

# FOR LEASE



## Paia Plaza

71 BALDWIN AVENUE, PAIA (MAUI), HI 96779

**KOKUA**  
REALTY, LLC

**kokuarealty.com**  
Brokerage | Investments | Management

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### AVAILABLE SPACES - 359 SF TO 3,275 SF

| SPACE | SIZE   | RATE         | SPACE USE     | AVAILABLE |
|-------|--------|--------------|---------------|-----------|
| B1    | 120 SF | Upon Request | Retail/Office | Now       |
| B2    | 292 SF | Upon Request | Retail/Office | Now       |
| B3    | 366 SF | Upon Request | Retail/Office | Now       |
| B4    | 359 SF | Upon Request | Retail/Office | Now       |
| B5    | 369 SF | Upon Request | Retail/Office | Now       |
| C6    | 362 SF | Upon Request | Retail/Office | Now       |

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### PROPERTY HIGHLIGHTS

- Paia Plaza is a mixed-use retail, restaurant, warehouse, and office property in the heart of busy Paia Town. Paia Town is a busy and vibrant north shore surf town popular with tourists and locals alike year-round. This building has excellent street front visibility and private parking, a rarity in Paia. Centrally located on Baldwin Avenue just up from Hana Highway adjacent to the bustling Mana Foods local grocery store.
- Approximately 132 - 14,918 SF of retail, restaurant, and office space. Call for rates and availability.
- In the heart of bustling Paia Town.
- Prime street frontage on busy Baldwin Avenue.
- Easy access & convenient parking for customers and tenants.
- Near Mana Foods grocery store.



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 = Available

### DEMOGRAPHICS\*

| POPULATION         | 1-Mile | 3-Mile | 5-Mile |
|--------------------|--------|--------|--------|
| 2029 Projection    | 2,215  | 3,281  | 9,546  |
| 2024 Estimate      | 2,199  | 3,212  | 9,514  |
| 2020 Census        | 1,969  | 3,001  | 9,184  |
| 2010 Census        | 2,124  | 3,153  | 9,245  |
| Growth 2024 - 2029 | 0.15%  | 0.43%  | 0.07%  |

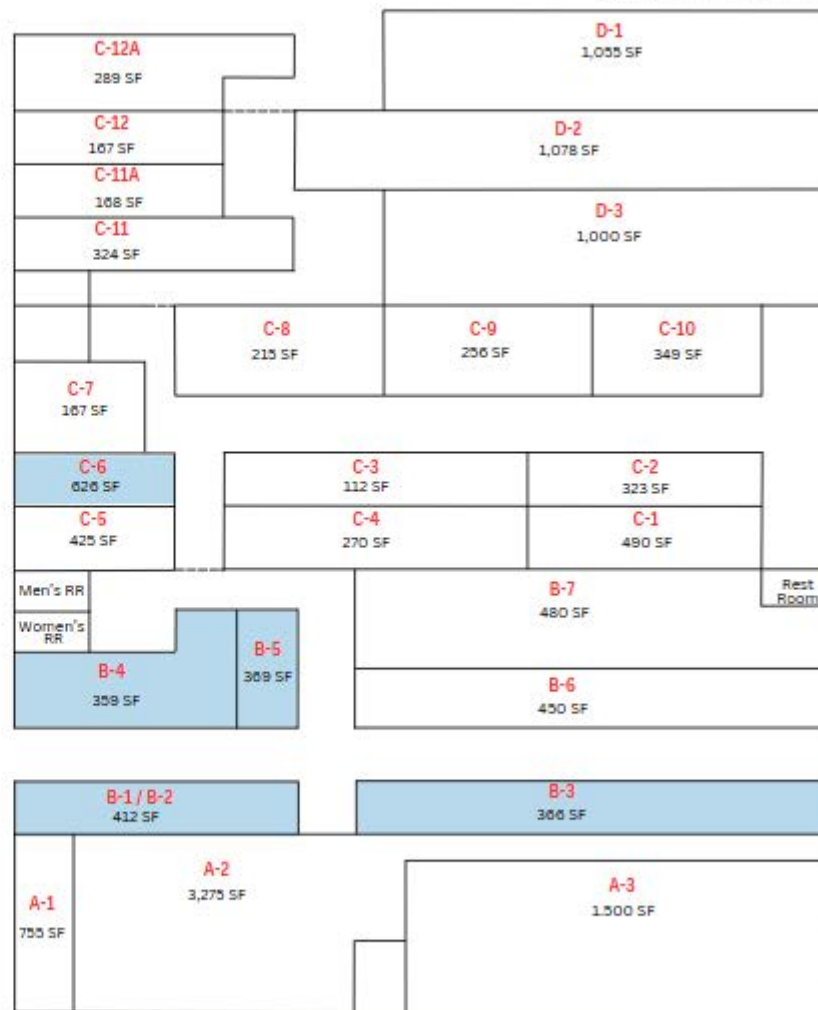
| INCOME                             | 1-Mile    | 3-Mile    | 5-Mile    |
|------------------------------------|-----------|-----------|-----------|
| 2024 Est. Average Household Income | \$137,020 | \$130,769 | \$125,545 |

| HOUSEHOLDS         | 1-Mile | 3-Mile | 5-Mile |
|--------------------|--------|--------|--------|
| 2029 Projection    | 839    | 1,158  | 3,302  |
| 2024 Estimate      | 825    | 1,123  | 3,271  |
| 2020 Census        | 787    | 1,080  | 3,180  |
| 2010 Census        | 812    | 1,093  | 3,217  |
| Growth 2024 - 2029 | 0.34%  | 0.62%  | 0.19%  |

\*Demographic data derived from 2010 US Census

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CCIM Institute

2022 IREM REME  
Awards National  
Finalist for CPM®  
Of The Year

## Contact us for more information:

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Kokua Realty, LLC Brokerage & Property Management  
Kokua Real Estate Services, LLC Maintenance | Janitorial | Landscaping  
Kokua Construction Group, LLC Construction & Project Management

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