



4405

Honoapiilani Hwy

Lahaina, Hawaii 96761

FEE SIMPLE RETAIL CONDO UNITS

KAHANA GATEWAY
SHOPPING CENTER



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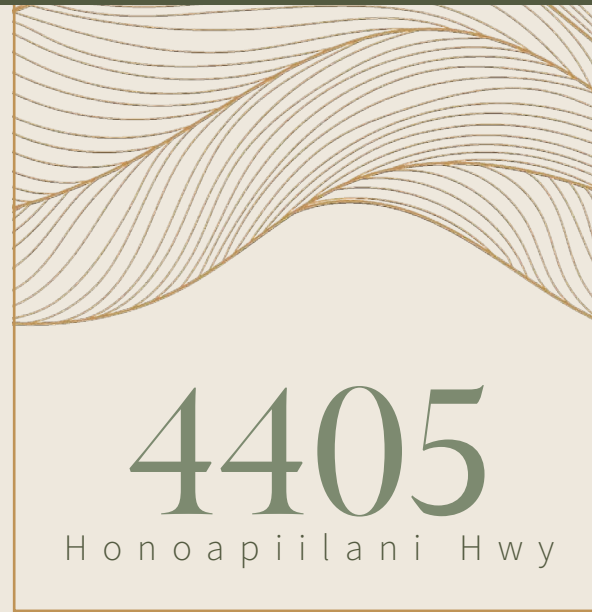
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EXECUTIVE SUMMARY



THE OFFERING

CBRE, in partnership with ValueRock Realty Partners, presents this opportunity for an owner-user to acquire a fee simple commercial condominium in the core of West Maui. Prominently located along West Maui's main thoroughfare, Honoapiilani Highway, this offering consists of four (4) fee simple commercial condominiums set across two floors. This service-oriented center features abundant parking and unmatched visibility.

INVESTMENT HIGHLIGHTS



FEE SIMPLE COMMERCIAL CONDOMINIUM

Limited fee simple retail offerings in the West Maui market.



MAIN SERVICE CENTER FOR WEST MAUI

Kahana Gateway Shopping Center is situated at the core of West Maui and benefits from high visibility and convenient access. This property allows owner-users the opportunity to provide essential services to the entirety of West Maui.



SIGNIFICANT TIME AND COST SAVINGS

The commercial condo offerings within Kahana Gateway Shopping Center allow business owners valuable time and cost savings for built out units at a significant discount to replacement costs.



OWNER-USER BENEFITS

Significant upside potential as an owner-user to secure excellent HEDCO financing, receive significant tax savings from depreciation, and benefit from the long-term stability and control of the asset.

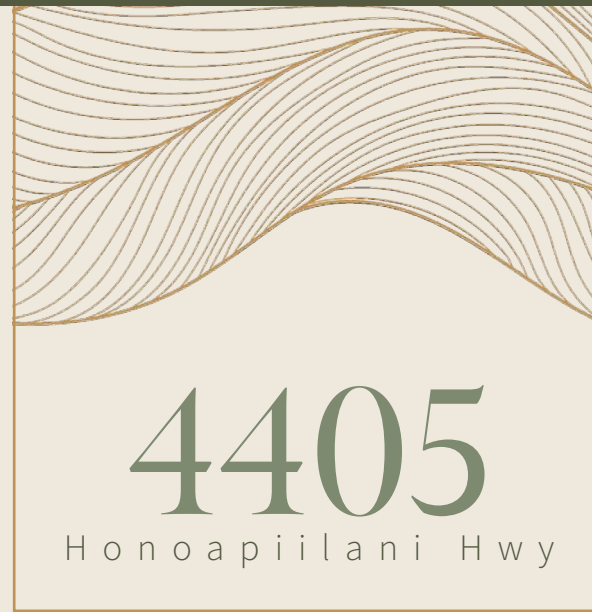


STRONG TENANT PERFORMANCE

The Kahana Gateway Shopping Center includes a number of long-term regional and national credit tenants, including Maui Brewing Co., Whaler's General Store, Liberty Dialysis, First Hawaiian Bank, Bank of Hawaii, McDonald's, and Shell Gas.



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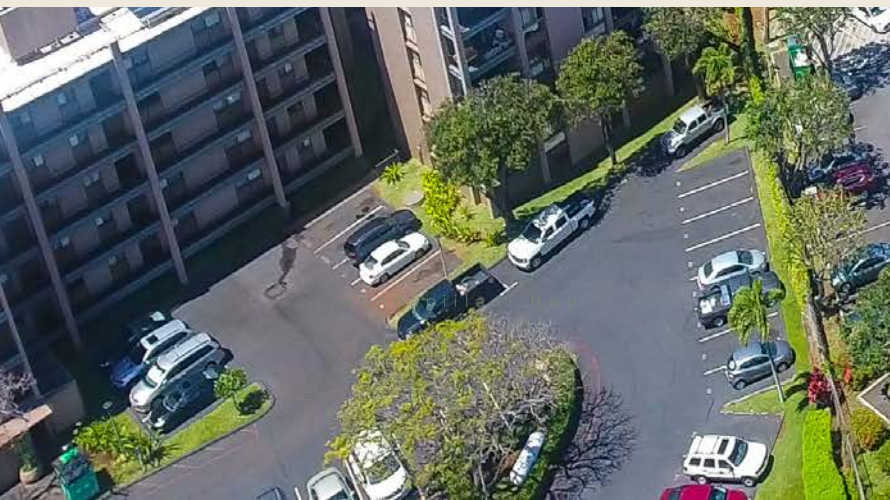
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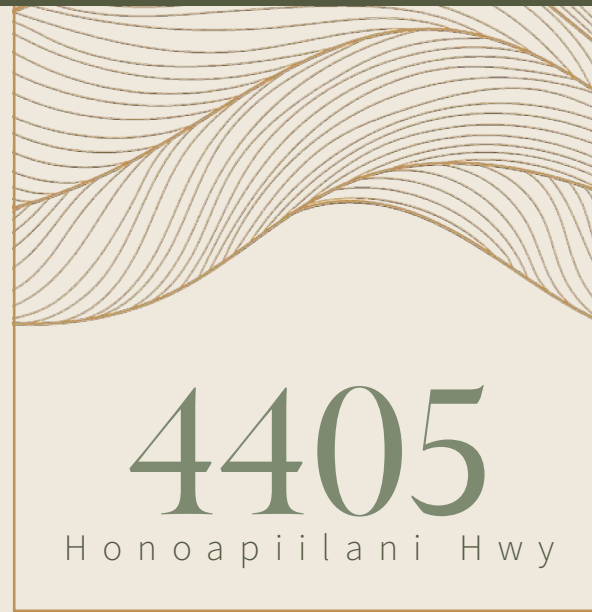
PROPERTY OVERVIEW

Kahana Gateway Shopping Center is the premier retail center in the Kahana community of West Maui. Located along Honoapiilani Highway and set at a four-way signalized intersection, this property maintains prominent visibility and has convenient ingress and egress. Consisting of 58,774 square feet of prime retail space, this well-established center is designed to service the surrounding community and provides access to everyday essentials, professional services, and features a mix of restaurants, cafes, retail shops, and leisure activities.

ADDRESS	4405 Honoapiilani Hwy
PARCEL	(2) 4-3-5-34
LAND AREA	3.95 acres
GLA	58,774 SF
PARKING	323 spaces (5.5 : 1,000 SF)
ZONING	B-2
OWNERSHIP	Fee Simple
YEAR BUILT	1990



03



OFFERING OVERVIEW



FINANCIAL ANALYSIS

The commercial condo offerings within Kahana Gateway Shopping Center provide business owners the advantageous opportunity to own and control their real estate, with significant discount to replacement costs.

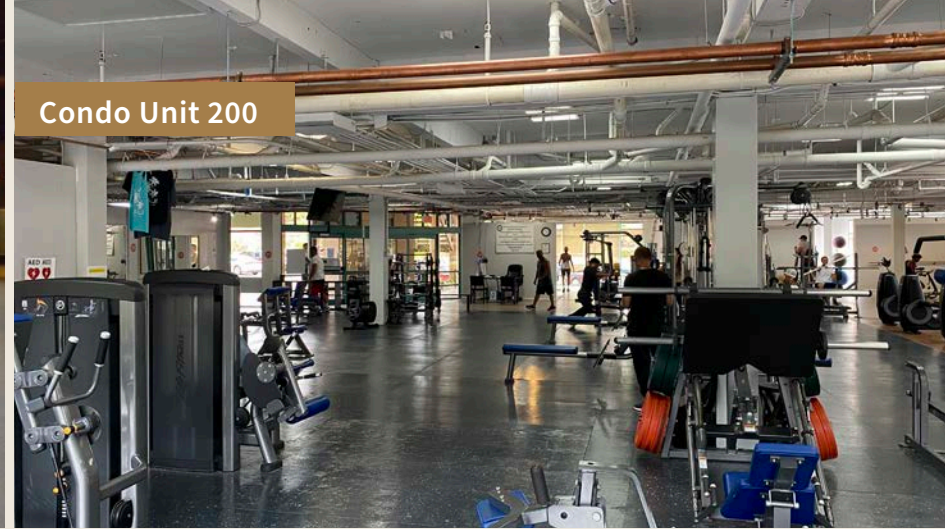
OWNER-USER BENEFITS

- Advantageous tax benefits as an owner-user
- Appreciation of asset
- Principal reduction and equity build up
- Favorable financing available for small business owners through the SBA 504 Loan program providing high leverage and a low down payment
- Considerable savings compared to leasing costs





Condo Unit 203



Condo Unit 200

THE OFFERING

CONDO UNIT 203 **4,630 SF** **CALL FOR PRICING**

Rare opportunity to acquire a state-of-the-art brewery and restaurant space, currently Maui Brewing Company. This 4,630 square feet condo provides food and beverage operators the rare opportunity to acquire a turn-key restaurant space, centrally located in West Maui with demonstrated success and high sales potential. Additionally, with Maui Brewing Company relocating to the neighboring end-cap space there is added benefits for new owner-operators to capitalize on the great synergy and high foot traffic draws to this center.

CONDO UNIT 200 **8,098 SF** **CALL FOR PRICING**

Prominent ground floor retail condo with an open layout perfect for a variety of retail and service uses.

CONDO UNIT 300 **9,562 SF** **CALL FOR PRICING**

This fully-built out restaurant space is the home of the original Roy's restaurant and is complete with all FF&E and recently improved infrastructure.

CONDO UNIT 301 **5,901 SF** **CALL FOR PRICING**

Condo 301 was previously occupied by a food and beverage operator and has direct visibility from Honoapiilani Highway. The open layout, vaulted ceilings and large outdoor patio are suitable for a variety of retail uses.

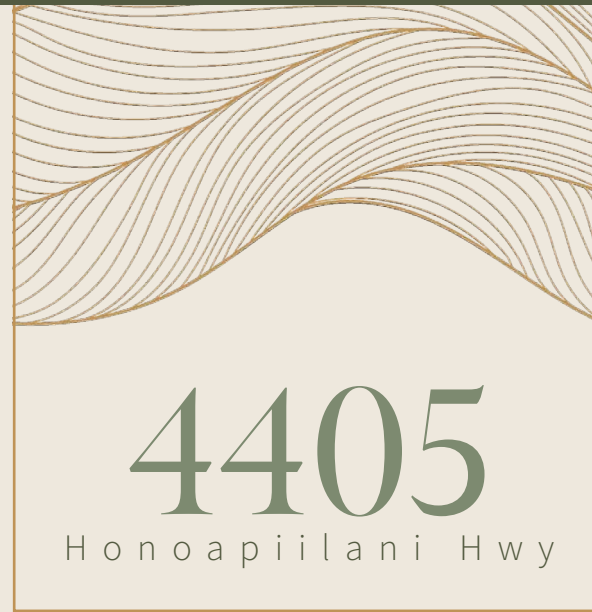


Condo Unit 300



Condo Unit 301

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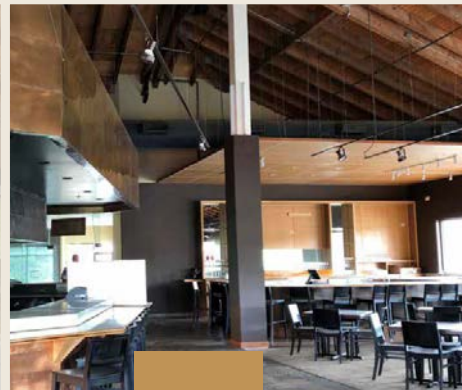


TENANT OVERVIEW



TENANT OVERVIEW

Kahana Gateway Shopping Center is a synergistic retail center servicing the greater West Maui community, current tenants include:



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