

# EXPERIENCE PREMIER OFFICES IN WEST MAUI



KAHANA GATEWAY  
PROFESSIONAL BUILDING



# BE A PART OF SOMETHING BIG HAPPENING IN *WEST MAUI*

West Maui is on the rise.

With plans for a new hospital, working-class housing community, and timeshare resort units, West Maui is buzzing with development. New daily flights from Honolulu International Airport to Kapalua Airport makes West Maui more accessible than ever for work and play.

Strategically located on the main thoroughfare, Kahana Gateway Professional Building is poised for success. High street visibility, surrounding world-class resorts, and easy access to Lahaina, Napili, and Kapalua makes Kahana Gateway Shopping Center an ideal location for businesses looking to expand in West Maui. *Join the buzz.*



# OFFICE OPPORTUNITIES AT KAHANA GATEWAY PROFESSIONAL BUILDING

**Location:** 10 Hoohui Road,  
Lahaina, Maui, HI 96761

**Available:** 261 SF - 1,963 SF

**Base Rent:** Negotiable

**Operating Expenses:** \$1.79 PSF/Month (estimated)  
*Including HVAC, electricity, and water*

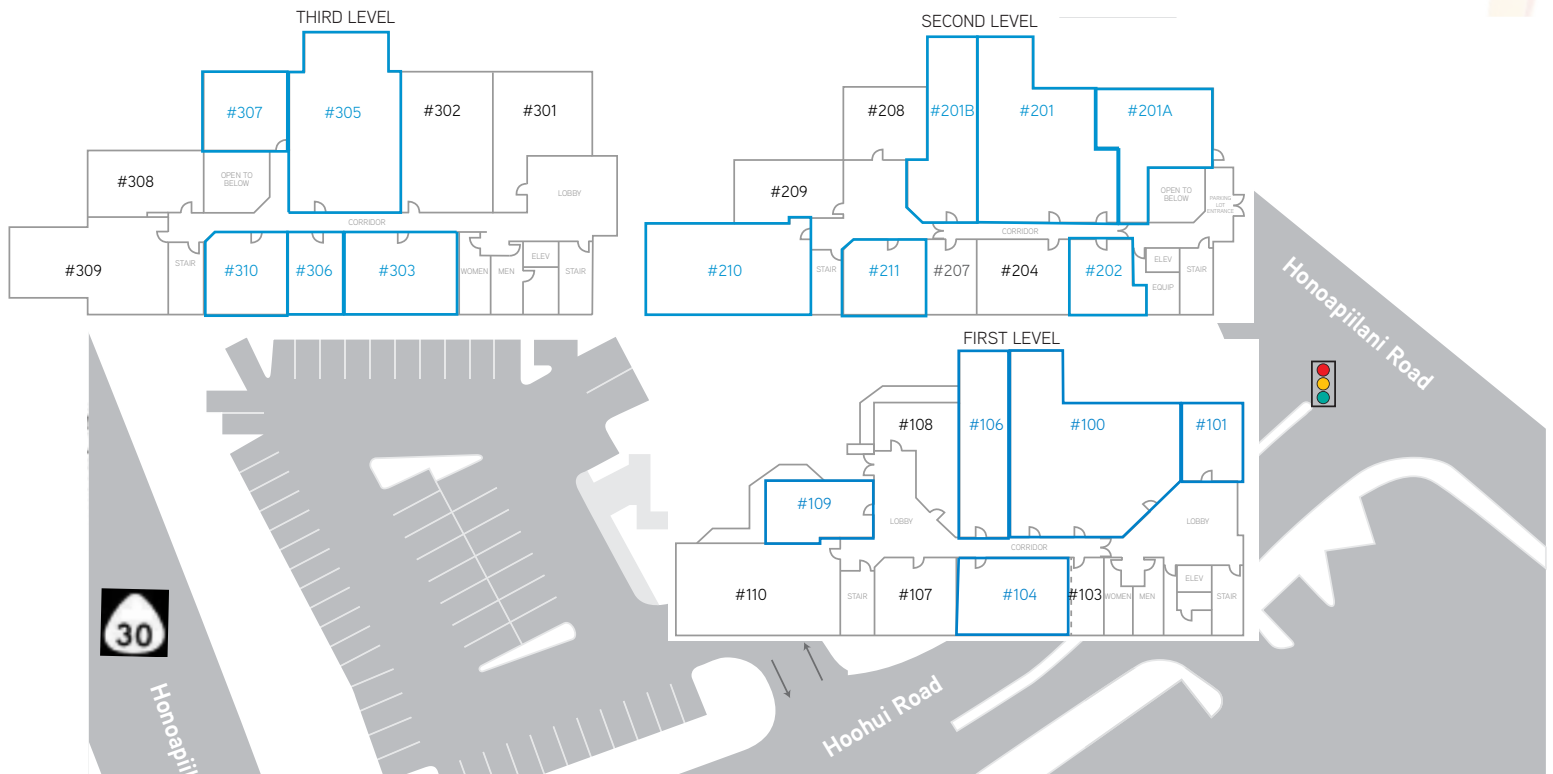
**Term:** 3-5 Years

**Land Area:** 0.91 Acres

**GLA:** 21,231 SF

**Parking:** 56 Stalls

- Excellent street frontage and visibility
- Over 20,000 cars per day passing by on Honoapiilani Highway
- Located adjacent to several world-class resorts in West Maui
- Excellent access to Lahaina, Napili, and Kapalua
- Turnkey office spaces available
- Tenant improvement allowance package available
- Free on-site tenant and patron parking
- Professional tenant mix
- Adjacent to West Maui's only commercial airport



## FIRST LEVEL

#100 (1,963 SF) - Available  
 #101 (420 SF) - Available  
 #106 (785 SF) - Available  
 #103 (275 SF) - Mega Vega Properties  
 #104 (665 SF) - Available  
 #107 (520 SF) - West Maui Chiropractic  
 #108 (556 SF) - Kainoa Properties  
 #109 (545 SF) - Available  
 #110 (1,254 SF) - Sullivan Properties

## SECOND LEVEL

#201 (1,737 SF) - Available  
 #201A (830 SF) - Available  
 #201B (800 SF) - Available  
 #202 (443 SF) - Available  
 #204 (593 SF) - Monte D. Fitts  
 #207 (328 SF) - Finance of America Mortgage LLC  
 #208 (532 SF) - KFDC, LLC  
 #209 (545 SF) - Ridge Realty Rentals  
 #210 (1,254 SF) - Hawaiiana Management Company  
 #211 (520 SF) - Tenant Storage / Avail. to Rent

## THIRD LEVEL

#301 (800 SF) - Maui Westside Properties  
 #302 (902 SF) - Soleil Management Hawaii  
 #303 (752 SF) - Available  
 #305 (1,382 SF) - Available  
 #306 (261 SF) - Available  
 #307 (524 SF) - Available  
 #308 (537 SF) - Sonya Chambliss Counseling  
 #309 (990 SF) - My Perfect Stays  
 #310 (518 SF) - Tenant Storage / Avail. to Rent



# WEST MAUI MARKET

Pulelehua is an exciting new upcoming project encompassing 304 acre masterplanned green residential and retail community designed for the local workforce as well as residents who wish to rent on a long term basis. It has an incomparable 180 degree ocean view sitting on the West Maui Mauka just off of Honoapiilani Highway between Kaanapali and Napili. When fully developed, Pulelehua will have 1,149 residential units, several neighborhood parks, beautiful jogging and biking trails, solar energy, a community wide exclusive potable water system, a state of the art water treatment system, local neighborhood service retail centers and a local elementary school.

The planned New West Maui Hospital is on 15 acres of land below the Kaanapali Coffee Farms. The Hospital and Medical Center of 53,000 SF will encompass 25 bed critical access hospital with 24 hour emergency room, 3 operating rooms, radiology department, 24 hour pharmacy and laboratory, 40 bed skilled nursing facility, 40 unit assisted living facility, and 2 medical office buildings. These facilities will meet basic health and safety needs of 65,000\_ who live, work, and visit West Maui. Currently, on hold status.

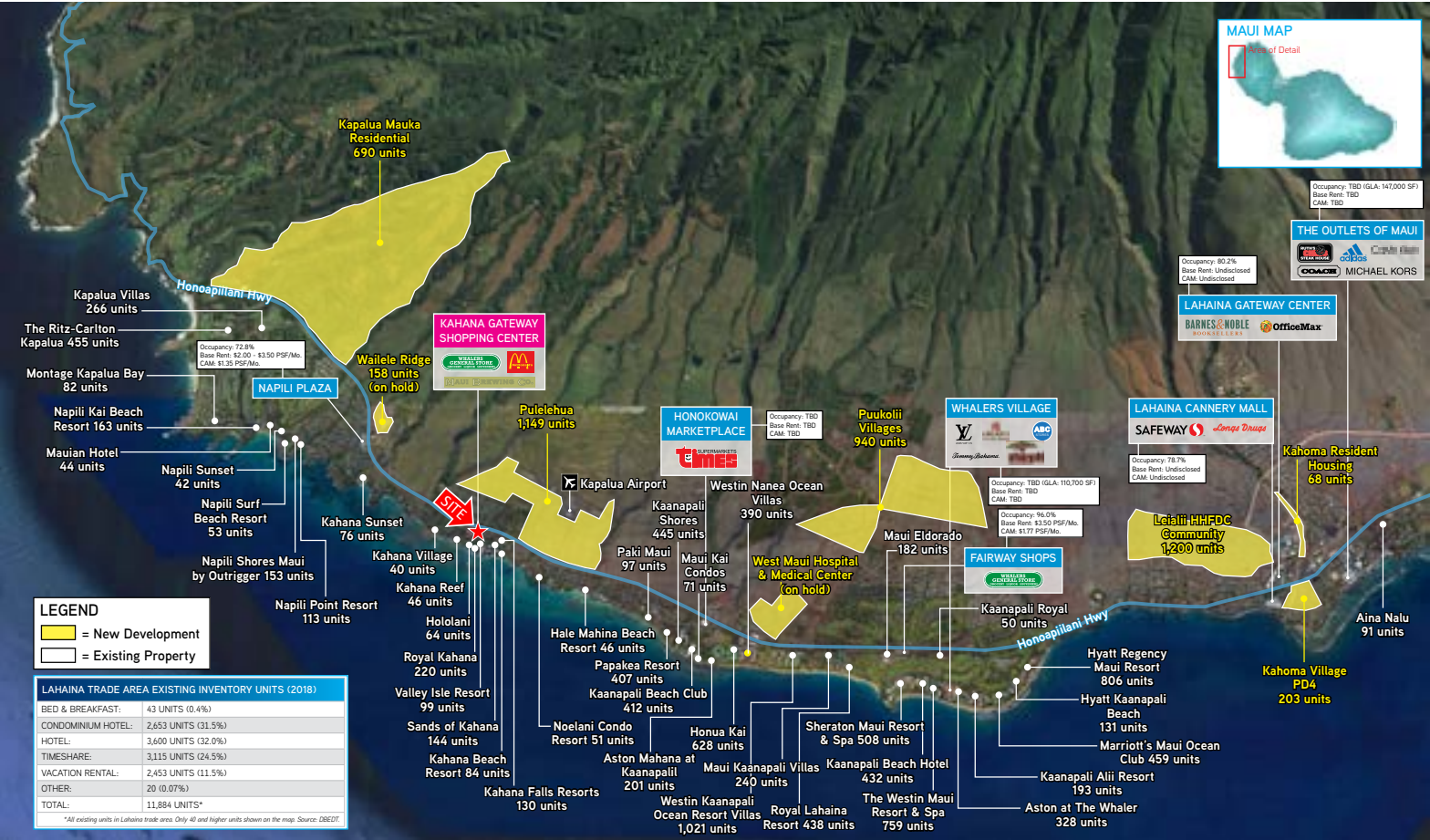
Kapalua Airport is located just to the northeast of Kahana Gateway Shopping Center is served by commercial propeller air carriers and commuter/air taxi aircrafts. The most recent 2017 passenger data for Kapalua Airport is 71,465. Hawaiian Airlines currently provides 6 direct daily flights from Honolulu International Airport to Kapalua Airport. Other airlines serving Maui include Air Canada, Alaska Airlines, American Airlines, Delta Air Lines, Hawaiian Airlines, Mokulele Express, United Airlines, US Airways, Virgin America, West Jet, and Southwest Airlines.

In May 2019, Maui visitor spending decreased (-1.4% to \$397.7 million) in May compared to a year ago. Total visitor days increased by (+3.8%), but average daily spending declined (-4.9% to \$214 per person). Visitor arrivals were up (+4.3% to 248,573) with more travelers from U.S. West (+9.3%), Canada (+4.0%), and U.S. East (+3.7%), but fewer visitors from Japan (-22%). The average daily census rose 3.8 percent to 59,847 visitors in May.

In May 2019 report from Hawaii Tourism Authority, Maui County hotels led in RevPAR at \$265 (+4.3%). Both ADR at \$345 (+2.1%) and occupancy at 76 percent (+1.6 percentage points) increased year-over-year. Hotels in the Wailea resort region led the state in RevPAR at \$440 (+0.03%) in May. The Lahaina/Kaanapali/Kapalua region also reported improvements across all measures in May compared to a year ago.

2018 MAUI VISITOR OVERVIEW			
	2018	2017	% Change
Total Visitors	2,004,686	1,855,831	10.4
Visitor Days	16,109,031	14,921,064	8.0
Average Length of Stay	8.04	8.04	-0.1
Per Person Per Day Spending	\$220.00	\$215.20	2.3
Per Person Per Trip Spending	\$1,786.20	\$1,729.90	2.2
Total Expenditures (\$Millions)	\$3,544.60	\$3,210.40	10.4

# WEST MAUI MARKET MAP



2018 VISITOR PLANT INVENTORY	
Maui Trade Area	Total Units (2018)
Lahaina/Kaanapali/Napili/Kapalua	11,884
Wailea/Kihei	8,459
Kahului/Wailuku	589
Maalaea	221
Hana	116
Kula/Makawao	98

2019 DEMOGRAPHIC OVERVIEW - KAHANA GATEWAY S.C			
	1-mile	3-miles	5-miles
Estimated Population	5,363	12,054	14,541
Estimated Households	2,393	5,030	6,075
Average Household Size	2.2	2.4	2.4
Median Household Income	\$79,024	\$77,033	\$79,068
Median Age	40.7	40.9	42.0
Total Housing Units	2,914	6,512	7,982





ValueRock Realty Partners is one of the nation's leading real estate investment and operating companies. With a focus on retail, ValueRock believes that to be successful, a retail center needs to have a prime location, strategic leasing, hands-on management and a creative business plan to enable it to compete effectively in its marketplace. With that vision at the forefront, ValueRock has assembled a portfolio of retail properties across the major Hawaiian islands and is one of Hawaii's largest retail property owners, offering its tenants a unique opportunity to locate in multiple key markets in Hawaii.



*Kona Crossroads Shopping Center*



*Kona Coast Shopping Center*



*Hawaii Kai Executive Plaza*



*Piilani Village Shopping Center*



*Hawaii Kai Corporate Plaza*



*Kahana Gateway Professional Building*



*Kahana Gateway Shopping Center*



*Hawaii Kai Towne Center*



*Woodward Town & Country Plaza I & II*



*Waikeke Center*

MARIA SU (S)  
Retail Services & S.C. Divisions  
808 691 0405  
[maria.su@colliers.com](mailto:maria.su@colliers.com)

NATHAN A. FONG (B)  
Retail Services and S.C. Divisions  
808 523 9740  
[nathan.fong@colliers.com](mailto:nathan.fong@colliers.com)

COLLIERS INTERNATIONAL  
220 South King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
[www.colliers.com/hawaii](http://www.colliers.com/hawaii)

