

FOR LEASE

MAUI RETAIL & RESTAURANT SPACE AVAILABLE KIHEI SHOPPING CENTER

1310 South Kihei Road
Kihei, HI 96753



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BROKERAGE | MANAGEMENT | INVESTMENTS



ABOUT THE PROPERTY

Well-located shopping center located in the heart of Kihei at the corner of South Kihei Road and Lipoa Street that provides a unique destination for local residents and visitors. The center is located in the main retail destination hub of South Maui with over 500,000 SF of retail, restaurants, banking, medical, beauty and spa, postal service and more. The property provides immediate access to Pi'ilani Highway and is only minutes away from Wailea hotels.

Prime retail space with prominent frontage visible from South Kihei Road.

The Landlord is proposing a significant building remodel including an all new storefront façade, new exterior, new signage, and retail spaces to be delivered in gray box condition ready for tenants to improve.

-  Center is proposed to have a new grocer (anchor tenant)
-  New retail and restaurants will increase consumer draw to the center
-  Excellent visibility and access via South Kihei Road (16,900 VPD)
-  Significant multi-million dollar building renovation is proposed
-  Located in the heart of Kihei (South Maui)
-  Over 37,000+ residents within 5 miles
-  Surrounding trade area includes more than 200 hotel and condo properties comprised of over 10,000 units
-  More than 2.3 million Maui visitors per year



PROPERTY FEATURES



38,915 SF
PROPERTY SIZE



27,000 – 38,915 SF
GROCERY STORE SPACE



Call For Details
LEASE RATE



5-10 Years
TERM



20 – 25 feet wide per unit
STOREFRONTS



158 Spaces
PARKING



16,900 VPD (South Kihei Road) &
38,800 VPD (Piilani Highway)
TRAFFIC COUNTS

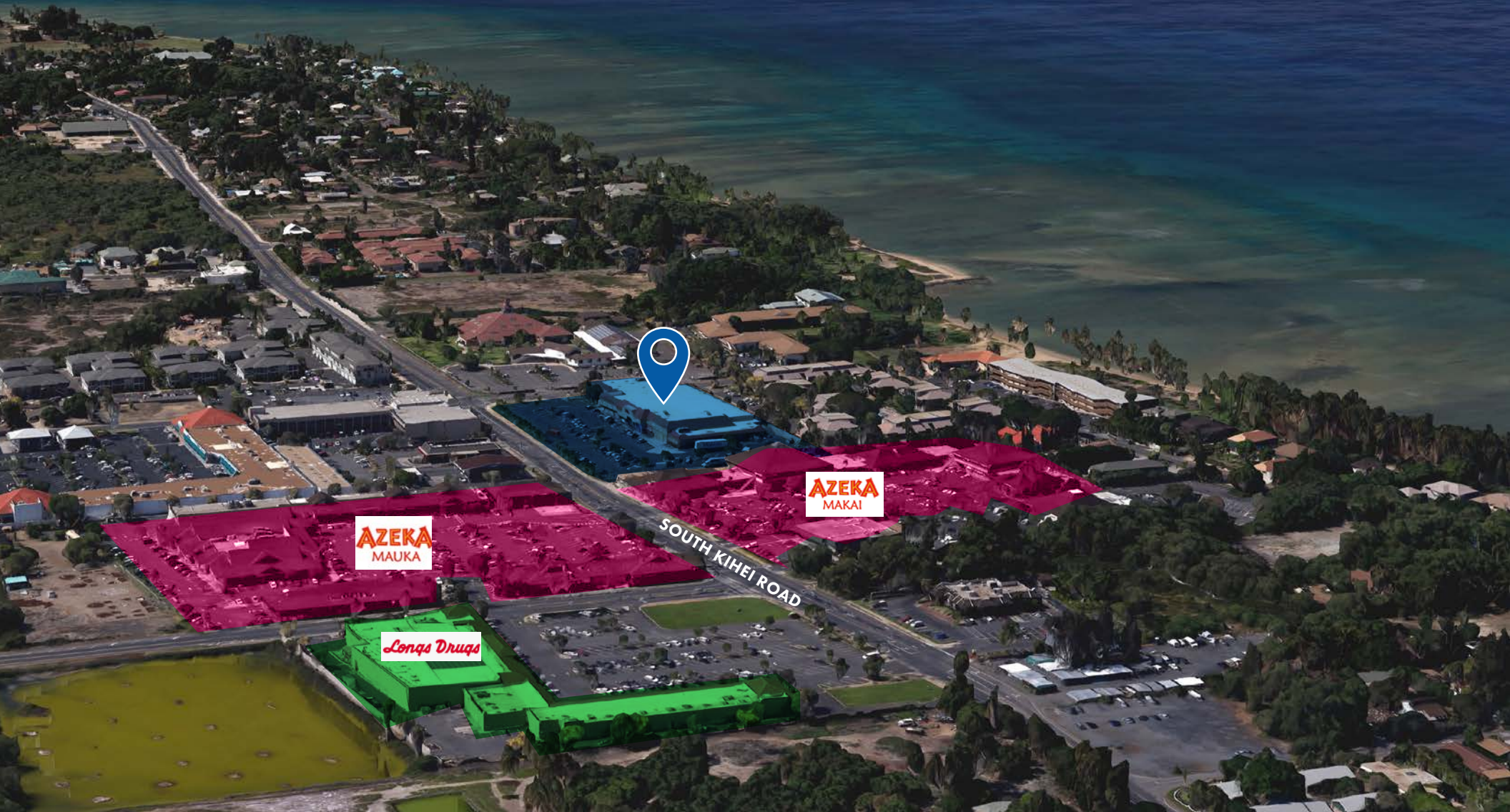
DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	7,863	24,954	30,533
Households	2,829	9,576	12,028
Families	1,717	5,718	7,204
Average Household Size	2.75	2.58	2.51
Owner Occupied Housing Units	1,424	5,267	6,811
Renter Occupied Housing Units	1,405	4,309	5,217
Median Age	43.6	44.7	46.8
Median Household Income	\$93,355	\$87,756	\$89,366
Average Household Income	\$129,032	\$119,768	\$126,780

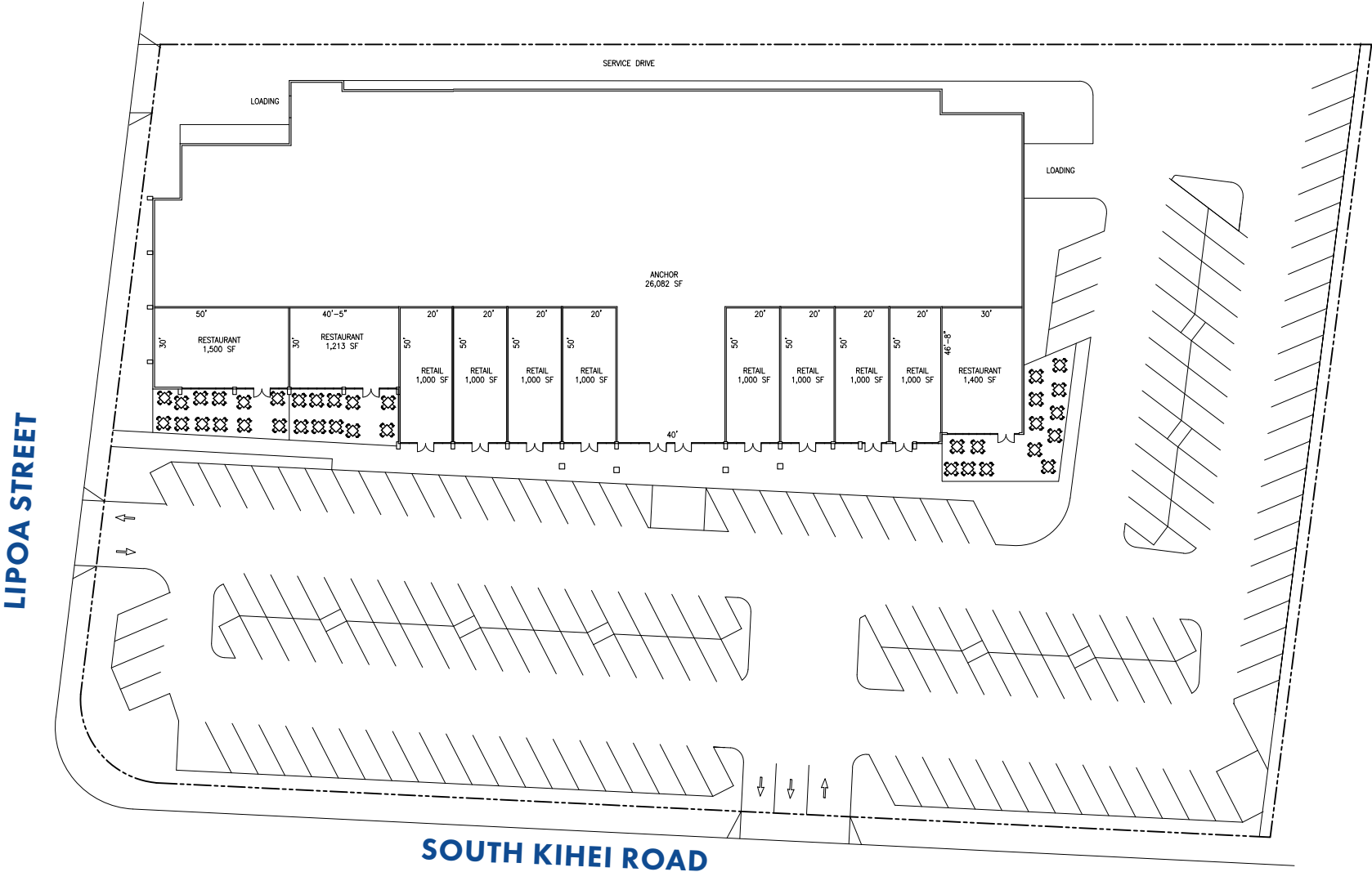
2029 Summary	1 Mile	3 Miles	5 Miles
Population	6,969	14,996	21,111
Households	1,838	4,154	5,858
Families	1,504	3,392	4,799
Average Household Size	3.79	3.61	3.60
Owner Occupied Housing Units	1,329	3,086	4,382
Renter Occupied Housing Units	508	1,069	1,475
Median Age	27.0	28.0	29.2
Median Household Income	\$53,346	\$56,849	\$57,511
Average Household Income	\$66,259	\$76,410	\$77,039



LOCATION AERIAL



ILLUSTRATIVE SITE PLAN



KIHAI HAWAII

Situated in the heart of Kihei's commercial corridor, 1310 South Kihei Road offers a compelling opportunity for investors seeking long-term value in one of Hawaii's most economically resilient and lifestyle-driven markets. With a unique blend of tourism, entrepreneurship, and local demand, Kihei continues to attract both local and mainland capital, supported by Maui County's ongoing investment in infrastructure, economic diversification, and business-friendly incentives.

ECONOMIC DRIVERS

Hawaii's state and county-level economic development initiatives continue to focus on diversifying away from tourism dependence by promoting agriculture, technology, and local entrepreneurship. Maui Economic Development Board (MEDB) programs and state incentives—such as Enterprise Zones and tax credits—encourage private investment and business retention.

TOURISM & CULTURE

Maui remains one of the top destinations in the U.S., drawing more than 2.3 million annual visitors pre-pandemic, with Kihei serving as a hub for mid-range lodging, condo rentals, and outdoor recreation. The tourism economy fuels demand for retail, dining, medical services, and wellness-based businesses—all strong candidate categories for tenants at this location.

PROXIMITY TO DEVELOPMENTS

The property is ideally positioned less than two miles from new housing and condominium developments in North Kihei, offering immediate proximity to a growing residential base. It is also conveniently located near key retail destinations such as Kalama Village, Azeka Shopping Center, and other regional shopping anchors. Just minutes away is Kihei High School, a major \$245 million public investment currently being phased in through 2026, further enhancing the area's long-term infrastructure and population growth. Additionally, the site offers nearby access to the Maui Research & Technology Park, a hub for innovation and tech-forward development in South Maui.



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