

FOR LEASE

RETAIL FOR LEASE



MAUI LAND  
& PINEAPPLE COMPANY INC.

## HALI'IMAILE TOWN CENTER

870 HALI'IMAILE RD  
MAKAWAO, HI 96768

HALI'IMAILE

RESTAURANT  
CATERING

TAVERN  
DELICATESSEN

GENERAL STORE





## THE PROPERTY

Escape the ordinary and immerse yourself in the easygoing, paniolo lifestyle of Upcountry, Maui. An agricultural gem, the area is known for its rolling hills that provided for decades of diverse agriculture and ranching. Today, local businesses are embracing Upcountry's re-emerging heritage. Culinary experiences and agricultural tours share the authenticity of Maui. Indulge in Upcountry's rich history and deep culture that you won't find anywhere else.

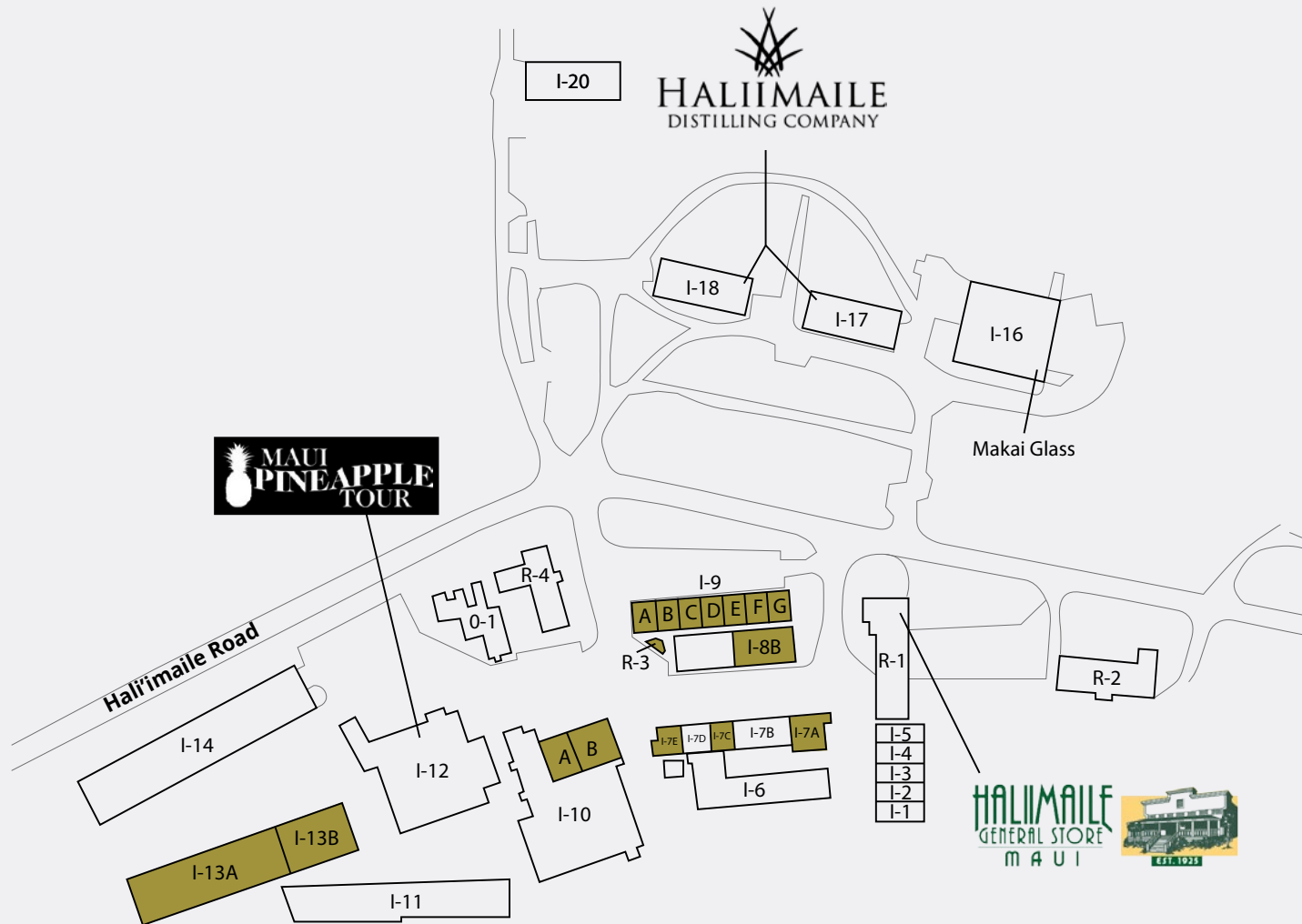


### Property Info

|                            |                                      |
|----------------------------|--------------------------------------|
| <b>Submarket</b>           | Makawao                              |
| <b>TMK Number</b>          | (2) 2-4-001-023 &<br>(2) 2-5-003-018 |
| <b>Total Building Size</b> | 50,000 square feet                   |
| <b>Term</b>                | 3 - 10 years                         |
| <b>Rate</b>                | Contact Agent                        |
| <b>Operating Expenses</b>  | \$0.33 PSF/Mo                        |

Hali'imaile Town Center is flourishing with residential opportunities for Maui families and fronts one of Upcountry's busiest thoroughfares, Hali'imaile Road. The growing village is attracting an array of makers and manufacturers because it is an Opportunity Zone, providing tax incentives for businesses launched in the town. Creativity and connection to this special place has guided the success of renowned restaurant, Hali'imaile General Store, and a visitor favorite for Maui-made treasures, Makai Glass. Centrally located, Hali'imaile Town Center is a 15 minute drive from Kahului Airport and less than 10 minutes from Pukalani and Makawao Town.

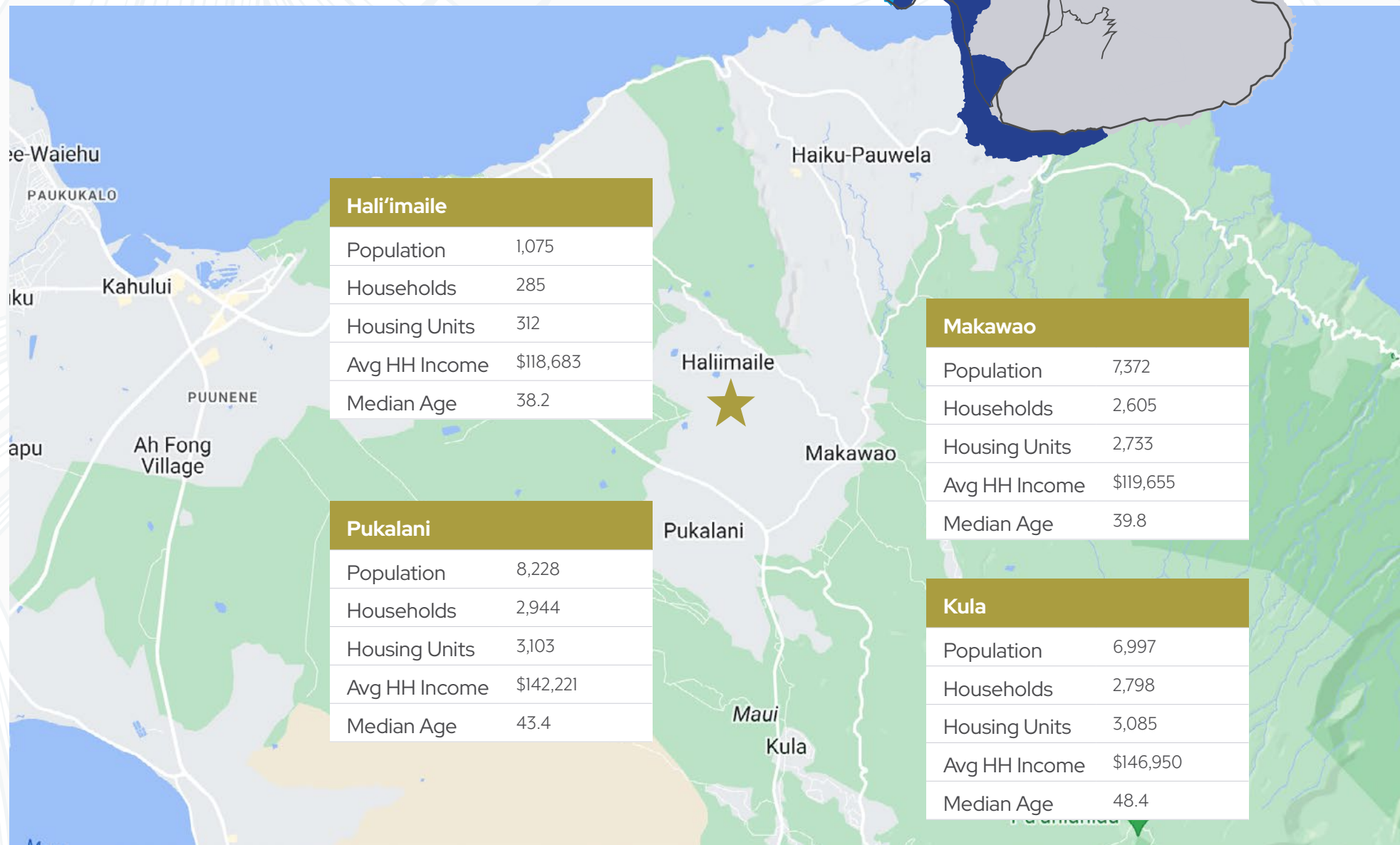
# AVAILABLE SPACES



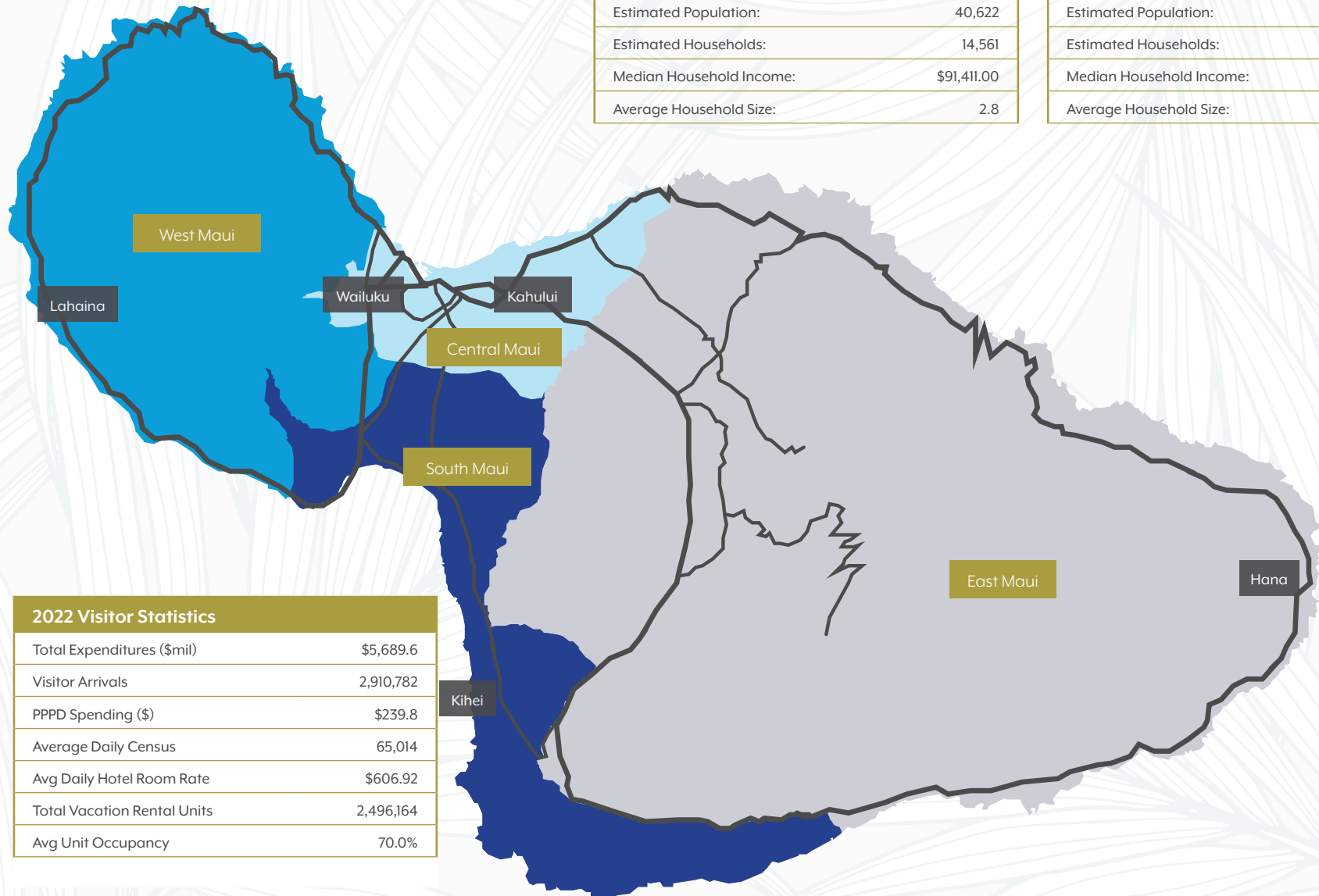
| ID    | Size   | Type      |
|-------|--------|-----------|
| I-7A  | 1,368  | Retail    |
| I-7C  | 1,440  | Retail    |
| I-7E  | 516    | Retail    |
| I-8B  | 1,520  | Warehouse |
| I-9A  | 720    | Office    |
| I-9B  | 720    | Retail    |
| I-9C  | 720    | Retail    |
| I-9D  | 720    | Retail    |
| I-9E  | 720    | Retail    |
| I-9F  | 720    | Retail    |
| I-9G  | 720    | Retail    |
| I-10A | 2,255  | Warehouse |
| I-10B | 2,448  | Warehouse |
| I-13A | 10,200 | Warehouse |
| I-13B | 2,346  | Warehouse |
| R-3   | 200    | Retail    |

Base Rent - Contact Agent  
CAM - \$0.33 PSF/Mo

# NORTH MAUI DEMOGRAPHICS



# MAUI DEMOGRAPHICS



| West Maui                |             |
|--------------------------|-------------|
| Estimated Population:    | 33,877      |
| Estimated Households:    | 11,166      |
| Median Household Income: | \$95,463.00 |
| Average Household Size:  | 3.0         |

| Central Maui             |             |
|--------------------------|-------------|
| Estimated Population:    | 51,435      |
| Estimated Households:    | 15,182      |
| Median Household Income: | \$83,261.00 |
| Average Household Size:  | 3.3         |

| East Maui                |             |
|--------------------------|-------------|
| Estimated Population:    | 40,622      |
| Estimated Households:    | 14,561      |
| Median Household Income: | \$91,411.00 |
| Average Household Size:  | 2.8         |

| South Maui               |             |
|--------------------------|-------------|
| Estimated Population:    | 28,265      |
| Estimated Households:    | 11,134      |
| Median Household Income: | \$89,573.00 |
| Average Household Size:  | 2.5         |

| 2022 Visitor Statistics     |           |
|-----------------------------|-----------|
| Total Expenditures (\$mil)  | \$5,689.6 |
| Visitor Arrivals            | 2,910,782 |
| PPPD Spending (\$)          | \$239.8   |
| Average Daily Census        | 65,014    |
| Avg Daily Hotel Room Rate   | \$606.92  |
| Total Vacation Rental Units | 2,496,164 |
| Avg Unit Occupancy          | 70.0%     |



## Contact

**Emalia Pietsch (S)**

Lic# RS-70893

808 523 9710

[emalia.pietsch@colliers.com](mailto:emalia.pietsch@colliers.com)

**Charles J. Buckingham (S)**

Lic# RS-57944

808 870 1178

[charles.buckingham@colliers.com](mailto:charles.buckingham@colliers.com)



**MAUI LAND**  
& PINEAPPLE COMPANY INC.



220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
[colliers.com](http://colliers.com)