

Kihei Gateway

61 S. KIHAI RD, KIHAI, HI 96753

PARCEL 34

PARCEL 9

INVESTMENT OPPORTUNITY

IN-PLACE INCOME WITH
EXCESS DEVELOPMENT LAND



ChaneyBrooks



PROPERTY SUMMARY

	RETAIL & SURPLUS LAND	VACANT LAND
ASKING PRICE	\$15,850,000	
NOI 2024 ACTUAL	\$680,174 Retail -\$62,743* Land \$617,431 Total	-\$2,714.20*
ADDRESS	61 S. Kihei Rd Kihei, HI 96753	Kihei Gateway Kihei, HI 96753
TAX MAP KEY	(2) 3-8-77: 9	(2) 3-8-5: 34
TENURE	Fee Simple	Fee Simple
BUILDING SIZE	5,130 SF	N/A
LAND AREA	29.2 Acres	3.9 Acres
REAL PROPERTY TAX (2024 ANNUAL)	\$57,162.22	\$2,239.75
YEAR BUILT	1944, 1985 Effective 1991	N/A
ZONING	Project District	Open Space 2 (OS-2)

* Vacant Land



INVESTMENT HIGHLIGHTS

Large Acreage Site

Over 33 acres of fee simple land ideally positioned for development to support the nearby resort and residential communities.

Potential to CPR or Subdivide and Sell Off

The site's expansive acreage offers flexible options, including the potential to CPR or subdivide and sell off parcels, while retaining a portion for future development.

Income-Producing 5,100 SF Retail Center

61 S. Kihei Road, Parcel 9, is anchored by Ululani's Hawaiian Shave Ice and ABC Store. This popular retail strip center generates steady income with significant excess land available for future growth and development.

Kihei Gateway

Parcel 34 is 3.9 acres of vacant land offering further development potential.

Located in SMA

The property is subject to Special Management Area (SMA) regulations.

Prime Location

Situated 1-block from the beach, in the heart of Kihei with excellent frontage and visibility along Piilani Highway, South and North Kihei Road.



PROPERTY DESCRIPTION

This Kihei Portfolio consists of two separate fee simple parcels.

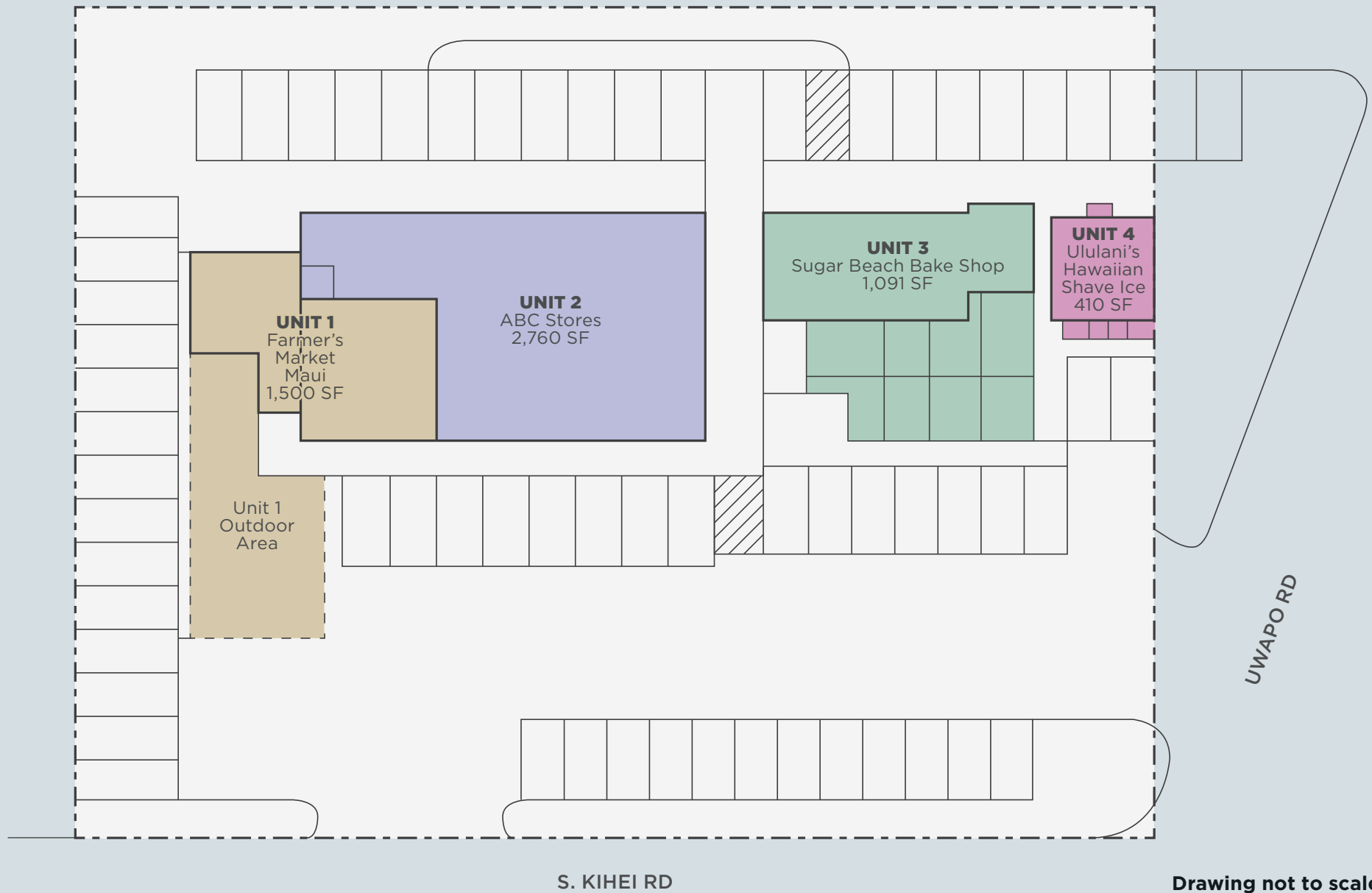
Located at 61 S. Kihei Road, Parcel 9 spans 29.2 acres and includes a 5,130-square-foot strip center occupied by popular tenants such as ABC Store, Ululani's Hawaiian Shave Ice, Sugar Beach Shop, and Farmer's Market Maui. These businesses attract both locals and tourists and boast high ratings on Yelp and Google. The expansive lot offers significant excess land, ideal for future development, with excellent frontage and visibility from Piilani Highway, South Kihei Road, and Uwapo Road.

Parcel 34 consists of 3.9 acres of vacant land situated at the corner of South and North Kihei Road, further enhancing the potential for a development play in this high-demand area.



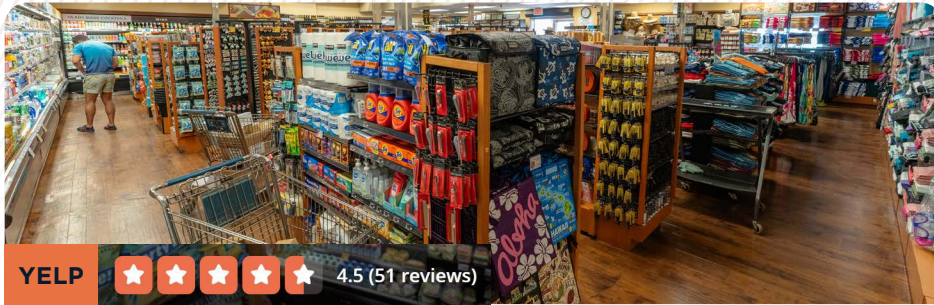


SITE PLAN



Drawing not to scale

TENANT PROFILES



ABC Stores

www.abcstores.com



ABC Stores are a popular chain of convenience stores in Hawaii, known for offering a wide variety of souvenirs, snacks, beverages, and beach essentials. With locations throughout Waikiki and other tourist areas, they provide a quick and convenient shopping experience for visitors and locals alike.



Ululani's Hawaiian Shave Ice

www.ululanishawaiianshaveice.com



Ululani's Hawaiian Shave Ice is renowned for its finely shaved, melt-in-your-mouth ice topped with flavorful, homemade syrups made from natural ingredients. With multiple locations across Maui and other Hawaiian islands, it's a favorite treat for both locals and visitors seeking a refreshing island dessert.



Sugar Beach Bake Shop

www.sugarbeachbakeshop.com



Sugar Beach Bake Shop is known for its freshly baked pastries, pies, and Hawaiian-inspired treats made with locally sourced ingredients. Popular with both locals and tourists, the shop offers a charming spot to enjoy breakfast or grab a sweet treat after a stroll along Sugar Beach.



Farmer's Market Maui

www.farmersmarketsmaui.com



Farmer's Market Maui offers a variety of locally grown produce, fresh tropical fruits, and organic products. Known for its vibrant selection and friendly atmosphere, it's a favorite stop for both residents and visitors looking to experience fresh island flavors.



N Kihei Rd

Kihei Sands Beachfront Condominiums

PARCEL 34

Kealia Resort

Sugar Beach Resort

Maui Sugar Beach Condos

Maalaea Surf Resort

Nani Kai Hale

Kihei Beach Condominiums

PARCEL 9

Uwapo Rd

Piilani Hwy

S Kihei Rd

KIHEI



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2029 POPULATION PROJECTION	8,025	18,583	29,707
2024 HOUSEHOLDS	2,802	6,536	11,284
AVG HOUSEHOLD INCOME	\$107,193	\$112,470	\$106,201
MEDIAN HOME VALUE	\$568,884	\$680,263	\$704,559

Source: CoStar



ZONING MAP

PROJECT DISTRICT

The intent of a project district development is to provide for a flexible and creative planning approach rather than specific land use designations, for quality developments. The planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open

space, parks, and other project uses are intended in accord with each individual project district objective.

Unless otherwise provided by law, project districts shall be implemented in accordance with the procedures set forth in this chapter.

OPEN SPACE 2 'ACTIVE'

PERMITTED USES

Uses	Special Conditions
A. PRINCIPAL USES.	
1. Agriculture	No processing of products on premises.
2. Native Hawaiian traditional and customary uses	Customary and traditionally exercised subsistence, cultural and religious uses in accordance with article XII, section 7, of the Hawaii State Constitution, and Hawaii case law.
3. Outdoor recreation	Limited to hiking; fishing; hunting; noncommercial tent camping; picnicking; equestrian activities; walking, jogging and bicycling; and playfields with non-permanent seating. Uses not listed are not allowed as a principal use.
4. Park	OS-2 category: Not including golf courses. Not including commercial uses except when under the supervision of government agency in charge of parks and playgrounds.
5. Passive land use	
6. Recreation, passive	
7. Restoration of cultural sites	Includes retention, restoration, or rehabilitation of buildings, sites or cultural landscapes of historical or archeological significance.
B. ACCESSORY USES.	
1. Assembly area	Includes only unenclosed and typically uncovered seating area in association with a park or outdoor recreation.
C. SPECIAL USES.	
The following uses and structures shall be permitted in the open space districts if a special use permit has been obtained pursuant to section 19.510.070 of this code.	
1. Agriculture	Agriculture within the OS-1 district and processing of agricultural products in the OS-2 district.
2. Cemetery	
3. Outdoor recreation	Outdoor recreation within the OS-1 district. Commercial tent camping, motorized recreational vehicles and playing fields with permanent seating are not permitted in the OS-1 district and a special use permit is required for these uses in the OS-2 district.
4. Resource extraction	Limited to the Island of Lanai only; and limited to the extraction of natural material only; no processing permitted on site.
5. Structure	Facilities associated with a principal use or approved special use, such as restrooms, information kiosks, required off-street parking, solar systems, and equipment sheds. Subject to the plan conditions of section 19.07.060.

DEVELOPMENT STANDARDS

MINIMUM YARD SETBACK

Front : 25 feet
Side and rear : 15 feet

MINIMUM LOT SIZE

None

MINIMUM LOT WIDTH

None

MAXIMUM HEIGHT LIMIT

1 story/15 feet

MAXIMUM WALL HEIGHT

4 feet (Within the front yard setback as measured from finished or existing grade, whichever is lower. The director of public works and environmental management may permit greater heights of walls as needed to retain earth, water or both for health and safety purposes)

MAXIMUM LOT COVERAGE

5% or 2,500 square feet, whichever is less

For more information, visit:

https://library.municode.com/hi/county_of_maui/codes/code_of_ordinances?nodeId=TIT19ZO_ARTIICOZOPR_CH19.30AAGDI



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