

LAHAINA GATEWAY

Maui

For Lease



CBRE

PROPERTY OVERVIEW

Located along the main thoroughfare of Honoapiilani Highway at the gateway to the world-renowned visitor destination of Lahaina, the Lahaina Gateway is a 134,150 square foot grocery-anchored center. Servicing both visitor and surrounding residents alike, the center generates high visibility and is easily accessed along both Honoapiilani Highway (daily average of 41,357 vehicles) and the newly constructed Lahaina by-pass road of Keawe Street (daily average of 19,149 vehicles).

This center is anchored by Foodland Farms, Sherwin Williams, Ross Dress for Less, and Ace Hardware. There are also a variety of national and local retailers like O'Reilly, Verizon Wireless, T-Mobile, health and fitness, medical services, finance/banking, quick service and full-service eateries.

Meeting the needs of both the surrounding residential and visitor population, Lahaina Gateway received approximately 1.9M visitors in 2024 with an average time of 43 minutes spent within the center.

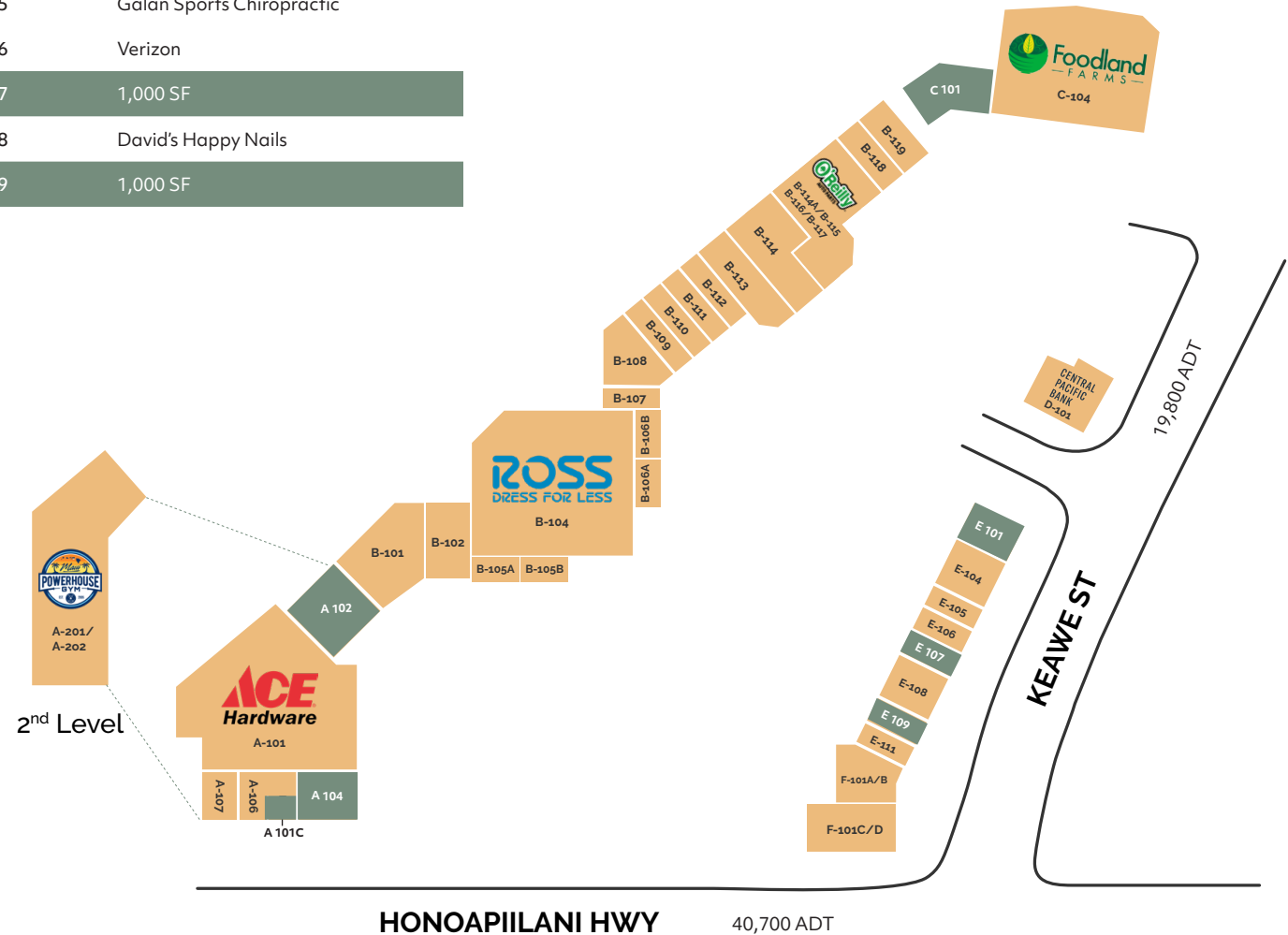


SITE PLAN | AVAILABILITIES

A 101	ACE Hardware
A 101C	600 SF
A 102	3,338 SF
A 104	2,267 SF
A 106	Lahaina Smiles Dental - <i>Coming Soon!</i>
A 107	Inatome Coffee - <i>Coming Soon!</i>
A 201/A 202	Maui Powerhouse Gym- <i>Coming Soon!</i>
B 101	Sherwin Williams
B 102	County of Maui
B 104	Ross Dress for Less
B 105A	County of Maui
B 105B	Clinical Labs of Hawaii
B 106A	Maui Bubble Tea
B 106B	Blue Hawaii Spa & Reflexology
B 107	Mahina Maui
B 108	County of Maui DMV
B 109	Compass
B 110	Noodle Bar
B 111	H&R Block
B 112	Khloella's Garden
B 113	Local Motion
B 114	Spectrum
B 114A-B 117	O'Reilly Auto Parts
B 118	Auntie Snorkel
B 119	Teddy's Bigger Burgers
C 101	2,843 - Restaurant Space

C 104	Foodland Farms
D 101	Central Pacific Bank
E 101	3,540 SF
E 104	Rainbow Dialysis Lahaina
E 105	Galan Sports Chiropractic
E 106	Verizon
E 107	1,000 SF
E 108	David's Happy Nails
E 109	1,000 SF

E 111	Island Cream Co.
F 101A/B	T-Mobile
F 101C/D	Kihei Caffé Lahaina



AVAILABILITY

ADDRESS	325-355 Keawe Street Lahaina, Hawaii 96761
LAND AREA	11.363 Acres
BUILDING AREA	134,150 Square Feet
ZONING	M-1, Light Industrial
TERM	Negotiable
BASE RENT	Contact Broker for Details
2025 OPERATING EXPENSES	Approximately \$1.15 / SF / mo
PERCENTAGE RENT	Contact Broker for Details
PARKING	729 Stalls 5:36 / 1,000 SF GLA



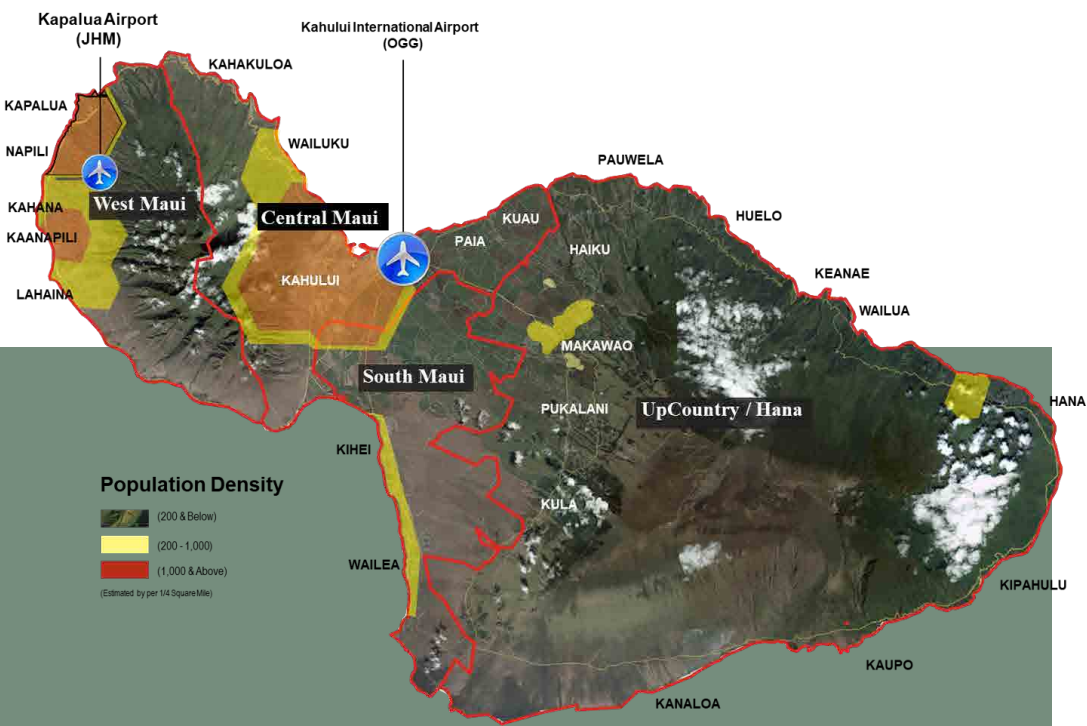
ISLAND OF MAUI AT A GLANCE

The Island of Maui is the second largest island in the Hawaiian chain of islands at 727.2 square miles and is known as “The Valley Isle.”

West Maui

The West Maui trade area is comprised of the towns of Lahaina, Kaanapali, Kapalua and Napili and located just 40 minutes from the Kahului Airport. West Maui is home to stunning resorts such as the Ritz Carlton at Kapalua, a plethora of shopping venues and restaurants, championship golf courses and a wealth of outdoor activities and spectacular beaches.

As of 2024, approximately 24,189 people resided within the West Maui area. Primarily a visitor destination for the island, during the height of the visitor season the population of this area can expand to 40,000+.



	2020	2024	2029
Population	164,754	163,157	163,654
Median Age	39.4	41.3	42.6
Households	56,063	55,778	56,379
Average HH Income		\$125,379	\$142,744

Source: Esri forecasts for 2024 and 2029

Lahaina is the second most famous town in the State of Hawaii, second only to Honolulu. From the early 1920's until 1945, Lahaina served as the capital of the Hawaiian Kingdom and a major Pacific whaling port. Today, Lahaina is the largest populated area in West Maui and serves as the gateway to world renowned Kaanapali and Kapalua beach resorts.

ISLAND OF MAUI AT A GLANCE

State of Hawaii Visitor

The State of Hawaii's main economic driver is the tourism industry, representing nearly 30% of the State's domestic product. In 2023 Hawaii received approximately 9,657,607 visitors; representing a 5% increase from 2022. Visitor expenditures also increased to \$20.87 billion, up 5.4% from \$19.80 billion in 2022. The visitor length of stay in the islands averaged 8.95 days.

Maui Visitor

The Island of Maui experienced a total of 2,495,038 visitors in 2023. In 2023, total visitor spending was \$8.89 billion versus \$8.69 billion in 2022. Maui's visitor length of stay averaged 8.09 days.

TYPE	PROPERTY	UNITS
Apartment Hotel	0	8
Bed & Breakfast	8	28
Condominium Hotel	30	2,602
Hostel	1	18
Hotel	10	3,552
Vacation Rental Unit	63	2,613
Timeshare	17	3,111
Other	0	12
Total	129 Properties	11,936 Units

Source: Hawaii Tourism Authority

2025 Visitor Plant

Known as "The Valley Isle," Maui is one of the most sought-after destinations in the world. In The island had a total of 370 hospitality properties with a total of 21,604 units.

The West Maui trade area is comprised of 129 hospitality properties providing 11,936 units.



Forecasters predict the following visitor statistics for 2025 (Source: State of Hawaii, DBEDT):

- Arrivals to increase to an estimated 9.8M visitors
- Visitor expenditures to increase to approximately \$21.2B



LAHAINA GATEWAY

Maui

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