

Kihei Crossroads

61 S. KIHEI RD, KIHEI, 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	
ADDRESS	61 S. Kihei Rd Kihei, HI 96753	S. & N. Kihei Rd 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.

Separate Corner Parcel

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.





Kealia Resort
 Sugar Beach Resort
 Maui Sugar Beach Condos
 Maalaea Surf Resort
 Kihei Beach Condominiums
 Kihei Sands Beachfront Condominiums
 Nani Kai Hale
PARCEL 34

PARCEL 9
 Uwapo Rd
 Piilani Hwy
 S Kihei Rd

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



LISTED BY

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