

Maui Outlets | Aerial



Another quality development from
Eclipse Development Group

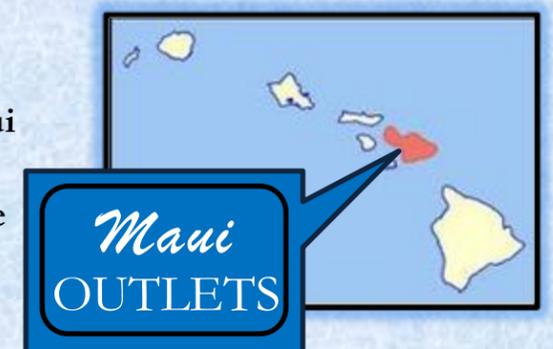
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Maui Outlets | Maui, Hawaii



The location of the Maui Outlets provides an amazing opportunity to be part of a first class Outlet Mall that is located on the west side of Maui at the center of the tourist resorts and the tourist attractions of Lahaina and Maalaea Harbor, where charter fishing, whale watching and snorkeling trips to Molokini depart.



The proximity to Wailea, Kapalua and other high end destination resorts, will make this project accessible to over 2.9 million visitors per year whose average stay is in excess of 9 days. This coupled with the unparalleled quality of this development and the ocean and island views make the Maui Outlets a multiple visit tourist attraction for each visitor.

Project Information

Distances

- Kahului Airport 10 m
- Wailea 5 m
- Up Country area..... 21 m
- Lahaina 21 m
- Kapalua 27.6 m

Maui
OUTLETS

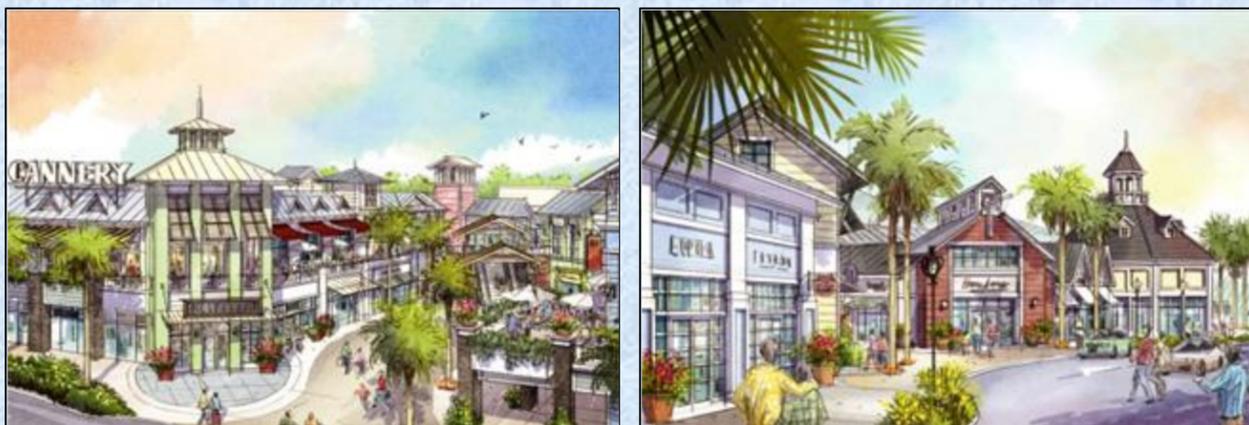


Location

The 300,000 SF GLA Maui Outlet center sits on roughly 30 acres of pristine irreplaceable real estate on the Island of Maui. The site provides over three quarters of a mile of frontage on one of the busiest highways on the island with over 38,000 cars per day. This is expected to almost double when the expansion of the “Up Country Road” is completed, connecting the site to the Up Country residential market then on to Kahului.

Proximity to Wailea, Lahaina, Kapalua and other high end resort communities will make this project the shopping focal point of the Island and will provide tenants with a market presence not seen in many other development opportunities in the country.

In addition to its tremendous visibility, access will be excellent with the addition of right turn lanes along Piilani highway and the addition of two signalized intersections added along the extension of Kaonoulu Street which turns into the Up Country Road extension. The new access, signals and road extension will truly make this site “Main and Main” on the Island of Maui.



Demographics | Market Retail

General

Maui Outlets represents a unique opportunity at a location that has significant barriers to entry for future competition within a retail market that is underserved, despite having strong demographics and high household incomes.

The project will be of a high level timeless design patterned to fit the architectural heritage of Hawaii and will include numerous amenities for both tourists and local customers. The site is a premier location that captures travelers to the islands tourist destinations and the airport, but also will continue to command future growth due to adjacent highway connections which will define the site as “Main and Main” within the flow of tourism traffic patterns.

Demographics

Size: 2nd largest of the Hawaiian Islands.

Population: 117,644

Biggest Towns:

1. Kahului, 2. Wailuku and 3. Lahaina

Number of Visitors Annually:

Approx. 2.9 million/year. Avg. Stay = 9 days

Average Household Income: \$86,488

* This represents a 2015 projection

Number of Hotels:

Approximately 61 with 11,000 rooms.

Number of Vacation Condominiums:

Approximately 103 with 7,500 units.

Major Industries:

Tourism, Sugar, Cattle and Agriculture

Market Retail/Malls: Other retail centers on the island include:

• Queen Ka’ahumanu Center: (9.6 m)

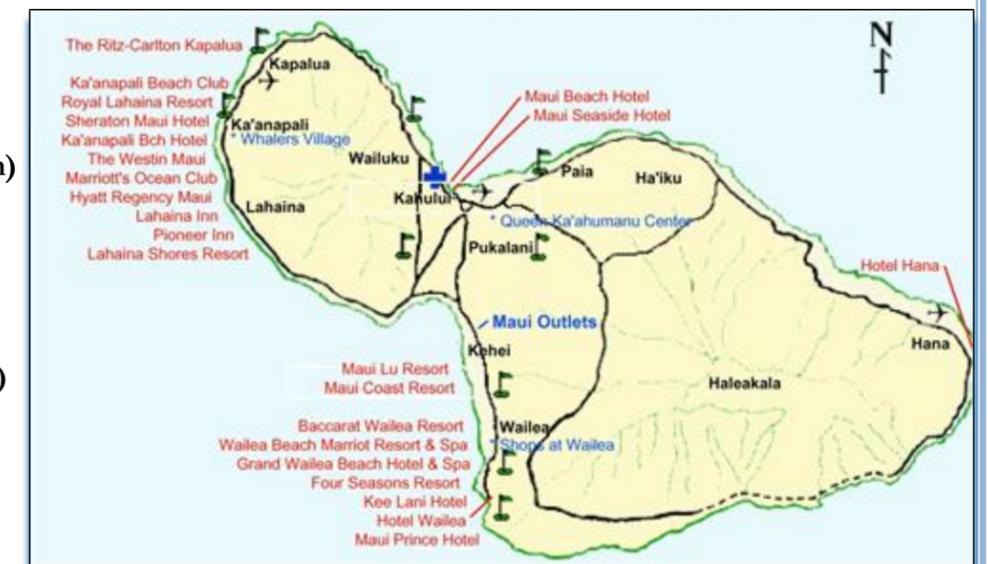
- Macy's
- Sears
- Forever 21
- American Eagle

• Shops at Wailea: (6.4 m)

- Louis Vuitton
- Gucci
- St. John Boutique
- Guess

• Whalers Village: (24 m)

- Coach
- Louis Vuitton
- Billabong
- Crocs





UPPER LEVEL

SITE SUMMARY:	
LEASABLE AREA	
OUTLET	≈ 3,300 SF
FOOD COURT	≈ 21,244 SF
OUTLET RESTAURANTS	≈ 232,349 SF
RETAIL	≈ 257,382 SF
OUTLET GLA	≈ 16,400 SF
RESTAURANT FIDS	≈ 16,400 SF
OVERALL SITE GLA	≈ 273,482 SF
GROSS BUILDING AREA	
GROSS OUTLETS	≈ 302,289 SF
RESTAURANT FIDS	≈ 16,400 SF
TOTAL GBA	≈ 318,689 SF
PARKING REQUIRED	
PARKING PROVIDED	1,636 STALLS
RATIO	1,811 STALLS 9.81/1,000 STALLS



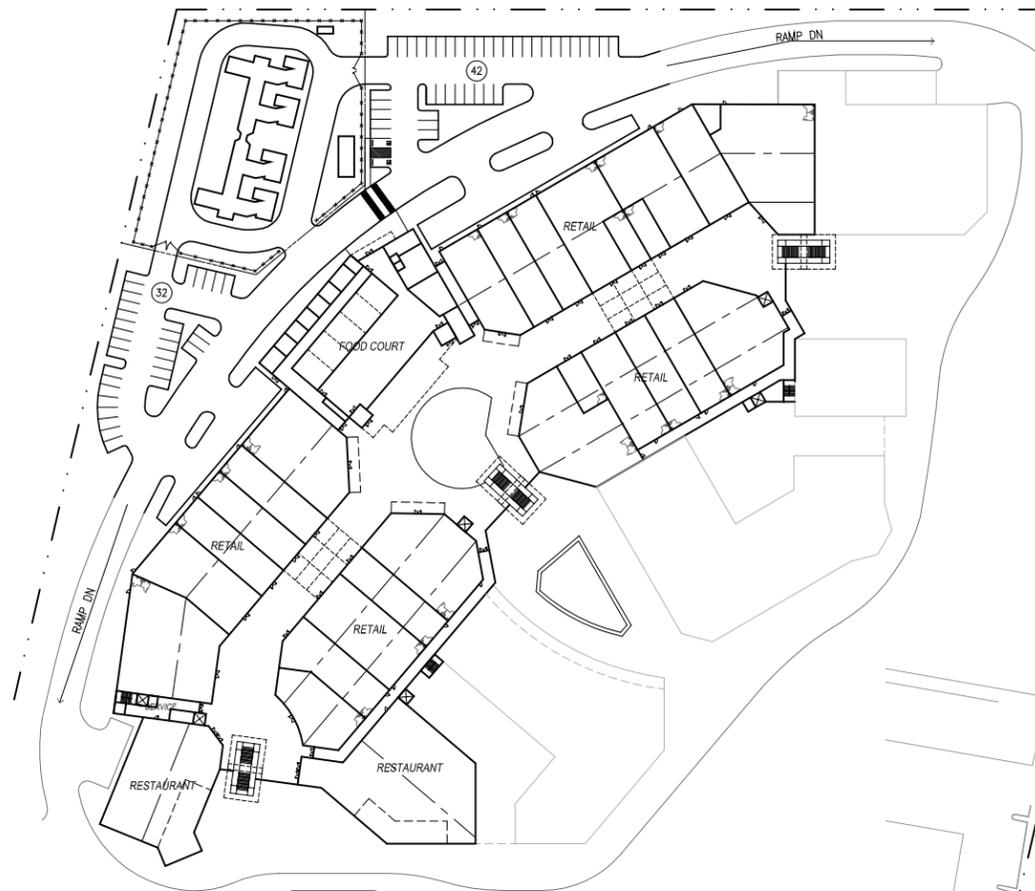
LOWER LEVEL

MAUI OUTLET CENTER MAUI, HAWAII

SITE PLAN

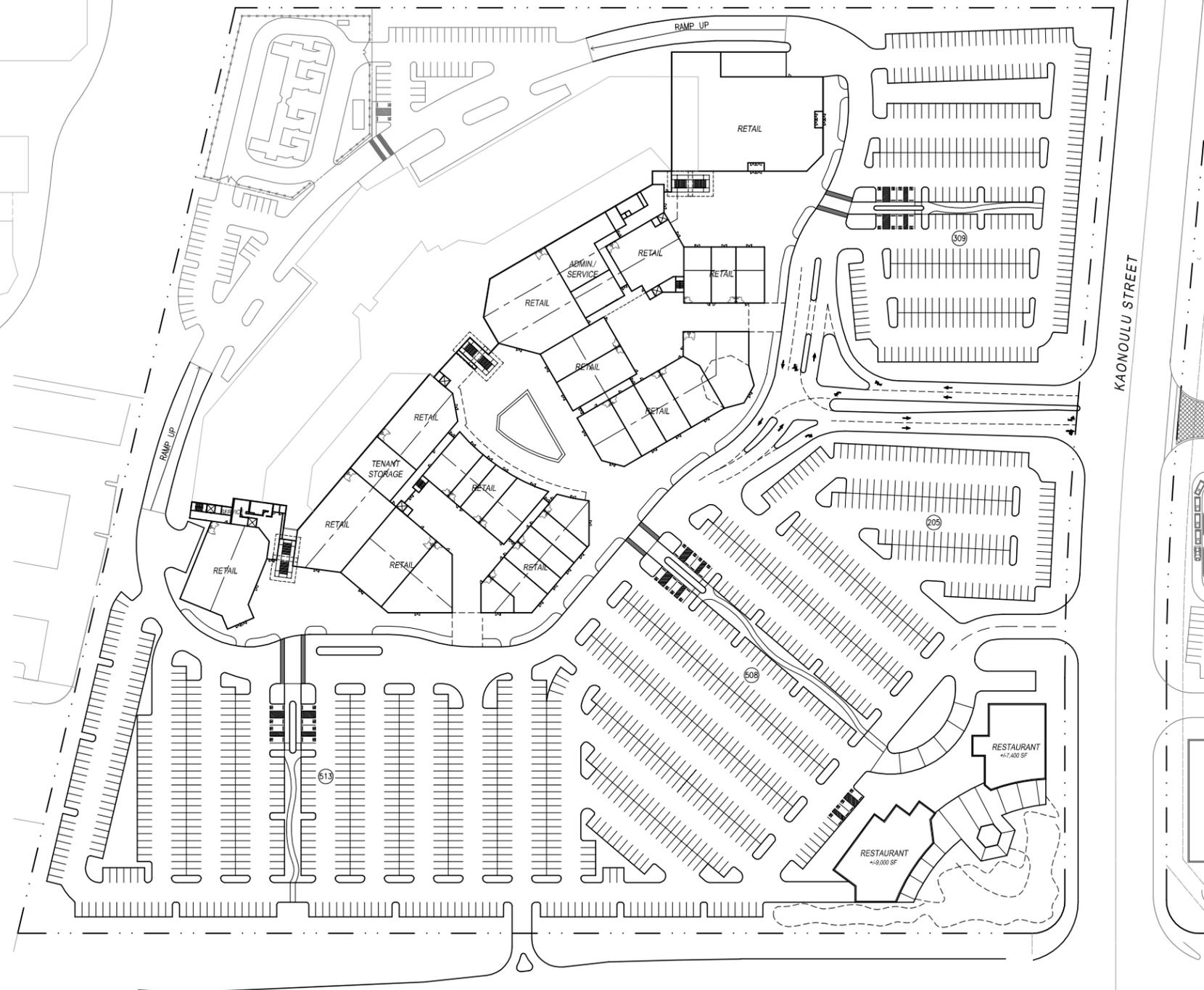


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UPPER LEVEL

SITE SUMMARY:	
LEASABLE AREA	
OUTLET	+/-3,300 SF
FOOD COURT	+/-21,244 SF
OUTLET RESTAURANTS	+/-232,548 SF
RETAIL	+/-257,092 SF
OUTLET GLA	+/-16,400 SF
RESTAURANT PADS	+/-273,492 SF
OVERALL SITE GLA	
GROSS BUILDING AREA	
GROSS OUTLETS	+/-302,268 SF
RESTAURANT PADS	+/-16,400 SF
TOTAL GBA	+/-318,668 SF
PARKING REQUIRED	
PARKING PROVIDED	1,611 STALLS
RATIO	5.9/1,000 STALLS



LOWER LEVEL



MAUI OUTLET CENTER

MAUI, HAWAII

SITE PLAN



2010-152-04 11.17.2010

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MAUI OUTLET CENTER

MAUI, HAWAII

LOWER LEVEL LEASE PLAN

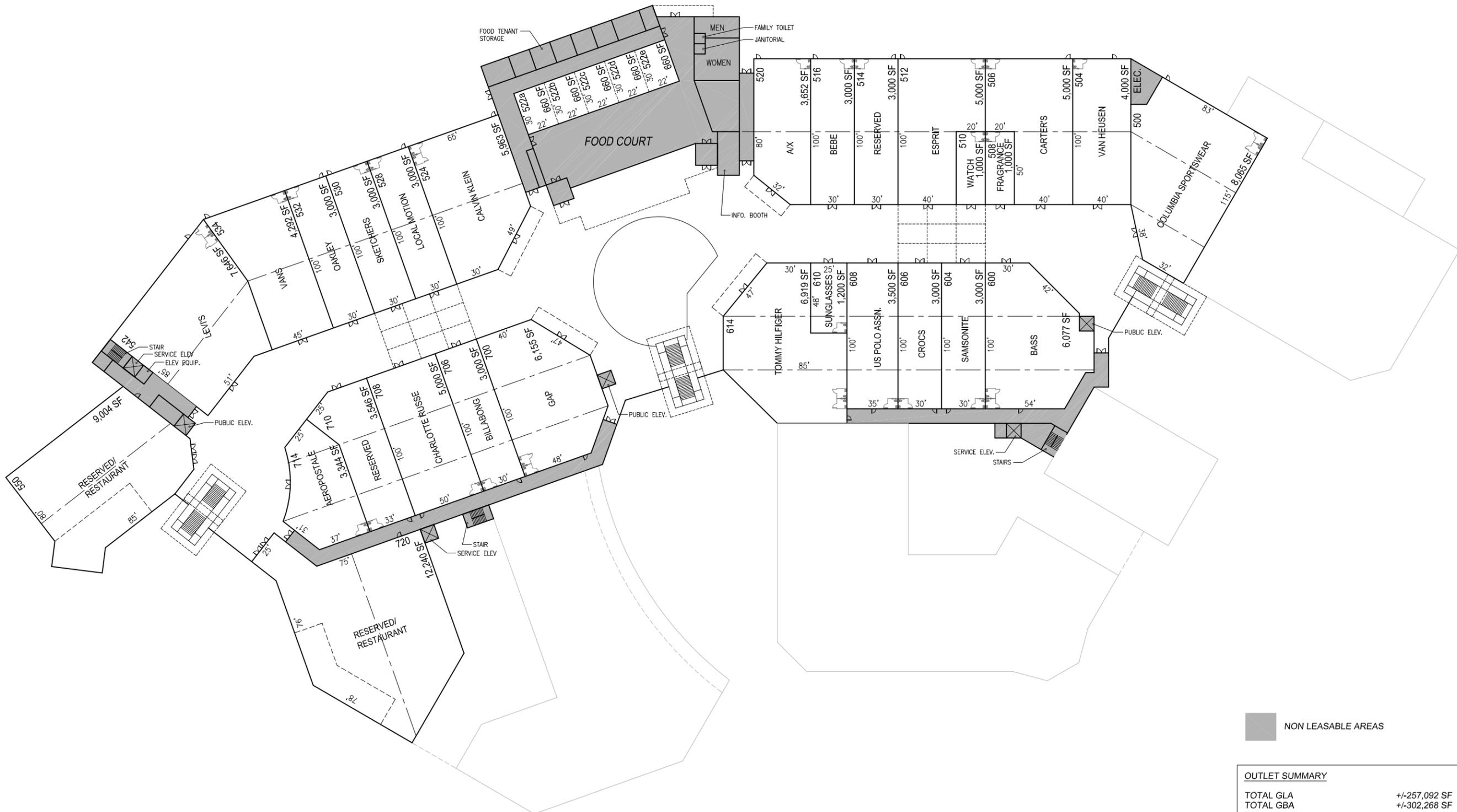
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MAUI OUTLET CENTER

MAUI, HAWAII

UPPER LEVEL LEASE PLAN

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