



**RETAIL SPACE AVAILABLE
PIILANI PROMENADE
370,000 SQUARE FOOT RETAIL CENTER
PART OF A 65 ACRE RETAIL DEVELOPMENT
MAUI, HAWAII**

Eclipse Development Group is pleased to offer for lease a truly irreplaceable first class retail development located on the Island of Maui. The development is located on Piilani Highway, the major north/south arterial for this side of the Island. Piilani Highway is also the only route into the higher end resort communities of Makena and Wailea. With over 700,000 total square feet of retail Piilani Promenade will capture shoppers from the entire Island.

Piilani Promenade is situated with primary frontage along Piilani Highway (over $\frac{3}{4}$ of a mile of frontage), the islands major traffic arterial (over 38,000 cars per day), and will be bisected by what will become the "Up County Road" which will ultimately provide direct and quick access to Kahului Airport. Piilani Highway is the connector between the higher end hotel travel destinations of Makena and Wailea, the Kahului Airport and Cruise Ship ports in Kahului; and the northern road to Lahaina, Ka'anapali and Kapalua. These two roads and unparalleled 1st class architectural design put this development at "Main & Main" and help make this the new retail and entertainment focal point for tourists and locals alike.

The location of Piilani Promenade benefits from sitting at what is projected to be the largest intersection on the Island which provides easy access to; the tourist population (whose average stay is roughly 9 days on the Island); the permanent population on the Island; and the vacation home owners. In addition to all the high end residential growth planned immediately surrounding Piilani Promenade as well as planned developments further



down Piilani Highway in Makena (2 planned communities) there is a brand new high school projected for 2014 opening on Piilani Highway roughly a half a mile from the site.

With significant barriers to entry in the market, Piilani Promenade is the shining example of prime retail sites. Taking over 14 years to entitle and being located at Main & Main for traffic on the west end of the Island, this development is one that will likely never be duplicated on the Island of Maui.

Maui currently provides approximately 61 hotels with over 10,600 rooms; 103 condominium projects with over 7,300 rooms; and 40 different Bed and Breakfast properties. Maui attracts approximately 2,900,000 visitors each year which only adds to the already strong demographic base of the Island.

Piilani Promenade will be a roughly 415,000 square foot retail development with national and local retailers which will provide a one-stop shopping experience for the Island. We have tenants that will range from 1,000 square feet up to over 150,000 square feet, and space is available now for those ready to move on this dynamic retail opportunity.



OPPORTUNITY HIGHLIGHTS

- ✚ IRREPLACEABLE RETAIL LOCATION
- ✚ SIGNIFICANT BARRIERS TO ENTRY
- ✚ FUTURE TRANSPORTATION CORRIDOR FOR AIRPORT AND UP COUNTRY RESIDENTIAL COMMUNITY
- ✚ LOCATED IN THE MIDDLE OF TOURISM TRAFFIC (MAIN AND MAIN)
- ✚ 2.9 MILLION VISITORS ANNUALLY (Nine (9) day average stay)
- ✚ STRONG DEMOGRAPHIC BASE WITH AVG HH INCOME IN EXCESS OF \$86,000 PER YEAR
- ✚ ADJACENT HIGH SCHOOL CONSTRUCTION TO BEGIN IN APPROX 2012
- ✚ FUTURE RESORT, RESIDENTIAL, GOLF COURSE IN PLANNING ALONG PIILANI HIGHWAY NEAR THE PROPERTY
- ✚ UNPARALELLED ARCHITECTURAL DESIGN

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