

Department of Hawaiian Home Lands
Land Management Division

Commercial Property Portfolio

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2004

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

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HONOLULU, HAWAII 96805

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EXECUTIVE ASSISTANT

June 1, 2004

Mission Statement. To manage the Hawaiian Home Lands trust effectively and to develop and deliver land to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.

Environment, Community, Economy. Our land trust consists of over 200,000 acres on the islands of Hawaii, Maui, Molokai, Lanai, Oahu, and Kauai. Diversification is key to the Department of Hawaiian Home Lands' (DHHL) strategy for generating income. Historically, most of our income producing lands were in sugar and pasture. Today, our commercial properties portfolio consists of retail, commercial, industrial, telecommunications, and forestry. Our flagship, the Prince Kuhio Mall in Hilo, is our main revenue generating property. Together with the Kaei Hana I industrial subdivision, they create a dynamic retail and industrial environment. Interest in our big island properties continues to grow. Home Depot, our newest tenant in Hilo, our first commercial resort development in Honokohau, and continued forest-based economic opportunities in Humuula will provide jobs in our growing communities and further diversify our portfolio.

Our lands also include ancient Hawaiian fishponds, tropical and dryland forests, lava fields, watersheds, archeological sites, and cultural resources. While these assets provide little or no income, DHHL remains committed to the ongoing stewardship and care of our trust resources. Communities also require playgrounds, community centers, churches, schools, social services, and other community-based programs. Income from our commercial properties are used to supplement DHHL's programs, including master-planned homestead communities, loans, grants, and scholarships for our beneficiaries.

About The Department. The Hawaiian Homes Commission Act (HHCA), 1920 as amended, provides for a homesteading program for native Hawaiians. The principal responsibilities of DHHL are to administer the provisions of the HHCA and generate income to further our homesteading program. The primary means by which DHHL promotes the interests of our beneficiaries is the 99-year homestead lease. These provide residential, agricultural, and pastoral uses for an annual fee of one dollar. By pursuing economic strategies to enhance self-sufficiency and promote community-based development, the traditions, culture and quality of life of native Hawaiians shall be forever self-sustaining.

Island of Hawaii

Hilo Properties



 Retail / Commercial

 Industrial

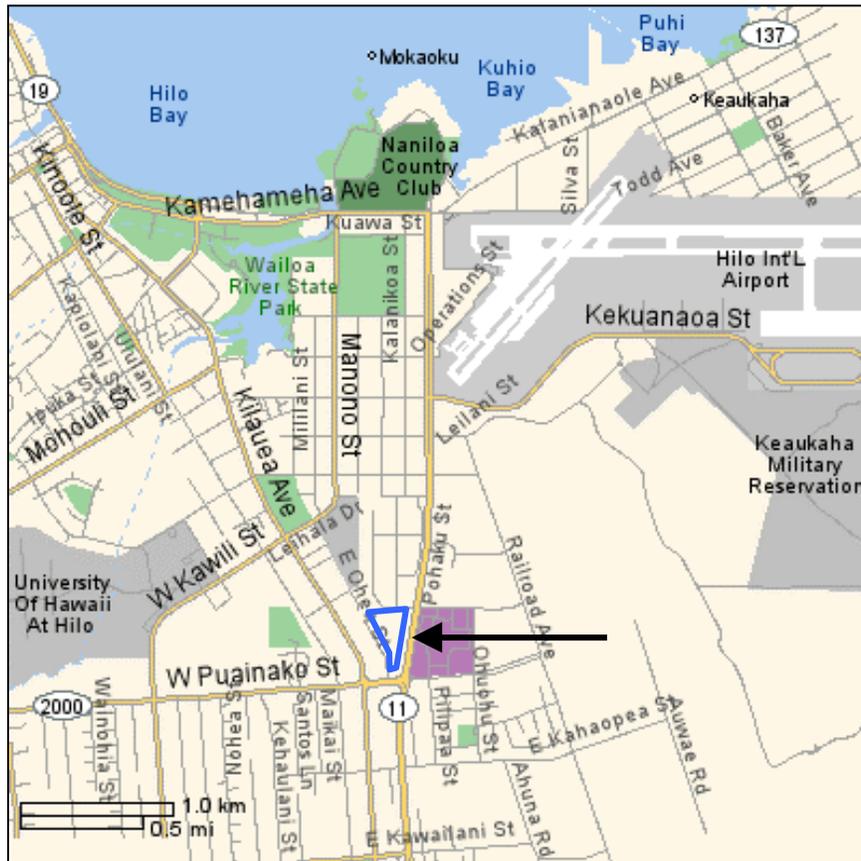
Hilo - Kanoelehua Avenue

Type: Commercial / Industrial.
Location: Located next to the Hilo Airport.
Tax Map Key: (3) 2-1-12: por 70.
Size: 11.6 acres.
State Land Use: Industrial.
County Zoning: Limited Industrial 20,000 (ML-20).
Existing Structures: None.
Utilities: Available.



Hilo - Kanoelehua Avenue

Type: Commercial / Industrial.
Location: Located at the corner of Puainako and Kanoelehua.
Tax Map Key: (3) 2-2-60:1-10; 85-89.
Size: 9 acres.
State Land Use: Industrial.
County Zoning: General Industrial 1a.
Existing Structures: None.
Utilities: Available.



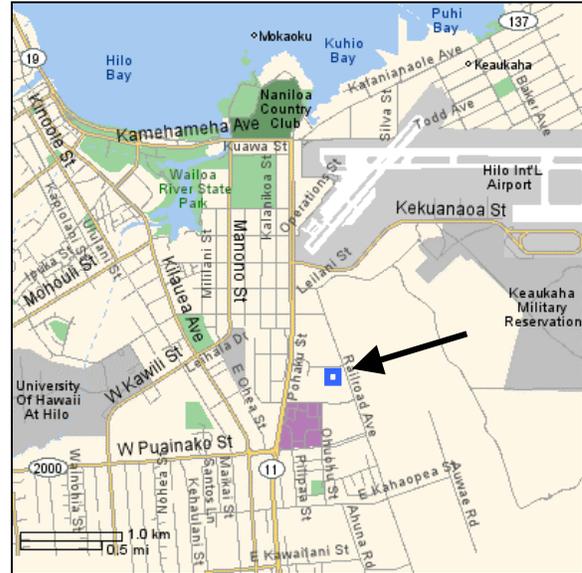
Hilo - Leilani Street

Type: Industrial.
Location: Industrial subdivision located next to the Hilo Airport and harbor.
Tax Map Key: (3) 2-1-12:29.
Size: 184 acres.
State Land Use: Urban.
County Zoning: Agriculture 5a.
Utilities: Available.
Existing Structures: Four 500,000 UST. Old rubbish dump. Ten storage bunkers. Well and related facilities. Possible ordnance.



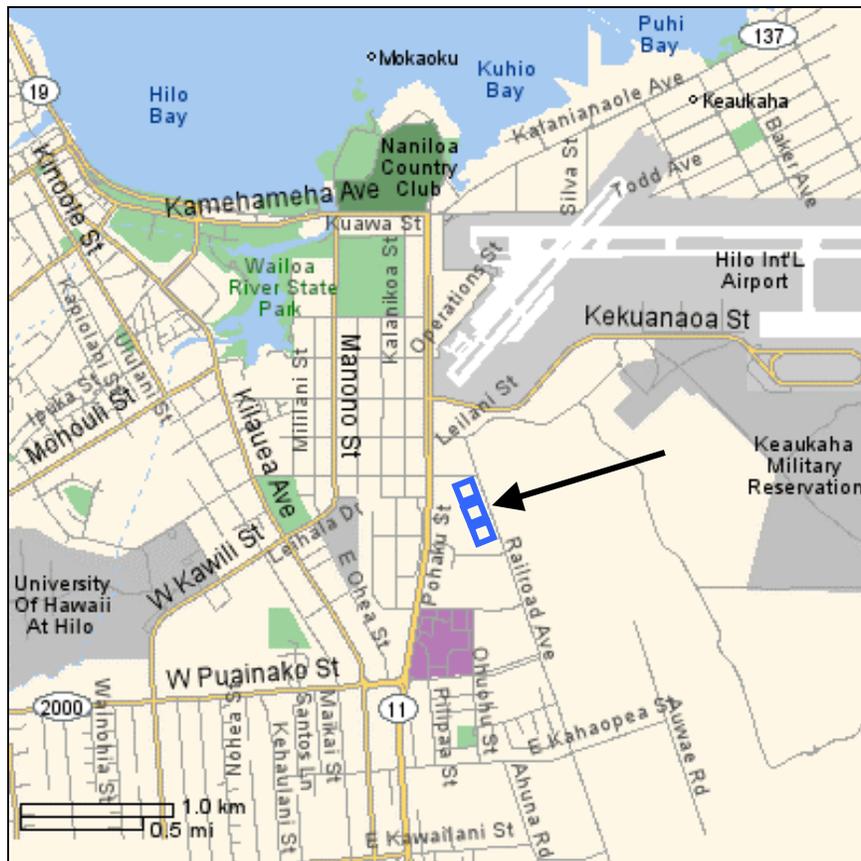
Hilo - Makaala Street

Type: Retail / Commercial.
Location: Near Hilo airport. Well suited for commercial, retail, and industrial.
Tax Map Key: (3) 2-2-47:por 64.
Size: 1.5 acres.
State Land Use: Urban.
County Zoning: Limited Industrial 20,000 sqft.
Existing Structures: None.
Utilities: Available.



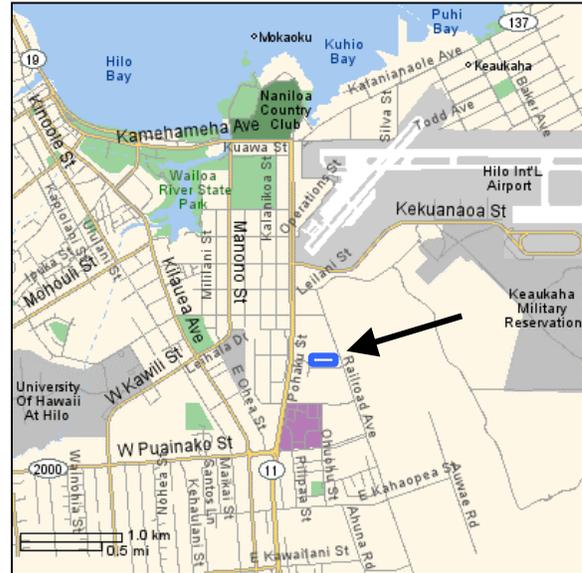
Hilo - Makaala Street

Type: Retail / Commercial.
Location: Across from Prince Kuhio Mall.
Tax Map Key: (3) 2-2-47:64 (Lots 1 to 3).
Size: 3.9 acres.
State Land Use: Industrial.
County Zoning: General Industrial 5a.
Utilities: Available.
Existing Structures: None.



Hilo - Makaala Street

Type: Retail / Commercial.
Location: Across from Prince Kuhio Mall.
Tax Map Key: (3) 2-2-47:72.
Size: 6.5 acres.
State Land Use: Industrial.
County Zoning: General Industrial 5a.
Utilities: Available.
Existing Structures: None.
Additional Notes: Could be expanded to include abutting lots for an additional 3.9 acres.



Hilo – Makaala Street - Kaei Hana I Industrial Subdivision

Type: Light industrial.
Location: Near the Hilo airport, this property consists of six subdivided lots.
Tax Map Key: (3) 2-2-60:19, 23, 26, 29, 30, 31, 32.
Size: Various, totaling 2.7 acres.
State Land Use: Industrial.
County Zoning: General Industrial 1a; Limited Industrial 1a.
Existing Structures: Two lots have building improvements and the remaining lots are vacant.
Utilities: Available.



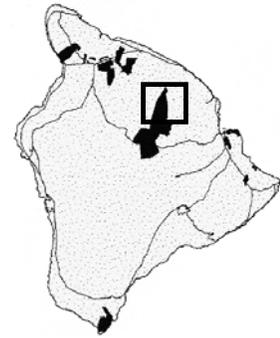
Humuula Sheep Station ~ Saddle Road at Mauna Kea Access

Type: Ecotourism.
Location: Near Saddle Road and the Mauna Kea Observatory Access Road. Also near the Hakalau National Wildlife Refuge, native forests, hunting, geological, and archeological features unique to Hawaii.
Tax Map Key: (3) 3-8-1:por 7.
Size: 10 - 100 acres.
State Land Use: Agricultural and Rural.
County Zoning: Agriculture 80a.
Water: Catchment.
Roads: Paved.
Electricity: Available.
Existing Structures: Two buildings proposed for listing as historic sites.



Humuula ~ Piha Mauka Koa Salvage Logging and Reforestation

Type: Commercial logging, reforestation, bird habitat creation and maintenance.
Location: Adjacent to the Hakalau National Wildlife Refuge on Mana-Keanakolu Road, Humuula.
Tax Map Key: (3) 3-8-1:por 9.
Size: 1,400 acres.
State Land Use: Agricultural and Rural.
County Zoning: Agriculture 80a.
Utilities: N/a.
Access: Four-wheel drive.



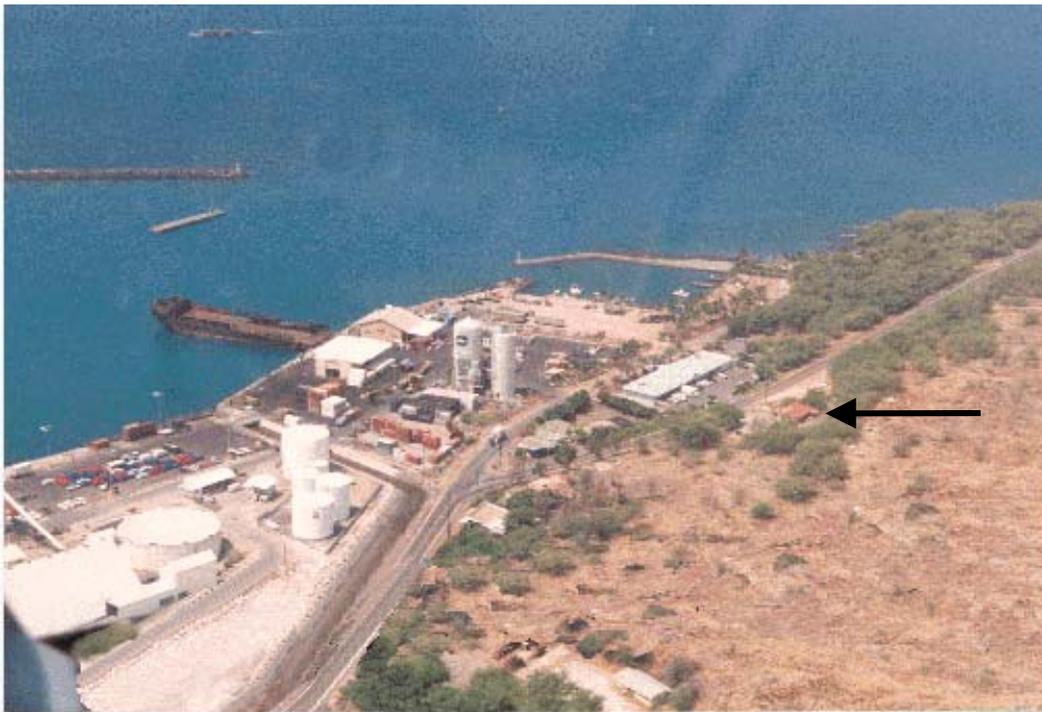
Kona Coast Properties



- Retail / Commercial
- Industrial
- Ecotourism

Kawaihae

Type: Industrial.
Location: Near the Kawaihae barge harbor.
Tax Map Key: (3) 6-1-3:18.
Size: 0.5 acres.
State Land Use: Commercial.
County Zoning: Village Comm. 7,500 sqft.
Utilities: Available.
Existing Structures: None.



Kawaihae

Type: Commercial / Industrial.
Location: Near the Kawaihae barge harbor.
Tax Map Key: (3) 6-1-6:5.
Size: 2.1 acres.
State Land Use: Commercial.
County Zoning: Neighborhood Commercial 10,000 sqft.
Utilities: Available.
Existing Structures: None.



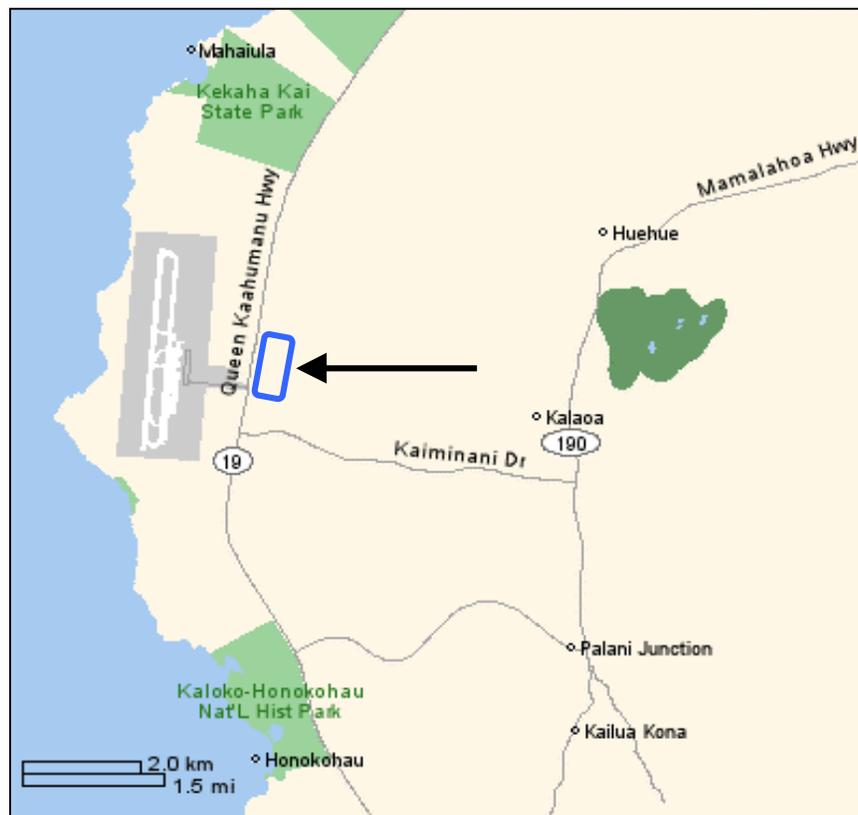
Kawaihae

Type: Commercial / Industrial.
Location: Near the Kawaihae barge harbor.
Tax Map Key: (3) 6-1-3:3.
Size: 24,611 sqft.
State Land Use: Commercial.
County Zoning: Neighborhood Commercial 10,000 sqft.
Utilities: Available.
Existing Structures: None, formerly used as a parking lot.



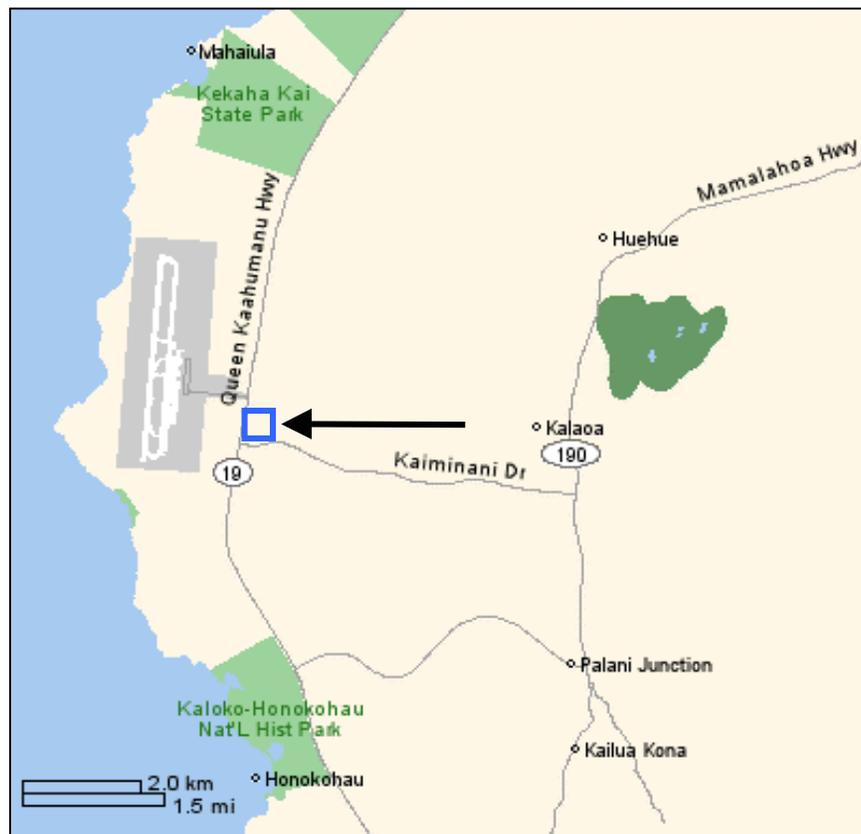
Kona (Kalaoa) ~ Queen Kaahumanu Highway

Type: Commercial / Industrial.
Location: Fronting Queen Kaahumanu Highway and the intersection leading to the Kona Airport.
Tax Map Key: (3) 7-3-10: por 33.
Size: 20 acres.
State Land Use: Unimproved residential.
County Zoning: Unplanned.
Utilities: Available.
Existing Structures: None.



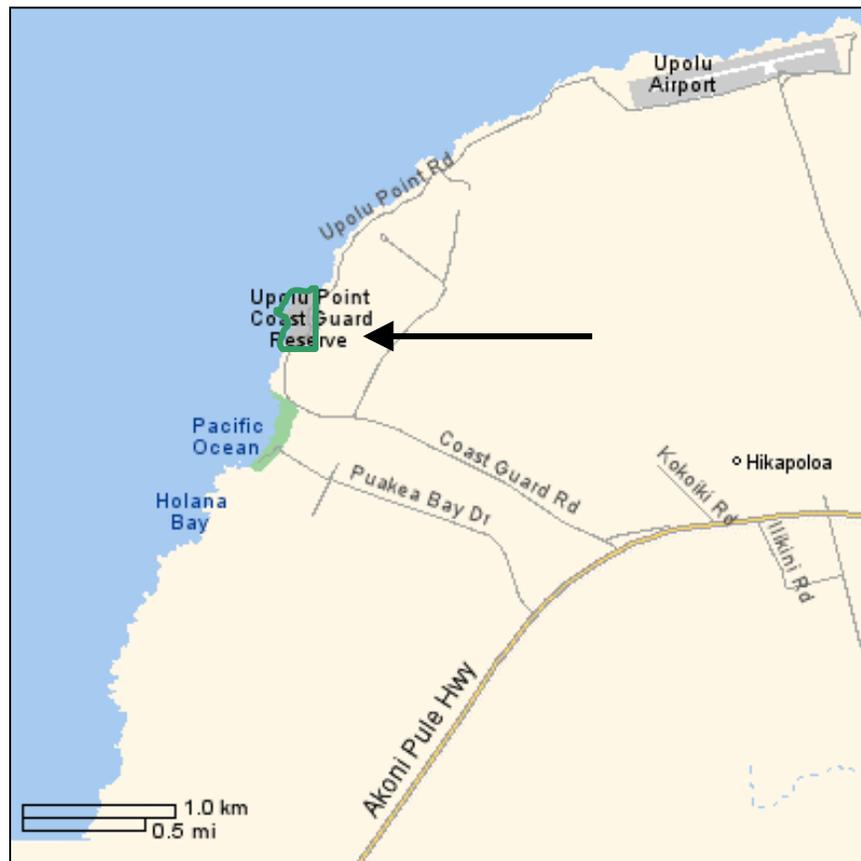
Kona (Kalaoa) ~ Queen Kaahumanu Highway

Type: Commercial / Industrial.
Location: Fronting Queen Kaahumanu Highway and just south of the intersection leading to the Kona Airport.
Tax Map Key: (3) 7-3-10: por 33.
Size: 100 acres.
State Land Use: Unimproved residential.
County Zoning: Unplanned.
Utilities: Available.
Existing Structures: None.

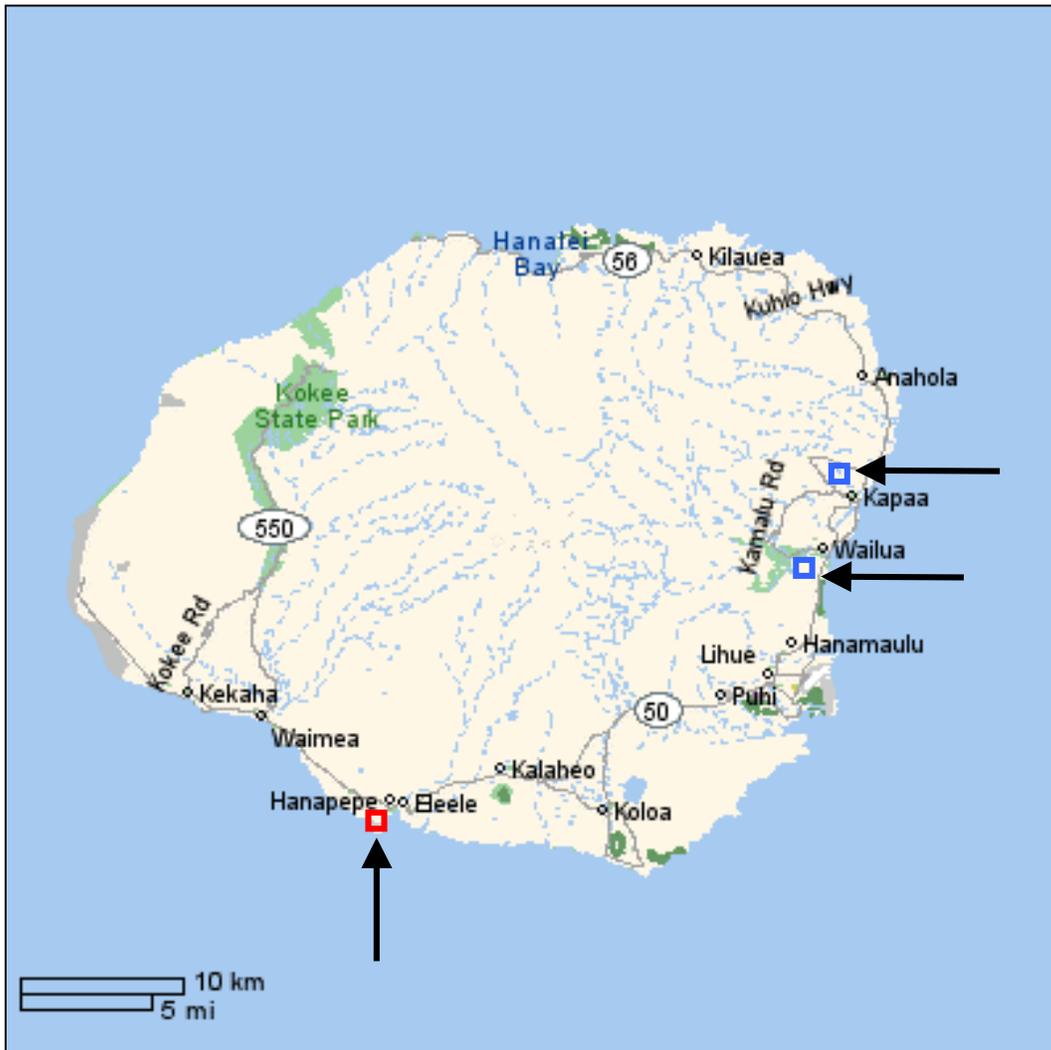


Upolu Point ~ Upolu Point Road

Type: Ecotourism.
Location: Near Mookini Heiau, between Umiwai and Holana Bays.
Tax Map Key: (3) 5-6-1:por 56.
Size: 39 acres.
State Land Use: Agricultural and Rural.
County Zoning: Agriculture 20a.
Utilities: Limited but available.
Existing Structures: Remnant structures from former Coast Guard operations.



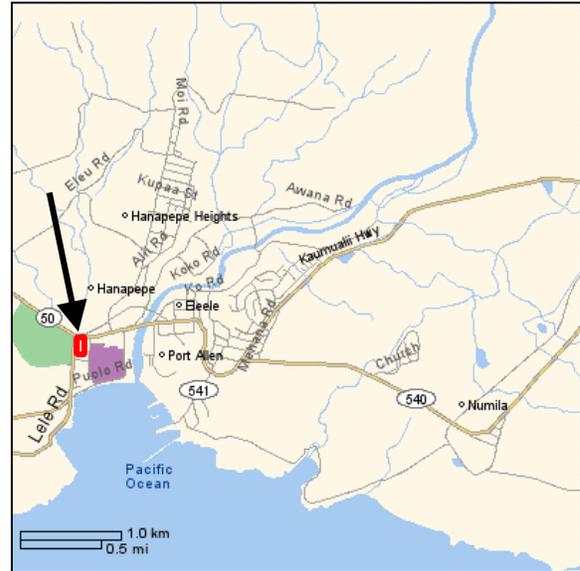
Island of Kauai



 Retail / Commercial  Industrial

Hanapepe

Type: Industrial.
Location: Near Port Allen.
Tax Map Key: (4) 1-8-8:35.
Size: 5 acres.
State Land Use: Industrial.
County Zoning: Industrial Limited.
Existing Structures: Warehouse.
Utilities: Available.



Wailua

Type: Commercial
Location: Next to Wailua golf and resort developments.
Tax Map Key: (4) 3-9-6:9.
Size: 41.1 acres.
State Land Use: Agricultural and Rural.
County Zoning: Open space.
Utilities: Available.
Floodzone /
Tsunami: Unknown at this time.



Wailua

Type: Office / Commercial.
Location: Possible location for DHHL's Kauai District Office and other Hawaiian agencies.
Tax Map Key: (4) 3-9-6:11.
Size: 11 acres.
State Land Use: Agricultural and Rural.
County Zoning: Open space.
Utilities: Available.
Floodzone / Tsunami: Unknown at this time.



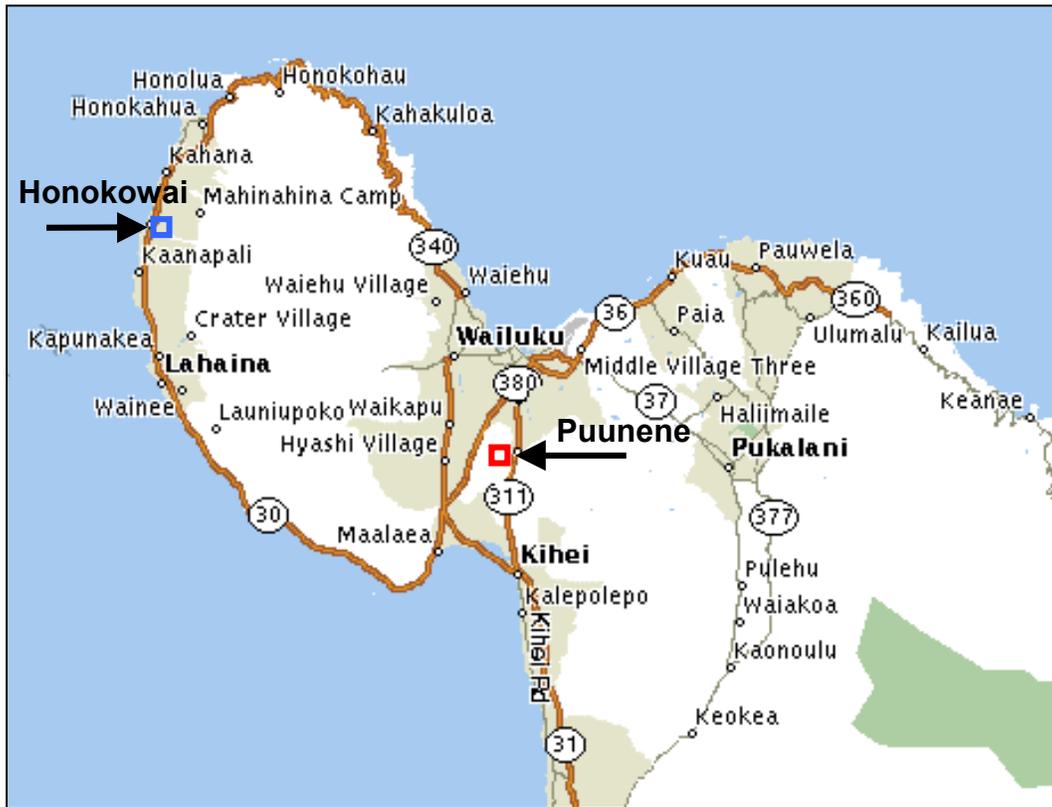
Project site looking down Leho Drive toward the ocean.



Project site looking makai near the golf course.



Island of Maui

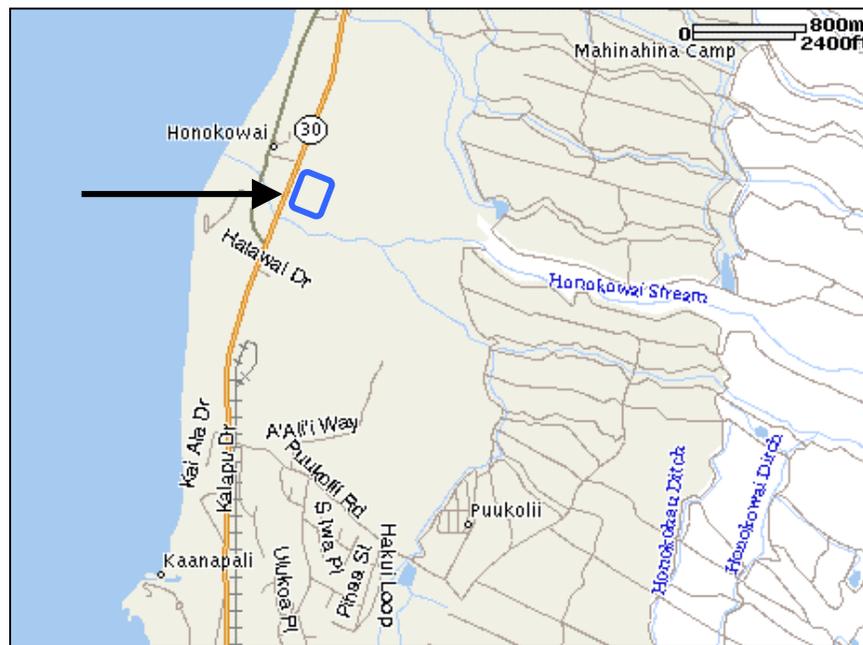


 Retail / Commercial

 Industrial

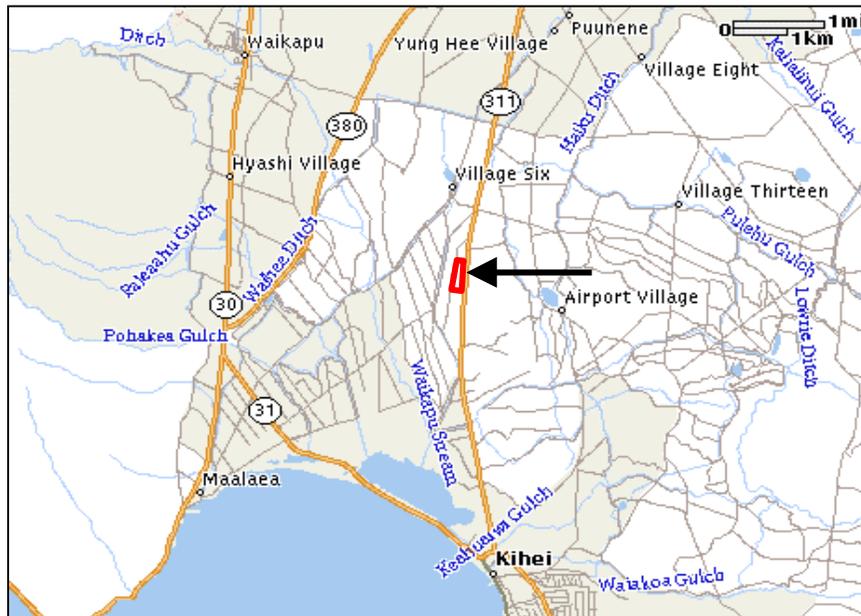
Honokowai

Type: Retail / Commercial.
Location: Near West Maui airport, resorts, and a rapidly growing residential community. The site is well suited for retail or other commercial uses.
Tax Map Key: (2) 4-4-2:por 18.
Size: 30 acres.
State Land Use: Agricultural and Rural.
County Zoning: Agriculture.
Utilities: Available.
Existing Structures: None.



Puunene

Type: Industrial.
Location: Off Mokulele Highway between Kihei and Kahului, the site is well located for industrial development. The property location and character indicate potential for commercial, industrial, or a combination of both.
Tax Map Key: (2) 3-8-8:por 8.
Size: 80 acres.
State Land Use: Agriculture.
County Zoning: Agriculture.
Existing Structures: Telecommunications relay site and equipment storage.
Utilities: Available.
Access: Existing access on Mehameha Loop and the County Highway.



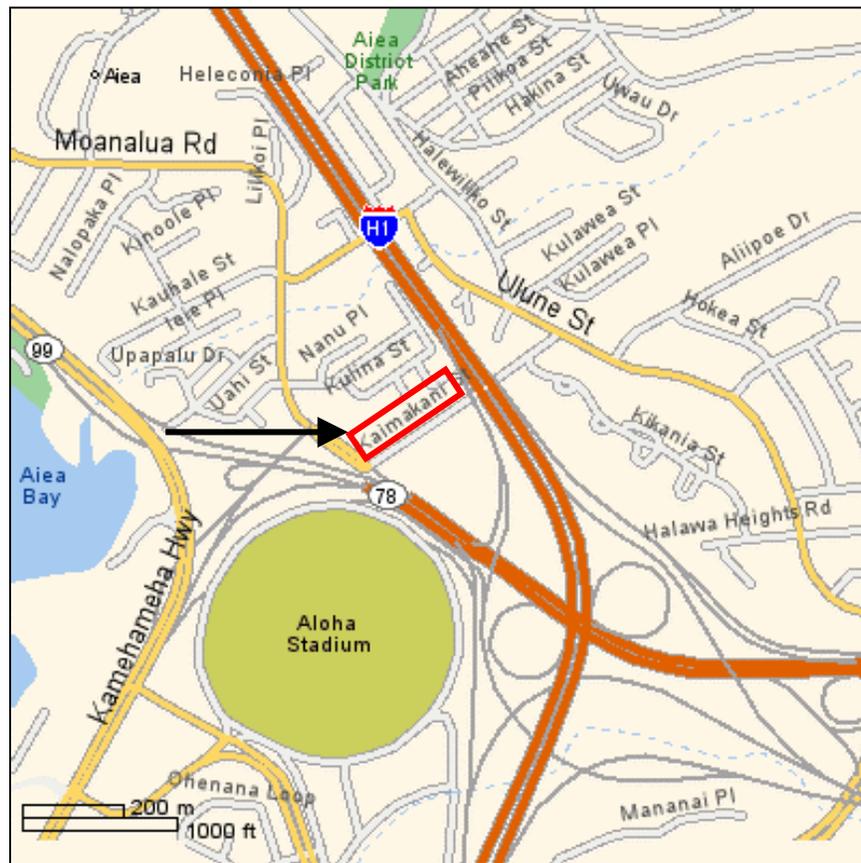
Island of Oahu



Retail / Commercial Industrial

Aiea ~ Kaimakani Street

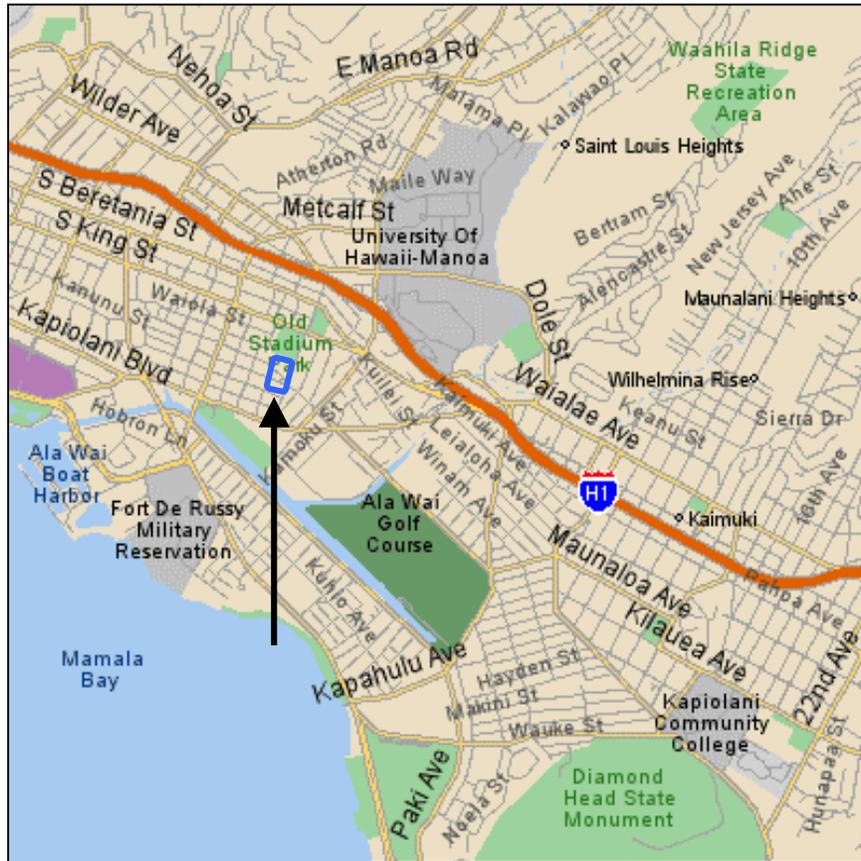
Type: Industrial.
Location: Near Aloha Stadium and shopping malls.
Tax Map Key: (1) 9-9-5:5.
Size: 8 acres.
State Land Use: Urban.
County Zoning: Military and Federal.
Existing Structures: None.
Utilities: Available.



* Subject to land transfer

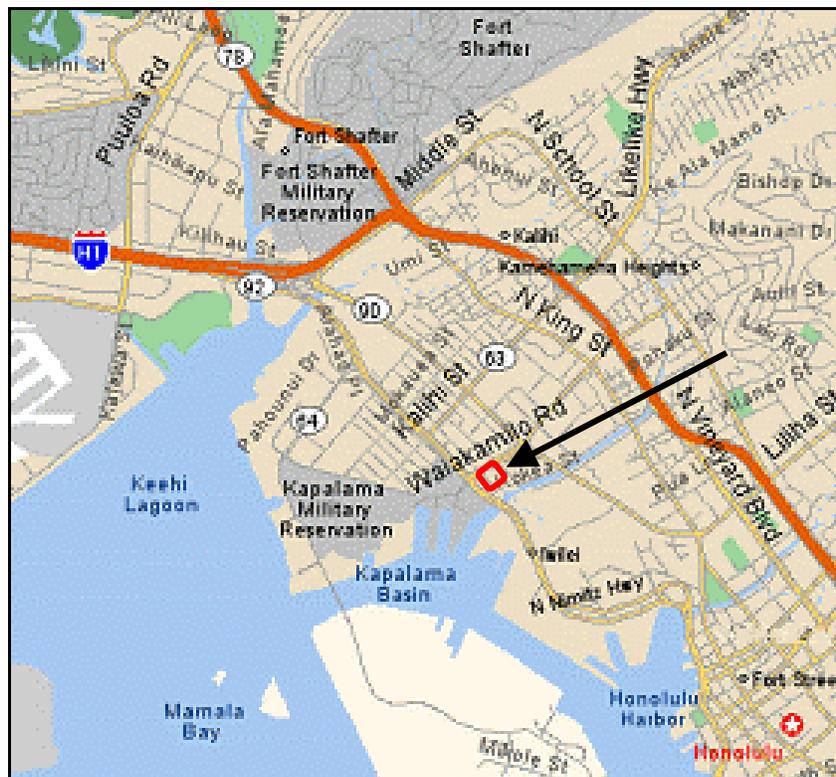
Honolulu ~ Isenberg Street

Type: Commercial.
Location: Located near the desirable communities of Manoa and Moiliili at the old Stadium Bowl-O-Drome site.
Tax Map Key: (1) 2-7-8:18, 20.
Size: 1.9 acres.
State Land Use: Commercial.
County Zoning: General Preservation.
Existing Structures: Former bowling alley.
Utilities: Available.



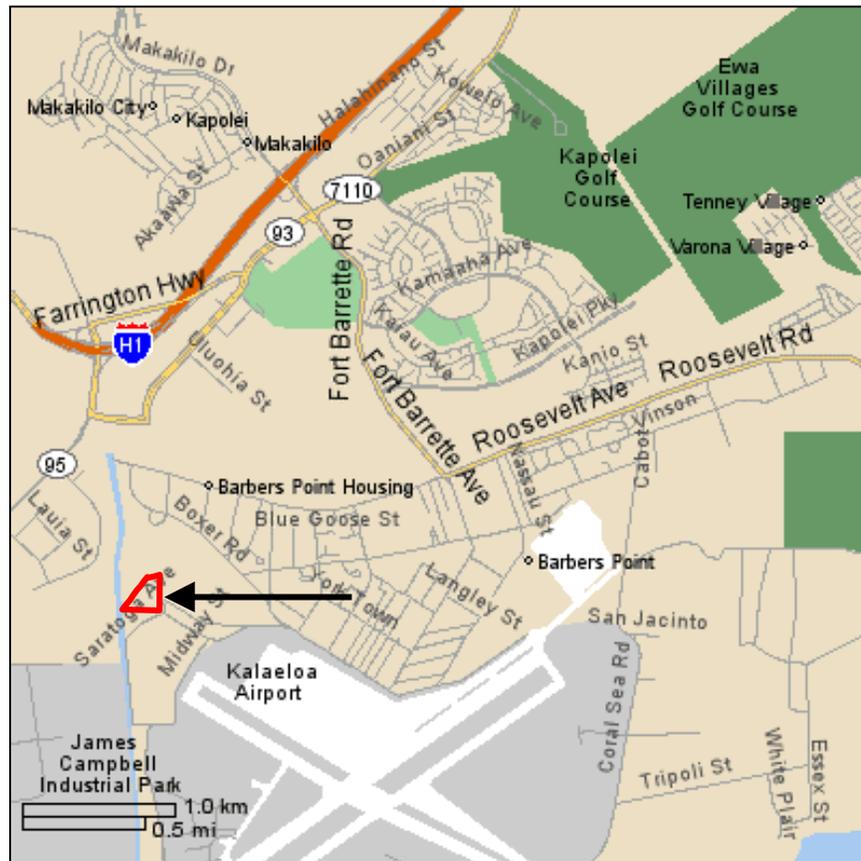
Honolulu ~ Kapalama ~ 1301 and 1321 Hart Street

Type: Industrial.
Location: Near the airport, downtown business district, military bases, and Honolulu Harbor.
Tax Map Key: (1) 1-5-33:9, 16, 19.
Size: 1.8 acres.
State Land Use: Urban.
County Zoning: Industrial Commercial Mixed Use.
Utilities: Available.



Kalaeloa ~ Saratoga Avenue ~ 3 / 3a

Type: Industrial.
Location: Located near the growing community of Kapolei and the Kalaeloa Airport.
Tax Map Key: (1) 9-1-13:1.
Size: 43 acres.
State Land Use: Urban.
County Zoning: Military and Federal.
Existing Structures: None.
Utilities: Available.



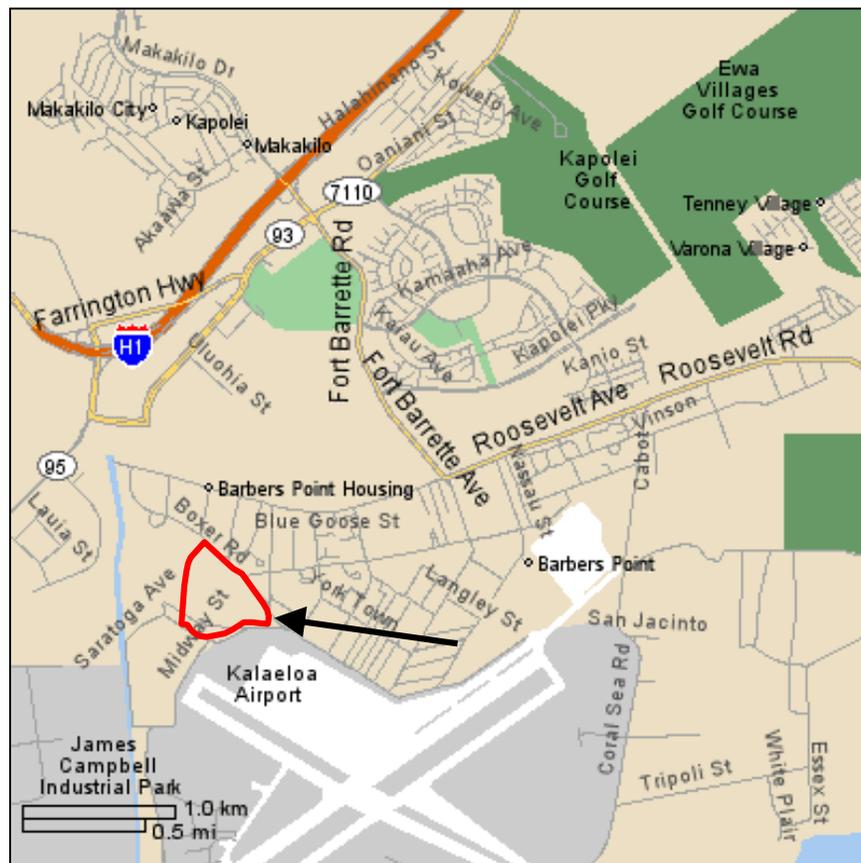
Kalaeloa - Building 1

Type: Industrial.
Location: Located near the growing community of Kapolei and the Kalaeloa Airport.
Tax Map Key: (1) 9-1-13:24.
Size: 1 acre.
State Land Use: Urban.
County Zoning: Military and Federal.
Existing Structures: 17,000 sqft.
Utilities: Available.



Kalaeloa - Saratoga Avenue - Science Center

Type: Industrial.
Location: Located near the growing community of Kapolei and the Kalaeloa Airport.
Tax Map Key: (1) 9-1-13:28.
Size: 140 acres.
State Land Use: Urban.
County Zoning: Military and Federal.
Existing Structures: None.
Utilities: Available.



Pearl City ~ Waihona Street

Type: Industrial.
Location: Located in an industrial area, most of the parcel is steep and unusable.
Tax Map Key: (1) 9-7-24:por 50.
Size: 3 acres usable out of a total 20.5 acres.
State Land Use: Unimproved residential.
County Zoning: Unzoned.
Existing Structures: None.
Utilities: Available.



Waimanalo ~ Ala Koa Street

Type: Retail / Commercial.
Location: Across from Waimanalo Beach Park and adjacent to Kupuna Housing and Kamehameha Preschool.
Tax Map Key: (1) 4-1-19: por 32.
Size: 73,243 sqft.
State Land Use: Unimproved Residential.
County Zoning: General Agriculture 2a.
Existing Structures: None.
Utilities: Available.



Waiawa ~ Ewa Drum Site

Type: Industrial.
Location: Located near the cross-roads of Farrington and Kamehameha Highways and Leeward Community College.
Tax Map Key: (1) 9-6-3:44.
Size: 44 acres.
State Land Use: Urban.
County Zoning: General Agriculture.
Existing Structures: None.
Utilities: Available.



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