



FOR SALE - TEASER

D'ASCOLI BUILDING

66-590 KAMEHAMEHA HWY

PPG

PACIFIC
PROPERTY
GROUP INC

**CONFIDENTIALITY
AGREEMENT**



While the town of Haleiwa is known for its “Old Hawaii” ambience, the quaint cowboy town and its country roads serves as the gateway to the North Shore of Hawaii, and is a globally recognized surfing destination. Home to world famous beaches – Banzai Pipeline, Waimea Bay, and Sunset Beach, and host to internationally famous surfing tournaments, the picturesque town represents the best in brand recognition, with companies like Xcel Surfwear, Hurley, Harley Davidson, etc showing a strong presence. With a population of wealthy local families, tourists, commercial businesses and a strong mix of second home owners who appreciate the proximity to beaches, mountain trails and a gentler pace of life, the area represents a Hawaii that is rarely seen in Waikiki or mainstream Honolulu. Commercial real estate properties on the North Shore are unique, limited and valuable, and the area has long attracted wealthy buyers and investors, looking for a lifestyle with a boutique sensibility and prestigious beachfront locations.

Anchored by Haleiwa and running through smaller communities like Pupukea, Laie and Waialua, the North Shore stretches across approximately 20 miles of Oahu’s coastline from Kaena Point to Kahuku Point.

Accessible by H2 Freeway and Kamehameha Highway, the area is approximately 45 minutes from Honolulu Airport.

PROPERTY OVERVIEW

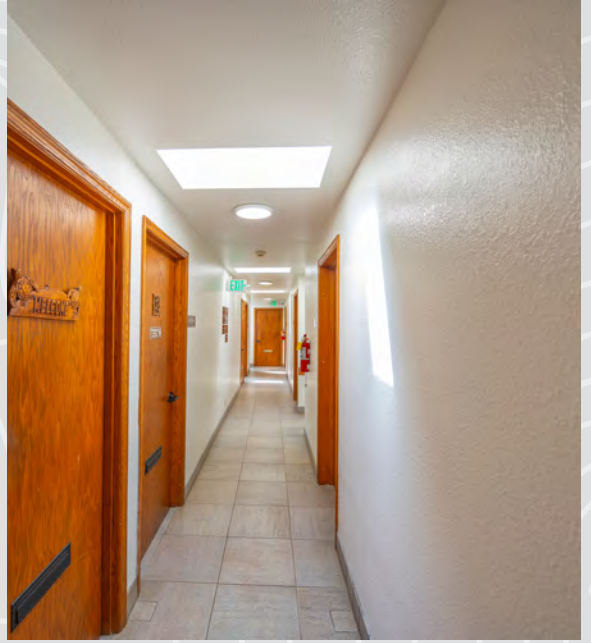
Commercial property that includes street front property along with residential property in the back.

PROPERTY DETAILS

Asking Price: \$7,995,000		
	Front Parcel	Rear Parcel
ADDRESS:	66-590 Kamehameha Hwy, Haleiwa, HI 96712	66-540-D Kamehameha Hwy, Haleiwa, HI 96712
LOT SIZE:	20,154 SF	23,137 SF
BUILDING SIZE:	13,615 SF (owner GLA)	1,252 SF
PARKING:	28 Stalls, 1 Loading Zone	21 Stalls, 2-3 car stacked parking stalls
ZONING:	B-1	B-1 (13,137 SF) and R-5 (10,000 SF)
YEAR BUILT:	1990	1970
FLOOD ZONE:	X	X









INVESTMENT HIGHLIGHTS

VERIFIED 3-YEAR INCOME HISTORY: Backed by owner P&L 2023-2025. This is not a pro-forma story. Normalized NOI ranged \$367K-\$387K over that period across both DBH and KEM.

VALUE-ADD UPSIDE WITHOUT CAPITAL: Below-market retail and office tenants, B-2) rolls April 2027. Clear path to ~\$25K/yr additional NOI at market rate — no capital required from the buyer.

SUPPLY-CONSTRAINED SUBMARKET: Haleiwa Special District and SMA restrictions make new commercial development extremely difficult. This corridor does not add new inventory.

Hale'iwa Beach Park



**D'ASCOLI
BUILDING**

A future park-and-ride shuttle hub is planned for Hale'iwa as part of a new North Shore visitor control plan



LOCATION



Located along Kamehameha Highway in the heart of Haleiwa, 66-590 Kamehameha Highway benefits from a prime North Shore location surrounded by boutique retail, popular dining, and steady visitor traffic. Positioned along O'ahu's main coastal thoroughfare and near world-renowned beaches and attractions, the property offers excellent visibility and access within one of Hawai'i's most distinctive destination communities.

Contact Us

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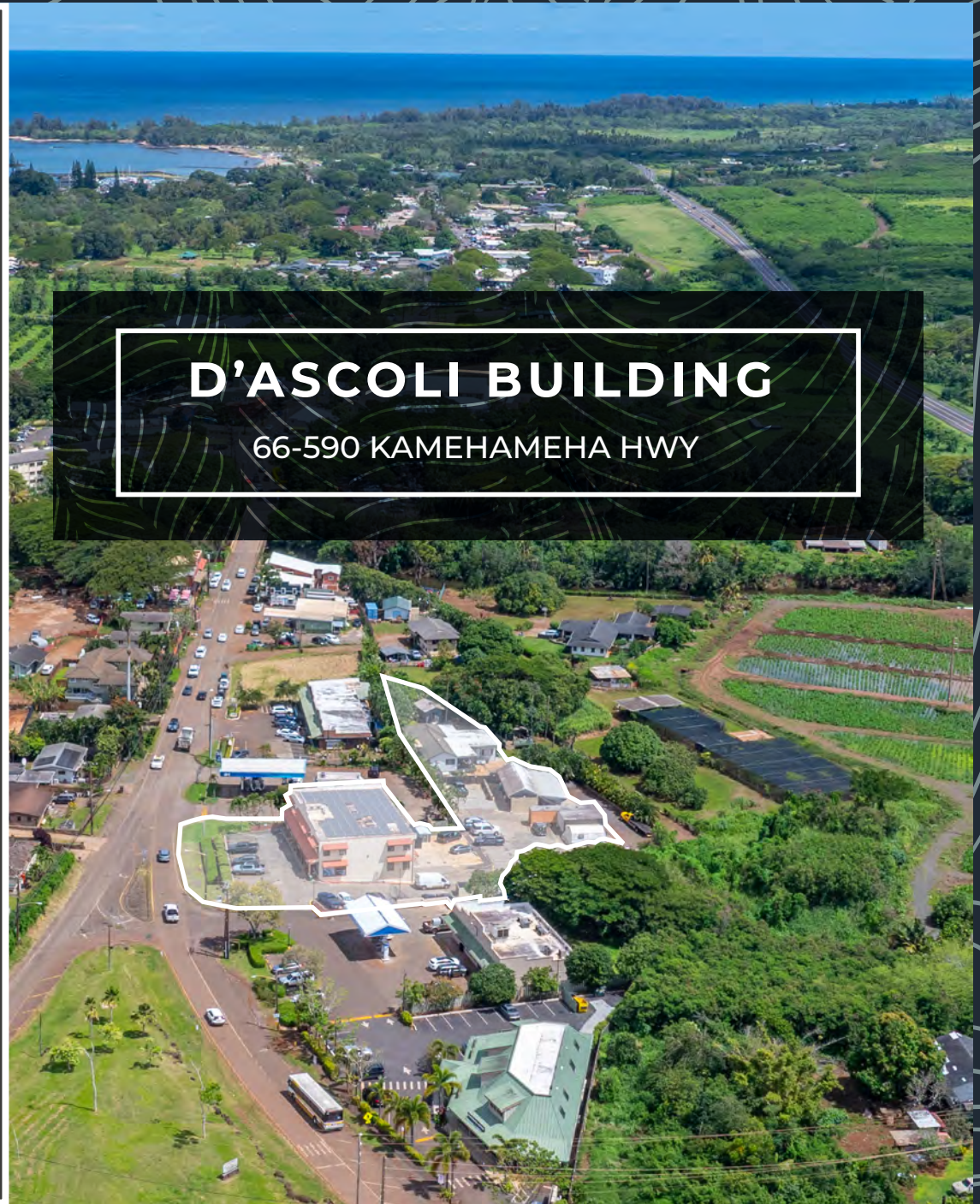
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