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THE BRATTON TEAM
Hawaii Capital Markets

66-520 / 66-526 / 66-528
KAMEHAMEHA HWY
HALEIWA, HI 96712

Haleiwa

Plantation Shops

- Fee simple retail investment
- NNN leases with 3% annual increases
- 3 Historic storefront buildings
- B-1 zoning use by conditional use permit

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Three Historic Buildings *For Sale*

16,993 SF Land | 3,076 SF Bldg | 26 Stalls

66-520 / 66-526 / 66-528 Kamehameha Hwy | 2 | For Sale

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PROPERTY *SUMMARY*

PRICING	\$5,550,000
ADDRESS	66-520 / 66-526 / 66-528 Kamehameha Hwy Haleiwa, HI 96712
NET OPERATING INCOME (NOI)	\$319,035
NNN LEASES	Other than structure & roof
TENURE	Fee Simple
TMK	(1) 6-2-7: 20
LAND SQ. FT.	16,993 sq. ft.
BUILDING SQ. FT.	3,076 sq. ft.
PARKING	26 Stalls
CAP RATE	5.75%
BUILT / RENOVATED	1914 / 2014 - 2015
ZONING	R-5*

* Permitted Non-Confirming, Approved Conditional Use Permit Allows (retains)
Commercial Use and Reconstruction Setbacks

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ONCE-IN-A-GENERATION *OPPORTUNITY*

Haleiwa Plantation Shops is located in one of O'ahu's most supply-constrained commercial districts. It pairs irreplaceable Kamehameha Highway frontage with 3 prominent retail buildings, totaling 3,076 square feet, situated on a 16,993-square-foot lot with notable tenants, including the new location for Sunrise Shack, a multi-unit/multi-state operation offering healthy food products inspired by surf culture and healthy food items and merchandise. The renovated plantation-era buildings contain a private 26-stall parking lot in the back of the buildings.





Investment *Highlights*

RARE SPECIAL USE PERMIT ALLOWANCE

RECONSTRUCTION: Pursuant to the conditional use permit and due to the historical listing of the property, this allows a **full rebuild within the B-1 zoning classification in case of any type or kind of loss.** Meaning owners are not required to comply with certain updates in zoning code(s). For example, the buildings can be rebuilt back to the existing street setback without the requirement to rebuild to new setback requirements or certain other building codes.

ADDITIONAL SIGNAGE: The City/County of Honolulu provided HPS with a **15% signage bonus** on sign size, **additional building identification signage**, allowed for **off-premise signage for the rear tenant**, and **double signage for the end cap** tenant space.

FLEXIBLE USAGE: The conditional use permit allows for full **operational flexibility for B-1 zoning uses**, such as food, service retail, and destination retail, including live-work uses.



Investment *Highlights*

INTENTFUL DESIGN: Designed and rebuilt **above the federal flood map**. This creates minimal flood impact on the property. As a result of being rebuilt above the flood map, **flood insurance is optional**; only the standard conventional insurance requirements need to be met.

EXCEPTIONAL PARKING: Overparked with **26 stalls**, versus the seven-stall requirement. Parking ratio is approximately 8.5 stalls per 1,000 SF.

PHENOMENAL HIGHWAY VISIBILITY: **Direct frontage** on Kamehameha Highway with a city bus stop at the center.

LOW REAL ESTATE TAXES: Due to its historical nature and special zoning enhancements, the **assessed value is extremely low**.



Value-Add *Opportunities*



INCREASE RENTS

Current rental income is slightly under market for the neighborhood.
Ability to increase as leases turn over.



INCREASE GROSS RENTABLE SQUARE FOOTAGE

Potential to design and build additional square footage within the parking lot or go vertical on the existing structures.



ADDITIONAL REVENUE STREAM

Ability to monetize parking for non-HPS patrons and/or charge for monthly employee parking.



PERCENTAGE RENT

Tenant leases don't currently include a percentage rent component. New owners can insert as new tenants come in or as lease renewals happen.

Renovated historic buildings reduce near-term capital needs



2014 - 2015 RENOVATION PROGRAM

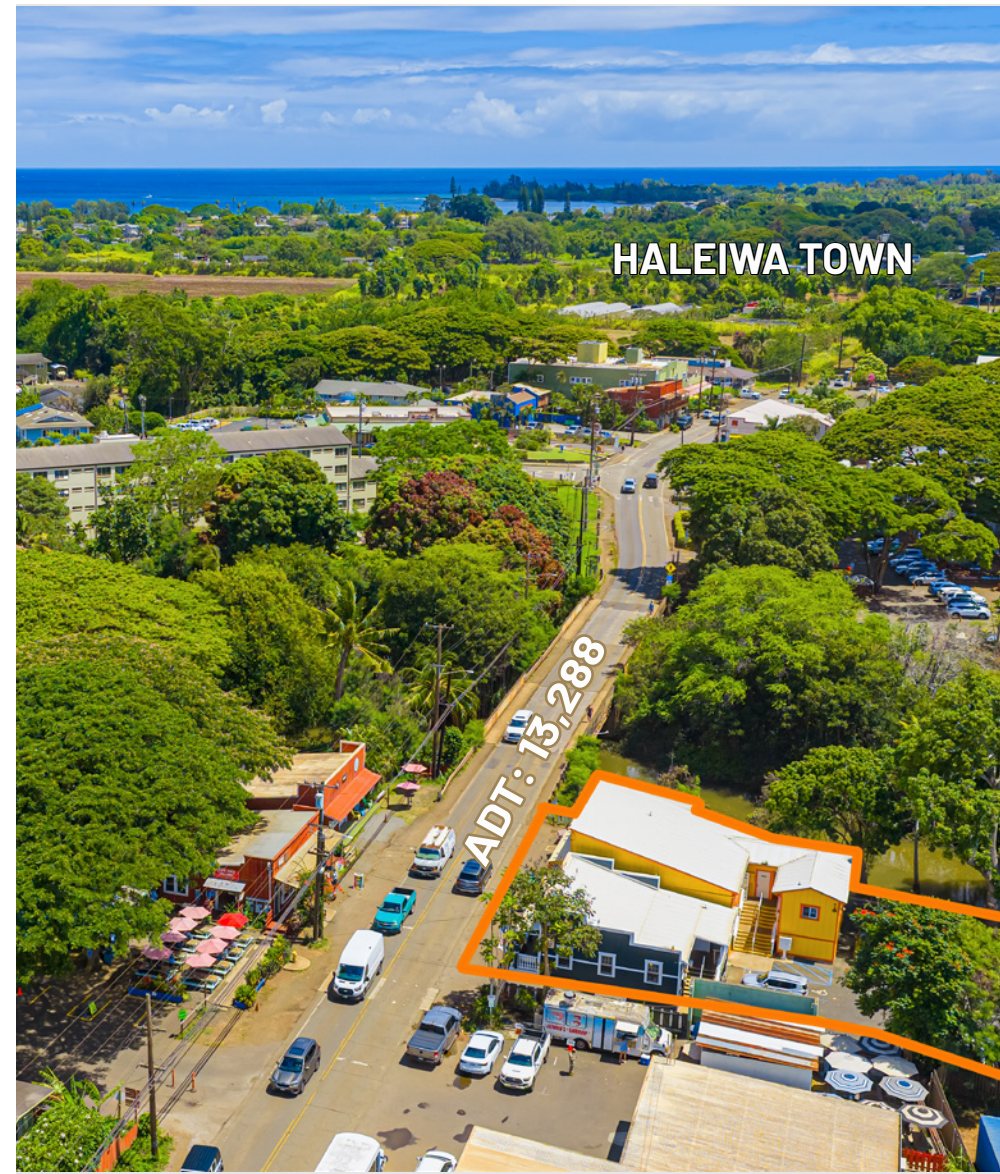
- Electrical systems and all roofing replaced.
- Plumbing and IWS/septic systems installed new in 2013.
- Historic storefront character retained.
- Parking lot restriped in 2025.
- Buildings reconstructed at elevations supported by seller-provided flood certificates.
- Multiple split zone Mitsubishi a/c installed in four (4) of the five (5) storefront retail spaces.



Haleiwa's identity protects the place - *and constrains new supply*

LOCATION ADVANTAGES

- Prominent frontage on Haleiwa's primary commercial corridor
- Gateway position serving residents, day visitors and North Shore traffic
- Historic surf-town setting with strong food, retail and experience demand
- Within the City's Haleiwa Special District, created to preserve and enhance area character
- Limited developable commercial inventory supports long-term scarcity



Location Highlights



★	Subject Property
1	Jenny's Shrimp Truck
2	Killer Tacos
3	Big Wave Shrimp Truck
4	The Detailer Guy
5	Starbucks
6	Malai Thai Food Truck
7	Hele Gas Station
8	Xcel
9	The Ukulele Site
10	7-Eleven Haleiwa
11	Kaimana Shave Ice
12	Okina Cafe
13	North shore Crepes Cafe
14	McDonald's
15	Cafe Haleiwa
16	Honos Shrimp Truck
17	Zane's Simply Shrimp
18	Haleiwa Senior Citizen Center
19	Hegreaterthani - Haleiwa
20	Aviator Nation
21	Heated - Fitness Center
22	Jar'd Hawaii
23	Farm to Barn Cafe & Juicery
24	North Shore Marketplace
25	Mayas Tapas & Wine
26	Cholo's Homestyle Mexican
27	Wyland Galleries
28	Nomadic Pizza
29	Ohana Yummy BBQ
30	Haleiwa Seafood
31	Banzai Sushi Bar
32	Patagonia Sury
33	Sea Shell Man
34	HIC Hawaiian Island Creations
35	Poke for the People

Demographics and Visitor Statistics

DEMOGRAPHICS

	1-MILE	3-MILES	10-MILE
POPULATION	4,109	9,736	84,821
AVG. HOUSEHOLD INCOME	\$128,928	\$142,473	\$132,334
MEDIAN AGE	38.5	38.4	34.5
TOTAL ANNUAL HOUSEHOLD EXPENDITURE	\$139.75M	\$361.04M	\$2.79B

2025 OAHU VISITOR STATISTICS



9.49 MIL

Total Visitor Arrivals



21,753.1 MIL

Total Visitor Expenditures



\$259.8

Average Spending PPPD



8.68 DAYS

Average Length of Stay



83,745,211

Total Visitor Days



\$2,255.8

Average Spending PPPT





26 PARKING SPACES



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