



**FEE SIMPLE RETAIL CENTER | FOR SALE**

- \$4,175,000
- 6% CAP RATE
- FULLY LEASED

# HALEIWA PLANTATION SHOPS

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



# EXECUTIVE SUMMARY

The Beall Corporation (“TBC”) has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire Haleiwa Plantation Shops, a fee simple property located in Haleiwa on the North Shore of O’ahu. The property is comprised of 3 separate retail buildings, totaling 3,076 square feet, situated on a 16,993 square foot lot. This is a once in a generation opportunity, as comparable properties in Haleiwa trade infrequently.

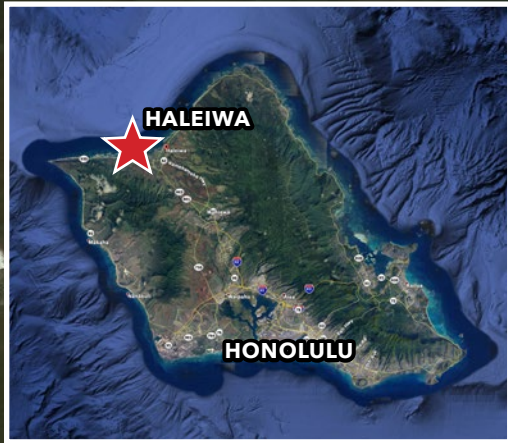
## PROPERTY SUMMARY

<b>Offering Price</b>	\$4,175,000
<b>Seller Financing Available</b>	<i>Up to \$2M; 5% Int only; 5 Yr Term; 1 Point. Subject to qualification.</i>
<b>2024 Actual NOI</b>	\$252,189
<b>Cap Rate</b>	6.04%
<b>Building Size</b>	3,076 SF
<b>Land Area</b>	16,993 SF
<b>Occupancy</b>	100%
<b>Parking</b>	26 Stalls (Ratio of 8.5/1,000 SF)
<b>Tenure</b>	Fee Simple
<b>Parcel (TMK)</b>	1-6-2-007-020
<b>Zoning</b>	R-5, Permitted Non-Conforming, Approved Conditional Use Permit Allows (retains) Commercial Use
<b>Year Built</b>	1914, Renovated in 2014





# LOCATION



**HALEIWA PLANTATION SHOPS**



# LOCATION



- **Haleiwa Plantation Shops** is located in the historical surf town Haleiwa on the North-Shore of O'ahu, Hawai'i
- Located on the mountain side of the main thoroughfare of Haleiwa, Kamehameha Highway, which has traffic counts of more than 12,000+ cars per day.
- Full movement ingress/egress to the property's parking lot is located on the west side of the buildings.
- Within 10 miles of the Banzai Pipeline, famous for its international surfing competitions, and gateway to the "Seven Mile Miracle", a seven mile stretch of sandy beaches with the most important surf spots in the history of surfing.
- 25 mile drive to Honolulu International Airport
- According to the North Shore Chamber of Commerce, approximately 2,000,000 tourists visit Haleiwa and the North Shore each year.



# INVESTMENT HIGHLIGHTS

## RARE FEE SIMPLE INVESTMENT OFFERING

The sale of Haleiwa Plantation Shops presents a unique opportunity to acquire the fee simple interest in a 3,076 SF retail center on an approximately 16,993 square foot lot located in the historic surf town of Haleiwa on the North Shore of O'ahu.

## LIMITED SUPPLY

Fee simple offerings in Haleiwa rarely become available, especially properties that are fully leased and have low capital improvement requirements.

## HIGH VISIBILITY, HIGH TRAFFIC LOCATION

Haleiwa Plantation Shops is well positioned along Kamehameha Highway, the only thoroughfare through Haleiwa Town, which has strong traffic counts of more than 12,000+ cars per day. The retail storefronts are situated along the highway giving tenants unparalleled visibility.

## FULLY LEASED RETAIL CENTER

The Property is fully leased with a thoughtfully curated tenant mix that contribute to a vibrant atmosphere within the center and enrich the surrounding community.

## RECENTLY RENOVATED PROPERTY

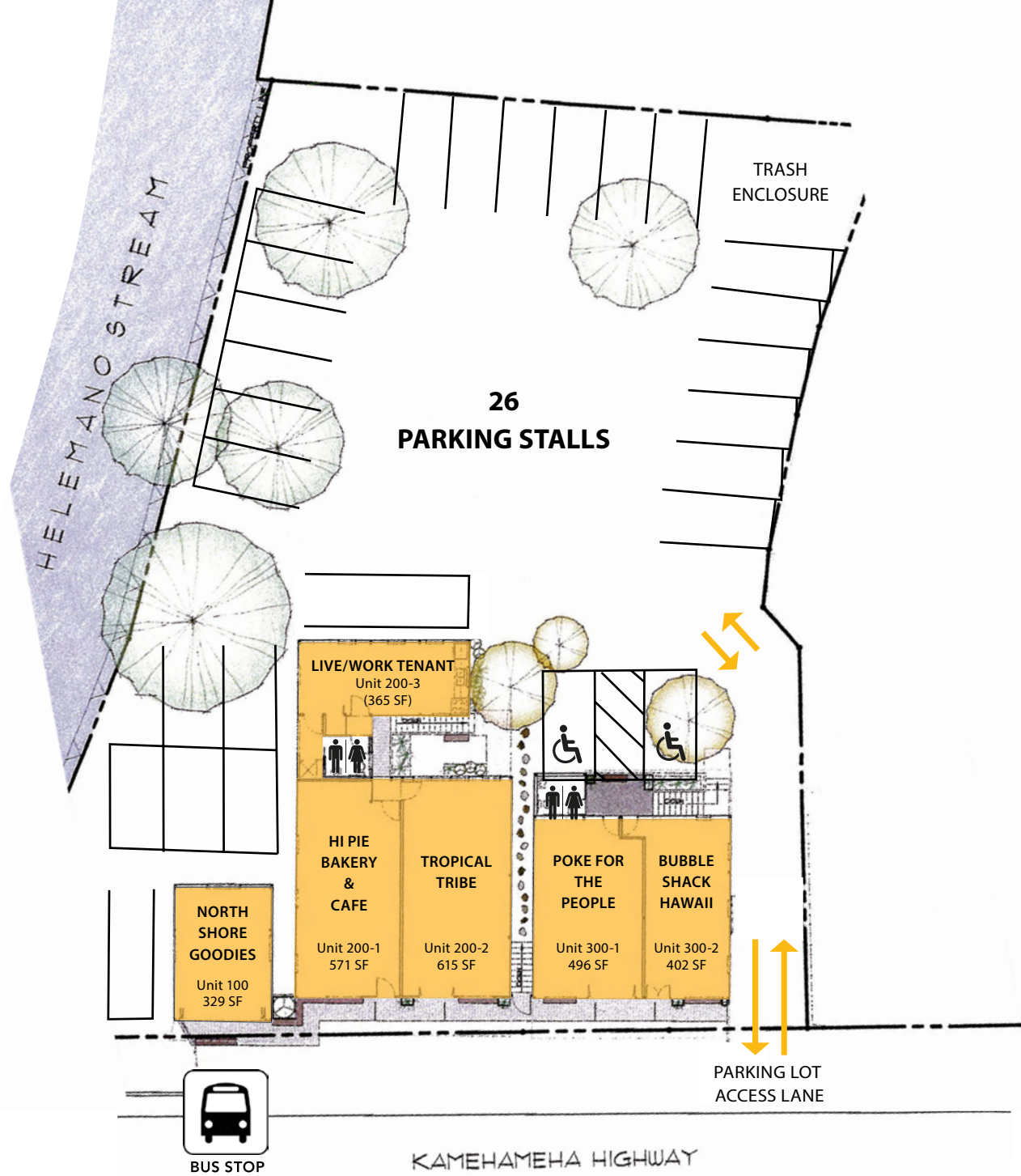
The historic 1920s plantation era buildings were recently renovated in 2014-2015 and feature new electrical, plumbing, and septic systems. The ample parking lot was also re-stripped in May 2021.

## INCREASING CASH FLOW

The current leases contain annual increases and tenants do not currently pay percentage rent. This presents immediate increasing cash flow along with an opportunity to add additional income through percentage rent when leases expire.



# SITE PLAN













# ADDITIONAL FILES AVAILABLE FOR REVIEW BY QUALIFIED BUYERS

1. OFFERING MEMORANDUM
2. LEASE SUMMARY
3. PRELIMINARY TITLE REPORT
4. ALTA SURVEY
5. ADA SETTLEMENT AGREEMENT
6. BUILDING PLANS & FLOOR PLANS
7. PHOTOS
8. PROPERTY & LIABILITY INSURANCE PROGRAM
9. ZONING & PERMITS
10. FLOOD ELEVATION CERTIFICATES
11. SPECIAL DESIGN DISTRICT & SMA APPROVALS & PERMITS
12. TMK PARCEL MAP
13. RPT (TAXES) HISTORY
14. SIGN MASTER PLAN (SMP)





# BEALL CORP

RETAIL REAL ESTATE

1120 12TH AVENUE, SUITE 301  
HONOLULU, HI 96816  
WWW.THEBEALLCORPORATION.COM

**CHRIS YARIS (S), SENIOR VICE PRESIDENT**

(808) 469-4337

chris@thebeallcorporation.com

RS-73127

**CATON SMITH (S), ASSOCIATE**

(808) 469-4338

caton@thebeallcorporation.com

RS-83118

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