



**FLEXIBLE RETAIL SPACE AVAILABLE -
HEALTH, WELLNESS / MULTIPLE USES POSSIBLE IN HIGHLY DESIRABLE LOCATION**

PPG
PACIFIC
PROPERTY
GROUP INC

D'ASCOLI BUILDING

66-590 KAMEHAMEHA HWY



Pacific Property Group is pleased to present space for lease within this Class A property in the North Shore town of Haleiwa.

The two story building, on the outskirts of Haleiwa town, offers strong visibility on the main roads in and out of the gateway to the North Shore. Offering a mix of service, retail and office, the property is perfectly located to attract both residents and tourists and benefits from excellent parking and easily accessible private suites.

A chair lift is in place for tenants and clients who require assistance to reach the second floor and individual office and retail spaces are spacious, light and clean.

The property is meticulously managed by the owners who demonstrate a tremendous sense of pride in both the building and its tenants.

Anchored by Xcel Surfwear and a number of local service providers and health and wellness practitioners, the D'Ascoli building offers an excellent opportunity for any business looking to reach the North Shore customer base and beyond.

UNIT OVERVIEW

This 2,297 sf space has been remodeled and is in excellent condition and ready for a new tenant.

Currently a fitness/ personal training space, the basement unit in The D'Ascoli Haleiwa building has multiple opportunities for users looking to open or relocate their business on the North Shore of Hawaii.

SPACE DETAILS

ADDRESS:	66-590 Kamehameha Hwy, Haleiwa, HI 96712
UNIT AVAILABLE:	B-2
SIZE AVAILABLE:	2,297 SF
BASE RENT:	\$1.16/SF/Mo
ANNUAL INCREASES:	3%
CAM:	\$1.59/SF/Mo
PARKING:	52 Stalls
ZONING:	B-1
YEAR BUILT:	1990
FLOOD ZONE:	X

SPACE HIGHLIGHTS

HIGHLY VISIBLE LOCATION

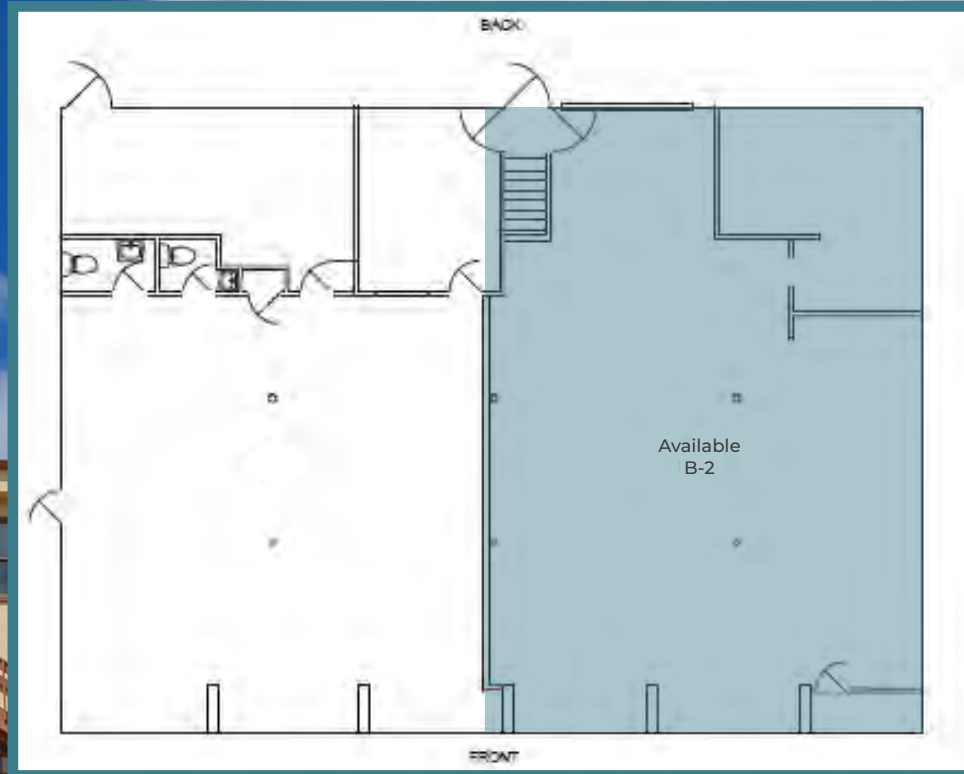
FREE PARKING FOR TENANTS AND CUSTOMERS IN FRONT OF BUILDING AND TO REAR OF BUILDING

COMPETITIVE RENTS

METICULOUSLY MAINTAINED BUILDING



Basement - FLOOR PLAN







PROPERTY HIGHLIGHTS

LOCATION BENEFITS FROM HIGH VISIBILITY ON ROAD INTO AND LEAVING HALEIWA.

AMPLE PARKING

EXCELLENT CONDITION

MAINTAINED TO A HIGH STANDARD BY OWNERS

SPACIOUS, CLEAN AND LIGHT FILLED OFFICE AND RETAIL SPACE

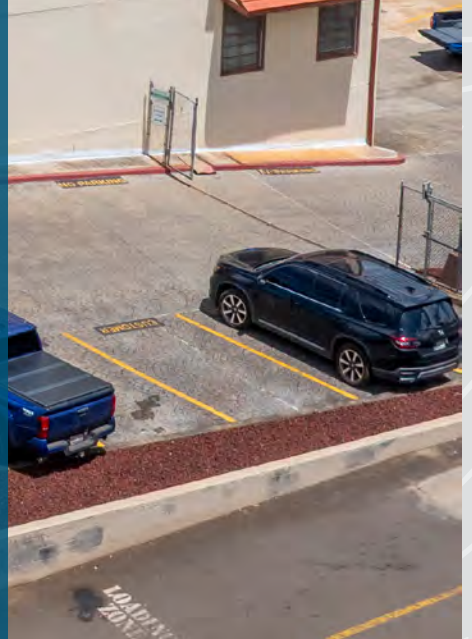
STRONG LOCAL DEMOGRAPHIC AND SEASONAL BOOSTS FROM TOURISM

IDEAL LOCATION FOR LOCAL RETAIL, HEALTH AND WELLNESS SERVICES AND OFFICE USERS

ADA STAIR LIFT TO SECOND FLOOR

EASY ACCESS TO NORTH SHORE AND TO MAIN HIGHWAYS

45 MINUTES DRIVE FROM HONOLULU AIRPORT AND CENTRAL HONOLULU



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.

INVEST IN HALEIWA

Investing in Haleiwa offers a rare opportunity seldom found in Honolulu's commercial market. This fee simple property combines strong visibility, established tenancy, limited future competition, ample parking, and robust net operating income, creating a compelling investment defined by immediate cash flow, long-term value, and the potential to serve as a legacy asset for future generations.

Hale'iwa's unique market fundamentals further strengthen the opportunity. Supported by an affluent residential base and significant visitor traffic—particularly during the internationally recognized surf season—the area has a limited inventory of fee simple commercial assets offering stabilized income, upside potential, and predictable cash flow. Annual rental increases also provide a valuable inflation hedge through long-term rent growth.

What further distinguishes this offering is the enduring resilience of the North Shore market. Demand for well-located commercial assets in Hale'iwa has historically been supported by a rare combination of tourism, lifestyle-driven spending, and strong local patronage, creating a diversified revenue base that is less reliant on any single market segment. This dynamic, paired with constrained development opportunities and high barriers to entry, reinforces the long-term value proposition for investors seeking both stability and appreciation.

Beyond its relaxed small-town character, Hale'iwa has long attracted high-net-worth individuals drawn to its lifestyle, authenticity, and proximity to some of the world's most iconic surfing destinations and global events. With its quality improvements, strong rent roll, proven tenants, and potential for future growth, this offering represents a standout asset within the North Shore's highly coveted investment landscape.



POPULATION
5,098



MEDIAN AGE
41.1 YEARS OLD



HOUSEHOLDS
1,580



**AVG. HOUSEHOLD
INCOME**
\$98,453



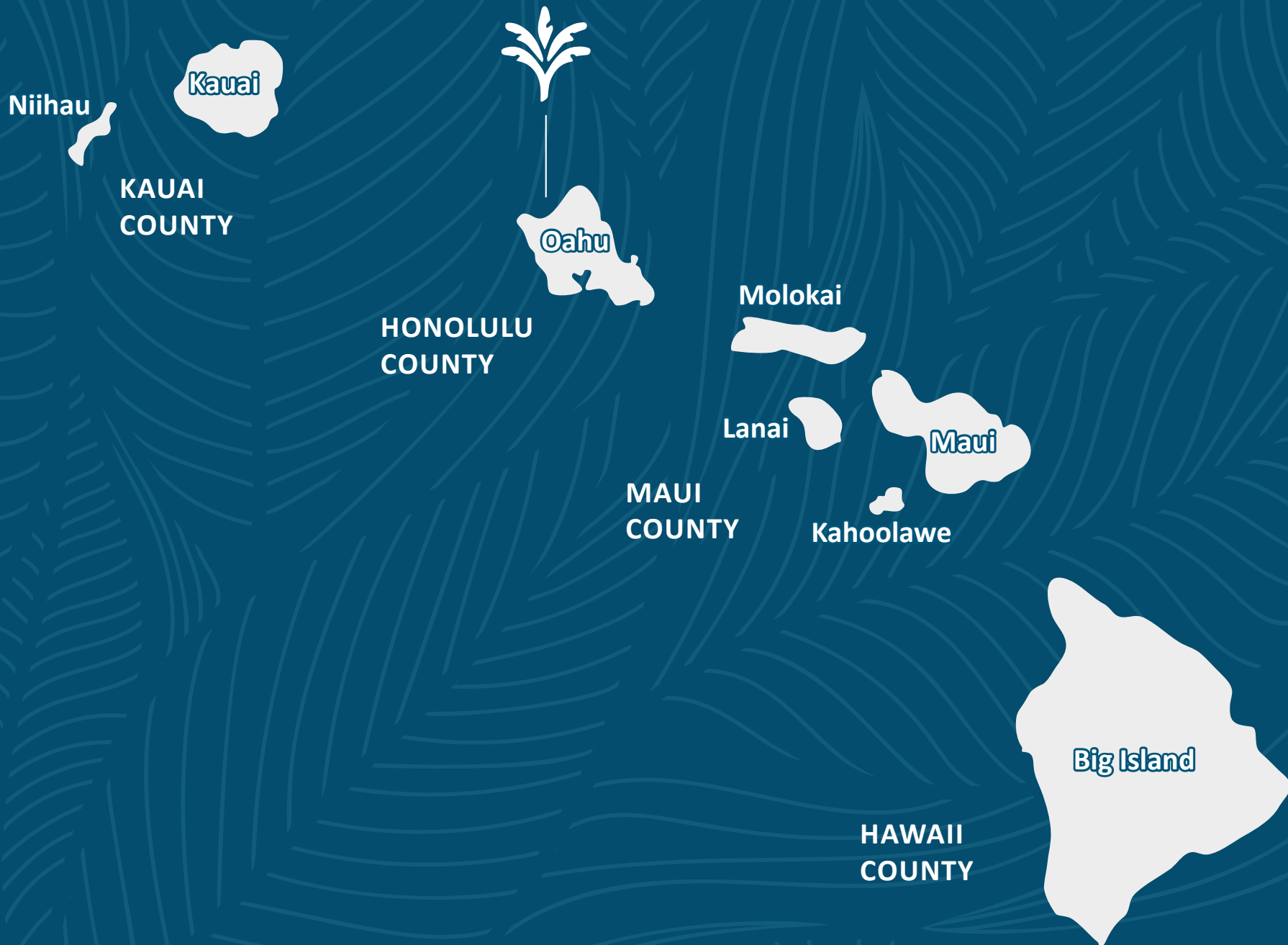
WEALTH INDEX
116



**MEDIAN HOME
VALUE**
\$1,200,000

Source: 2026 ESRI

HAWAIIAN ISLAND CHAIN



NORTH SHORE DEMOGRAPHICS

The North Shore of O'ahu presents a compelling investment opportunity driven by its global recognition, limited land supply, and enduring lifestyle appeal. Known worldwide for its legendary surf breaks, scenic coastline, and laid-back community character, the North Shore attracts a steady mix of residents, visitors, and seasonal tourism that supports demand across retail, hospitality, and mixed-use real estate. With a finite inventory of commercial properties and significant barriers to overdevelopment, the region offers long-term value supported by scarcity and destination appeal.

Investment fundamentals are strengthened by the North Shore's unique balance of tourism and local-serving commerce. From boutique retail and food-and-beverage concepts to neighborhood services and experiential businesses, the market benefits from diversified demand and a customer base that includes both visitors and a deeply rooted residential community. The area's authenticity and cultural identity continue to drive interest from businesses seeking locations with strong character and loyal patronage.

Positioned along Kamehameha Highway, the North Shore also benefits from connectivity across its string of coastal communities, including Haleiwa, Sunset Beach, and Waialua. As interest in lifestyle-driven destinations and experiential real estate continues to grow, the North Shore remains well positioned for investors seeking a rare Hawai'i asset with stable demand, limited competition, and long-term appreciation potential.



POPULATION
23,931



MEDIAN AGE
34.6 YEARS OLD



HOUSEHOLDS
6,152



**AVG. HOUSEHOLD
INCOME**
\$104,261



WEALTH INDEX
110



**MEDIAN HOME
VALUE**
\$104,261

Source: 2026 ESRI

ISLAND OF OAHU



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