



FOR SALE | RETAIL PROPERTY | FEE SIMPLE
54-124 & 54-126B KAMEHAMEHA HIGHWAY
HAUULA | HI 96717

STANDARD  COMMERCIAL
REAL ESTATE ADVISORY GROUP

Property Description

The offering consists of the **fee simple interest in 54-124 & 54-126 Kamehameha Highway**, located in the heart of **Hau'ula on O'ahu's North Shore**, directly across from Hau'ula Beach Park and adjacent to 7-Eleven. The property encompasses **40,470 square feet of predominantly commercial-zoned land** with approximately **265 feet of frontage along Kamehameha Highway**, the island's main coastal thoroughfare.

A **7,780-square-foot commercial building** anchors the site — an exceptionally rare find along this stretch of the North Shore. The commercial space is currently occupied by the seller's business, Aloha Hawaii Gifts, which pays rent well below market. Two residential tenants and a food truck also occupy portions of the property, all at under-market rents.

At sale, the seller will vacate the commercial space or continue month-to-month, offering flexibility for an **owner-user, value-add investor, or developer**. Options include re-tenanting at market rates, demising into multiple spaces for higher income, or redeveloping the site over time while leveraging existing income to offset carrying costs. With dual curb cuts, generous frontage, and prime visibility, this is a rare opportunity to acquire a sizable fee simple parcel in a supply-constrained North Shore market.



Property Highlights

- **Prime North Shore Location** | Directly across from Hau'ula Beach Park and next to 7-Eleven along Kamehameha Highway
- **Large Fee Simple Site** | Approximately **40,470 SF** of mostly commercial-zoned land with **265 linear feet** of frontage
- **Rare North Shore Asset** | Includes a 7,780 SF commercial building, seldom available in this area
- **Below-Market Income** | Existing tenants (retail, residential, and food truck) offer substantial upside potential
- **Flexible Future Use** | Ideal for **owner-users, investors, or developers** seeking a strategic location on Oahu's North Shore
- **Excellent Access** | Dual curb cuts provide easy ingress/egress and visibility along the island's main coastal route



Investment Summary

ASKING PRICE \$4,299,000

TENURE Fee Simple

ADDRESS 54-124 & 54-126B Kamehameha Highway, Hauula, HI 96717

LAND AREA 40,470 sf (35,398 sf B-1 zoned, 5,072 sf R-5 zoned)

BUILDING 7,780 sf

TMK (1) 5-4-2-5 & 6

ZONING B-1 & R-5

Demographics

North Shore Population (Estimated) 31,915

Median Household Income

3 mile \$100,000

5 mile \$101,951

10 mile \$93,193

Annual Average Daily Traffic (AADT)

14,900





PRESENTED BY

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