



For Lease | Retail & Office Space

Parker Ranch Center

67-1185 Mamalahoa Highway, Kamuela, Hawaii 96743

Property Description

Grocery anchored center with charm and appeal located in the heart of Waimea town on the Big Island of Hawaii. The paniolo theme is full of history and culture and a favorite stop for tourists driving around the Big Island. The residents hang out and relax in this favorite center with all the retail, services and food needed for the family.

Property Highlights

- Zoning: Village Commercial
- Gross Leaseable Area: Approximately 145,254 SF
- Available Spaces:
- Space E122 (3,334 SF) - Inside food court & in vanilla shell condition (could be split to two smaller spaces)
 - Space F133 (1,168 SF) - Retail space
 - Space F134 (1,168 SF) - Retail space
 - Space H139/151 (2,692 SF) - Retail or office space
 - Space H140/141/149/150 (5,985 SF) - Retail or office space (Available 9/1/26).
 - Space G138A (1,276 SF)* - Retail or office space (Available 2027)
 - Space G138B (1,235 SF)* - Retail or office space (Available 2027)
 - Space G138C (1,235 SF)* - Retail or office space (Available 2027)
 - Space G138D (1,241 SF)* - Retail or office space (Available 2027)
 - Space G138E (2,645 SF)* - Retail or office space (Available 2027)
 - Space 2 (5,799 SF) - Retail space

**Can be combined.*

- Asking Base Rent: Negotiable
- CAM: \$1.69 PSF/Mo. (Estimated 2026)
- Food Court CAM: \$2.79 PSF/Mo. (Estimated 2026)
- Promotional Fund: \$0.25 PSF/Mo.
- Percentage Rent: 8%
- Term: 3 - 5 years

Colliers

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