



NIU VALLEY CENTER

549 HALEMAUMAU ST
HONOLULU, HI 96821

**FEE SIMPLE RETAIL
INVESTMENT OPPORTUNITY**

ONE OF HONOLULU'S MOST

Desirable Neighborhood

Colliers is pleased to present the opportunity to acquire a fee simple retail investment in East O'ahu – one of Honolulu's most affluent and supply-constrained trade areas.

Beastside Kitchen is a beloved neighborhood staple with a loyal following, anchored within Niu Valley Center – a well-established retail center on Kalaniana'ole Highway between Hawaii Kai and Aina Haina. The center benefits from approximately 56,000 vehicles per day, delivering consistent natural exposure to some of Oahu's most affluent residential communities.

Take advantage of this rare opportunity to secure a foothold in one of East Honolulu's most desirable investment corridors.



PROPERTY SUMMARY

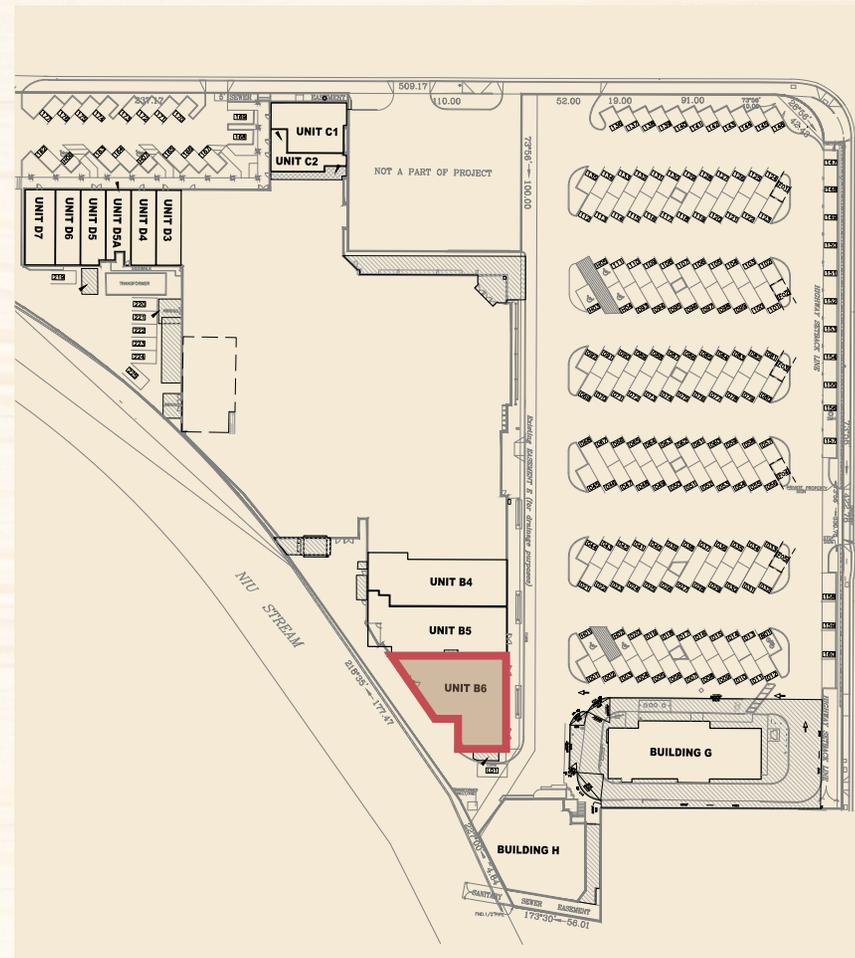
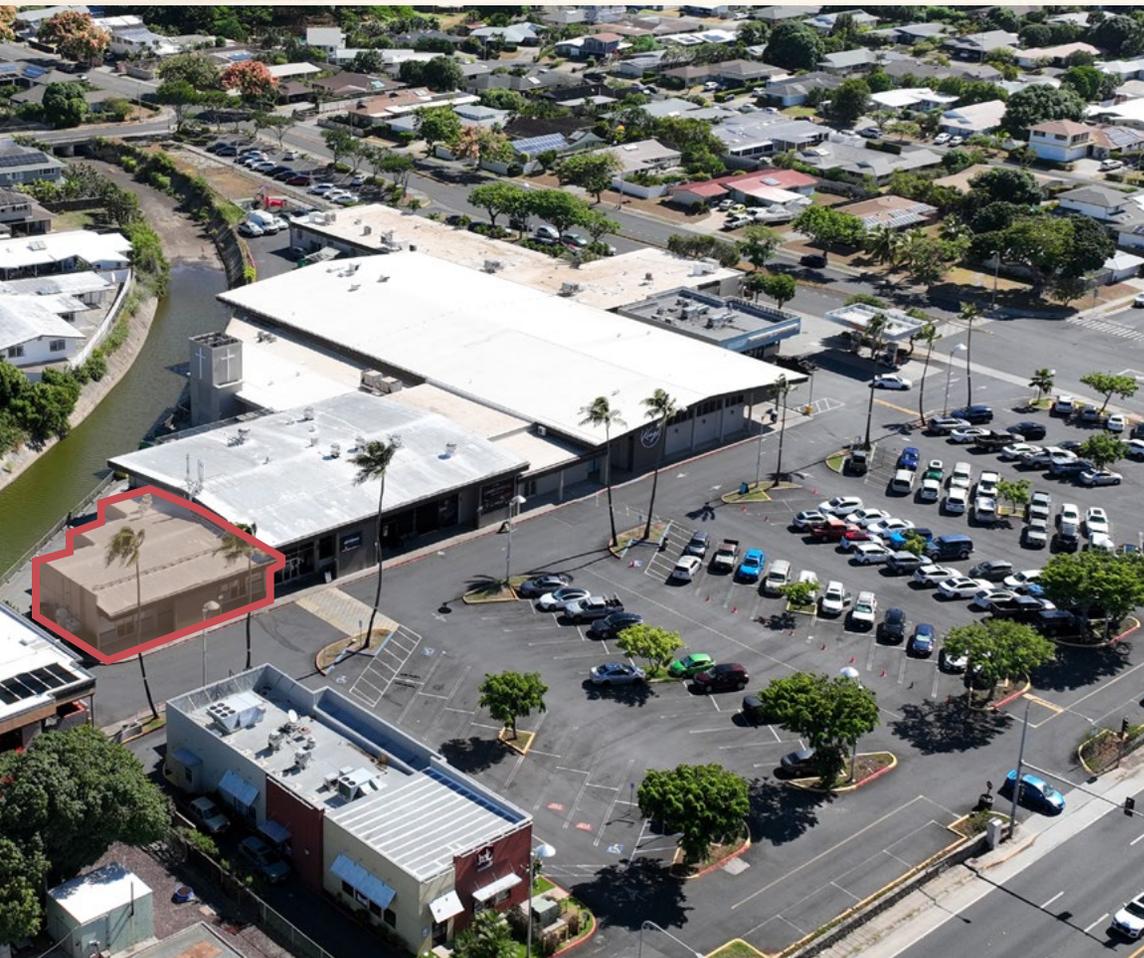
| | |
|-----------------------------------|--|
| Price | \$1,800,000 |
| NOI | \$119,029 |
| TMK | 1-3-7-10-53-004 |
| Premise Size | 2,920 SF |
| Existing Lease Expirations | 3/31/28 |
| Tenant Option | One Option for 4 years, eleven months |
| Tenant | Beastside Kitchen |
| Use | Hawaiian Pacific fusion restaurant featuring live music and events |
| Zoning | B-1 |
| Real Property Tax | \$2,599.97/Mo |
| CAM | \$3,393.39/Mo |



DEMOGRAPHICS AND TRADE AREA



| Demographics | 1-Mile | 3-Mile | 5-Mile |
|--------------------|-----------|-----------|-----------|
| Population | 5,574 | 40,888 | 115,902 |
| Daytime Population | 3,615 | 30,940 | 93,853 |
| Households | 1,855 | 15,192 | 40,177 |
| Avg HH Income | \$229,104 | \$205,803 | \$187,047 |
| Bachelor Degree+ | 32.6% | 35.3% | 31.4% |



INVESTMENT HIGHLIGHTS

Investor Opportunity

The unit is currently occupied and operated by a long term established Tenant.

Strong Trade Area and Demographics

East Oahu has one of Hawaii's highest average household incomes, and a desirable market to reach affluent island residents and families.

Pre-eminent Location on Major Thoroughfares

Kalanianaole Highway enjoys exposure to 56,800 vehicles per day, and is a popular route towards several visitor attractions along the southeastern coast of Oahu.



CONTACT

Kelli Yanagawa Wilinski (S)

Vice President
Retail Services Division
Lic# RS-62770
808 371 4856
kelli.wilinski@colliers.com

Alika Cosner (S) SIOR

Senior Vice President
Industrial Services Division
Lic# RS-69441
808 292 4599
alika.cosner@colliers.com

Patrick McGranahan (S)

Senior Associate
Industrial Services Division
Lic# RS-83939
808 754 8535
patrick.mcgranahan@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.