



KAHUKU
GOLF COURSE

CHURCH OF
JESUS CHRIST OF
LATTER-DAY SAINTS

KAHUKU
ELDERLY
APARTMENTS

SUBJECT PROPERTY

PUULUANA STREET

KAMEHAMEHA HIGHWAY
AADT 13,700

KAHUKU
INTERMEDIATE &
HIGH SCHOOL

AVAILABLE FOR LONG-TERM GROUND LEASE | NORTH SHORE | OAHU
56-481 KAMEHAMEHA HIGHWAY | #HM351 | KAHUKU | HI 96731

Property Description

This rare, large rectangular commercial corner lot offers a unique opportunity to ground lease a high-profile parcel along Kamehameha Highway on Oahu's North Shore. Located directly across from Kahuku Intermediate & High School (1,400 students), the site is part of the Kahuku Village development, which includes 90 homes/lots currently being sold or developed, and also seconds away from the Kahuku Elderly Apartments (64 units). The property is ideal for a business who wants to take advantage of a large lot with excellent visibility in a supply constrained area.

Property also available for sale – fee simple (contact listing agent).



HIGHLIGHTS

- **One of the last remaining drive-thru eligible sites** on all of Kamehameha Highway through the North Shore
- **In-place food trucks provide income to cover carrying costs** while a long-term development is completed
- **Prime corner location** directly across from Kahuku Intermediate & High School (~1,400 students) and a block away from Kahuku District Park
- **Rare commercial zoning** allows for QSR (drive-thru), retail, or other commercial development
- **High-traffic location** on the main thoroughfare serving the North Shore
- **Excellent visibility** makes the site ideal for high-profile retail development
- **Integrated within the Kahuku Village development**, which includes 90 residential lots
- **Close proximity to major destinations:**
 - 4.7 miles from **Ritz-Carlton at Turtle Bay** (408 rooms)
 - 3.5 miles away from **BYU-Hawaii** (3,200 students)
 - Only 3.3 miles away from Courtyard by **Marriott Oahu North Shore** (144 rooms)
 - 3.8 miles from the **Polynesian Cultural Center**
- **Bus stop directly fronting the property**, providing convenient access for students, residents, and visitors

Property Overview

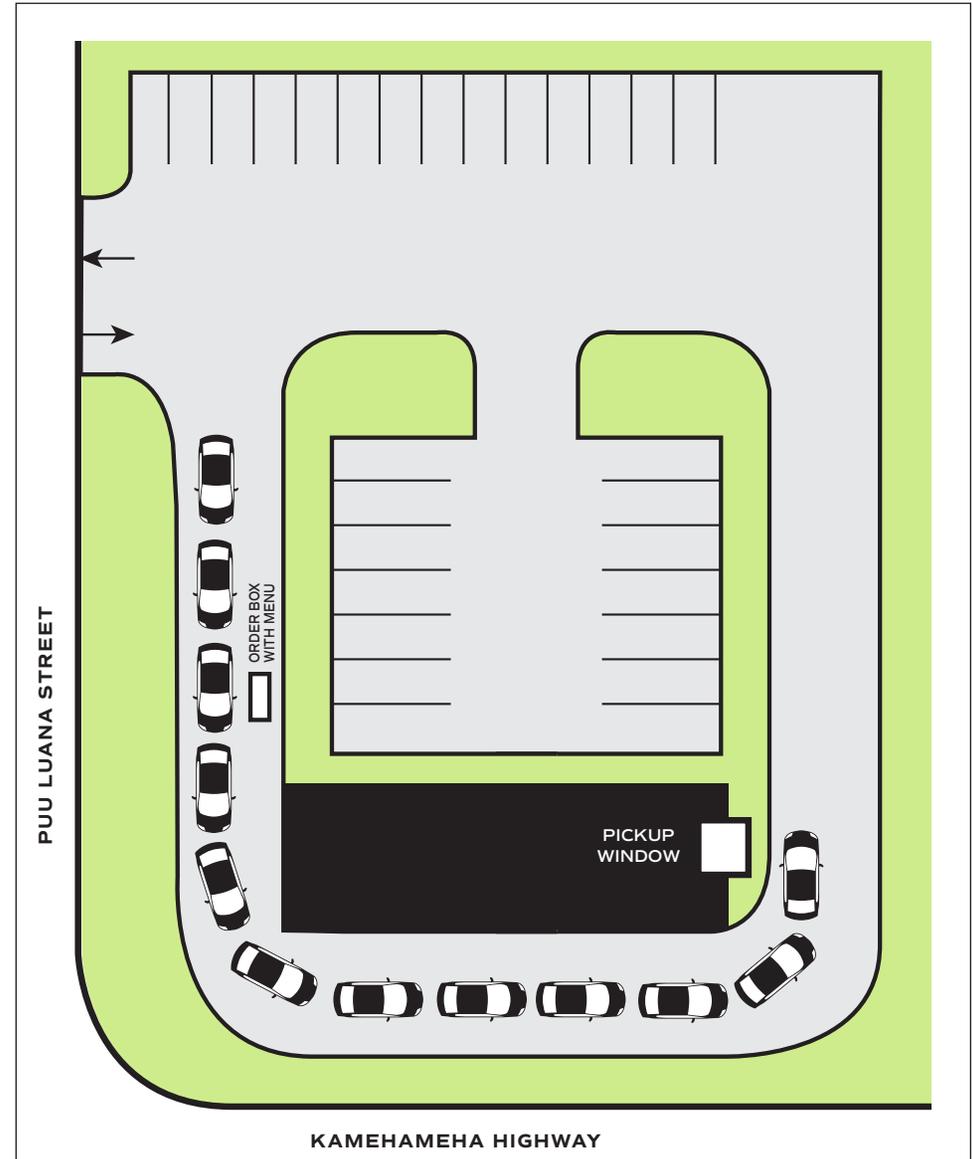
ADDRESS	56-481 Kamehameha highway #HM351 Kahuku HI 96731
MARKET/ SUBMARKET	North Shore
LAND AREA	39,207 SF
ZONING	B-1 – Neighborhood Business District (see Zoning & Land Use section for more information)
TMK	(1) 5-6-2-54-13
LEASE TERM	20+ Years
GROUND RENT	Negotiable

CONCEPTUAL LAYOUT

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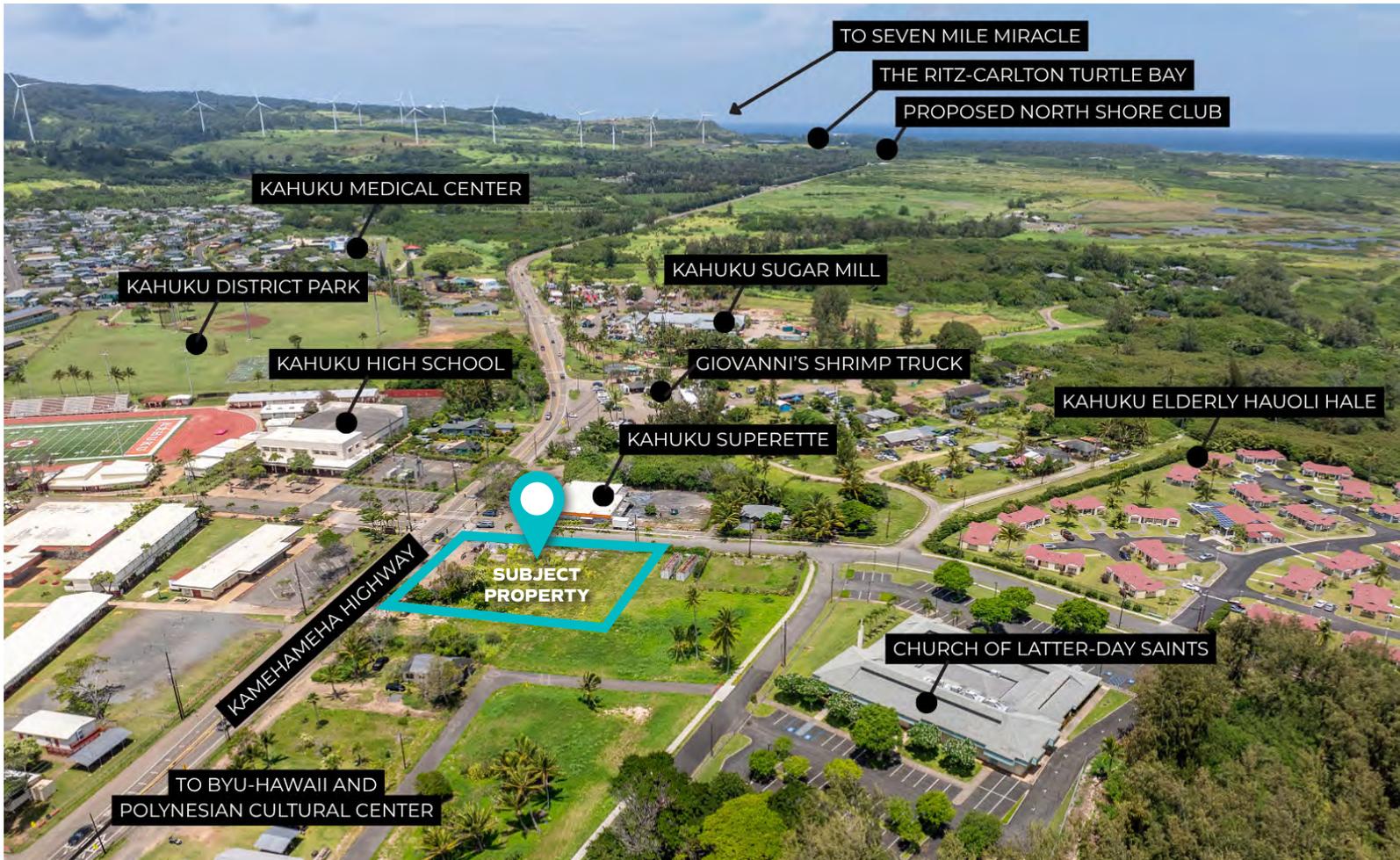


QUICK SERVICE RESTAURANT (QSR) WITH DRIVE-THRU



Disclaimer: Sample site layouts for illustrative purposes only.

AREA OVERVIEW



O'ahu's North Shore is one of Hawaii's most iconic destinations, known worldwide for its natural beauty, legendary surf breaks, and laid-back charm. Drawing over a million visitors annually, the region is home to major attractions like Waimea Bay, Sunset Beach, and the Banzai Pipeline. In addition to its world-class beaches, the North Shore features resort accommodations such as Turtle Bay Resort,

cultural destinations like the Polynesian Cultural Center, and a growing residential population. With limited commercial development, high visitor traffic, and strong local demand, the North Shore offers a rare and compelling opportunity for retail and service-based businesses.

DEMOGRAPHICS

North Shore Population (estimated)	Median Household Income	
31,915	3 mile	\$103,000
	5 mile	\$90,088
	10 mile	\$90,655

Annual Average Daily Traffic (AADT)
13,700 (2023)

ZONING & LAND USE

COMMERCE & BUSINESS

- Amusement and recreation facilities
- Business services
- Convenience stores (CUP-minor)
- Dance or music schools
- Drive-thru facilities
- Eating establishments
- Financial institutions
- Medical laboratories
- Medical clinics
- Office buildings
- Personal services
- Photographic studios
- Real estate offices
- Retail establishments
- Travel agencies

OTHER USES

- Repair establishments, minor
- Art galleries and museums
- Day-care facilities
- Meeting facilities
- Public uses and structures
- Schools
- Theaters
- Car washing, mechanized
- Other uses as approved by a conditional use permit



PRESENTED BY

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