Kamehameha Schools Announces 11 Hawai‘i Businesses to Make Hale‘iwa Store Lots their Home

HALE‘IWA — Kamehameha Schools’ announces tenants who will join Hale‘iwa Store Lots (HSL) upon completion in fall 2014. Located along Kamehameha Highway at the site of Matsumoto Shave Ice, Hale‘iwa Store Lots will feature Hawai‘i businesses, retailers and restaurants, including many with roots on the North Shore.

A historical reference to the site’s original name – Waialua Store Lots – Hale‘iwa Store Lots will preserve and retain the rural character of Hale‘iwa Town by merging old and new in a cohesive, safe, and historically authentic way. With 27,000 square feet of gross leasable space, Hale‘iwa Store Lots will share Hale‘iwa’s history of people and place through plantation-era buildings, sustain Hawai‘i-owned retail and dining businesses, and ensure long-term viability of this special place.

“To perpetuate Hale‘iwa’s rich history and cherished culture, Kamehameha Schools approached this redevelopment with the rural community and culture in mind,” said Kamehameha Schools’ senior land asset manager Kalani Fronda. “We set out to attract family-owned businesses who could offer unique, affordable, friendly, fun and memorable offerings or services similar to Matsumoto Shave Ice.” said Fronda.

An iconic feature of the North Shore community since 1951, Matsumoto Shave Ice will remain open during construction and continue to welcome customers to their original location. Their premises will be expanded to double their original size and will include an open lanai area that faces the main courtyard.

“We are excited to be working with Kamehameha Schools to achieve a wonderful and relaxing destination stop for our visitors to the North Shore as well as for our local residents,” said Matsumoto owners, Stanley and Noriko Matsumoto. “We are looking forward to a new beginning and anticipate another 62 years of happy smiles and memories.”

Aside from existing tenants, Matsumoto Shave Ice and Global Creations, who will remain open during construction, Kamehameha Schools has signed agreements with Whaler’s General Store and fruit stand, T&C Surf, Fatboys, Rajanee Thai Cuisine, Island Vintage Coffee, Kahala Sportswear, Mahina, Splash! Hawaii, and Uncle Bo’s.

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“We are thrilled with the amount of interest we’ve received for Hale‘iwa Store Lots,” said Fronda. “In most instances, we had several tenants vying for the same space.”

Currently, 77 percent of the project is already leased through leasing agent Colliers International. Another batch of agreements are very close to execution, and the last few spaces are being negotiated with multiple offers on the same space. At final completion of leasing, the Hale‘iwa Store Lots will be comprised of approximately 55 percent retail tenants, 40 percent eateries and five percent office space.

The Sullivan Family of Companies will operate the Whaler’s General Store, a convenience shop for sundries, Hawai‘i gifts and souvenirs and local chef-made grab and go foods and beverages. In addition, a separate space operated by Whaler’s General Store will be an open-air, country fruit stand showcasing Hawai‘i’s fresh, locally-grown fruits and vegetables.

“We’re grateful for this opportunity to bring Whaler’s General Store to the Hale‘iwa community,” said Jenai Sullivan Wall, Chairman and CEO, The Sullivan Family of Companies. “Our locally owned and operated family of companies has been a part of the North Shore community for more than 30 years, and we’re excited to now share a new store that will capture the essence of old Hawai‘i with a contemporary twist,” said Wall.

Recognizing that Hale‘iwa is the largest retail and recreation destination on the North Shore, Hale‘iwa Store Lots was designed to highlight the historic plantation character of the Hale‘iwa Special District and the role small businesses play in maintaining a relaxed and friendly gathering place for the community.

Total investment in this community revitalization project is $16.1 million. Construction is expected to take 12 to 15 months (including tenant build outs) with completion by 2014 winter surf season. Upon completion, the project will feature reuse of five historic buildings; a central gathering place; public restrooms; 95 parking stalls at the rear of the project; and walkways and landscaping that separate pedestrians from vehicles and assist drainage.

Hale‘iwa Store Lots is part of Kamehameha’s North Shore Plan (NSP) developed in 2008 with an extensive community planning process. The Plan identified seven “catalyst” projects and received the American Planning Association’s 2011 National Planning Excellence Award for Innovation in Sustaining Places. Kamehameha Schools has also implemented projects such as the restoration of Loko Ea fishpond, $12 million of agricultural water system improvements, and renewable energy.

Kamehameha Schools is committed to redeveloping this important property in a manner that supports the community’s vision to retain Haleiwa’s historic country character while revitalizing a highly visible and valued community asset that in turn supports Kamehameha’s educational mission.

About Kamehameha Schools
Kamehameha Schools is a private, educational, charitable trust founded and endowed by the legacy of Princess Bernice Pauahi Bishop. Kamehameha Schools operates a statewide educational system enrolling over 6,900 students of Hawaiian ancestry at K-12 campuses on O‘ahu, Maui and Hawai‘i and 30 preschool sites statewide.

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Over 40,400 additional Hawaiian learners and caregivers are served each year through a range of other Kamehameha Schools’ outreach programs, community collaborations and financial aid opportunities in Hawai`i and across the continental United States. Income generated from its Hawai`i real estate, as well as diverse investments, fund the Schools’ educational mission almost entirely.

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