



Information memorandum

Paihia, Bay of Islands
68 Marsden Road

Prepared by Whalans and Partners Limited
May 2026



IN ASSOCIATION WITH
 Knight
Frank



Boundary lines are indicative only

Executive summary

Whalans and Partners Limited, Bayleys is pleased to offer 68 Marsden Road, Paihia, Bay of Islands for sale by way of Negotiation.

A rare opportunity to secure a landmark retail investment in one of New Zealand's most prestigious and tightly held coastal markets. Strategically positioned in the tourist town of Paihia, in the heart of the Bay of Islands, this substantial commercial asset offers investors a compelling combination of strong income, resilient retail fundamentals, and long-term capital growth driven by tourism, population growth, and limited supply of quality commercial property. Opportunities of this scale and quality in the Bay of Islands are exceptionally rare. Talk to the vendors appointed agents now for further information and an opportunity to inspect.

The property

The sale process



Property address

68 Marsden Road, Paihia, Bay of Islands



Zoning

Commercial Zone



Method of sale

Negotiation



Legal description & record of title

NA95A/734 | Lot 2 Deposited Plan 158605
NA95A/735 | Lot 3 Deposited Plan 158605



Net income

\$781,246.88



Land area

1,124sqm (more or less)



Occupancy

Multi-tenanted
100% Occupancy



Floor area

1,139 sqm (approximately)

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MACKYS REAL ESTATE LTD, BAYLEYS
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[bayleys.co.nz/5530191](https://www.bayleys.co.nz/5530191)



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Investment highlights

01 Asset position

High quality retail asset located in a prime coastal Bay of Islands position.

02 Income

Strong, diversified income profile with a range of established retail occupiers.

03 Rent return

Attractive rental return underpinned by quality covenants.

04 Security

Range of lease terms providing income security and stability.

05 Tourism investment

Exposure to a premium lifestyle and tourism market with year-round demand.

06 Future Growth

Potential for capital growth supported by ongoing development and strong demand.





The location

Paihia is a well-established tourism centre within the Bay of Islands, positioned approximately 60km north of Whangārei and directly connected via State Highway 11. Its waterfront setting and role as a key gateway to the region underpin consistent visitor activity and strong commercial exposure.

68 Marsden Road occupies a prominent corner position along a main route linking key destinations including Waitangi, Russell and Opuā. This location benefits from steady traffic flows, high visibility and immediate proximity to Paihia's retail and hospitality offering.



Location & Connectivity

- Auckland – Approx. 3-hour drive via State Highway 1
- Whangārei – Approx. 1-hour drive
- Direct access to key Bay of Islands destinations



Transport Links

- Kerikeri Airport approximately 25 minutes away
- Regular flights connecting to Auckland
- Intercity bus services servicing the region



Local Access

- Ferry connections between Paihia and Russell
- Departures approximately every 10 minutes providing direct access across the Bay of Islands



Location features

1. Russell
2. Waitangi Treaty Grounds
3. Opuā Bay of Islands Marina
4. Kawakawa
5. Kerikeri Airport
6. State Highway 1

Tourism Profile

Tourism in Paihia is characterised by stable demand drivers and ongoing infrastructure investment, supporting long-term visitor growth and commercial performance.

Cruise & visitor activity

- Regular inclusion on international cruise itineraries
- Paihia functions as a key landing point for passengers
- Cruise visits generate concentrated periods of increased local spend

Demand drivers

- Recognised coastal destination with national and international appeal
- Growth in both domestic and international travel
- Continued expansion of marine and cruise tourism

Market depth

Ongoing visitation supports accommodation, hospitality and service-based businesses, reinforcing Paihia's role as a high-performing tourism destination. Seasonal peaks associated with cruise arrivals and holiday periods further enhance trading conditions throughout the year.

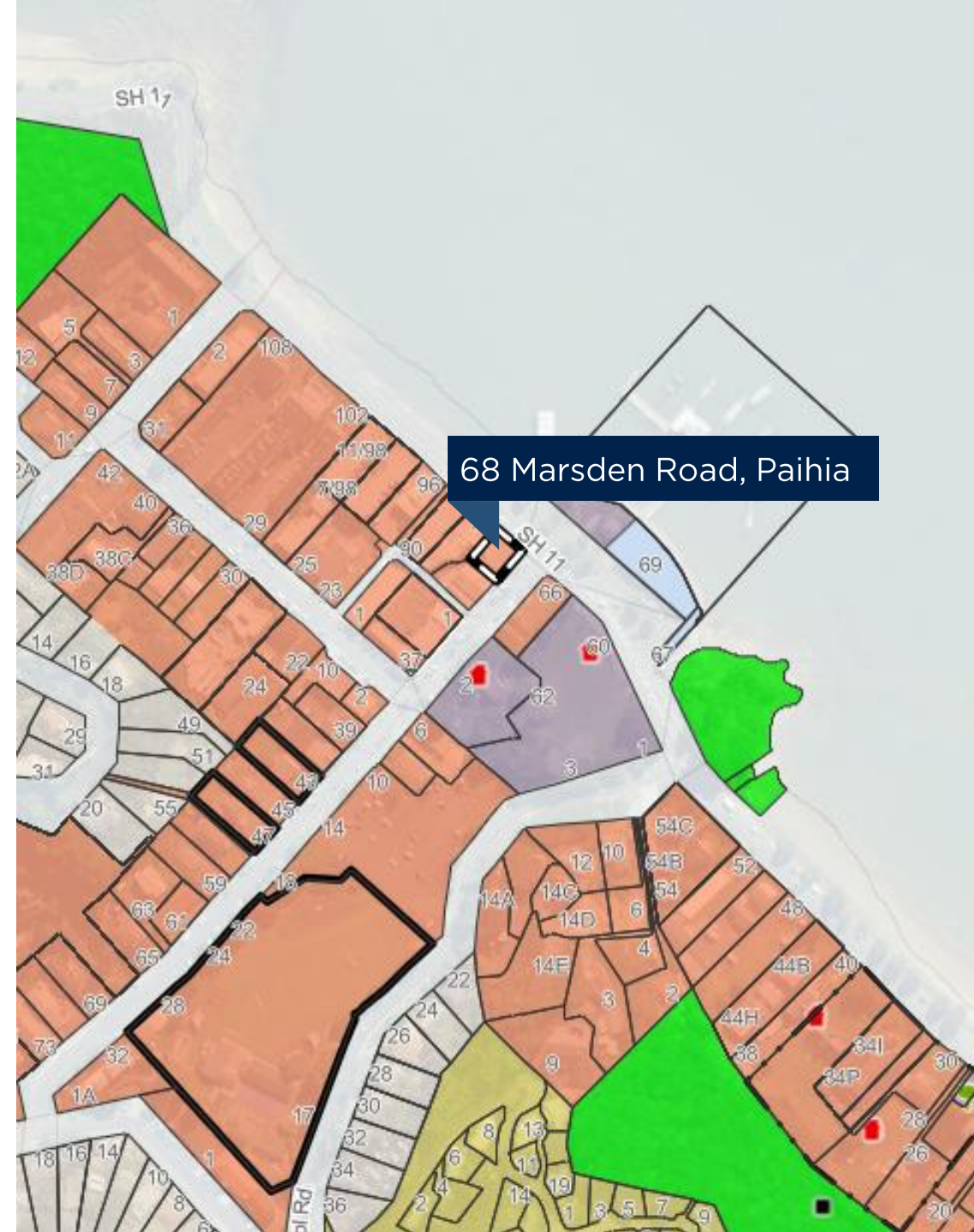


Legal description and zoning

Record of title	NA95A/734 & NA95A/735	
Legal description	Lot 2 Deposited Plan 158605 Lot 3 Deposited Plan 158605	
Tenure	Freehold	
Rating Valuation	Land value	\$2,860,000
	Improvements	\$5,670,000
	Capital value	\$8,530,000
Local Authority	Far North District Council	
Zoning	Commercial Zone	

Commercial Zone

This zoning supports a wide range of tourism, retail, and commercial activities in a high-profile waterfront location. It enables development that caters to visitors and the local community, including shops, hospitality, and accommodation, while maintaining an active, pedestrian-friendly environment. The zone encourages high-quality building design and efficient use of land in one of the Bay of Islands' key commercial and tourism hubs..



Tenancy schedule

Tenant	Area (sqm)	Lease Term (years)	Commencing	Renewal	Final expiry date	Next review	Rent per annum
Rip Curl Pty Limited	157.79 sqm	5.00	23 Aug 2023	23 Aug 2028	22 Aug 2033	23 Aug 2026	\$89,297.01
Avo Sushi - GKY Limited	34.89 sqm	4.00	01 Oct 2027	30 Sep 2031	30 Sep 2035	01 Oct 2026	\$35,672.02
Jimmy Jacks Limited	258.86 sqm	20.00	01 Aug 2015	31 Jul 2035	31 Jul 2045	01 Aug 2027	\$178,236.43
Kebab Shop	77.79 sqm	4.00	01 Oct 2025	30 Sep 2029	20 Sep 2041	01 Oct 2027	\$45,000.00
Embellish	60.06 sqm	3.00	21 Jan 2025		20 Jan 2028	21 Jan 2027	\$55,000.00
Classique Souvenirs	95.31 sqm	6.00	01 May 2011	30 Nov 2032	30 Nov 2041	01 May 2027	\$82,093.34
Cellinis Galleteria – Ice Cream Limited	10.52 sqm	22.00	01 Aug 2014	31 Jul 2036	31 Jul 2046	01 Nov 2026	\$29,871.78
Information Centre – Bay of islands Booking Limited	10.10 sqm	15.60	01 Feb 2013		31 Jul 2028	01 Feb 2027	\$30,623.17
Ex Wahine - Cellinis Galleteria – Ice Cream Limited	31.85 sqm	19.11	01 Sept 2016	31 Jul 2036	31 Jul 2046	01 Aug 2026	\$41,870.33
Pizza Shack- Aruhi Sauce Limited	119.57 sqm	5.00	25 Mar 2028	24 Mar 2033	25 Mar 2038	15 May 2027	\$79,147.39
Ocean 68 Takeaways	80.49 sqm	21.90	13 Jun 2016		25 Mar 2038	13 Jun 2026	\$70,076.48
Food Kiosk	10.00 sqm	2.00	01 Sep 2025	01 Sep 2027	31 Aug 2033	01 Sep 2026	\$8,000.00
Bubble Tea – Magic Face Ltd	22.62 sqm	3.00	01 Nov 2026	31 Oct 2029	31 Oct 2041	01 Nov 2026	\$12,000.00
Café & Takeaway – Latte Lab	31.02 sqm	5.00	01 May 2023	01 May 2028	30 Apr 2036	01 May 2028	\$24,349.93
Rental Retail							\$781,246.88
Total occupied area	1,000.87 sqm						
Occupancy rate	100%						

Note: This information is based on the tenancy schedule provided to us. This is available to view online at <https://www.propertyfiles.co.nz/5530191>



Boundary lines are indicative only

The sale process

68 Marsden Road, Paihia is being offered for sale by way of Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5530191

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/5530191

BAY OF ISLANDS INFORMATION

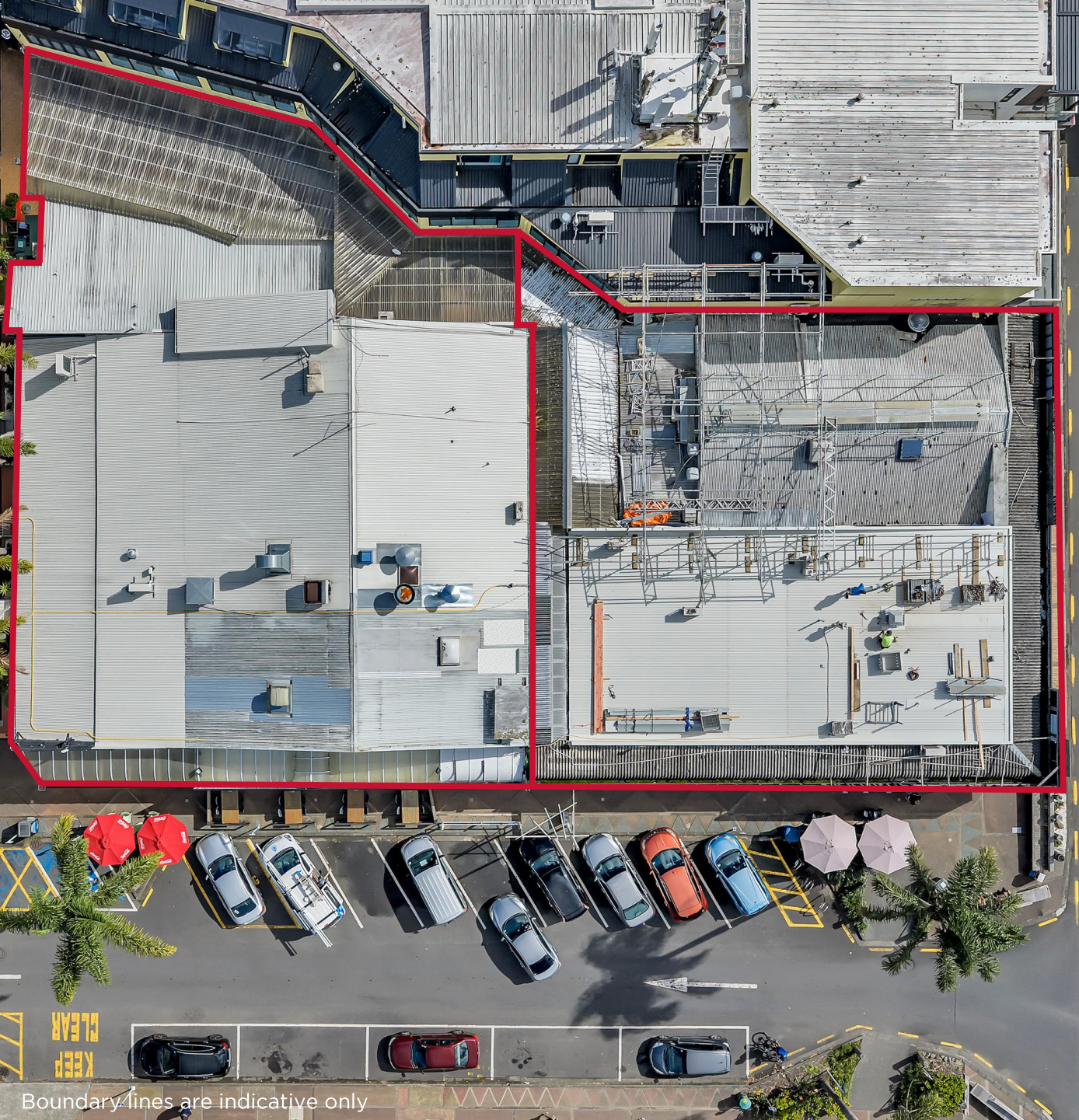


Appendices

Appendices

Available on request:

- Property files
- Certificate of title
- Land information memorandum's
- Lease information



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Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

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