



ists impression only



n only

THE OPPORTUNITY

A space designed for connection.

Parkview is Mangawhai Heads' newest mixed-use commercial development, architecturally designed with a central, purpose-built hospitality space serving as the beating heart of the project.

This is a rare opportunity for an experienced, visionary hospitality operator to establish a flagship eatery in one of New Zealand's fastest-growing coastal communities. Positioned at **2 Moir Point Road**, directly opposite the popular Mangawhai Activity Zone (MAZ), Parkview occupies a commanding, elevated position on the prime arterial route connecting Mangawhai Village and Mangawhai Heads.

The development comprises nine commercial units, with the hospitality tenancy (Unit 9) designed from the ground up — not a retrofit of an existing building. **This is an opportunity to establish the defining hospitality venue within a new commercial precinct from day one.**

168

SQUARE METRES

2

LEVELS

9

COMMERCIAL UNITS

Aug '26

COMPLETION



Artists impression only

Artist's impression — Outdoor dining meets coastal lifestyle

THE SPACE

Purpose-built for hospitality.

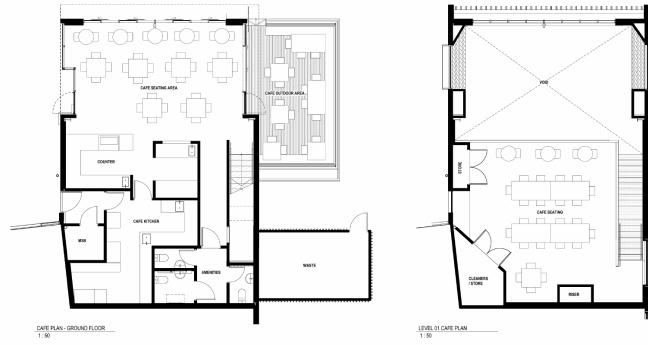
FEATURE	DETAIL
Unit	Unit 9 — "The Eatery"
Total area	168 sqm across two levels
Ground & Bar	70m ² — Counter, bar area, indoor seating, outdoor dining area
Kitchen	27m ² — Purpose-built commercial kitchen
Amenities + Other	14m ² — Bathrooms, waste management, cleaners store
Mezzanine (Level 1)	60m ² — Upper seating with void for natural light
Outdoor	Landscaped courtyard for alfresco dining
Fit-out	High-stud ceilings, extensive glazing, premium contemporary finishes
Condition	Brand new — purpose-built for hospitality

Floor Plans

Two levels of purpose-built hospitality space including ground floor & bar, kitchen, indoor and outdoor seating, amenities, and upper-level dining with void for natural light.

FLOOR PLANS

CAFE PLANS



Ground Floor & Level 1 Layout — Scale 1:50

parkview.net.nz/cafe | A Development by Bramasole Limited

Ground Floor & Level 1 Layout — Scale 1:50

KEY ADVANTAGES

Why Parkview is the perfect home for your brand.

WHY THIS SITE WINS (AT A GLANCE)

- Only purpose-built, full-service hospitality opportunity in Mangawhai's growth corridor
- Directly opposite Mangawhai Activity Zone (consistent foot traffic)
- Positioned on main Village ↔ Heads route (daily commuter flow)
- Dedicated on-site parking (rare in coastal locations)
- New-build efficiency vs older adapted hospitality sites

This isn't just another retail space. The Parkview hospitality tenancy has been specifically tailored to support a thriving food and beverage operation.

Captive Audience

Serve the staff and clients of eight other commercial units within the Parkview development, providing a built-in weekday customer base from day one.

Prime Exposure

High-visibility road-front positioning capturing both local and visitor traffic daily on the main route between Mangawhai Village and Mangawhai Heads.

Architectural Excellence

High-stud ceilings, extensive natural light through expansive glazing, and premium contemporary finishes create a space any operator would be proud to call home.

Outdoor Flow

Seamless integration with a landscaped courtyard provides generous alfresco dining — essential for a coastal NZ hospitality venue and a significant revenue driver.

Unrivalled Convenience

Ample on-site customer parking ensures ease of access during peak hours — a critical advantage in a beach town where parking is often scarce.

THE MARKET

Mangawhai — one of NZ's fastest-growing communities.

Mangawhai is transitioning from a seasonal town to a year-round lifestyle destination — creating a strong weekday and weekend trading profile.

METRIC	DATA
Population (2025)	7,200 permanent residents
Annual growth rate	1.3% — nearly double the national average of 0.7%
5-year average growth	1.4% per annum (Kaipara District) vs 1.0% nationally
Holiday population	Estimated 3–4x permanent population in peak summer
Building consents (2024–25)	780 processed across Kaipara District
Distance from Auckland	~90 minutes via SH1
Distance from Whangarei	~45 minutes

The venue's customer base draws from three distinct segments: the growing permanent resident population, the large and affluent holiday homeowner community, and the high volume of day visitors and tourists attracted to Mangawhai's beaches, walking trails, and lifestyle.

This provides a rare balance of consistent local trade and high peak-season uplift.

CUSTOMER PROFILE

A diversified customer base.

SEGMENT	TRADING IMPACT
Local residents	Consistent daily trade
On-site commercial tenants	Weekday base demand
Auckland holiday homeowners	Higher discretionary spend
Weekend/day visitors	Strong peak traffic periods

This diversified customer base reduces reliance on any single segment and supports year-round trading.

COMPETITIVE POSITIONING

Why this venue wins in Mangawhai.

A purpose-built hospitality venue in the right location, at the right time in Mangawhai's growth cycle.

Mangawhai's hospitality scene continues to evolve, with strong demand for high-quality, well-located venues that cater to both locals and visitors. While the market has a number of established cafés, there remains a clear opportunity for a purpose-built, highly visible, and design-led hospitality offering in a central growth corridor.

Parkview presents a differentiated proposition:

Purpose-Built Hospitality

Unlike many existing venues adapted from residential or older commercial buildings, this space has been designed specifically for hospitality operation — improving workflow, customer experience, and long-term operational efficiency.

Strategic Growth Location

Positioned between Mangawhai Village and Mangawhai Heads, directly opposite the Mangawhai Activity Zone, the site captures both local and visitor traffic in a location aligned with the town's ongoing expansion.

Integrated Commercial Environment

The hospitality tenancy will anchor a new mixed-use development, benefiting from a built-in weekday customer base while also acting as a destination for the wider community.

Parking & Accessibility Advantage

Ease of access and on-site parking provide a meaningful competitive edge in a coastal market where convenience directly impacts customer behaviour.

Opportunity to Define a Destination

Rather than competing within an established cluster, this tenancy allows the right operator to establish a flagship venue and become synonymous with a new commercial hub.

For an experienced operator, this represents not just a leasing opportunity, but a chance to secure a long-term position in a market with strong underlying growth and limited supply of purpose-built hospitality space.

COMMERCIAL OVERVIEW

The investment case.

ITEM	DETAIL
Annual rental	\$95,000 per annum + GST
Outgoings (estimated)	Approximately \$75–\$80/m ² per annum + GST (circa \$13,000 per annum)
Total occupancy cost	\$107,000 – \$110,000 per annum + GST
Outgoings basis	Projected Year 1 budget; finalised once development is fully operational
Fit-out support	Lease structure and fit-out support will be tailored to secure the right long-term operator

REVENUE POTENTIAL

A high-performing hospitality operation.

Based on an estimated seating capacity of approximately **65–70 patrons** across indoor, upper-level and outdoor dining areas, the tenancy is capable of supporting a high-performing hospitality operation.

METRIC	DETAIL
Seating capacity	Approximately 65–70 patrons (indoor, upper level, and outdoor)
Comparable revenue range	\$800,000 to \$1.4M+ per annum Based on comparable high-quality regional café operations with similar seating capacity and positioning.
Revenue drivers	Weekend and peak-season uplift, plus built-in weekday base
Trading profile	Balanced year-round: weekday commercial base + weekend/holiday traffic

The combination of a built-in weekday customer base from the wider development, plus significant weekend and holiday traffic, provides a balanced trading profile across the year. **The layout supports efficient service flow and strong table turnover during peak periods.**

THE DEVELOPMENT

Nine architecturally designed commercial spaces.

Parkview comprises nine units offering a mix of retail, office, showroom, and hospitality spaces. The development is currently under construction with completion approaching in August 2026.

UNIT	SIZE	STATUS
Unit 1	79 sqm	Available
Unit 2	77 sqm	Available
Unit 3	216 sqm	Available
Unit 4	79 sqm	Available
Unit 5	79 sqm	Available
Unit 6	79 sqm	Available
Unit 7	79 sqm	Available
Unit 8	—	Leased
Unit 9 (Hospitality)	168 sqm	Available — This Opportunity

The café is positioned as the anchor tenant — the social and commercial heart of the development. A quality hospitality operator will benefit from, and contribute to, the foot traffic generated by the surrounding commercial tenants.

THE IDEAL OPERATOR

Who we are looking for.

We are seeking a passionate and proven hospitality operator to bring this space to life. The ideal tenant will have a strong track record of delivering exceptional dining or hospitality experiences, backed by excellent online ratings and a loyal customer following. Whether your vision is a premium café, restaurant, wine bar or hybrid concept, this tenancy offers the flexibility to operate from morning through to evening — maximising the potential of this unique coastal location.

CRITERION	WHY IT MATTERS
Proven track record	Demonstrated success running a café, restaurant or hospitality venue
Strong online reputation	High ratings on Google, TripAdvisor, or equivalent
Independent identity	A distinctive brand that will elevate the development
Financial resilience	Capacity to sustain an August (winter) opening and build through to peak summer trade
All-day vision	Ability to maximise the space across café, restaurant, wine bar or hybrid formats

NEXT STEPS

Shortlisting experienced operators.

We are currently engaging with a small number of experienced operators to secure this anchor tenancy ahead of completion. The landlord is seeking a proven operator with a strong brand identity and the capability to deliver a high-quality offering aligned with the positioning of the development. To discuss the opportunity, lease structure and timing:

Chris Blair

Commercial, Industrial and Development
Sales and Leasing

021 314 412**Dahnie Burton**

Commercial, Industrial and Development
Sales

021 628 327

Marketed by Bayleys Mangawhai | Mackys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008

parkview.net.nz/cafe

A Development by Bramasole Limited. All information is indicative only and may change. Seek independent legal advice. © 2026