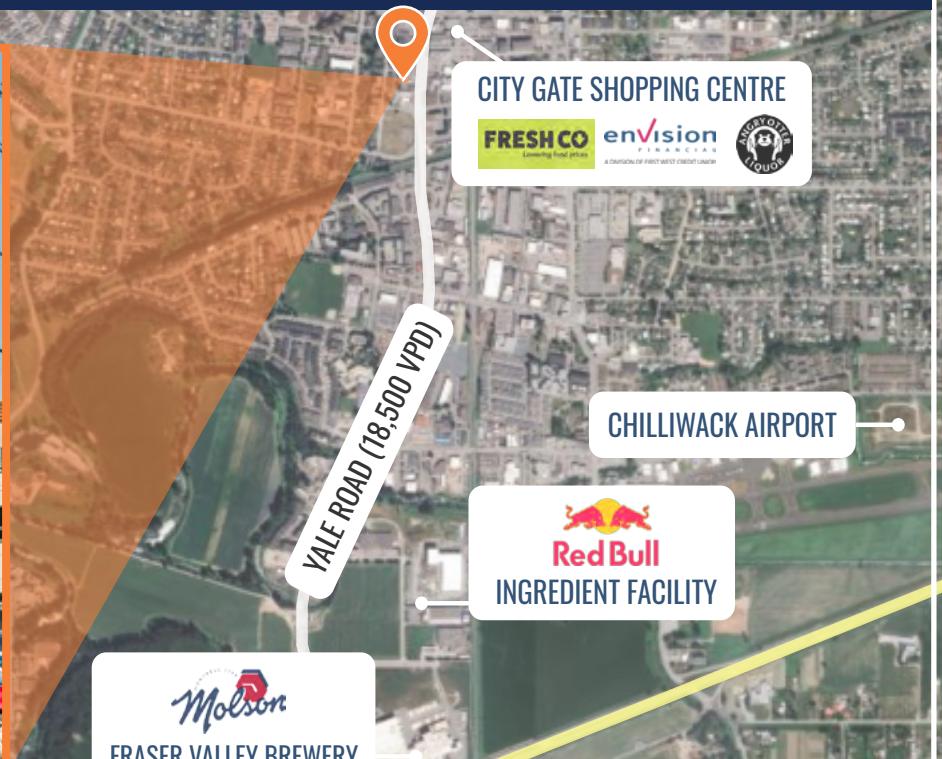


FOR SALE

45837 YALE ROAD, CHILLIWACK, B.C.

LONGSTANDING TIM HORTONS WITH ABSOLUTE-NET LEASE

RARE DRIVE-THRU IN HIGH GROWTH MARKET • ABSOLUTE NET LEASE WITH NO LANDLORD RESPONSIBILITIES • \$3,900,000 • 4.00% CAP RATE



Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire a single-tenant drive-thru located at 45837 Yale Road, Chilliwack, B.C. (the "Subject Property"). The Subject Property presents a rarely available QSR investment offering in Chilliwack, featuring an absolute net lease to the TDL Group Corp. (Tim Hortons).

Drive-Thru

 Rarely available single-tenant drive-thru property in Chilliwack situated on a 0.44-acre lot with 2,815 SF of leasable area and ~ 103 feet of prime frontage along Yale Road.

Corporate Covenant

 100% leased to The TDL Group Corp. (Tim Hortons), providing the security of a strong national covenant from Canada's leading quick-service restaurant chain, operating over 4,000 locations nationwide.

Absolute Net Lease Structure

 The tenant operates on an absolute net lease with no landlord responsibilities, including for major repairs or structural components. Annual rent escalations and a management fee provide a stable and growing income stream.



Long-Term Tim Hortons Tenure

Tim Hortons has operated at the Subject Property since 1994, underscoring its long-standing commitment and proven site performance.



Demographic Growth

The surrounding trade area population increased 16.8% from 2019 to 2024 and is projected to grow an additional 18.4% from 2024 to 2029.



High-Exposure Location

The property benefits from prime frontage on Yale Road with exposure to approximately 18,500 vehicles per day (VPD).



SALIENT DETAILS

Address: 45837 Yale Road, Chilliwack, B.C.

PID: 008-264-350

Legal Description: LOT 93, PLAN NWP28770, DISTRICT LOT 28, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Zoning: CS1 - Service Commercial

Site Size: 0.44 Acres

Year Built: 1994

Leasable Area: 2,815 SF

Tenant: The TDL Group Corp. (Tim Hortons)

Lease Expiry: November 30, 2029

Renewal Options: 4 x 5 Years*

Nov 16, 2024 - Nov 30, 2025: \$149,195

Dec 1, 2025 - Nov 30, 2026: \$152,010

Basic Rent Schedule: Dec 1, 2026 - Nov 30, 2027: \$154,825

Dec 1, 2027 - Nov 30, 2028: \$157,640

Dec 1, 2028 - Nov 30, 2029: \$160,455

Stabilized NOI (Dec-2025): \$156,570**

Price: \$3,900,000

Cap Rate: 4.00%

*At Fair Market Rent

**Includes a management fee of 3% of base rent



TENANT HIGHLIGHT

Tim Hortons.

The TDL Group Corp. is the licensing company for Tim Hortons, Canada's largest purveyor of coffee and baked goods with over 4,000 locations across Canada.

rbi restaurant
brands
international

The TDL Group Corp. is a wholly owned subsidiary of Restaurant Brands International Inc., a publicly traded company with a market capitalization of approximately \$43 billion CAD.



MARKET OVERVIEW

Chilliwack, British Columbia, stands out as one of the Fraser Valley's most dynamic emerging investment markets --offering a rare balance of affordability, population growth, and economic diversity. With over 12% population expansion in the last census cycle, major infrastructure investment exceeding \$1 billion, and strong momentum across industrial, agricultural, and logistics sectors, Chilliwack is transitioning from a regional suburb to a self-sustaining growth hub. Its business-friendly municipal environment, strategic position along the Trans-Canada corridor, and relative housing affordability compared to other municipalities in Metro Vancouver make it an attractive destination for investors seeking long-term stability and diversified opportunity in both real estate and enterprise development.



BUSINESS CLIMATE

- Recognized for its favorable business climate, Chilliwack is considered one of the most business-friendly areas in the region.



GEOGRAPHICAL ADVANTAGE

- Located adjacent to the Trans-Canada Highway and close to CN Railway and Southern Railway of BC.
- Provides significant access to international freight corridors and global markets.



POPULATION DATA

- The population is over 105,000 as of 2024.
- Population growth since 2019 is approximately 12.7%.
- The high average household income over \$116,500, reflects the high purchasing power within the city.



ACCESSIBILITY

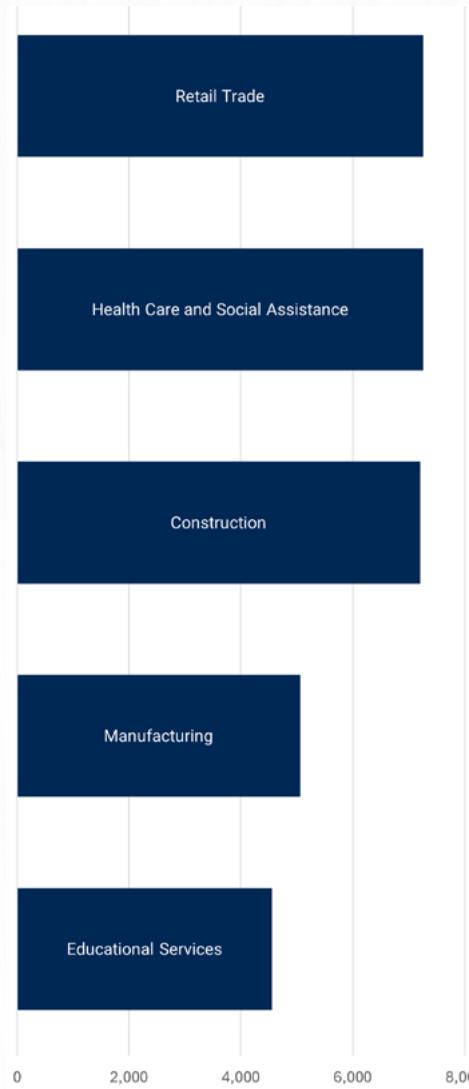
- Vancouver: 100 km away
- USA Border Crossing: 34 km away
- International Airport: 42 km away



ECONOMIC DEVELOPMENT

- Economic efforts are focused on stability, job creation, and innovation.
- There is a strong emphasis on collaboration between businesses, entrepreneurs, government, and the community.
- Red Bull is investing approximately CAD \$79.1 million in a new 185,000 SF premix ingredient facility in Chilliwack's Food & Beverage Processing Park (on a 15-acre site).

TOP EMPLOYMENT SECTORS



POPULATION

105,157

MEDIAN HOUSEHOLD INCOME

\$116,762

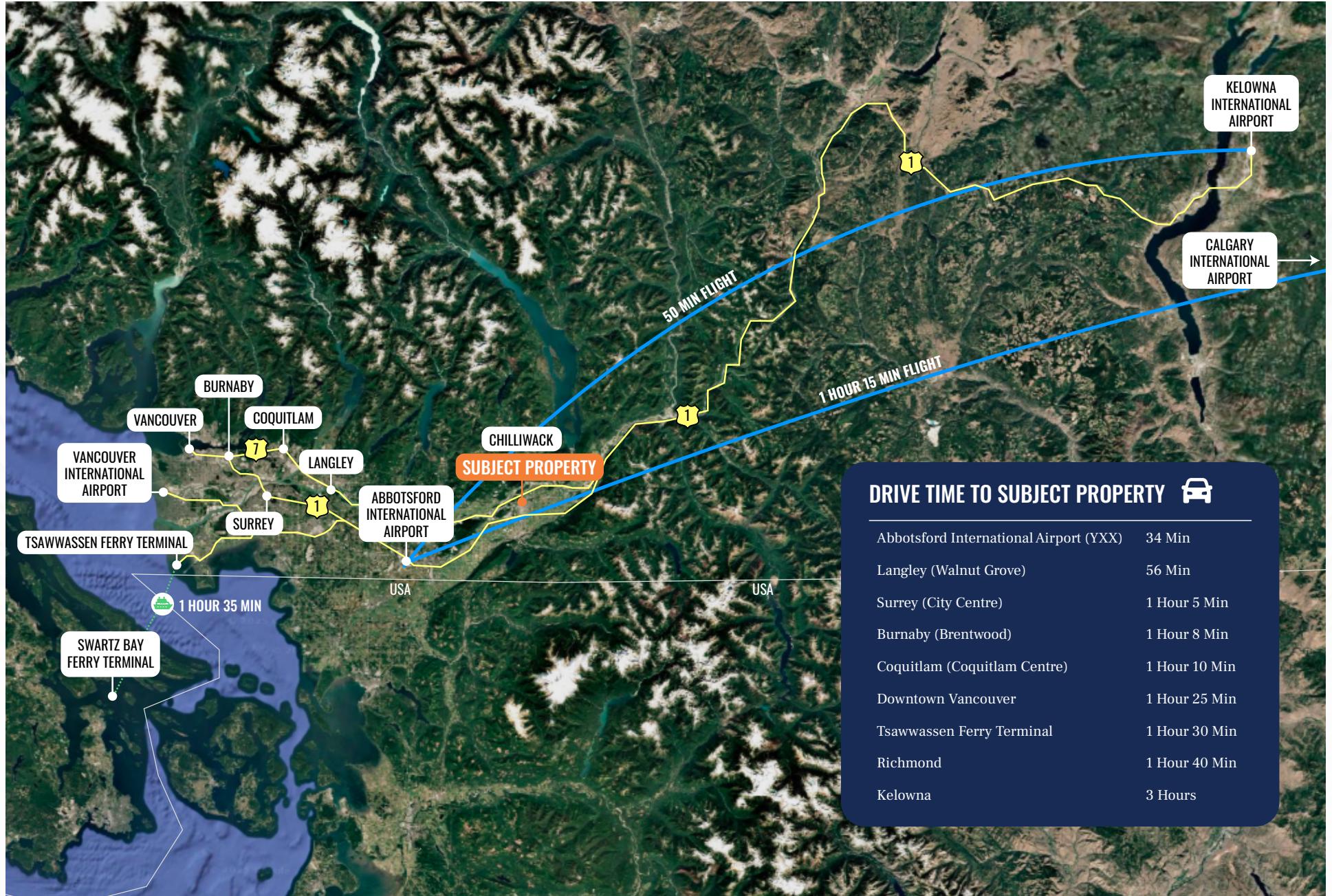
RECENT 5-YEAR POPULATION GROWTH

12.7%

LOCATION OVERVIEW



LOCATION OVERVIEW



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