

# 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.



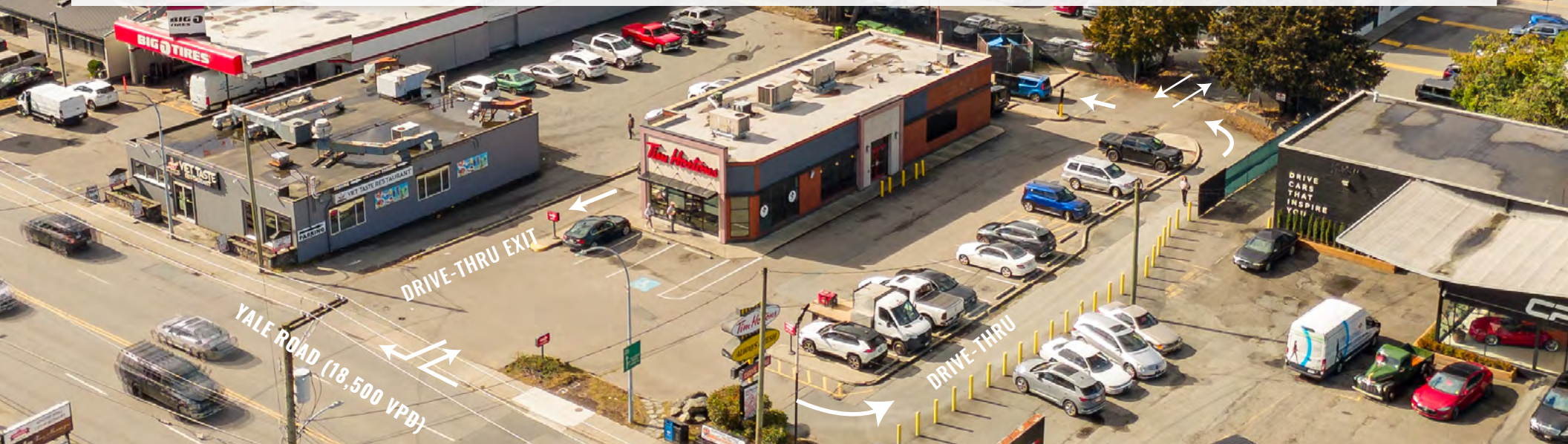
## Demographic Growth

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*
Basic Rent Schedule:	Nov 16, 2024 - Nov 30, 2025: \$149,195
	Dec 1, 2025 - Nov 30, 2026: \$152,010
	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

45837 YALE ROAD





# 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.



45837 YALE ROAD

Marcus & Millichap



# 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

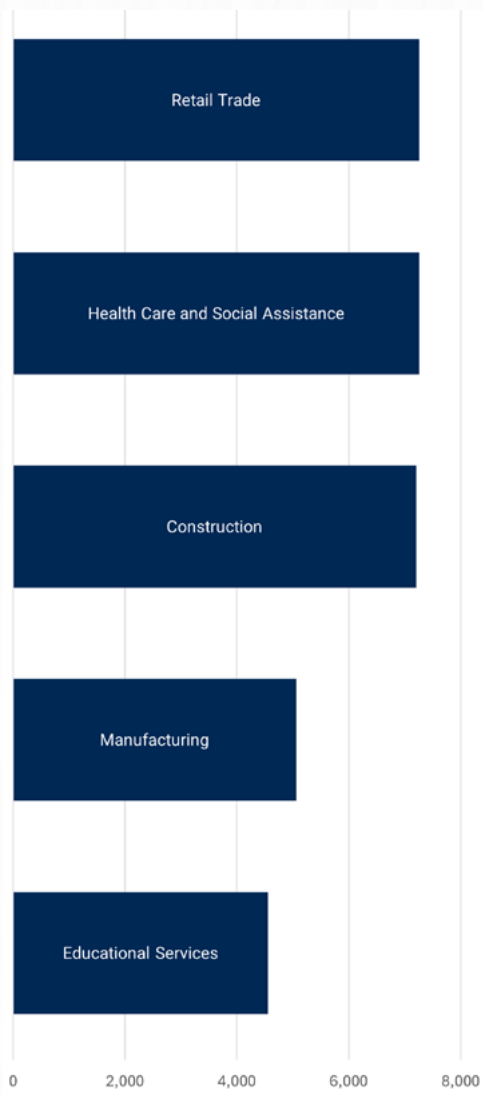
- Vancouver: 100 km away
- USA Border Crossing: 34 km away
- International Airport: 42 km away



## 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%

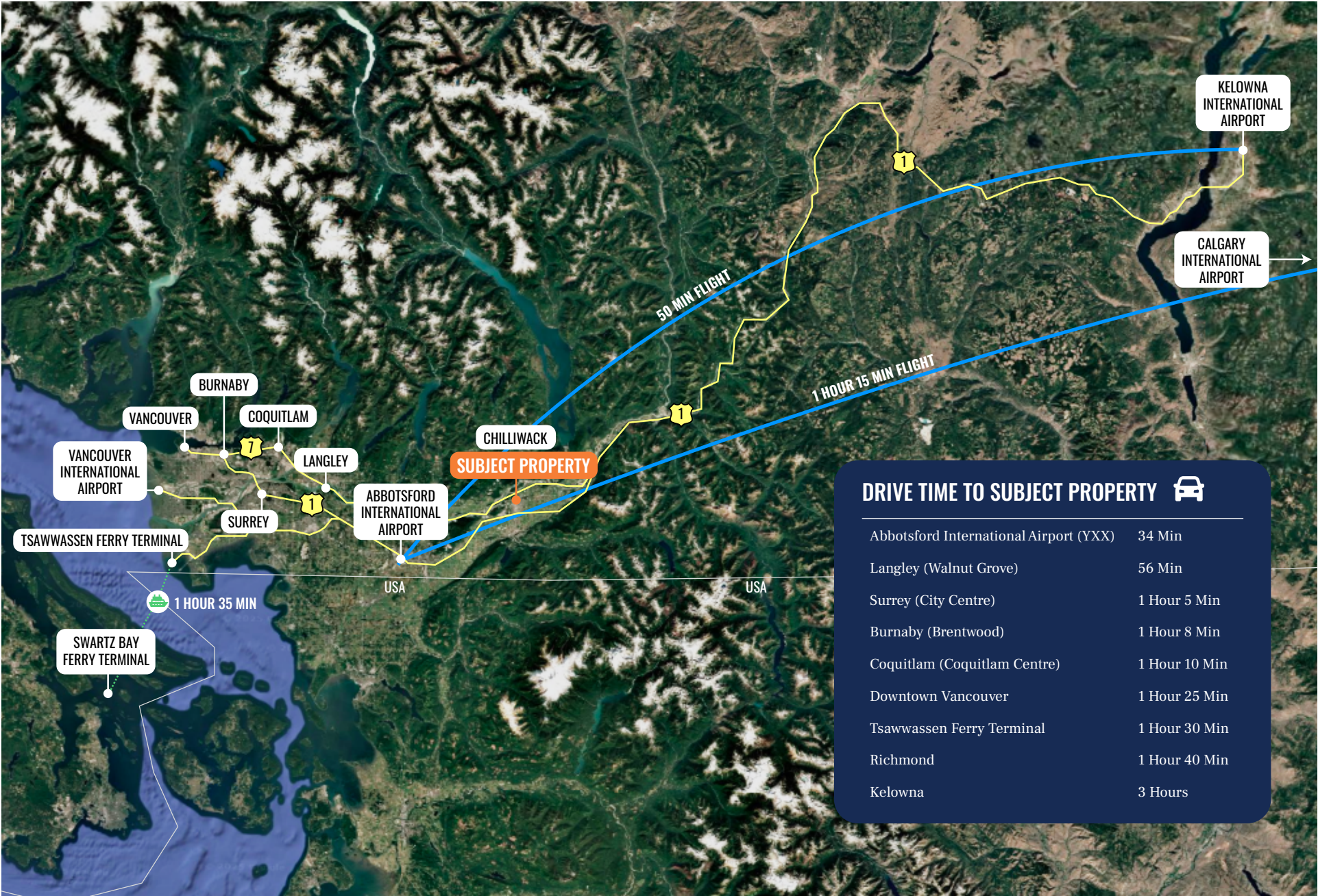


# LOCATION OVERVIEW





# LOCATION OVERVIEW





# Marcus & Millichap

**Joe Genest**

Personal Real Estate Corporation  
Managing Director Investments  
(604) 398-4341  
JGenest@MarcusMillichap.com

**Jon Buckley**

Personal Real Estate Corporation  
Senior Managing Director Investments  
(604) 630-0215  
Jon.Buckley@MarcusMillichap.com

**Curtis Leonhardt**

Personal Real Estate Corporation  
Managing Director Investments  
(604) 638-1999  
Cleopardt@MarcusMillichap.com

**Armaan Sohi**

Personal Real Estate Corporation  
Associate Director  
(604) 675-5216  
Armaan.Sohi@MarcusMillichap.com

**Marcus & Millichap**

1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
T (604) 638-2121  
F (604) 638-2122



Click to electronically sign

**CONFIDENTIALITY AGREEMENT**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.