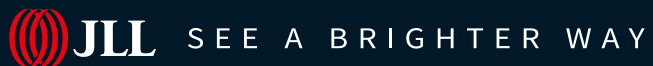


# For Sale

## Pharmacy Anchored Retail Portfolio



- Three (3) Properties in BC and Alberta
- Triple Net Leases with 5.14 Year WALT
- All Pharmacy Leases Secured with Corporate Covenants
- Available Individually or as a Portfolio



8925 Granville Street, Port Hardy, BC



418 Yellowhead Highway, Burns Lake, BC



10015 107 Street, Westlock, AB



# The Offering

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) is pleased to present the opportunity to purchase a 100% freehold interest in a Portfolio of three (3) pharmacy-anchored retail assets across British Columbia and Alberta (the “Portfolio”). The Portfolio is anchored by a roster of Canada’s largest pharmacy operators including Rexall, Rx Drug Mart I.D.A. (Neighbourly Pharmacy), and Shoppers Drug Mart, encompassing 91.4% of Portfolio base rent and a pharmacy weighted average lease term of 5.5 years. This necessity-based Portfolio is located in the stable secondary markets of Port Hardy, Burns Lake, and Westlock, with limited pharmacy competition in the immediate area and excellent exposure in each respective markets commercial core. **The Vendor will assess offers on a Portfolio basis or as individual assets.**

# Portfolio Summary

British Columbia and Alberta Pharmacy Portfolio Summary							
Address	Leasable Area (SF)	Pharmacy Tenant	Occupancy	WALT <sup>[1]</sup>	Net Operating Income <sup>[1]</sup>	Cap Rate	Price
8925 Granville Street, Port Hardy, BC	11,248	Rexall	100.0%	7.75 Years	\$145,867	6.73%	\$2,169,000
418 Yellowhead Highway, Burns Lake, BC	10,488	Rx Drug Mart I.D.A.	100.0%	4.25 Years	\$131,368	7.07%	\$1,859,000
10015 107 Street, Westlock, AB	15,586	Shoppers Drug Mart	100.0%	4.25 Years	\$304,338	7.08%	\$4,299,000
3 Properties	37,322		100.0%	5.14 Years	\$581,573	6.98%	\$8,327,000




<sup>[1]</sup> Weighted Average Lease Term (“WALT”) and Y1 Net Operating Income are based on the analysis start date of February 1, 2026

# Investment Highlights

- 3 properties, totalling 37,322 sf of net rentable area and 3.36 acres of land
- 100% leased with 91.4% of base rent stemming from Rexall, Rx Drug Mart I.D.A., and Shoppers Drug Mart
- Portfolio WALT of 5.1 years and pharmacy tenant WALT of 5.5 years (as of February 1, 2026)
- Diversified locations across British Columbia (Port Hardy, Burns Lake) and Alberta (Westlock)
- Extensive repairs and maintenance completed by current ownership

# Location Overview

- Diversified markets and population demographics throughout British Columbia and Alberta
- Dominant pharmacy operators in each respective location with limited retail competition and fulsome offerings of drug, grocery, and convenience
- Central downtown locations within the commercial districts of Port Hardy, Burns Lake, and Westlock

	8925 Granville Street, Port Hardy, BC
	418 Yellowhead Highway, Burns Lake, BC
	10015 107 Street, Westlock, AB

Port Hardy, British Columbia	
Population:	4,079
Average Household Income:	\$93,752
Households:	1,937
Pharmacies:	2

Source: Environics



Burns Lake, British Columbia	
Population:	2,148
Average Household Income:	\$110,774
Households:	792
Pharmacies:	2

Westlock, Alberta	
Population:	5,093
Average Household Income:	\$77,950
Households:	2,358
Pharmacies:	4



# 8925 Granville Street, Port Hardy, BC

6.73%	\$145,867	\$2,169,000
Cap Rate	NOI	Price

Property Information	
PID(s):	023-022-817
Legal Description:	Lot 2, Section 36, Township 9, Rupert District Plan VIP60727
Year Built (Renovated):	1995 (2008)
Site Area:	1.71 Acres
Rentable Area:	11,248 sf
Existing Zoning:	C1 (General Commercial)
Lease Details	
Tenant(s):	Rexall
Occupancy:	100.0%
Net Operating Income:	\$145,867
WALT (Expiry):	7.75 Years (October 31, 2033)
Renewal Options:	1 x 5 Years
Port Hardy Demographics	
Population:	4,079
Average Household Income:	\$93,752
Competitive Pharmacies:	2



Rexall™

Rexall is one of Canada's leading pharmacy chains and healthcare retailers, with over 8,000 employees and 400 pharmacy locations across the country. Rexall is one of the most recognizable and dominant pharmacy operators in the nation, holding the second-largest market share behind only Shoppers Drug Mart. The company was recently sold to Birch Hill Equity Partners as part of a multi billion dollar acquisition of Rexall's operations.

## Property Photography





418 Yellowhead Highway,  
Burns Lake, BC

7.07%	\$131,368	\$1,859,000
Cap Rate	NOI	Price

Property Information	
PID(s):	012-978-833, 012-979-317, 012-979-287, 012-979-015, 012-979-384, 012-979-392, 012-979-350, 012-979-422, 012-979-376
Legal Description:	Lots 1-3, Lots -5-9, and Closed Lane (Plan 7907), block 18, District Lots 6308 and 6309, Range 5, Coast District Plan 1180
Year Built (Renovated):	1978 (2015)
Site Area:	0.91 Acres
Rentable Area:	10,488 sf
Existing Zoning:	C1 (Central Business District)
Lease Details	
Tenant(s):	Rx Drug Mart I.D.A.
Occupancy:	100%
Net Operating Income:	\$131,368
WALT (Expiry):	4.25 Years (April 30, 2030)
Renewal Options:	2 x 5 Years
Burns Lake Demographics	
Population:	2,148
Average Household Income:	\$110,774
Competitive Pharmacies:	2



The Rx Drug Mart I.D.A. banner in Burns Lake is a franchised pharmacy location ultimately owned and operated by Neighbourly Pharmacy, Canada’s largest and fastest-growing community pharmacy network with over 290 locations across 7 provinces. Neighbourly Pharmacy focuses on providing patient-first care in secondary and tertiary markets where it acts as a community healthcare hub in it’s respective market.

Property Photography





10015 107 Street,  
Westlock, AB

7.08%	\$304,338	\$4,299,000
Cap Rate	NOI	Price

Property Information	
LINC(s):	0015 829 468, 0015 829 476, 0015 829 492, 0015 829 484
Legal Description:	Plan 7432AN, Block 20, Lots 10-17
Year Built (Renovated):	1965 (2012)
Site Area:	0.74 Acres
Rentable Area:	15,586 sf
Existing Zoning:	DTMU (Downtown Mixed Use)
Lease Details	
Tenant(s):	Shoppers Drug Mart (11,899 sf) Dynamite Vape and Smoke (3,687 sf)
Occupancy:	100%
Net Operating Income:	\$304,338
WALT (Expiry):	Shoppers Drug Mart - 4.83 Years (November 30, 2030) Dynamite Vape and Smoke - 1.33 Years (May 31, 2027)
Renewal Options:	4 x 5 Years (Shoppers Drug Mart)
Westlock Demographics	
Population:	5,093
Average Household Income:	\$77,950
Competitive Pharmacies:	4



Shoppers Drug Mart is the largest pharmacy chain in Canada with over 1,300+ locations and 50,000+ employees in all 10 provinces. As part of Loblaw's Group of Companies (TSX:L), Shoppers Drug Mart builds brand loyalty through private labels such as PC Optimum rewards program, Life brands, and Presidents Choice. As the national leader in pharma-care, Shoppers Drug Mart has expanded their offerings to become a one-stop-shop for medicine, grocery, and beauty products.

Property Photography





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