

FOR SALE

38925 PRODUCTION WAY, SQUAMISH, B.C.

KAL TIRE CORPORATE COVENANT



Click to electronically sign
CONFIDENTIALITY AGREEMENT

- ✓ NEW 5-YEAR EXTENSION WITH KAL TIRE
- ✓ MINIMAL MANAGEMENT REQUIREMENTS
- ✓ \$3,120,000 | 5.32% CAP RATE

Marcus & Millichap



38925 PRODUCTION WAY

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale 38925 Production Way, Squamish, BC. The property is an automotive service facility leased on a net lease to Kal Tire Ltd., one of Canada's largest independent tire dealers, providing secure income backed by a strong corporate covenant. The site is strategically located in Squamish Business Park just off Highway 99, benefiting from high traffic volumes between Vancouver and Whistler.

HIGHLIGHTS



Kal Tire Corporate Covenant | Net Lease

Leased to Kal Tire Ltd., a nationally recognized brand with 70+ years of history. The tenant operates under a net lease covering operating costs, utilities, and taxes, with the landlord only responsible for structural and capital repairs.



Strategic Sea-to-Sky Highway Positioning

Located in Squamish Business Park with direct access to Highway 99, the main route between Vancouver and Whistler, the site benefits from more than 16,450 vehicles per day (VPD).



Limited Competition in Service Area

One of few national chains along Highway 99 between Whistler and West Vancouver, creating limited competition and strong demand from highway traffic and surrounding communities.



Mandatory Winter-Tire Zone

Highway 99 is a "Winter Tire Zone" from October 1 to March 31, creating two predictable seasonal peaks for tire-related services, supporting steady revenue.



Strong Local Demographics & Growth

Squamish population up nearly 20% since 2019 with another 14% projected by 2029, supported by high average household income of \$157,215 driving long-term service demand



On-Site Residential Unit

Property includes a 828 SF residential unit, generating additional rental income.

SALIENT DETAILS

Address:	38925 Production Way, Squamish, B.C.	
Legal Description:	LOT 63, PLAN VAP19541, DISTRICT LOT 759, GROUP 1, NEW WESTMINSTER LAND DISTRICT	
PID:	007-004-168	
Zoning:	I-11 Business Park Industrial	
OCP:	Industrial Business	
Site Size:	0.54 Acres*	
Rentable Area:	Ground	6,402 SF
	Mezzanine	1,225 SF
	Residential	828 SF
	Total	8,455 SF
Year Built:	2007*	
Parking:	+/- 17 Stalls (2.0 Stalls per 1,000 SF)	
Tenants:	Kal Tire Ltd. Residential Tenancy	
Lease Expiry (Kal Tire):	30-Sep-2031	
NOI (Oct-2026):	\$166,086 / Annum	
Cap Rate:	5.32%	
Price:	\$3,120,000	

*BC Assessment.

38925 PRODUCTION WAY



KALTIRE

Kal Tire is one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America, with an impressive network of over 260 stores across Canada. Backed by more than 70 years of industry experience, Kal Tire boasts an extensive supply chain that includes distribution centers and its own transport division. With a fleet of over 500 service trucks and a coast-to-coast network, Kal Tire employs more than 6,500 dedicated team members, solidifying its position as an industry leader committed to exceptional service and operational excellence.



PROPERTY PHOTOS



LOCATION OVERVIEW

SQUAMISH

Strategically positioned midway between Vancouver and Whistler along the iconic Sea-to-Sky Highway (Hwy 99), Squamish offers exceptional access to one of B.C.'s busiest transportation corridors. Known as the province's outdoor recreation capital, the community attracts a steady year-round flow of tourists and commuters while serving a rapidly growing local population.



SEA-TO-SKY STRATEGIC POSITIONING

Prime positioning on Hwy-99 (16,450 VPD) serving commuters, tourists, and residents



HIGH POPULATION GROWTH LOCATION

Population of 27,824 (2024 est.) with 14% projected growth by 2029.



HIGH SPENDING POWER

Average household income of \$157,215, well above the provincial average.

DEMOGRAPHICS

38295 Production Way, Squamish, B.C.

Squamish

2024 Estimated Population	24,834
2029 Projected Population	31,182
% Population Change (2019-2024)	19.9%
% Population Change (2024-2029)	14.3%
Average Household Income	\$157,215



SURROUNDING CONSIDERATIONS



Marcus & Millichap

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
CLeonhardt@MarcusMillichap.com

Joe Genest

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

Andrew Gormley

Associate Director
(604) 935-4726
Andrew.Gormley@MarcusMillichap.com

Marcus & Millichap

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



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. © 2026 Marcus & Millichap. All rights reserved.