

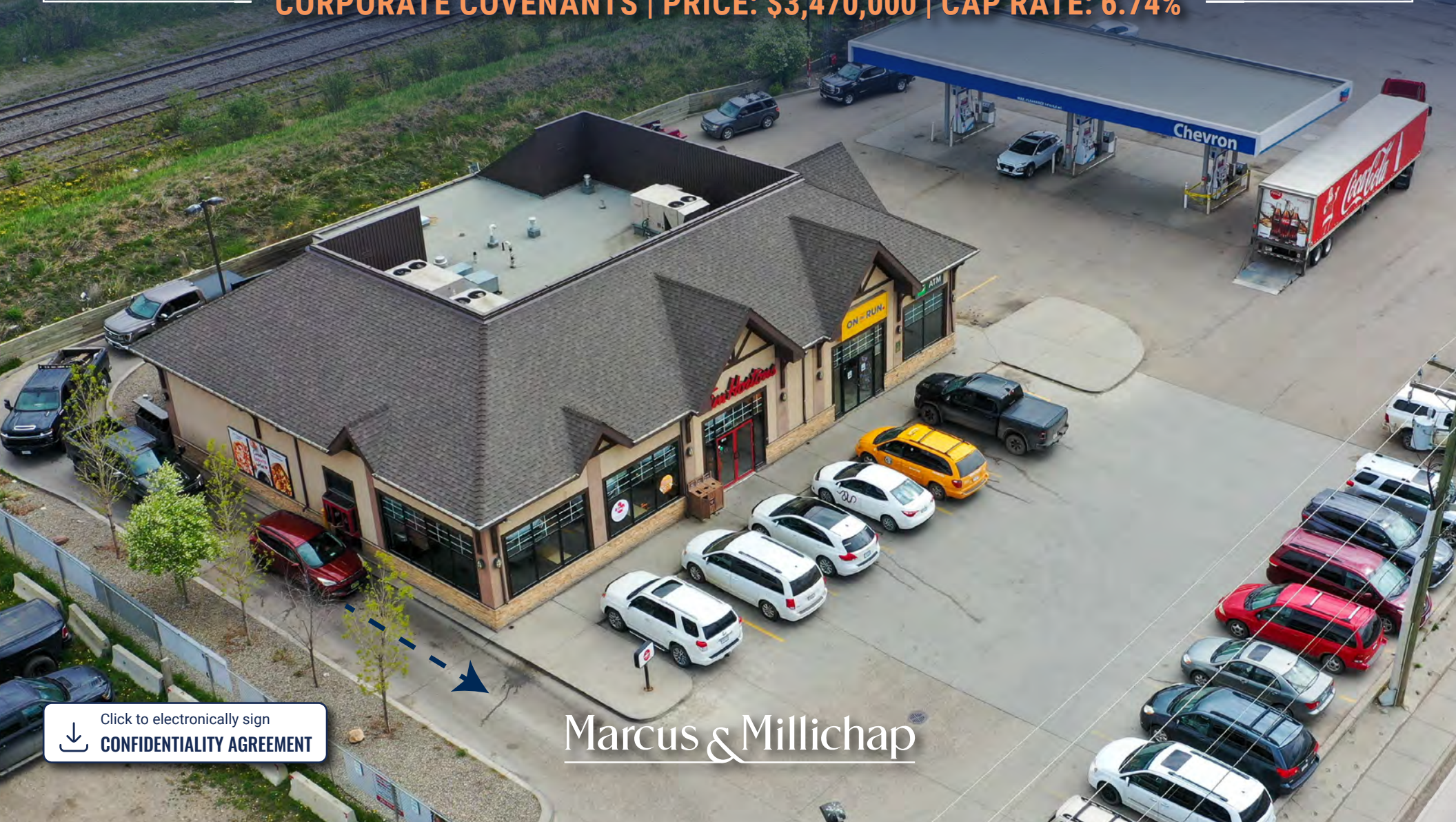
REDUCED PRICE

FOR SALE

1308 ALASKA AVENUE, DAWSON CREEK, B.C.

TIM HORTONS DRIVE-THRU AND CHEVRON GAS BAR

CORPORATE COVENANTS | PRICE: \$3,470,000 | CAP RATE: 6.74%



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Marcus & Millichap

OPPORTUNITY

The Marcus & Millichap Western Canada NNN Group is pleased to present the opportunity to acquire a stable, two-tenant, NNN investment property with drive-thru located at 1308 Alaska Avenue, Dawson Creek, BC (the "Subject Property"). The Subject Property is 100% leased to The TDL Group Corp. and Parkland on NNN leases, secured by corporate covenants.



Secured by strong corporate covenants, the TDL Group Corp. and Parkland, are operating on landlord friendly NNN leases.



Strong performing location. Long-standing tenants since 2009, both tenants have recently renewed their leases for further terms of 5 years each.



The Subject Property is a corner lot located on a signalized intersection, well suited to capitalize on the local residents, commuters, and the employment base of Dawson Creek.



The Subject Property benefits from its prime exposure to Alaska Avenue (Highway 2), the key arterial road in Dawson Creek running southeast to northwest, connecting to the Alaska Highway.



SALIENT DETAILS

Address:	1308 Alaska Ave, Dawson Creek, B.C.
PID:	032-452-802
Legal Description:	Lot A Section 15 Township 78 Range 15 West of the 6th Meridian Peace River District Plan EPP127272
Year Built:	2009
Zoning:	<u>C-3 - Highway Commercial</u>
Site:	37,014 SF (0.85 Acres)

	<u>Rentable SF:</u>	<u>Lease Expiry:</u>
Tenants:		
The TDL Group Corp. (Tim Hortons)	2,450 SF	January 24, 2030
Parkland Fuel Corporation (Chevron)	2,500 SF	February 16, 2030
Total Rentable SF:	4,950 SF	

NOI:	\$234,000
Price:	\$3,470,000
Cap Rate:	6.74%

*As of June-2025

TENANT HIGHLIGHTS



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.

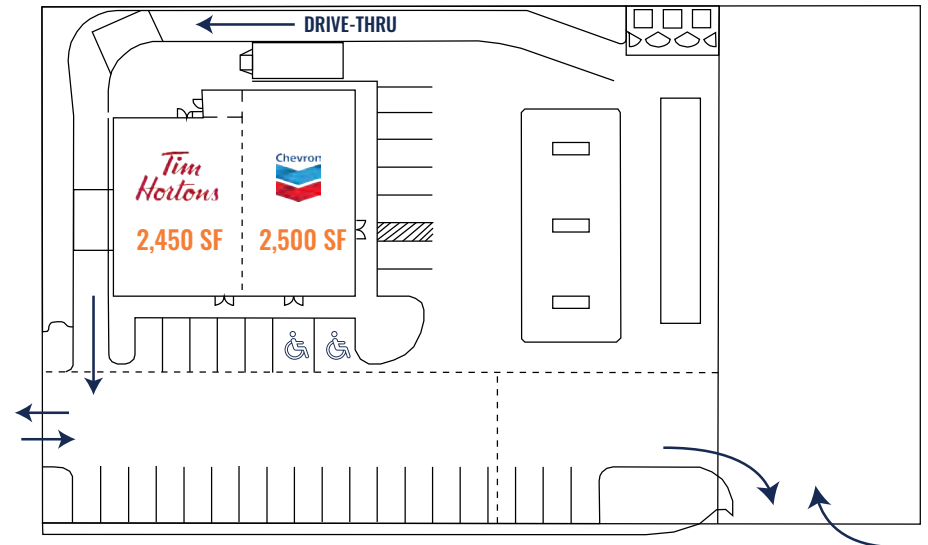


Parkland (parent of Chevron) is Canada and the Caribbean's largest, and one of America's fastest growing, independent suppliers and marketers of fuel and petroleum products and a leading convenience store operator with a market cap of \$6.75B*.



Parkland is one of Canada's largest supplier of retail fuel utilizing brands such as Esso, FasGas and most notably Chevron in British Columbia where it retains higher customer brand recognition.

SITE PLAN



ALASKA AVENUE (13,683 VPD)

PROPERTY PHOTOS



DAWSON CREEK



Strategic Location:

Known as the Mile Zero City, Dawson Creek marks the beginning of the Alaska Highway, a vital 2,400 km route linking Alaska and the Yukon to Western Canada and the United States.



Trade Area Population:

The surrounding trade area is home to approximately **30,000** residents, establishing Dawson Creek as a key regional hub in northeastern British Columbia.



Transportation Nodes:

- **Rail Connections:** Connected by CN Rail to Fort Nelson and the ports of Prince Rupert and Vancouver for efficient freight movement.
- **Highway Access:** Major highways connecting East to Alberta, Southwest to Prince George, and North to Fort St. John.
- **Local Airport:** Dawson Creek Airport (YDA) provides regional flights, with the nearest major airport being Fort St. John Airport (YXJ), located about 50 kilometers to the north.



Economic Drivers:

The economy is primarily supported by resource extraction, agriculture, and transportation, utilizing its strategic location to attract investment and business opportunities.

NORTHEAST REGION OF B.C.



Regional Growth:

The Northeast Region is experiencing rapid development, particularly in the energy sector, driven by opportunities in natural gas production and critical minerals.



Population:

The region has a population of approximately 72,300, encompassing key cities like Dawson Creek, Fort St. John, and Fort Nelson.



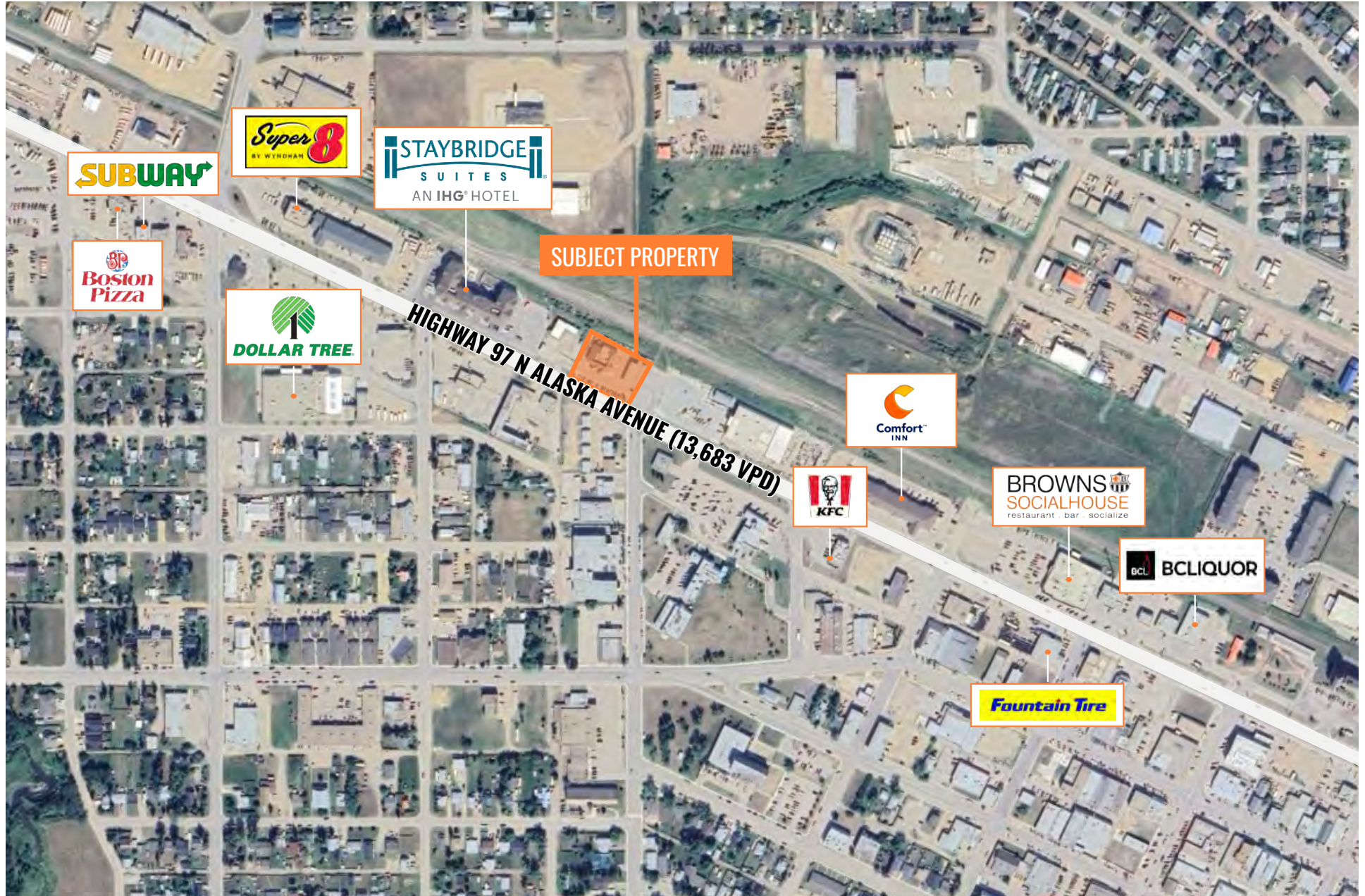
Key Industries:

- **Natural Gas:** Consistent capital investment in natural gas and related industries is fostering economic growth.
- **Clean Energy:** An emerging focus on clean energy solutions is contributing to regional diversification.
- **Forestry and Agriculture:** Traditional industries remain vital, supported by sustainable practices.
- **Critical Minerals and Clean Tech:** Opportunities in critical minerals and agri-tech are gaining traction, enhancing the region's economic landscape.

Dawson Creek and the broader Northeast Region of BC present a dynamic and resilient market environment. With strategic infrastructure, a diverse economy rooted in traditional and emerging sectors, and favourable agricultural conditions, this region is well-positioned for sustained growth and investment.



SURROUNDING CONSIDERATIONS



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HIGHWAY 97 N ALASKA AVENUE (13,683 VPD)

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