

# FOR SALE

## **KALTIRE** PROPERTY PORTFOLIO

CONFIDENTIALITY AGREEMENT

- ✓ SEVEN (7) PROPERTIES ACROSS BRITISH COLUMBIA
- ✓ LONG-TERM, CAREFREE, TRIPLE-NET (NNN) LEASES
- ✓ ALL LEASES SECURED BY KAL TIRE LTD.
- ✓ AVAILABLE INDIVIDUALLY OR AS PORTFOLIO

### CONTACT INFORMATION:

#### JOE GENEST

Personal Real Estate Corporation  
Senior Vice President Investments  
(604) 398-4341  
JGenest@MarcusMillichap.com

#### CURTIS LEONHARDT

Personal Real Estate Corporation  
Senior Vice President Investments  
(604) 638-1999  
CLeonhardt@MarcusMillichap.com

#### ARMAAN SOHI

Associate  
(604) 675-5216  
Armaan.Sohi@MarcusMillichap.com

#### JON BUCKLEY

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

#### ANDREW GORMLEY

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

**Marcus & Millichap**

CASTLEGAR, B.C.



COURTENAY, B.C.



GOLDEN, B.C.



HOPE, B.C.



LILLOOET, B.C.



LUMBY, B.C.



NAKUSP, B.C.



# OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is marketing for sale a highly coveted portfolio of seven (7) Kal Tire properties spanning across British Columbia, ranging from Vancouver Island to the Lower Mainland, Highway 99 Corridor, Okanagan and Kootenay regions. Each property is secured with a long-term, carefree, triple-net (NNN) lease with corporate covenant, Kal Tire Ltd. commencing March 1, 2025. With over 70 years of operations, Kal Tire has established itself as a trusted name in the automotive industry with more than 260 stores across Canada. The vendor will consider offers on a portfolio and individual basis.

## PORTFOLIO SUMMARY



**Tenant:** Kal Tire is one of Canada's most recognized automotive brands, operating for over 70 years with more than 260 retail locations nationwide.



**Lease Structure:** NNN leases with corporate covenant and minimal landlord responsibilities; each property is a corporately owned Kal Tire location.



**New Long-Term Leases:** Six out of the seven properties in the portfolio are operating on brand-new 10-year leases with built in rental escalations and renewal options\*.



**Location:** These properties are strategically located in highly visible, prime areas within their respective markets



**Environmental:** Phase I and II Environmental Reports will be shared upon execution of a CA, ensuring a smooth due diligence period for prospective buyers.



**Acquisition Options:** The Vendor will entertain offers as a portfolio sale or individual basis.

\* Exceptions to this include 95 – 6th Avenue NW, Nakusp which is under a five year lease term and 1001 - 10th Ave, Golden, BC, which also has a second tenant, Vandebilt Autobody, on a month-to-month basis.



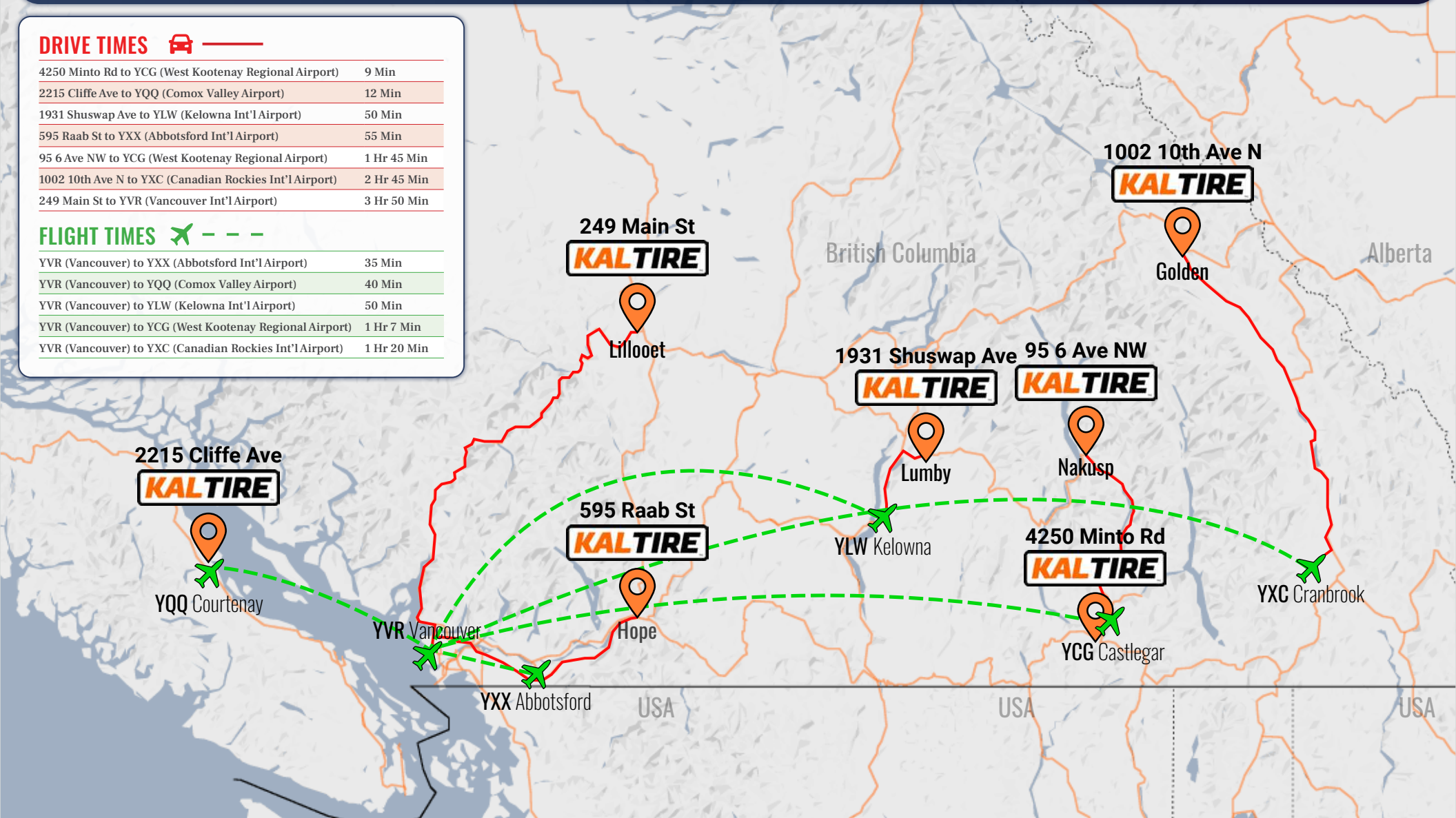
Founded in 1953 by Tom Foord in Vernon, British Columbia, Kal Tire has grown to become one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America. With over 70 years of industry experience, Kal Tire operates an impressive network of more than 260 stores across Canada and boasts a comprehensive supply chain, including distribution centers and its own transport division. Backed by a fleet of over 500 service trucks and a dedicated team of more than 6,500 employees, Kal Tire's coast-to-coast network solidifies its position as an industry leader committed to exceptional service and operational excellence.

**DRIVE TIMES** 🚗 ———

4250 Minto Rd to YCG (West Kootenay Regional Airport)	9 Min
2215 Cliffe Ave to YQQ (Comox Valley Airport)	12 Min
1931 Shuswap Ave to YLW (Kelowna Int'l Airport)	50 Min
595 Raab St to YXX (Abbotsford Int'l Airport)	55 Min
95 6 Ave NW to YCG (West Kootenay Regional Airport)	1 Hr 45 Min
1002 10th Ave N to YXC (Canadian Rockies Int'l Airport)	2 Hr 45 Min
249 Main St to YVR (Vancouver Int'l Airport)	3 Hr 50 Min

**FLIGHT TIMES** ✈️ - - -

YVR (Vancouver) to YXX (Abbotsford Int'l Airport)	35 Min
YVR (Vancouver) to YQQ (Comox Valley Airport)	40 Min
YVR (Vancouver) to YLW (Kelowna Int'l Airport)	50 Min
YVR (Vancouver) to YCG (West Kootenay Regional Airport)	1 Hr 7 Min
YVR (Vancouver) to YXC (Canadian Rockies Int'l Airport)	1 Hr 20 Min



# SALIENT DETAILS

**4250 & 4280 MINTO ROAD, CASTLEGAR, B.C.**



<b>Legal Description:</b>	Lot A District Lots 12354, 12355 And 12356 Kootenay District Plan NEP22188 & Lot 6 District Lots 12354 And 12356 Kootenay District Plan 13986
<b>PID:</b>	019-209-746 & 010-458-298
<b>Year Built:</b>	2002
<b>Zoning:</b>	<a href="#">C2 - Highway Service Commercial</a>
<b>Tenant:</b>	Kal Tire Ltd.
<b>Land Size:</b>	3.21 Acres
<b>Rentable Area:</b>	7,590 SF (Main Floor) 2,713 SF (Second Floor) 10,303 SF (Total)
<b>Lease Term:</b>	10 Years - Expiring 25-Feb-2035
<b>Renewal Options:</b>	4 x 5 Years
<b>NOI:</b>	\$91,080 (\$8.84 PSF)
<b>Price:</b>	<b>\$1,420,000 (\$139 PSF)</b>
<b>Cap Rate:</b>	<b>6.40%</b>

# MARKET OVERVIEW

Castlegar, with a population of 8,338, is situated at the confluence of the Kootenay and Columbia Rivers in the Kootenay Rockies. Known for its rich history, world-class recreation, and stunning natural surroundings, the city fosters a community focused on sustainability, innovation, and adaptability. With affordable living, diverse housing options, and a dynamic economy, Castlegar is a thriving regional hub.



Demographics	Castlegar
<b>Total Population</b>	8,338
<b>Growth (2019-2024)</b>	5.1%
<b>Projected Population Growth (2024-2029)</b>	2.9%
<b>Average Household Income</b>	\$86,959
<b>Major Industries</b>	Forestry, Mining, Hydro and Government Services

# SALIENT DETAILS

2215 CLIFFE AVENUE, COURTENAY, B.C.



<b>Legal Description:</b>	That Part of Lot 3, Section 66, Comox District, Plan VIP4909 lying south easterly of a boundary parallel to and perpendicularly distant 100 feet from the south easterly boundary of said lot, Except Plan 47369
<b>PID:</b>	006-045-715
<b>Year Built:</b>	1992
<b>Zoning:</b>	<a href="#">C-2 Commercial Two Zone (Service Commercial)</a>
<b>Tenant:</b>	Kal Tire Ltd.
<b>Land Size:</b>	0.70 Acres
<b>Rentable Area:</b>	6,600 SF
<b>Lease Term:</b>	10 Years - Expiring 28-Feb-2035
<b>NOI:</b>	\$105,600 (\$16.00 PSF)
<b>Price:</b>	<b>\$1,920,000 (\$291 PSF)</b>
<b>Cap Rate:</b>	<b>5.50%</b>

# MARKET OVERVIEW

Courtenay, located on the east coast of Vancouver Island, is easily accessible by land, sea, and air. As the vibrant urban and cultural heart of the Comox Valley, it serves over 28,000 residents within the city limits and is part of the larger Comox Valley region, which has a population of around 72,000. Courtenay is an innovative, thriving city that offers a great environment to live, work, and do business.



Demographics	Courtenay
<b>Total Population</b>	28,000
<b>Growth (2019-2024)</b>	11.8%
<b>Projected Population Growth (2024-2029)</b>	7.7%
<b>Average Household Income</b>	\$101,097
<b>Major Industries</b>	Health Care & Social Assistance, Retail Trade, Construction and Public Administration

# SALIENT DETAILS

1001 10TH AVENUE N, GOLDEN, B.C.



<b>Legal Description:</b>	Lot A Section 13 Township 27 Range 22 West Of The 5th Meridian Kootenay District Plan EPP61866
<b>PID:</b>	029-829-836
<b>Year Built:</b>	1987
<b>Zoning:</b>	<a href="#">M2 - Light Industrial</a>
<b>Tenant:</b>	Kal Tire Ltd. Vandebilt Autobody
<b>Land Size:</b>	1.46 Acres
<b>Rentable Area:</b>	6,400 SF (Kal Tire Ltd.) 10,557 (Vandebilt Autobody) 16,957 SF (Total)
<b>Lease Term:</b>	Kal Tire Ltd. - 10 Years - Expiring 28-Feb-2035 Vandebilt Autobody - Month-to-Month
<b>NOI:</b>	\$121,506 (Kal Tire Ltd.) \$54,000 (Vandebilt Autobody) Total: \$175,506 (\$10.35 PSF)
<b>Price:</b>	<b>\$2,765,000 (\$166 PSF)</b>
<b>Cap Rate:</b>	<b>6.35%</b>

# MARKET OVERVIEW

Golden is nestled in the Rocky Mountain trench surrounded by three different mountain ranges and five national parks in the Kootenay region. Positioned along the Trans-Canada Highway (Highway 1) and the northern terminus of Highway 95, Golden offers easy access to the rest of the East Kootenay region and connections to the United States making it a prime location for businesses fostering easy transportation of goods and services.



Demographics	Golden
<b>Total Population</b>	4,050
<b>Growth (2019-2024)</b>	6.4%
<b>Projected Population Growth (2024-2029)</b>	6.1%
<b>Average Household Income</b>	\$111,461
<b>Major Industries</b>	Mining, Engineered Wood, Production and Tourism

# SALIENT DETAILS

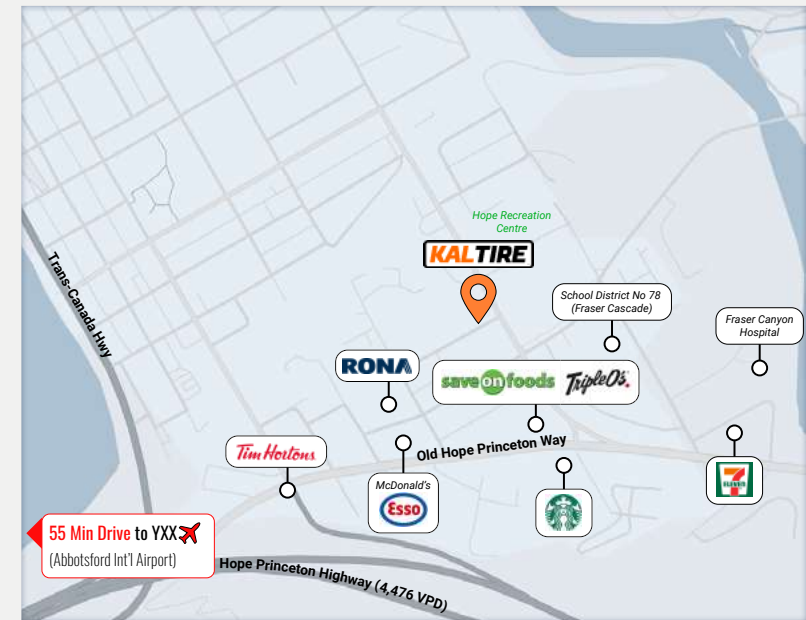
595 RAAB STREET, HOPE, B.C.



<b>Legal Description:</b>	Lot A Section 10 Township 5 Range 26 West Of The 6th Meridian Yale Division Yale District Plan KAP83192
<b>PID:</b>	026-992-060
<b>Year Built:</b>	1978
<b>Zoning:</b>	<a href="#">I-2 – Light Service/Industrial</a>
<b>Tenant:</b>	Kal Tire Ltd.
<b>Land Size:</b>	0.44 Acres
<b>Rentable Area:</b>	3,967 SF
<b>Lease Term:</b>	10 Years - Expiring 28-Feb-2035
<b>NOI:</b>	\$59,505 (\$15.00 PSF)
<b>Price:</b>	<b>\$1,075,000 (\$272 PSF)</b>
<b>Cap Rate:</b>	<b>5.55%</b>

# MARKET OVERVIEW

Hope is a key transportation hub at the junction of the Trans-Canada Highway and Coquihalla Highway, providing easy access to Vancouver, the Fraser Valley, and the interior of BC. Its strategic location near rail, seaports, airports, and the U.S. border makes it ideal for supply chain and fabrication businesses. With affordable commercial properties and a thriving tourism sector, attracting over 50,000 visitors annually, Hope offers a strong foundation for both industry and outdoor recreation.



Demographics	Hope
<b>Total Population</b>	7,383
<b>Growth (2019-2024)</b>	10.1%
<b>Projected Population Growth (2024-2029)</b>	10.2%
<b>Average Household Income</b>	\$93,398
<b>Major Industries</b>	Accommodation & Food, Retail, Construction and Health Care

# SALIENT DETAILS

**249 MAIN STREET, LILLOOET, B.C.**



Legal Description:	Lot A, Plan KAP8914, District Lot 1588
PID:	009-767-100
Year Built:	1978
Zoning:	<a href="#">Industrial</a>
Tenant:	Kal Tire Ltd.
Land Size:	0.48 Acres
Rentable Area:	3,336 SF
Lease Term:	10 Years - Expiring 28-Feb-2035
NOI:	\$27,000 (\$8.09 PSF)
Price:	<b>\$490,000 (\$150 PSF)</b>
Cap Rate:	<b>5.50%</b>

# MARKET OVERVIEW

Lillooet, with a population of 2,500, serves the broader Squamish-Lillooet Regional District of approximately 60,000 people. The community offers affordable land, housing, and a low cost of living, supported by a skilled workforce and a thriving commercial core. Situated at the crossroads of BC Highways 99, 12, and 40, Lillooet provides prime access for both commercial traffic and its expanding tourism sector. With CN Rail connecting it to major markets, Lillooet is an ideal location for businesses looking to tap into regional and wider market opportunities.



Demographics	Lillooet
Total Population	2,500
Growth (2019-2024)	4.3%
Projected Population Growth (2024-2029)	3.8%
Average Household Income	\$98,205
Major Industries	Hydroelectricity, Forestry, Agriculture and Tourism

# SALIENT DETAILS

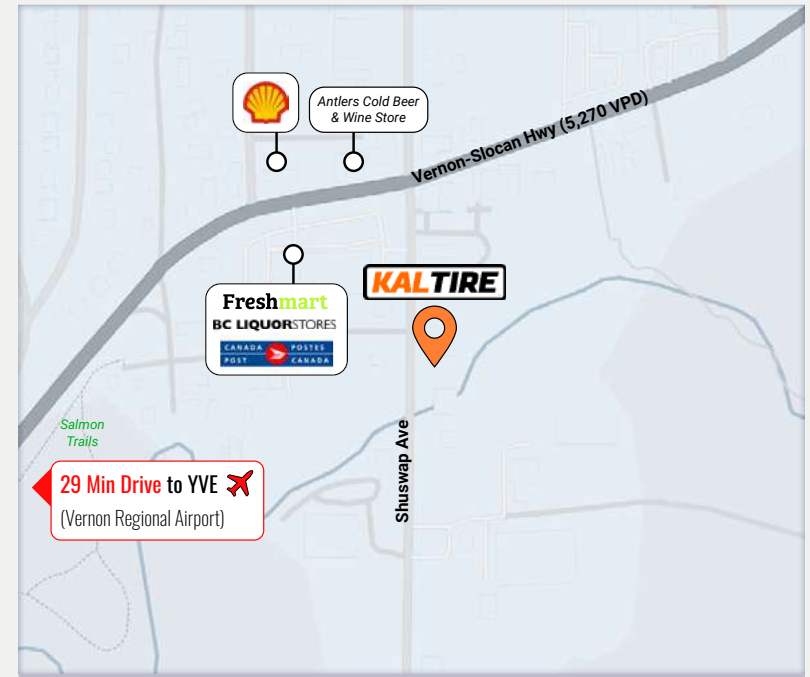
1931 SHUSWAP AVENUE, LUMBY, B.C.



<b>Legal Description:</b>	Lot 3 District Lot 18 Osoyoos Division Yale District Plan 7499 & Lot 5 District Lot 18 Osoyoos Division Yale District Plan 4842
<b>PID:</b>	008-157-065 & 008-157-049
<b>Year Built:</b>	1976
<b>Zoning:</b>	<a href="#">C2 - Highway Commercial</a>
<b>Tenant:</b>	Kal Tire Ltd.
<b>Land Size:</b>	0.47 Acres
<b>Rentable Area:</b>	5,000 SF (Main Floor) 1,272 SF (Mezzanine) 6,272 SF (Total)
<b>Lease Term</b>	10 Years - Expiring 28-Feb-2035
<b>NOI:</b>	\$69,996 (\$11.16 PSF)
<b>Price:</b>	<b>\$1,160,000 (\$187 PSF)</b>
<b>Cap Rate:</b>	<b>6.00%</b>

# MARKET OVERVIEW

Lumby, a charming community with affordable land, housing, and a relaxed lifestyle, making it an attractive option for both families and businesses. Located in the heart of the Okanagan Valley, Lumby is well-connected by major highways, including Highway 6, providing easy access to the city of Vernon and beyond. With its proximity to natural attractions and outdoor recreational activities, Lumby offers a balanced environment for both work and leisure, making it an ideal location for business growth and community living.



Demographics	Lumby
<b>Total Population</b>	2,050
<b>Growth (2019-2024)</b>	10.5%
<b>Projected Population Growth (2024-2029)</b>	9.1%
<b>Average Household Income</b>	\$88,000
<b>Major Industries</b>	Agriculture, Forestry, and Manufacturing

# SALIENT DETAILS

95 6TH AVENUE NW, NAKUSP, B.C.



<b>Legal Description:</b>	Lot 18 Block 10 District Lot 397 Kootenay District Plan 494 & Lot 17 Block 10 District Lot 397 Kootenay District Plan 494
<b>PID:</b>	008-253-218 & 008-253-196
<b>Year Built:</b>	1954
<b>Zoning:</b>	<a href="#">C1 - Core Commercial</a>
<b>Tenant:</b>	Kal Tire Ltd.
<b>Land Size:</b>	0.16 Acres
<b>Rentable Area:</b>	2,080 SF (Main Floor) 920 SF (Basement) 3,000 SF (Total)
<b>Lease Term:</b>	5 Years - Expiring 28-Feb-2030
<b>NOI:</b>	\$28,135 (\$9.37 PSF)
<b>Price:</b>	<b>\$450,000 (\$150 PSF)</b>
<b>Cap Rate:</b>	<b>6.25%</b>

# MARKET OVERVIEW

Nakusp, located in the West Kootenay region of British Columbia, offers a peaceful and scenic lifestyle. Nakusp is easily accessible via Highway 23, connecting it to nearby towns and cities such as Revelstoke and Nelson. The town has a strong local economy centered around tourism, forestry, and agriculture, with its proximity to outdoor recreational activities, including hiking, boating, and skiing.



Demographics	Nakusp
<b>Total Population</b>	1,654
<b>Projected Population Growth (2024-2029)</b>	4.1%
<b>Average Household Income</b>	\$44,413
<b>Major Industries</b>	Tourism, Forestry and Agriculture

## OFFERING SUMMARY



Properties **7**



Combined Occupancy **100%**



\$ PSF (Portfolio) **\$186**



Cap Rate (Portfolio) **6.00%**



Combined NOI (Jun-2025) **\$556,822**

## ASKING PRICES

4250 & 4280 Minto Road, Castlegar, B.C. **\$1,420,000**

2215 Cliffe Avenue, Courtenay, B.C. **\$1,920,000**

1001 10th Avenue, Golden, B.C. **\$2,765,000**

595 Raab Street, Hope, B.C. **\$1,075,000**

249 Main St, Lillooet, B.C. **\$490,000**

1931 Shuswhap Avenue, Lumby, B.C. **\$1,160,000**

95 6th Ave NW, Nakusp, B.C. **\$450,000**

**Total Portfolio \$9,280,000**

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**Marcus & Millichap**

**JOE GENEST**

Personal Real Estate Corporation  
Senior Vice President Investments  
(604) 398-4341  
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**ARMAAN SOHI**

Associate  
(604) 675-5216  
Armaan.Sohi@MarcusMillichap.com

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

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