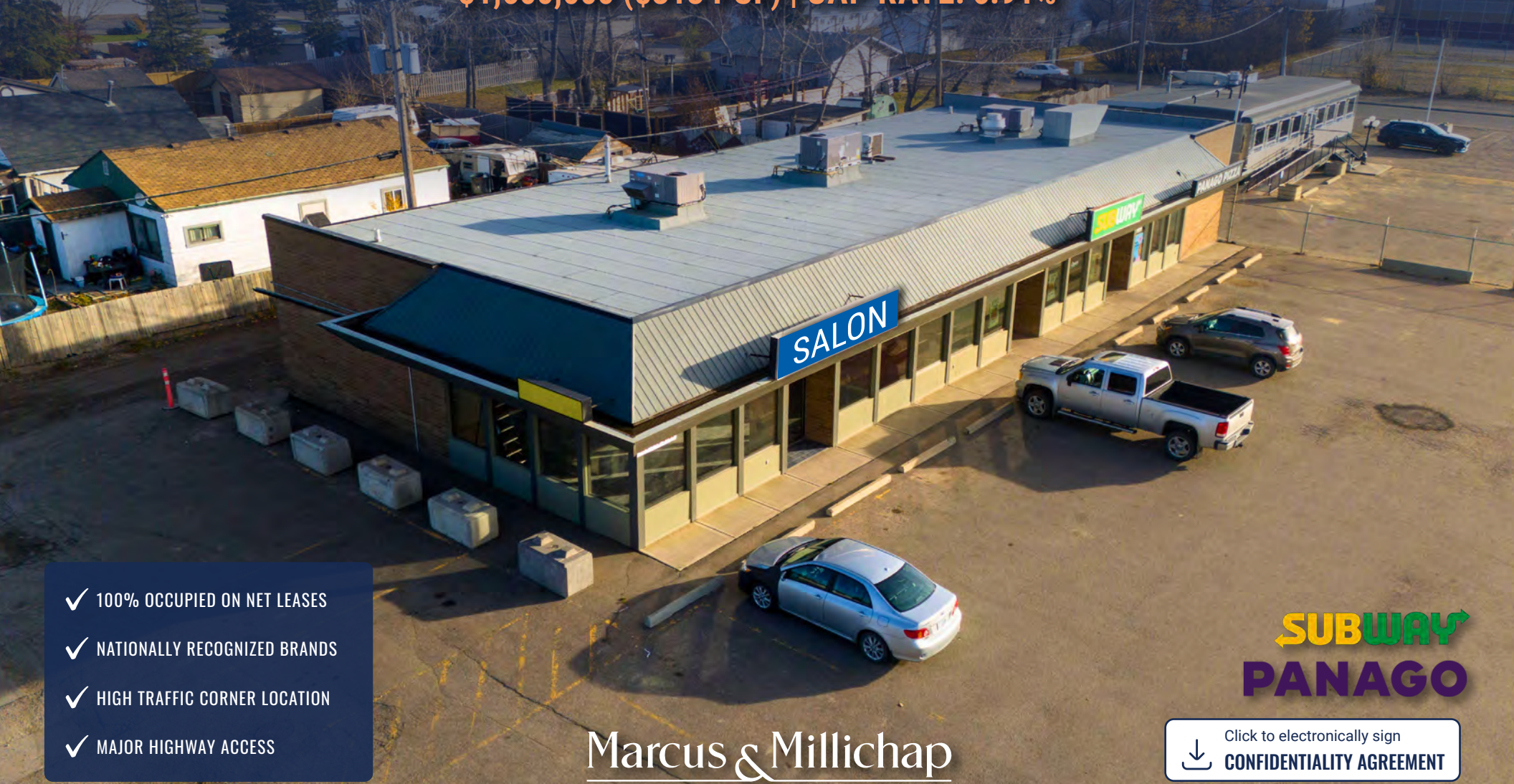


FOR SALE

10508 8TH STREET, DAWSON CREEK, B.C.

FULLY NET LEASED RETAIL STRIP CENTER

\$1,600,000 (\$313 PSF) | CAP RATE: 6.91%



- ✓ 100% OCCUPIED ON NET LEASES
- ✓ NATIONALLY RECOGNIZED BRANDS
- ✓ HIGH TRAFFIC CORNER LOCATION
- ✓ MAJOR HIGHWAY ACCESS

Marcus & Millichap

SUBWAY
PANAGO



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OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire a fully occupied, three-tenant net lease investment property located at 10508 8th Street in Dawson Creek, BC (the "Subject Property"). The Subject Property is 100% leased to Subway, Panago, and a local salon operator under landlord-friendly net lease agreements.



The Subject Property is secured by strong corporate covenants and features a diversified tenant mix including Subway, Panago, and a local salon operator. Approximately 73% of the base rent is generated by the national corporate covenants, providing stable and predictable income with minimal landlord responsibilities.



The Subject Property is 100% occupied with three operating tenants, offering investors immediate cash flow and a diversified tenancy mix across daily food and personal services.



Prominently situated at the corner of Highway 2 (12,000 VPD) (Dawson Creek Tupper Highway) and 105 Avenue, the Subject Property is well positioned to capitalize on local residents, commuters, and the strong employment base of Dawson Creek.



Exceptional location further benefitting from proximity to Dawson Creek Mall, Safeway, and Northern Lights College, generating consistent localized traffic and supporting a steady flow of customers year-round.



SALIENT DETAILS

Address:	10508 8th Street, Dawson Creek, B.C.
PID(s):	013-661-418, 013-661-426, 013-661-434
Legal Description:	<u>TITLE</u>
Zoning:	<u>C-3 - Highway Commercial</u>
Site Size:	0.39 Acres (18,896 SF)*
Year Built:	1980
Leasable Area:	Subway: 1,866 SF
	Panago: 1,600 SF
	Barbershop/Salon: 1,640 SF
	Total: 5,106 SF
Tenants:	Subway, Panago, Barbershop/Salon
Renewal Options:	Subway: 1 x 5 Years**
	Panago: 1 x 5 Years**
	Barbershop/Salon: 1 x 5 Years**
Lease Expiries:	Subway: January 31, 2028
	Panago: June 30, 2028
	Barbershop/Salon: April 30, 2031
NOI (July 1, 2026 + 12M):	\$110,568
Price:	\$1,600,000 (\$313 PSF)
Cap Rate:	6.91%

*BC Assessment
**Fair Market Value



DAWSON CREEK

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.



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:

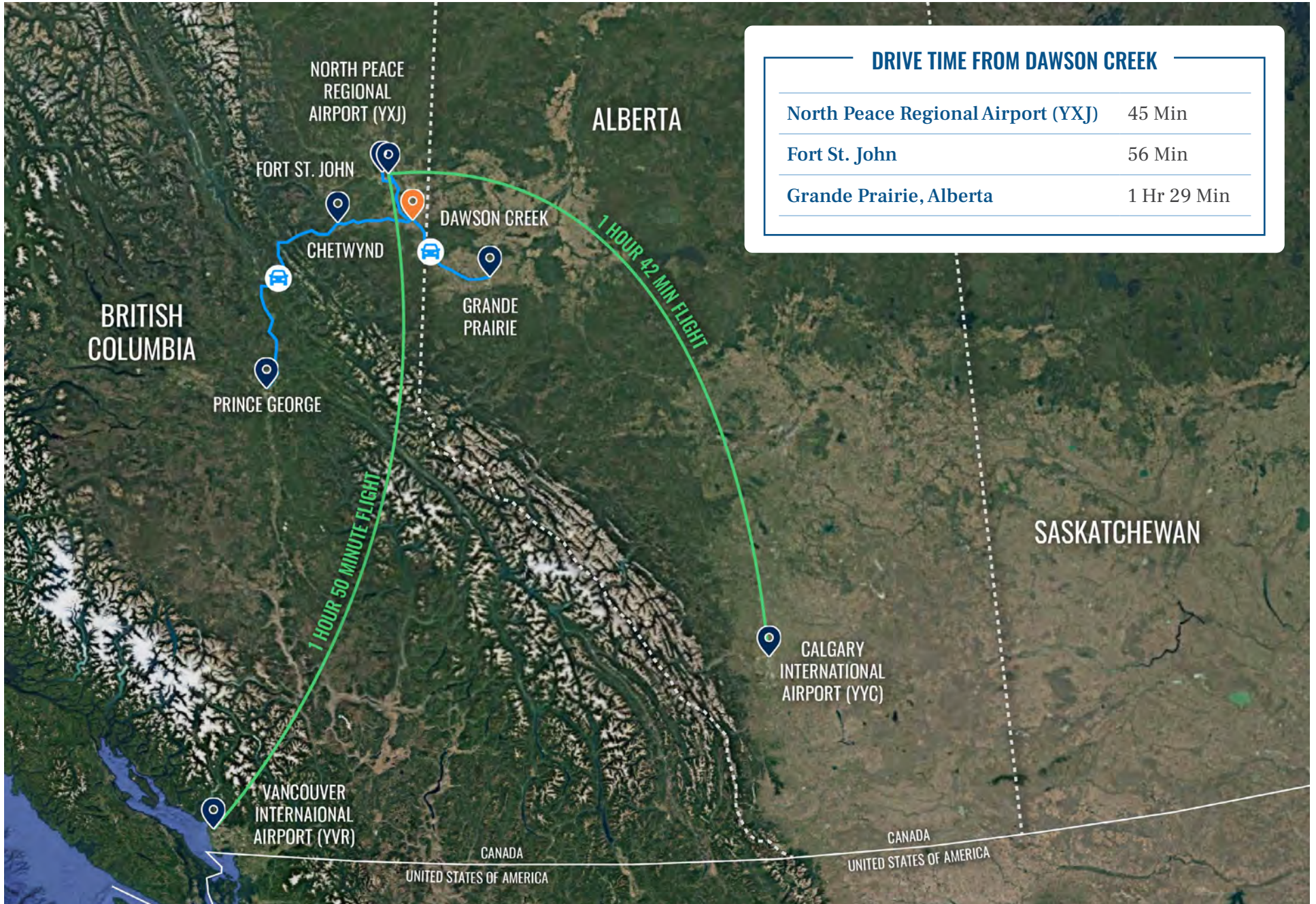
The region has a population of approximately 72,300, encompassing key cities like Dawson Creek, Fort St. John, and Fort Nelson.



Key Industries:

- **Natural Gas and Critical Minerals:** The Northeast Region is experiencing consistent capital investment in natural gas and related industries, with growing opportunities in critical minerals and agri-tech further strengthening the region's long-term economic outlook.
- **Clean Energy:** An emerging focus on clean energy solutions is contributing to regional diversification and attracting new investment to the area.
- **Forestry and Agriculture:** Traditional industries remain a vital part of the regional economy, supported by sustainable practices and favourable land conditions.

MARKET OVERVIEW



PROPERTY PHOTOS & SURROUNDING CONSIDERATIONS



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