

FOR SALE



3955 JOHNSTON ROAD, PORT ALBERNI, B.C.

SINGLE-TENANT ABSOLUTE NNN INVESTMENT | CORPORATE COVENANT

PRICE: \$2,150,000 | CAP RATE: 6.05%



PRIME CORNER LOCATION

- ✓ LONGTERM CAREFREE NNN LEASE
- ✓ GLOBAL BRAND WITH CORPORATE COVENANT
- ✓ ESSENTIAL SERVICE WITH DRIVE-THRU CAPABILITIES

Marcus & Millichap



Click to electronically sign

CONFIDENTIALITY AGREEMENT

OPPORTUNITY

The Vendor has exclusively retained Marcus & Millichap to offer for sale its 100% freehold interest in 3955 Johnston Road, Port Alberni, British Columbia (the "Subject Property"). The Subject Property is a single-tenant, absolute triple-net leased convenience retail and fuel asset occupied by Circle K (Alimentation Couche-Tard Inc.), with annual rental escalations through the current term expiring April 2033 and four further five-year renewal options. Positioned on a signalized corner along (Highway 4) Johnston Road (15,500 VPD), the city's primary commercial corridor and the gateway to Vancouver Island's west coast, the offering delivers stable, passive income backed by an institutional-grade covenant, complemented by an integrated fuel operation and drive-thru component.



HIGHLIGHTS

ESSENTIAL-SERVICE TENANT WITH INSTITUTIONAL COVENANT



Occupied by Circle K, a wholly-owned subsidiary of Alimentation Couche-Tard Inc. (TSX: ATD), one of the world's largest convenience and fuel retailers with over 16,700 stores globally. The tenant operates an essential-service business that delivers durable cash flow through economic cycles.

LONG-TERM ABSOLUTE NNN LEASE WITH ANNUAL ESCALATIONS



Current term running through April 2033 with annual rental escalations baked into the contract, plus four further five-year renewal options. Provides predictable income with structural growth and meaningful runway beyond the contractual term.

HIGH-VISIBILITY SIGNALIZED CORNER



Dual access points at the signalized intersection of Johnston Road (15,500 VPD) and Tebo Avenue, Port Alberni's primary commercial corridor. The location captures both daily local demand and significant transient traffic, anchoring long-term site relevance.

DRIVE-THRU COMPONENT



On-site drive-thru ATM differentiates the offering within the convenience retail sector and contributes directly to customer stickiness. The drive-thru lane also provides repositioning optionality for future quick-service restaurant (QSR) use.

GATEWAY LOCATION



Port Alberni is the last major commercial stop for travellers heading to Tofino, Ucluelet, Pacific Rim National Park, and Sproat Lake, destinations that collectively attract millions of visitors annually. The corridor dynamic broadens the asset's appeal to out-of-market investors familiar with Vancouver Island's west coast.

INTEGRATED FUEL OPERATION



Esso-branded gas bar with all fuel infrastructure owned and operated by the Tenant at their sole cost and expense. Enhances daily customer draw and site productivity while imposing zero capital obligations on the Landlord.



SALIENT DETAILS

Address:	3955 Johnston Road, Port Alberni, B.C.
Legal Description:	Lot B District Lot 14 Alberni District Plan VIP74150
PID:	025-474-154
Year Built:	2003
Zoning:	C4 - Highway Commercial District
Parking:	+/- 20 Stalls (6.77 Stalls per 1,000 SF)
Land Size:	21,744 SF (0.5 Acres)*
Rentable Area:	2,955 SF (C-Store)
Lease Expiry:	April 23, 2033
Renewal Options:	4 x 5 Years**
Base Rent Schedule:	<p>April 24, 2023 - April 23, 2028: \$130,000 (\$43.99 PSF)</p> <p>April 24, 2028 - April 23, 2029: \$132,600 (\$44.87 PSF)</p> <p>April 24, 2029 - April 23, 2030: \$135,252 (\$45.77 PSF)</p> <p>April 24, 2030 - April 23, 2031: \$137,957 (\$46.69 PSF)</p> <p>April 24, 2031 - April 23, 2032: \$140,716 (\$47.62 PSF)</p> <p>April 24, 2032 - April 23, 2033: \$143,531 (\$48.57 PSF)</p>
Cap Rate:	6.05%
Price:	\$2,150,000

*Per BC Assessment

**Base rent to be the lesser of prior 5-year average Annual Base Rent + CPI or +10% (cap).

3955 JOHNSTON ROAD



EASEMENTS & RIGHTS OF WAY

Lot A has permanent shared access to Lot B's parking and driveways, with Lot B restricted to no more than 7 exclusive tenant stalls. Lot A also holds the right to run utilities through Lot B, including sewer, water, hydro, gas, and telecom. BC Hydro and TELUS have an existing infrastructure corridor on Lot B.



TENANT HIGHLIGHTS



Operated by Alimentation Couche-Tard Inc. (TSX: ATD) one of the world's largest convenience and fuel retailers



14,000+ convenience stores worldwide, making it one of the largest convenience and fuel retailers globally



\$73.3 billion USD in revenue (TTM 2026)



Backed by a network of 11,700+ fuel stations across Canada

MARKET OVERVIEW



REGIONAL COMMERCIAL AND SERVICE HUB

As the dominant service centre for Central and West Vancouver Island, Port Alberni anchors a broad regional trade area supported by essential retail, healthcare, government services, and employment uses.



STRATEGIC GATEWAY VIA HIGHWAY 4

Direct access to Highway 4, the only arterial connecting Vancouver Island's east coast to its west coast, positions Port Alberni as the primary gateway to Tofino, Ucluelet, Pacific Rim National Park, and Sproat Lake. The corridor drives consistent interregional travel, goods movement, and year-round tourism traffic.



DIVERSIFIED ECONOMIC BASE

The local economy is supported by a diversified employment base spanning forestry, marine services, manufacturing, healthcare, education, government services, and tourism, underpinning long-term income stability and tenant demand.



STEADY POPULATION GROWTH

Population of approximately 28,019 residents with growth of 6.1% from 2020 to 2025 and a further 5.3% projected through 2030, reflecting renewed in-migration and improving economic fundamentals.



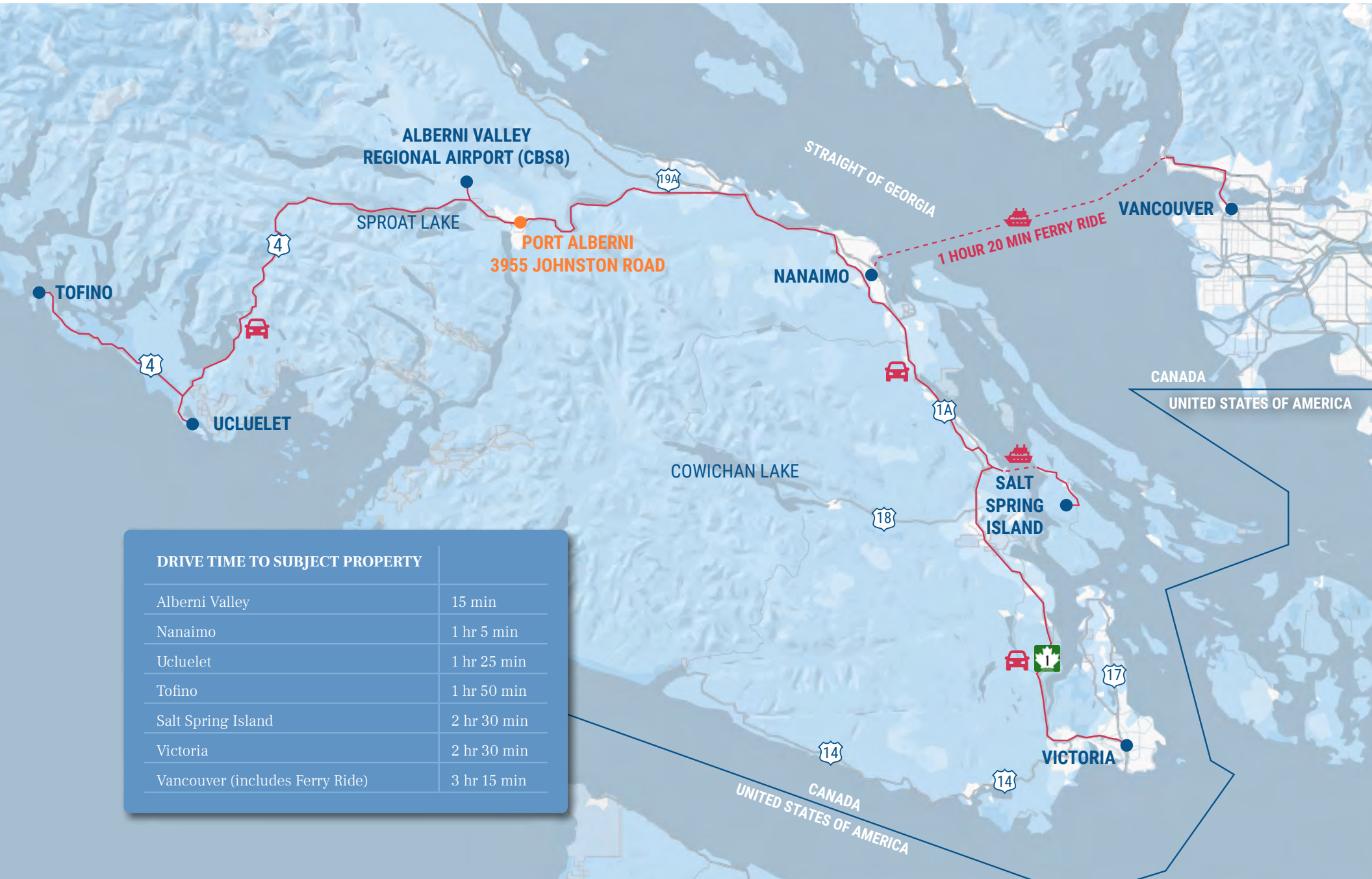
CONSTRAINED NEW SUPPLY

Limited new commercial development and constrained retail supply reinforce long-term demand for well-located existing assets, supporting occupancy stability and investor confidence.

DEMOGRAPHICS

3955 Johnston Road, Port Alberni, B.C.	3KM	5KM	Port Alberni
Total Population	7,770	18,144	28,019
Average Household Income	\$95,960	\$93,241	\$101,191
Population Growth (2020-2025)	6.70%	6.70%	6.10%
Projected Population Growth (2025-2030)	4.60%	5.40%	5.30%

LOCATION OVERVIEW



DRIVE TIME TO SUBJECT PROPERTY	
Alberni Valley	15 min
Nanaimo	1 hr 5 min
Ucluelet	1 hr 25 min
Tofino	1 hr 50 min
Salt Spring Island	2 hr 30 min
Victoria	2 hr 30 min
Vancouver (includes Ferry Ride)	3 hr 15 min

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

Curtis Leonhardt
Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com

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

Armaan Sohi
Personal Real Estate Corporation
Director Investments
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

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.