

NNN LISTINGS OVERVIEW

JULY 2026

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Marcus & Millichap
Western Canada NNN Group

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group



294 Bernard Avenue, Kelowna, B.C.

Tenant: BMO
NOI: Contact Listing Agents
Cap Rate: 5.00%
Price: Contact Listing Agents

[REGISTER HERE](#)



FOR SALE

20718 Lougheed Hwy, Maple Ridge, B.C.

Tenant: Vacant & Coast-to-Coast Video (Owner-User Opp.)
Land Size: 11,174 SF
Rentable Area: 3,985 SF
Price: \$2,990,000 (\$750 PSF)

[↓ BROCHURE](#)

[CA](#)



FOR SALE

660 Gardena Drive, Coquitlam, B.C.

Tenant: Prado Cafe Ltd.
NOI: \$75,180
Cap Rate: 4.60%
Price: \$1,635,000

[↓ BROCHURE](#)

[CA](#)



FOR SALE

3955 Johnston Road, Port Alberni, B.C.

Tenant: Circle K
NOI: \$130,000
Cap Rate: 6.05%
Price: \$2,150,000

[↓ BROCHURE](#)

[CA](#)



FOR SALE

1511 Admirals Road, Victoria, B.C.

Tenant: Rexall
NOI: \$468,018
Cap Rate: 5.21%
Price: \$8,980,000

[↓ BROCHURE](#)

[CA](#)



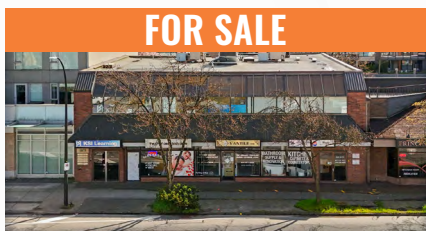
FOR SALE

130 Terminal Avenue, Nanaimo, B.C.

Tenant: Vacant & QSR (Chick-to-Sea)
Land Size: 0.8 Acres
Rentable Area: 6,967 SF
Price: \$2,900,000 (\$416 PSF)

[↓ BROCHURE](#)

[CA](#)



FOR SALE

1075 Marine Drive, North Vancouver, B.C.

Tenant: Multiple (Owner-User Opp.)
Land Size: 8,103 SF
Rentable Area: 7,450 SF
Price: \$5,400,000 (\$725 PSF)

[↓ BROCHURE](#)

[CA](#)



FOR SALE

18-unit KFC Portfolio | Western Canada

Tenants: KFC
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

[↓ BROCHURE](#)

[CA](#)



FOR SALE

5850 Kingsway, Burnaby, B.C.

Tenant: Fountain Tire
NOI: \$150,633
Cap Rate: 2.22%
Price: \$6,800,000

[↓ BROCHURE](#)

[CA](#)



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

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FOR SALE



33261 South Fraser Way & 33264 Old Yale Road, Abbotsford, B.C.

Tenants: Mr.Lube, Enterprise & Valley Pine Learning Centre
NOI: \$345,747
Cap Rate: 4.75%
Price: \$7,278,000

↓ BROCHURE

CA



FOR SALE



32525 Simon Avenue, Abbotsford, B.C.

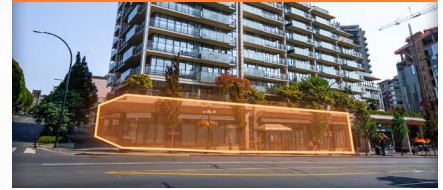
Tenants: Multiple
NOI: \$448,561
Cap Rate: 4.28%
Price: \$10,500,000

↓ BROCHURE

CA



FOR SALE



869 Douglas St, Victoria, B.C.

Tenant: Vacant
Rentable Area: 6,417 SF
Price: \$4,810,000 (\$750 PSF)

↓ BROCHURE

CA



FOR SALE



716 Adams Court, Kelowna, B.C.

Tenant: The Hockey Rink Corp.
NOI: \$240,230
Cap Rate: 5.00%
Price: \$4,804,600

↓ BROCHURE

CA



FOR SALE



232 Bridge Street, Princeton, B.C.

Tenant: Shoppers Drug Mart
NOI: \$166,781
Cap Rate: 7.10%
Price: \$2,350,000

↓ BROCHURE

CA



FOR SALE



4501 31 Street, Vernon, B.C.

Tenant: Government of Canada
NOI: \$157,918
Cap Rate: 5.00%
Price: \$3,160,000

↓ BROCHURE

CA



FOR SALE



4912 Athalmer Lake Rd, Invermere, B.C.

Tenants: Shell, McDonald's, Lordco
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: \$12,800,000

↓ BROCHURE

CA



FOR SALE



798 Victoria Street, Trail, B.C.

Tenant: 7-Eleven
NOI: \$217,000 (Nov. 30, 2026)
Cap Rate: 5.43%
Price: \$3,998,000

↓ BROCHURE

CA



FOR SALE / LEASE



1300 Alaska Avenue Dawson Creek, B.C.

Tenant: Vacant (former Peavey Mart)
Land Size: 2.27 Acres
Rentable Area: 21,902 SF
Price: \$3,250,000 (\$148 PSF)

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
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1308 Alaska Avenue, Dawson Creek, B.C.

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



43971 Industrial Way, Chilliwack, B.C.

Tenants: Multiple
(Anchored by Marriott, Tim Hortons, Canco, and Angry Otter Liquor)
NOI: \$1,528,000
Cap Rate: 5.00%
Price: \$30,500,000



38925 Production Way, Squamish, B.C.

Tenant: Kal Tire
NOI: \$166,086
Cap Rate: 5.32%
Price: \$3,120,000



4929 Keith Avenue, Terrace, B.C.

Tenant: Kal Tire
NOI: \$162,000
Cap Rate: 7.04%
Price: \$2,300,000



700 29th Street, Courtenay, B.C.

Tenant: Vacant
Land Size: Contact Listing Agents
Rentable Area: Contact Listing Agents
Price: Contact Listing Agents



3290 Grandview Highway, Vancouver, B.C.

Tenant: BMO Bank of Montreal
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents



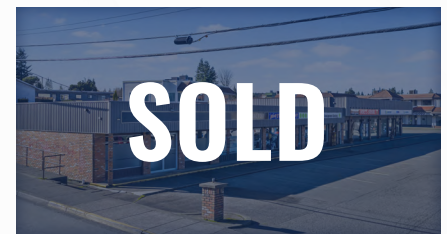
6639 Sooke Road, Sooke, B.C.

Tenant: RBC
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents



1215 56 St, Delta, B.C.

Tenants: Shoppers Drug Mart, Vancity, TDL, Pet Valu, and more
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents



80 Westgate Road, Campbell River, B.C.

Tenant: Multiple
Sale Date: July 2026
Price: Contact Listing Agents



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group



7590 Kingsway, Burnaby, B.C.

Tenant: Vacant - Six Bay Auto Shop

Sale Date: June 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



429 1st Street West, Vanderhoof, B.C.

671 Douglas Fir Rd, Sparwood, B.C.

Tenant: Kal Tire

Sale Date: April 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



Lot 1 716 Adams Court, Kelowna, B.C.

Zoning: Industrial

Land Size: 1.05 Acres

Sale Date: March 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



ALBERTA LISTINGS



8502 Resources Road, Grande Prairie, AB

Tenant: Great Canadian Oil Change

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

REGISTER HERE



4913 50th Avenue, Drayton Valley, AB

Tenant: 7-Eleven

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

REGISTER HERE



104 13 Street, Lethbridge, AB

Tenant: Multiple (Dollarama Anchored)

NOI: \$664,088

Cap Rate: 8.00%

Price: \$8,300,000

↓ BROCHURE

CA



101 Centre Street North, Sundre, AB

Tenant: Red Apple

NOI: \$63,000

Cap Rate: 7.24%

Price: \$870,000

↓ BROCHURE

CA



135 Leva Ave, Red Deer, AB

Tenant: Smitty's, Tempo, Tesla

NOI: \$246,273

Cap Rate: 7.74%

Price: \$3,180,000

↓ BROCHURE

CA



3813 51 Avenue, High Prairie, AB

Tenant: Vacant (former Peavey Mart)

Land Size: 2.62 Acres

Rentable Area: 16,193 SF

Price: \$2,500,000 (\$154 PSF)

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

ALBERTA LISTINGS

Marcus & Millichap
Western Canada NNN Group



5338 50 Avenue, Vegreville, AB

Tenant: Vacant (former Peavey Mart)

Land Size: 2.02 Acres

Rentable Area: 19,750 SF

Price: \$2,800,000 (\$142 PSF)

↓ BROCHURE

CA



818 18 Street, Fort Macleod, AB

Tenant: Dollarama

Sale Date: May 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



101 Bremner Drive, Sherwood Park, AB

Tenant: Rexall

Sale Date: April 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



SASKATCHEWAN LISTINGS



270 Hodsman Road, Regina, SK

Tenant: Kal Tire

NOI: \$226,040

Cap Rate: 7.00%

Price: \$3,230,000

↓ BROCHURE

CA



106 9 Street W, Meadow Lake, SK

Tenant: KFC

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

↓ BROCHURE

CA



1702 100 Street, North Battleford, SK

Tenant: KFC

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

↓ BROCHURE

CA



301 11 Avenue E, Kindersley, SK

Tenant: 7-Eleven

NOI: \$73,540

Cap Rate: 7.37%

Price: \$998,000

↓ BROCHURE

CA



505 1st Ave W, Assiniboia, SK

Tenant: Kal Tire Ltd.

Sale Date: February 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



2025 NNN INVESTMENT SALES OVERVIEW

CLICK TO VIEW



NNN INVESTMENT ACTIVITY

LISTING SUMMARY

Marcus & Millichap
Western Canada NNN Group

\$196M

TOTAL ACTIVE LISTINGS (\$)

30

TOTAL ACTIVE LISTINGS

27

YTD
CLOSED
TRANSACTIONS

5

TOTAL
UNDER
CONTRACT
(CONDITIONAL)

4

TOTAL
UNDER
CONTRACT
(FIRM)

NOTABLE TRANSACTIONS



SOLD | 101 Bremner Dr, Sherwood Park, AB

NNN Rexall With Drive-Thru

Sale Date: April 2026

CLICK TO VIEW
DEAL HIGHLIGHTS



SOLD | 2090 W 4th, Vancouver, B.C.

Financial Institution Anchor | Prominent Kitsilano Location

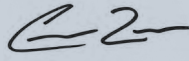
Sale Date: February 2026

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DEAL HIGHLIGHTS

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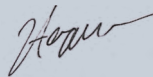
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