




Price Reduced
6.61% Cap Rate, \$2,699,000

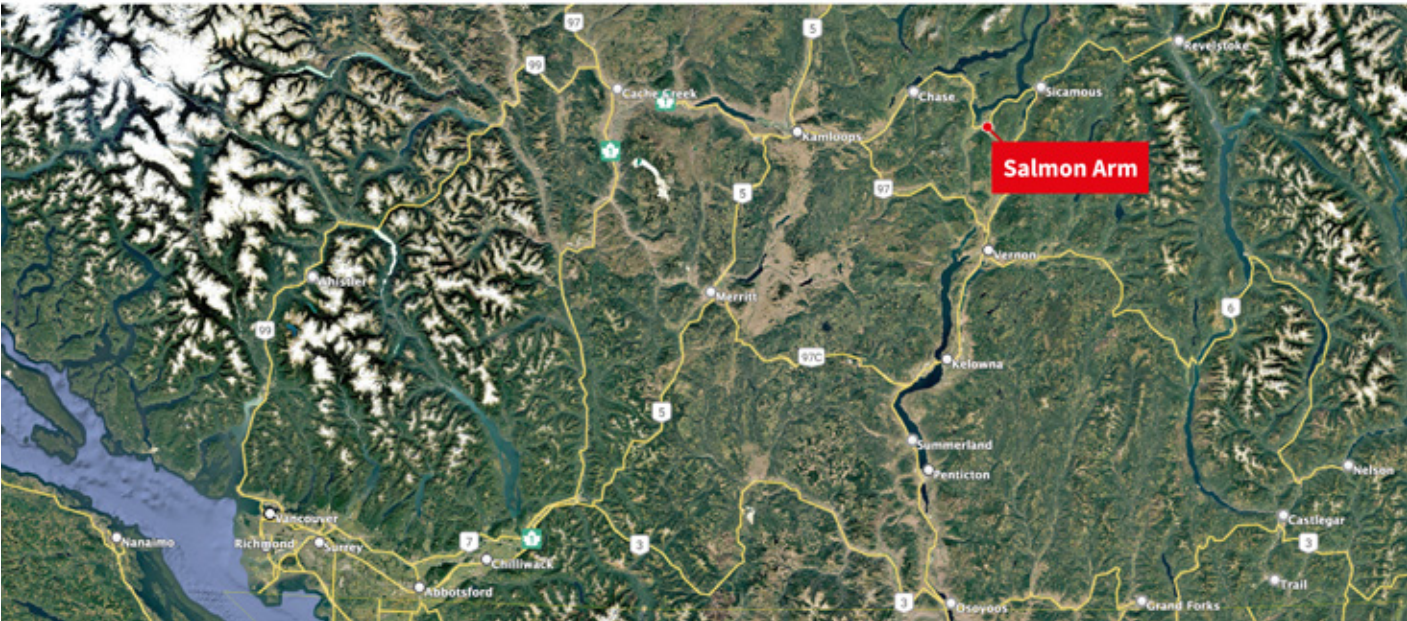
 **JLL** SEE A BRIGHTER WAY

For Sale

#1,2,3 – 270 Hudson Avenue NE, Salmon Arm, BC
9,544 sf of Strata-Titled Retail
Long-Term NNN Lease with Leading Pharmacy Operator

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) has been retained on an exclusive basis to arrange the sale of a 100% freehold interest in #1,2,3 – 270 Hudson Avenue Northeast (the “Property” and/or “Offering”). The Offering represents a rare opportunity to acquire 9,544 sf of centrally located strata retail area on a long-term triple-net lease to one of Canada’s largest community-focused pharmacy operators, Neighbourly Pharmacy.



| | 5 minutes | 10 minutes | 15 minutes |
|----------------------------------|------------|------------|------------|
| Estimated population | 14,363 | 21,274 | 23,867 |
| Estimated households | 5,813 | 8,336 | 9,247 |
| Est. Average HH income | \$103,041 | \$105,562 | \$105,076 |
| Median Age | 49.5 | 49.9 | 49.9 |
| Avg. Household Health Care Spend | \$5,935.21 | \$6,060.95 | \$6,068.25 |



Investment Highlights

- Amenity-rich and central location in Downtown Salmon Arm, at the crossroads of Hudson Avenue Northeast and Ross Street Northeast
- Attractive WALT of 10.4 years (as of September 1, 2025) to a Pharmasave banner owned by Neighbourly Pharmacy, Canada’s largest community-focused pharmacy operator with over 290 locations across Canada.
- Care-free triple net lease structure with multiple rental rate escalations remaining.



Tenant Overview

Neighbourly Pharmacy Inc., Canada’s largest and fastest-growing community pharmacy network, operates over 290 locations in 7 provinces, focusing on secondary and tertiary markets. With a patient-first approach, it runs under banners like Pharmasave, IDA/ Guardian, Pharmachoice, and Remedy’s RX. In March 2024, Persistence Capital Partners and Brookfield Asset Management took the company private, previously listed on TSX as NBLY. Neighbourly Pharmacy received ranking No. 149 on the 2024 Globe and Mail Report on Business magazine’s ranking of Canada’s Top Growing Companies.

| #1,2,3 – 270 Hudson Avenue NE, Salmon Arm, BC | |
|---|--|
| PID(s): | 024-645-036, 024-645-044, 024-645-052 |
| Legal Description: | STRATA LOT 1,2, & 3, PLAN KAS2195, SECTION 14, TOWNSHIP 20, RANGE 10, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT |
| Year Built: | 1999 |
| Rentable Area: | 9,544 sf |
| Current Tenant | Pharmasave (Owned by Neighbourly Pharmacy) |
| Lease Expiry: | January 31, 2036 |
| WALT: | 10.4 Years |
| Listing Price: | \$2,799,000 \$2,699,000 |
| NOI: | \$178,473 (as of Feb 1, 2026) |

#1,2,3 - 270 Hudson Avenue NE, Salmon Arm, BC

Long-Term NNN Lease with a Leading Pharmacy Operator



9,544 sf

Rentable Area

PHARMASAVE

(Neighbourly Pharmacy)

Tenant

10.4 Yrs

WALT

Strata

Ownership

Brodie Henrichsen*

Retail

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