



2749 - 2763 BEVERLY STREET

Duncan, British Columbia

FOR LEASE

MULTI TENANT RETAIL PLAZA
Grocery Anchored

NOTABLE TENANTS





	Civic Address	2749 - 2763 Beverly Street Duncan, BC
	GLA	98,476 SF
	Zoning	C2 (General Commercial Zoning)
	Site Area	7.58 Acres
	Parking	421 surface stalls
	Anchor Tenants	Thrifty Foods, Mr. Mikes, Starbucks

PROPERTY HIGHLIGHTS



4 Min to Downtown



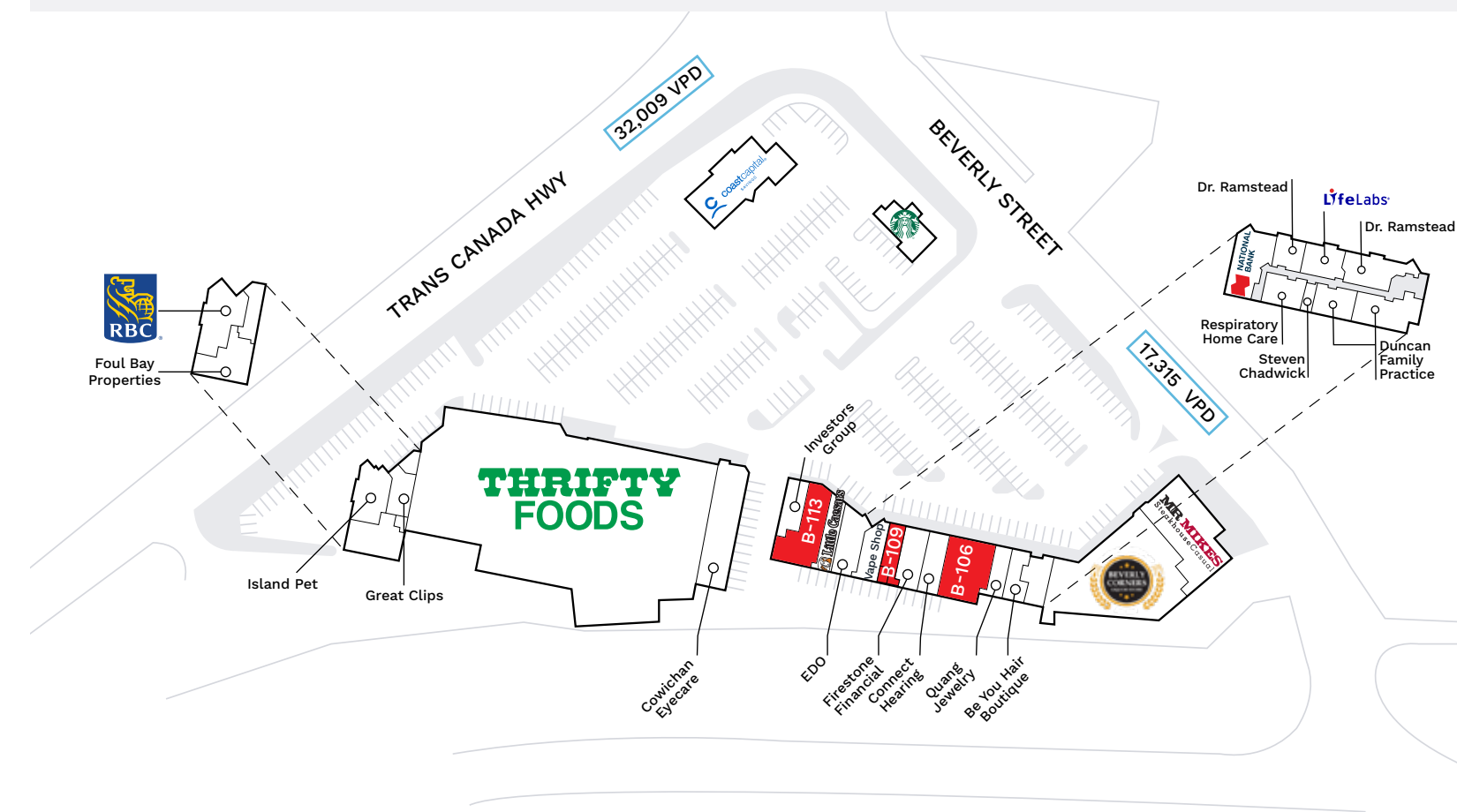
2 Min to Highway 1

Available Units

	UNIT B-109	UNIT B-106	UNIT B-113
Area	939 SF	2,744 SF	2,450 SF
Net Lease Rate	Contact Listing Agent	Contact Listing Agent	Contact Listing Agent
Additional Rent	\$12.56 (2024 est.)	\$12.56 (2024 est.)	\$12.56 (2024 est.)
Possession	Immediately	Requires 60 days' notice	Requires 60 days' notice

LOCATION

A multi-tenant retail plaza located at the corner of Beverly Street and Trans-Canada Hwy. The plaza is comprised of four buildings with a total of 98,476 square feet of retail space, with a large parking lot giving easy access to all units. The site is anchored by grocery tenant Thrifty Foods, Mr. Mikes Steakhouse, and Starbucks.



Professionally managed property

Ample surface parking for staff and customers

High visibility from Trans-Canada Hwy

2749 - 2763
BEVERLY STREET
Duncan, British Columbia



COWICHAN COMMONS

2749 - 2763
BEVERLY STREET
Duncan, British Columbia

TRANS CANADA
HWY 1
32,000+
VEHICLES PER DAY

DUNCAN CORONATION MALL

DUNCAN VILLAGE MALL

Demographics

	1 km	3 km	5 km	30 min Drive
Population	4,546	24,141	30,690	90,238
Households	2,085	9,832	12,196	35,931
Avg. Household Income	\$73,392	\$93,763	\$99,763	\$111,596
Median Age	45.8	44.7	45.5	50.5

Source: Statistics Canada, 2024

Connor O’Keeffe*
Vice President
+1 604 628 4339
connor.okeeffe@jll.com

Marga Chan
Associate
+1 604 998 6130
marga.chan@jll.com



jll.ca
510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3
Jones Lang LaSalle Real Estate Services, Inc.

© 2024 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL. *Personal Real Estate Corporation