

FOR LEASE

Somenos Marketplace

2724 Beverly Street, Duncan, BC



CONNOR EDEN

Partner
604-362-6574
connor.eden@tetrarealty.ca
**Personal Real Estate Corporation*

DANIEL LEE*

Partner
604.763.2066
daniel.lee@tetrarealty.ca
**Personal Real Estate Corporation*

JACOB SCHMIDT

Associate
778-833-1640
jacob.schmidt@tetrarealty.ca

FOR LEASE

Somenos Marketplace

2724 Beverly Street,
Duncan, BC

Opportunity

Tetra Realty Advisors is excited to be leasing Somenos Marketplace, a future grocery-anchored retail centre in Duncan, BC. Positioned at the busiest intersection in the Cowichan Valley, the site offers flexible spaces for retailers looking to capitalize on strong traffic and a growing trade area.

With a major grocery anchor driving consistent daily visits, the centre is well-suited to everyday retail and service uses, including QSR, dental, medical, personal care, and other convenience-based tenants. Its mix of CRU sizes and a dedicated drive-thru pad make it easy to accommodate a wide range of business types looking to establish themselves in one of Duncan's busiest retail corridors.



Salient Details

MUNICIPAL ADDRESS
2724 Beverly Street, Duncan, BC

ZONING
C3 Commercial Service Area

AVAILABLE SF
580 SF - 2,400 SF

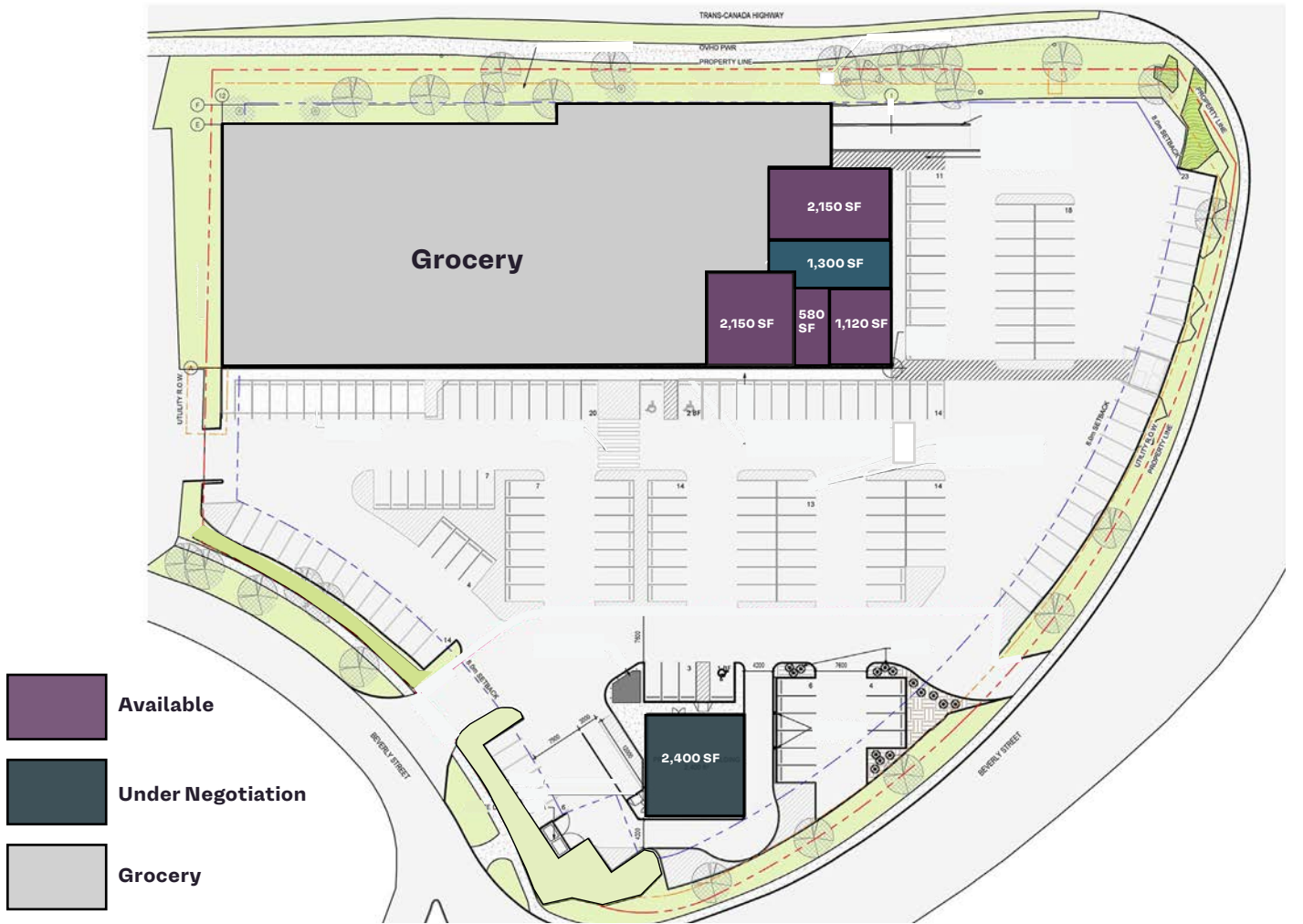
PARKING
164 stalls

AVAILABILITY
Q2 2027

ADDITIONAL RENT
Contact Listing Agents

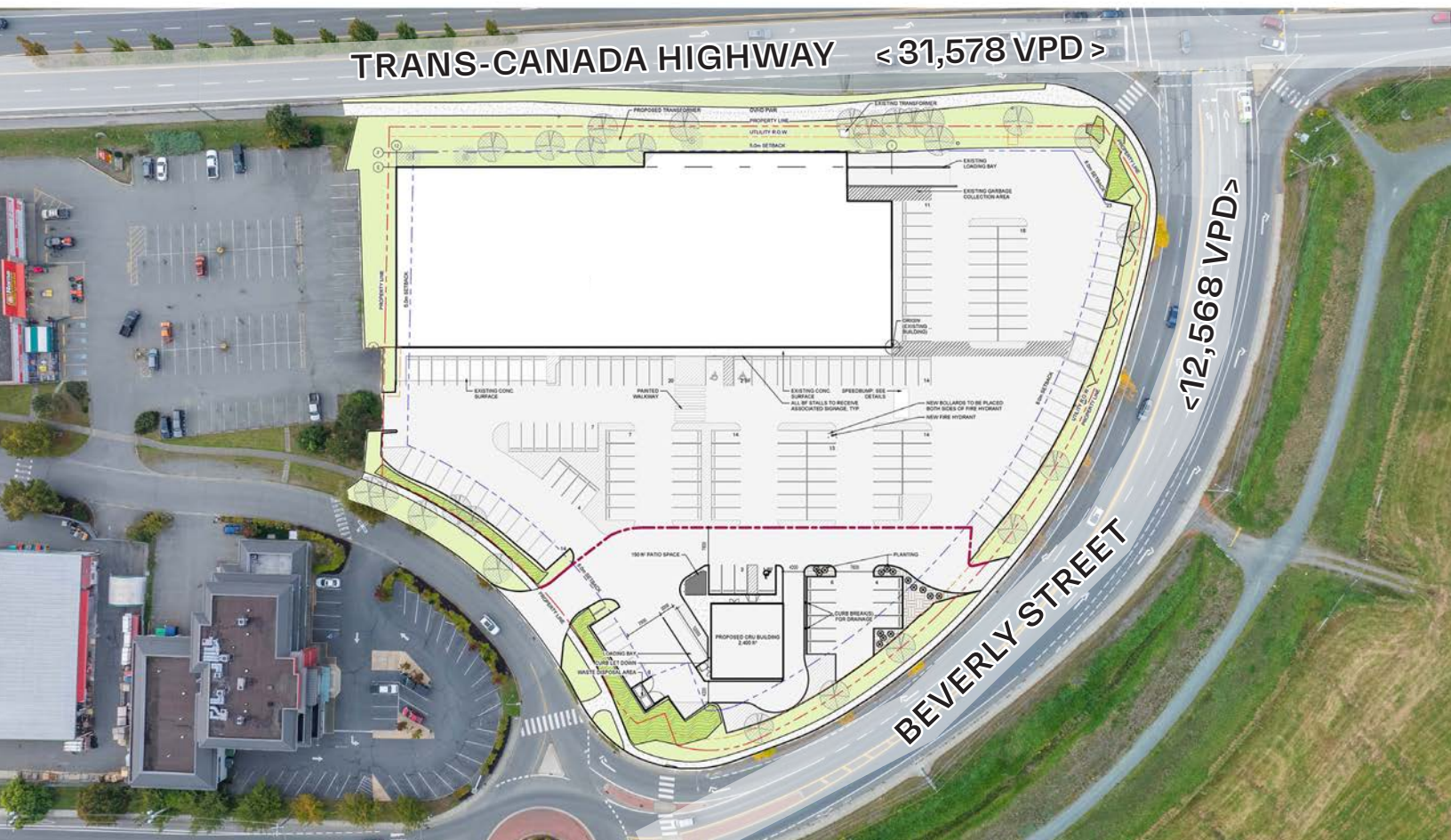
ASKING RENT
Contact Listing Agents

SITE PLAN



CRU DEMISING PLAN





MARKET OVERVIEW



Regional Hub of the Cowichan Valley

Duncan functions as the commercial and civic centre for a regional population of roughly 80,000, drawing shoppers, students, and commuters from Cowichan Bay, North Cowichan, Chemainus, and Lake Cowichan.



Location on the Trans-Canada Highway

Duncan sits on the Trans-Canada Highway, roughly midway between Nanaimo (45 km) and Victoria (46 km), giving the area both local trade and highway pass-through traffic.



A Diversified Regional Economy

Beyond retail, the Cowichan Valley's economy is anchored by forestry, agriculture, fishing, tourism, and healthcare, with a growing presence in value-added wood manufacturing and technology.

HIGHLIGHTS



Well suited for a wide variety of highway-oriented commercial uses, including retail & personal service, restaurants, financial institutions, offices, and drive-thrus.



Located in the commercial core of the Cowichan Valley, serving a broader regional population of over 80,000 people.



Prime signalized corner at Beverly Street & Trans-Canada Highway, with 43,500+ combined vehicles passing daily.



Benefits from a growing trade area and nearby institutional demand drivers, including Vancouver Island University and Cowichan Secondary.



26,233
Population
(People living in the area)



3.93%
Population Growth
(2024-2029)



\$85,649
Income
(Average Household)



11,590
Households





Contact us for more information.

CONNOR EDEN
Partner
604-362-6574
connor.eden@tetrarealty.ca
**Personal Real Estate Corporation*

DANIEL LEE*
Partner
604.763.2066
daniel.lee@tetrarealty.ca
**Personal Real Estate Corporation*

JACOB SCHMIDT
Associate
778-833-1640
jacob.schmidt@tetrarealty.ca



© 2026 Tetra Realty Advisors. The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Tetra Realty Advisors. All rights reserved. E. & O.E.