

Office & Retail Space **For Lease**

- » DOWNTOWN DUNCAN PROFESSIONAL OFFICE/RETAIL OPPORTUNITY
- » OFFICE | 5,246 - 12,146 SF
- » RETAIL | 3,533 SF



499 CANADA AVENUE, DUNCAN, B.C.

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Marcus & Millichap

Office & Retail Space For Lease

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Availability

Floor	Size	Timing	Net Rent
Main Floor	3,533 SF	Immediately	Contact Listing Agent
3rd Floor	6,900 SF	May 1, 2026	Contact Listing Agent
Lower Level	5,246 SF	Immediately	Contact Listing Agent
Total	15,679 SF		

Additional Rent: \$15.35 PSF (2026 estimate)

Property Features



Fully built-out professional office improvements



Ample onsite parking



Elevator access to all floors



Potential for prominent building signage



Basement includes large lunch room and meeting space



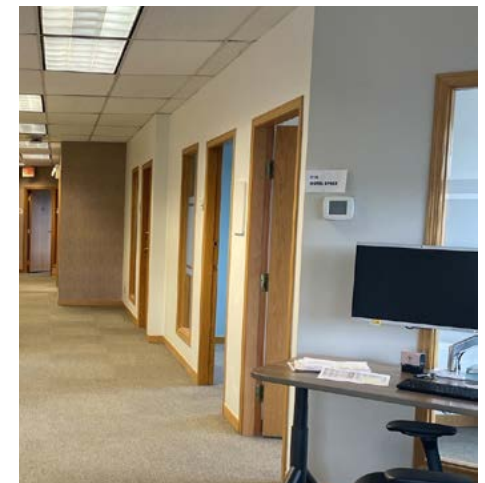
Flexible demising options



Potential for furniture



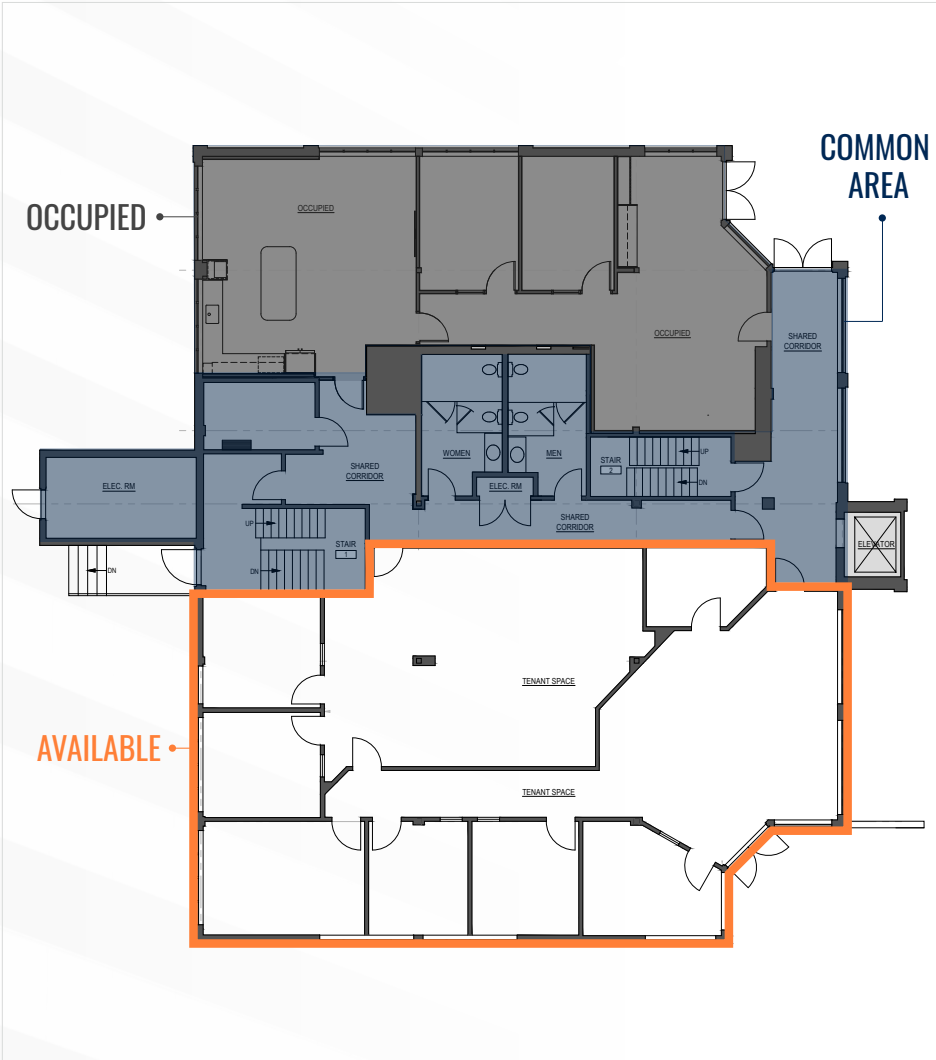
Island Savings Anchor Tenant



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Main Floor | Retail



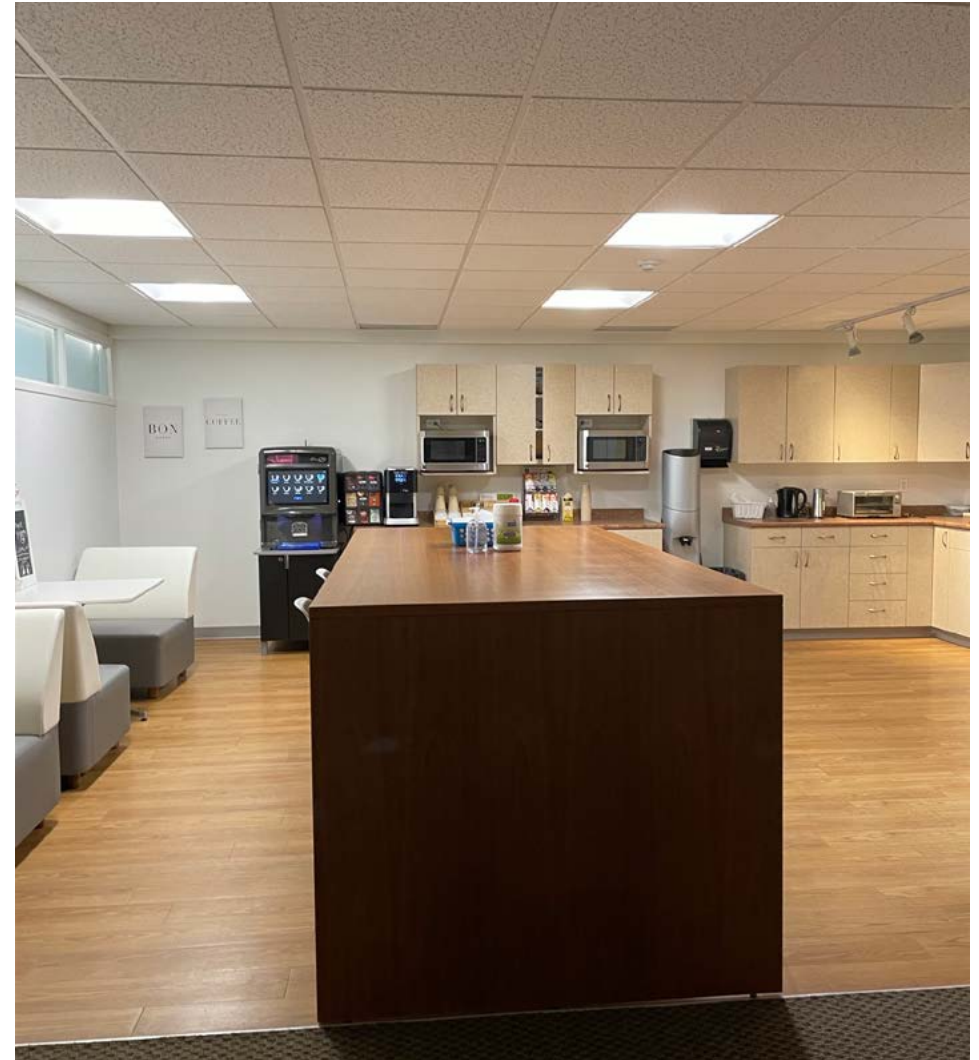
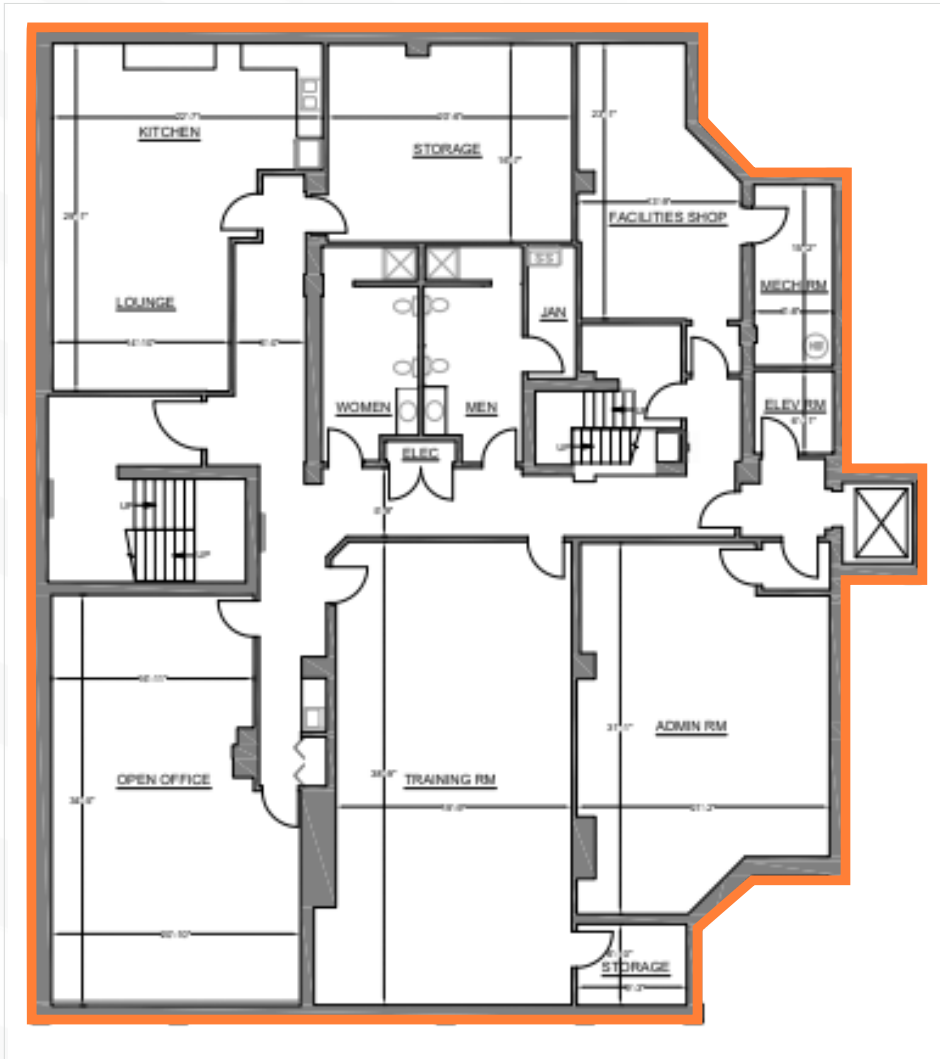
Third Floor | Office



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Lower Level | Office



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Located along Canada Avenue in Downtown Duncan's professional services corridor, offering convenient access for employees and clients. Close proximity to amenities, transit, and key business services.



Accessible Downtown Location: Positioned on Canada Ave, the professional services spine of Duncan, offering high visibility and access for employees and clients.



Regional Trade Zone: While the City limits define ~5,000 residents, the broader regional market area provides tens of thousands of additional catchment customers and workers.



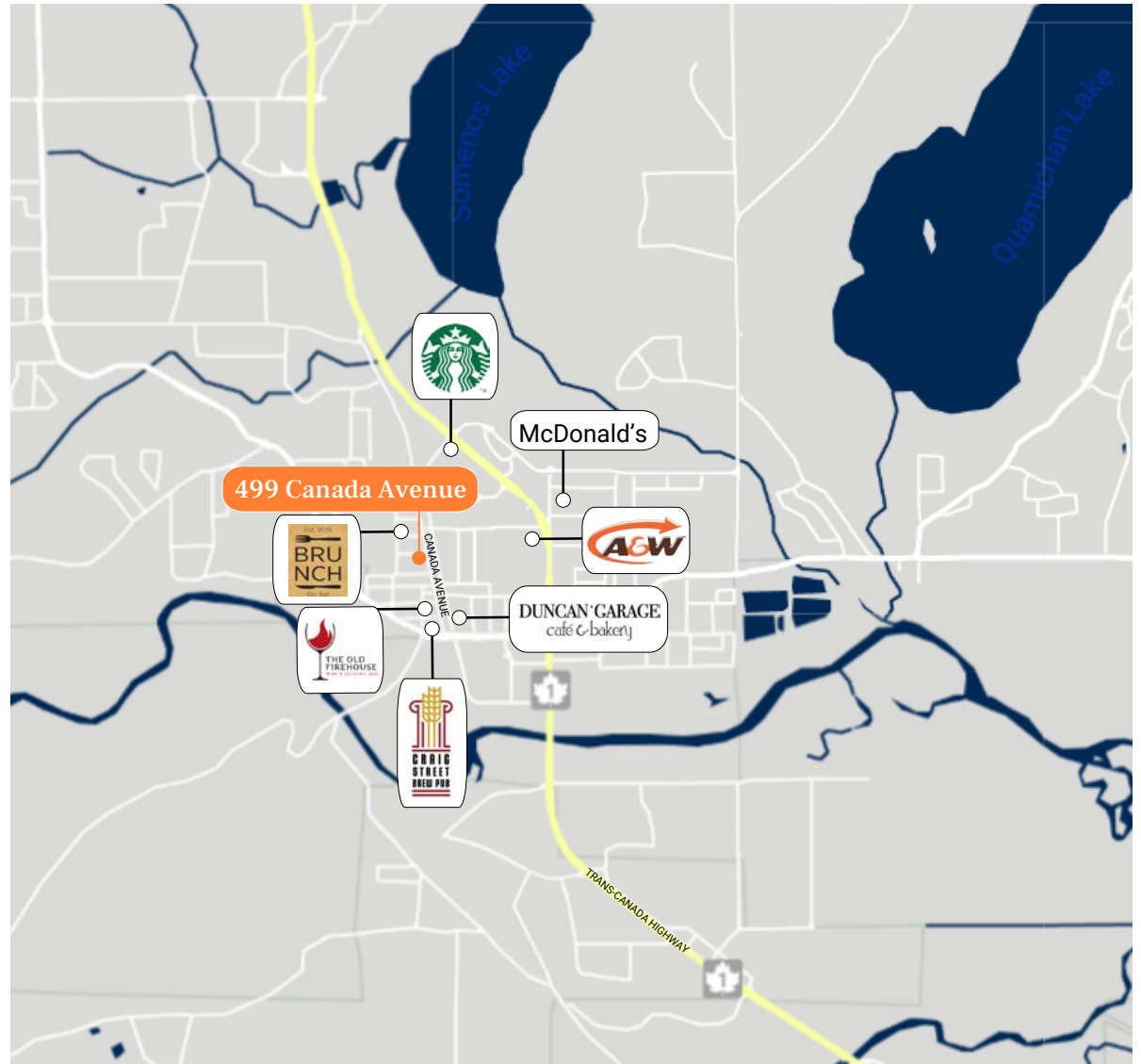
Income & Stability: Household incomes and workforce participation indicate stable base.



Future Growth Potential: Indicators show modest growth in population and households, and the area is primed for redevelopment and revitalisation given its central location.



Strong Visibility & Density: Population density and the downtown node's walk-by/drive-by exposure make the property favourable for professional offices, retail service, medical or finance uses.





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