



2,972 SF
RETAIL FOR LEASE

1,952 SF
OFFICE FOR LEASE

3096 GIBBINS ROAD

Duncan / BC

CBRE

3096 GIBBINS ROAD

COWICHAN VALLEY

CBRE Limited is pleased to present the opportunity to lease two unique commercial units at 3096 Gibbins Road. Located in the Cowichan Valley, 3096 Gibbins Road is a four-storey mixed-use building with three storeys of residential units above two ground-floor commercial spaces. Unit 1 features 2,972 square feet of demisable retail space and Unit 2 with 1,952 square feet of office space.

The building is situated on a commuter road that is heavily used by surrounding residents to access Duncan and North Cowichan. The Cowichan District Hospital and Cowichan Medical Centre are conveniently located just steps away, making this location ideal for a variety of retail and office tenants.

PROJECTED COMPLETION DATE Q4 2026

The Heart of Vancouver Island





RETAIL

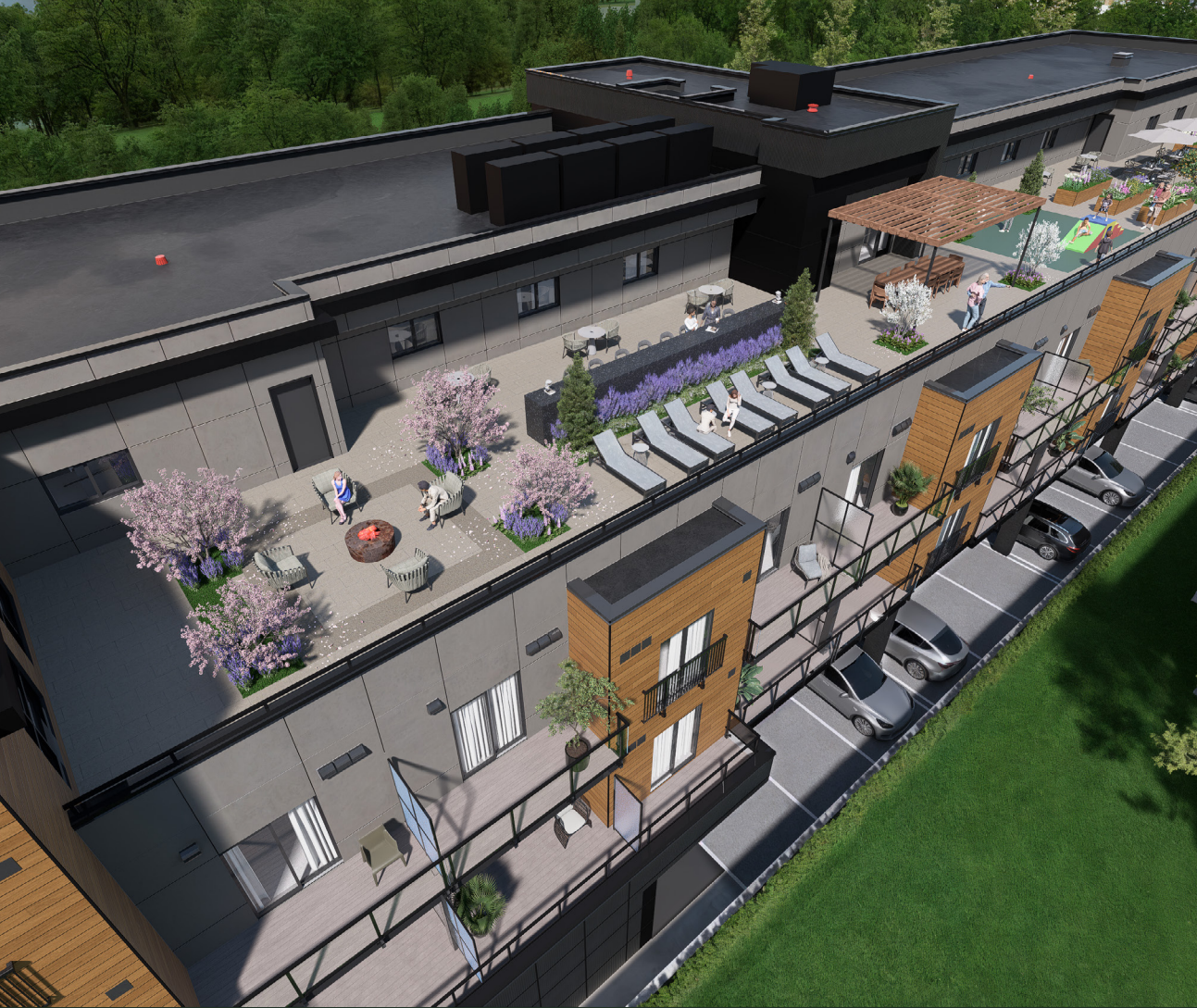
Unit 1 presents an exceptional opportunity to lease **2,972 square feet** of ground-floor retail space within a brand-new mixed-use development. This unit has the potential to be demised and ventilated for quick-service restaurant users. Retailers will benefit from three storeys of rental units above, signage exposure, and frequent drive-by traffic along Gibbins Road.

OFFICE

Unit 2 provides an ideal opportunity to join the medical community of North Cowichan. Featuring **1,952 square feet**, on-site parking, and proximity to the Cowichan District Hospital makes this unit an essential service to the area.

highlights

- On-site parking
- Flexible floor plan
- Frequent drive by traffic
- Prominent signage opportunities
- Strong street front exposure
- Proximity to the Cowichan District Hospital & Cowichan Medical Centre



DETAILS

3096 GIBBINS ROAD

Contact Agents
lease rate

\$11.50 PSF
additional rent (estimated)

20
commercial parking stalls

C2: Commercial General Zone
zoning

Permitted Uses
include but are not limited to:

dry cleaner

financial institution

hairdresser

office

restaurant

retail

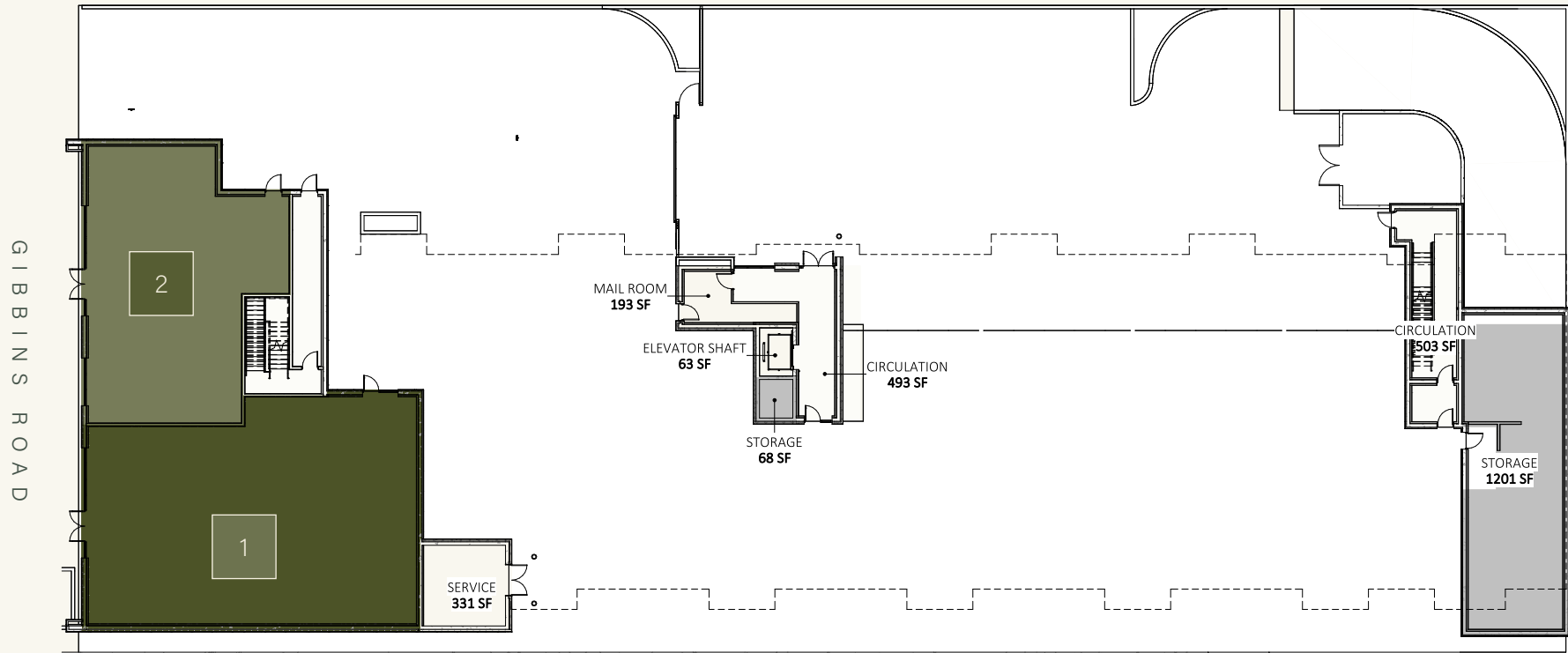
medical laboratory

veterinary clinic



SITE PLAN

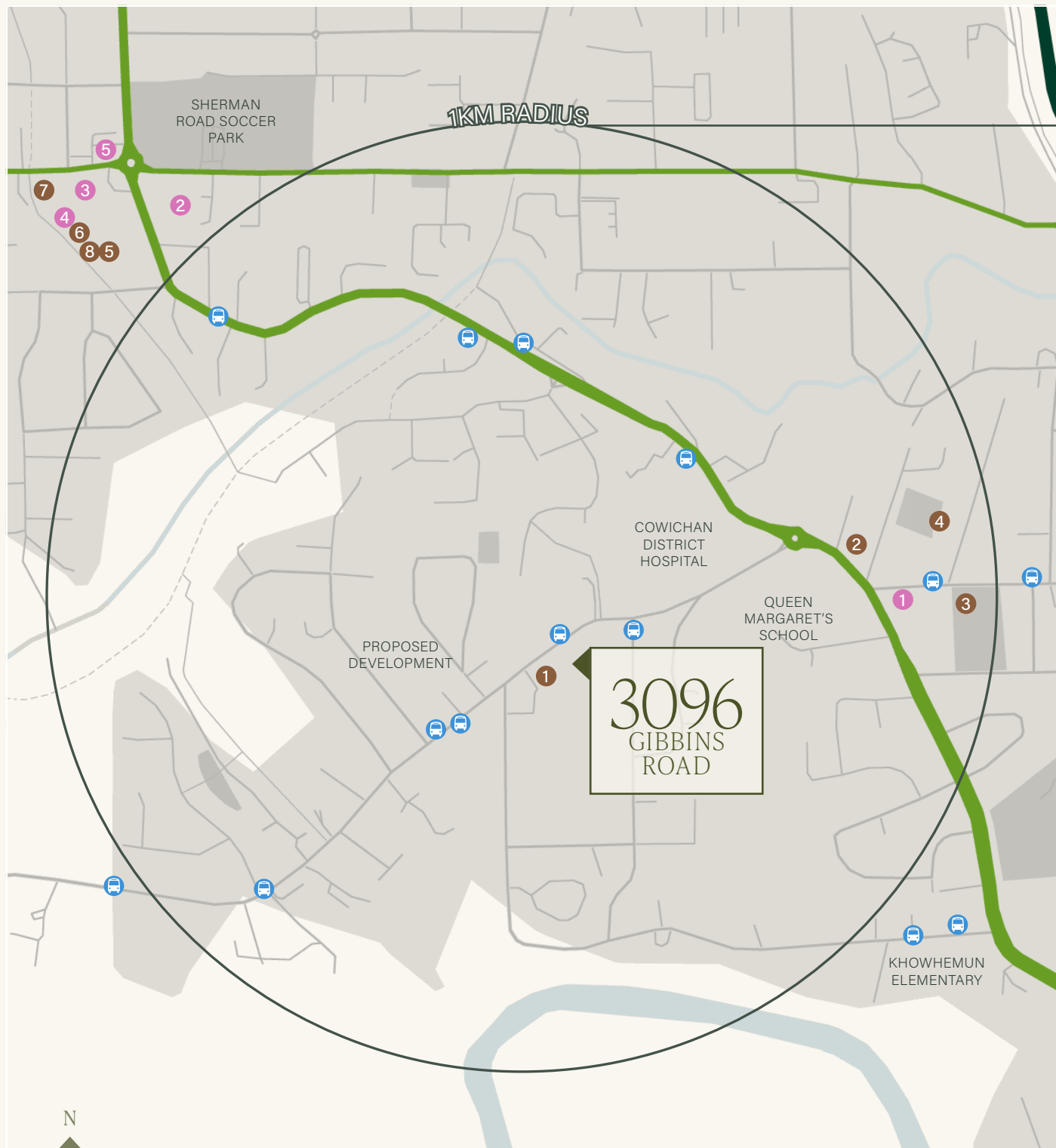
3096 GIBBINS ROAD



UNIT	USE	SIZE
1	Retail/Commercial	2,972 SF
2	Retail/Office	1,952 SF

Q4 2026
projected completion

20
commercial parking stalls



100
of businesses

1,593
daytime working population

6,008
total population

5.5%
5 year population growth rate

\$97,684
average household income

● Cafes & Restaurants

1. The Fishbowl Cafe
2. The Oak Taphouse
3. Tim Hortons
4. Roundabout Pizza
5. Heritage Indian Cuisine

● Shopping & Services

1. Cowichan Medical Centre
2. 7-Eleven
3. Canco Supermarket
4. Cowichan Valley Open Learning Co-Op
5. Country Grocer
6. Plane Jane Cannabis
7. Mid-Island Liquor
8. Hearing Care Clinic



community connection

&

natural beauty

2,972 SF
RETAIL FOR LEASE

1,952 SF
OFFICE FOR LEASE

3096 GIBBINS ROAD

Duncan | BC

JEFF LOUGHEED

Vice President

+1 250 386 0001

jeff.lougheed@cbre.com

MITCH BRYAN

Associate

+1 250 385 1225

mitch.bryan@cbre.com



CBRE CBRE Limited | 110-800 Yates Street, Victoria BC | www.cbrevictoria.com

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