



UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC

university
heights

PROPERTY LEASING BROCHURE



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PROJECT SUMMARY

Located in the heart of the District of Saanich, University Heights will deliver a sustainable and inclusive project comprised of a diverse range of housing as well as a revitalized commercial core comprised of shopping essentials that will service the community for many years to come.

- Upon completion University Heights will consist of 196,650 SF of commercial space, consisting of 185,350 SF of retail space and 11,300 SF of office space.
- University Heights is located on the NW corner of Shelbourne St and Mckenzie Avenue which is the busiest intersection in Saanich and a major public transportation route.
- The site is in close proximity to UVIC, and Camosun College adding roughly 40,000 students and associated faculty and staff to the already established and dense trade area.
- Don't miss this opportunity to establish your commercial presence in this underserved retail node.



Proposed rendering subject to municipal approvals

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DETAILS

✦ Retail Space from 1,000-10,000 SF	✦ <u>Total Commercial GLA:</u> 196,650 SF
✦ Office Space from 1,000-11,300 SF	✦ <u>Residential:</u> 618 units
✦ 3.7 stalls/1,000 SF	✦ <u>Parking:</u> 460 Surface Parking Stalls and 227 Underground Parking Stalls
✦ Contact Listing Agent for rates	✦ Anchored by Save-on-Foods and Home Depot

✦ POSSESSION:			
✦ <u>Building A:</u> July 2024	✦ <u>Building B1:</u> January 2026	✦ <u>Building C:</u> June 2026	
	✦ <u>Building B2:</u> April 2026	✦ <u>Building D:</u> June 2025	

DEMOGRAPHICS

	1 KM	3 KM	5 KM	5 MIN	10 MIN
2022 Population	11,744	60,044	148,195	30,781	120,510
2022 Daytime Population	10,268	47,969	146,842	25,234	115,990
2022 Avg HH Income	\$103,382	\$119,203	\$113,365	\$112,025	\$113,788

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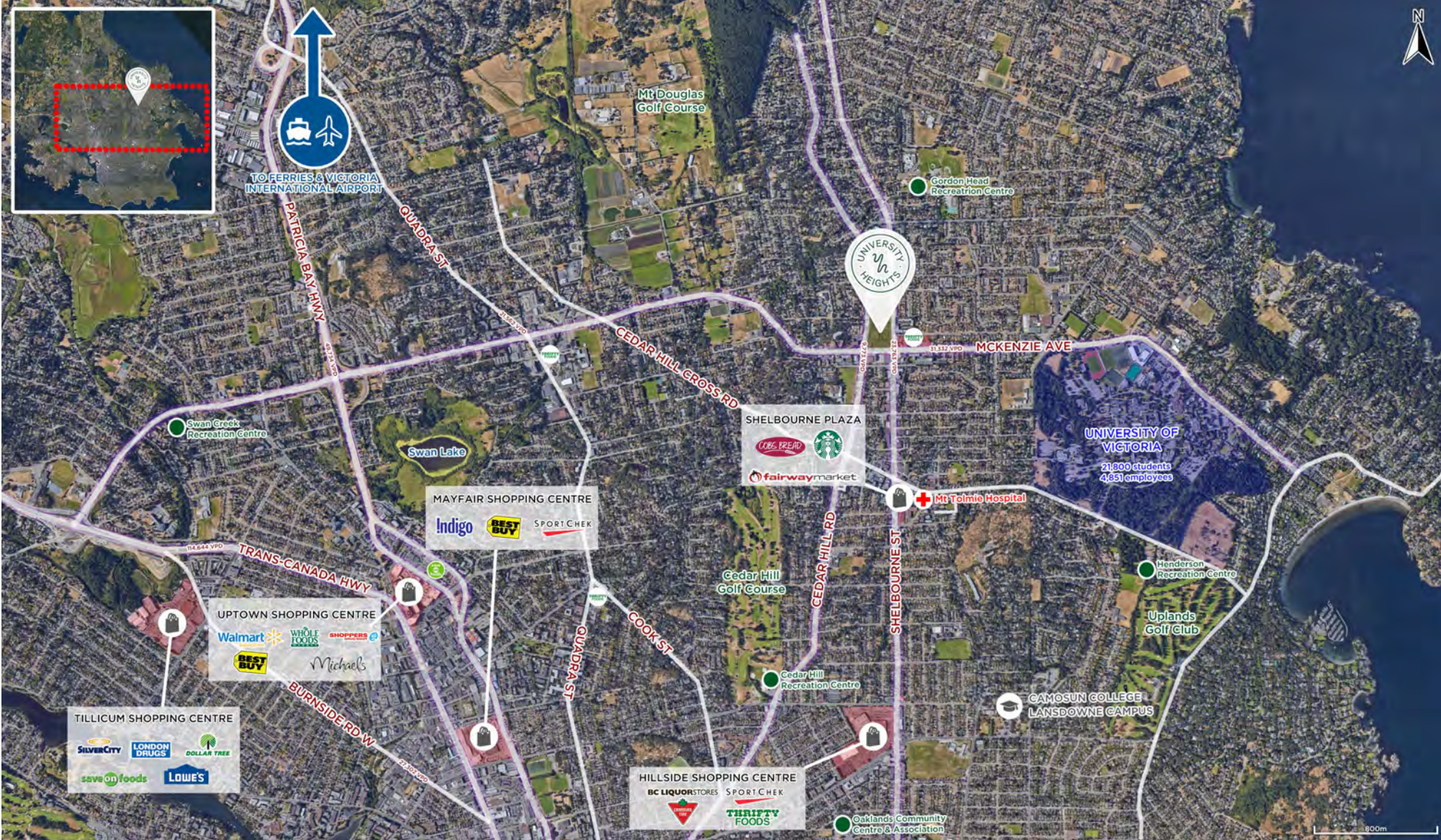
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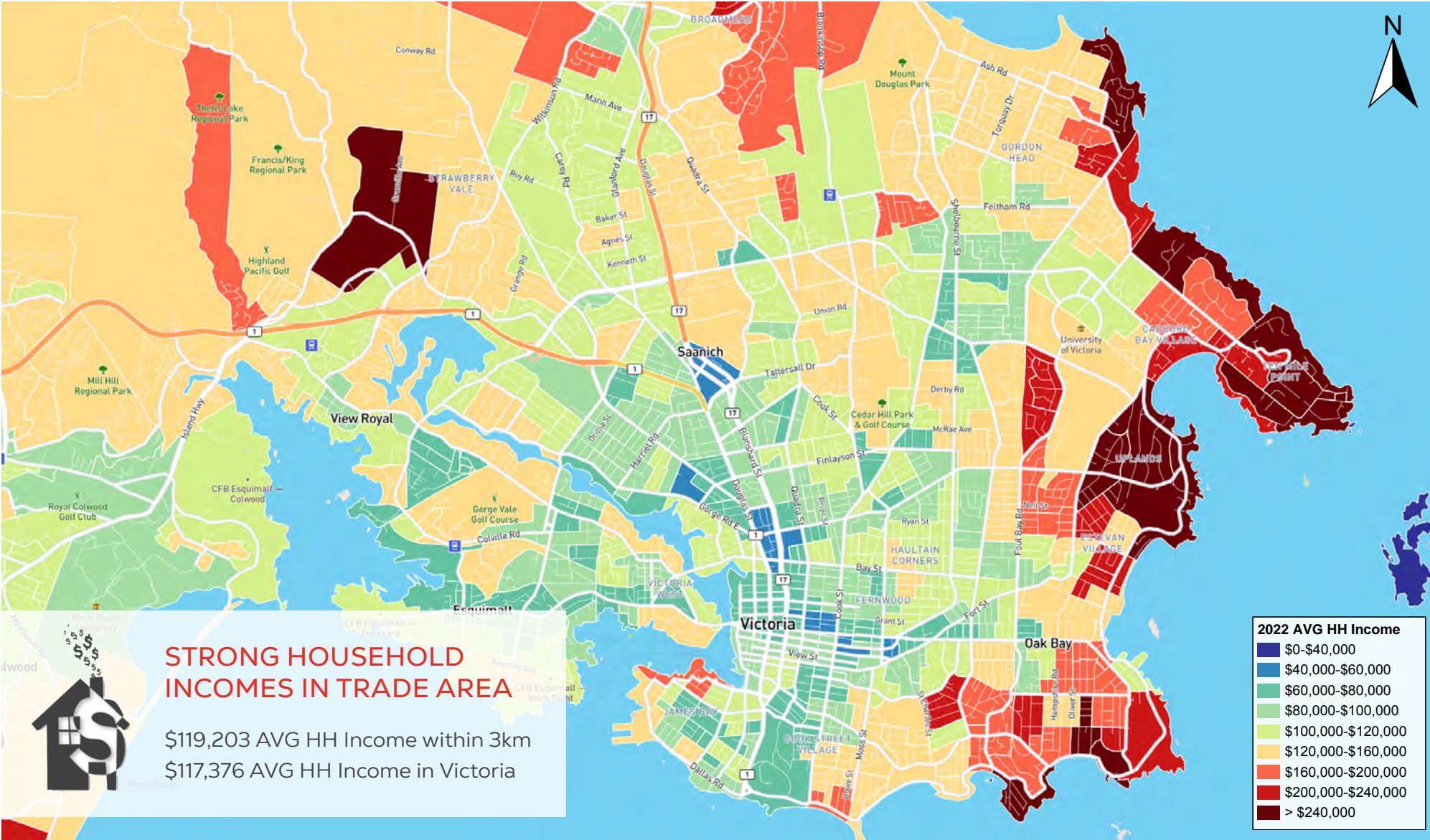
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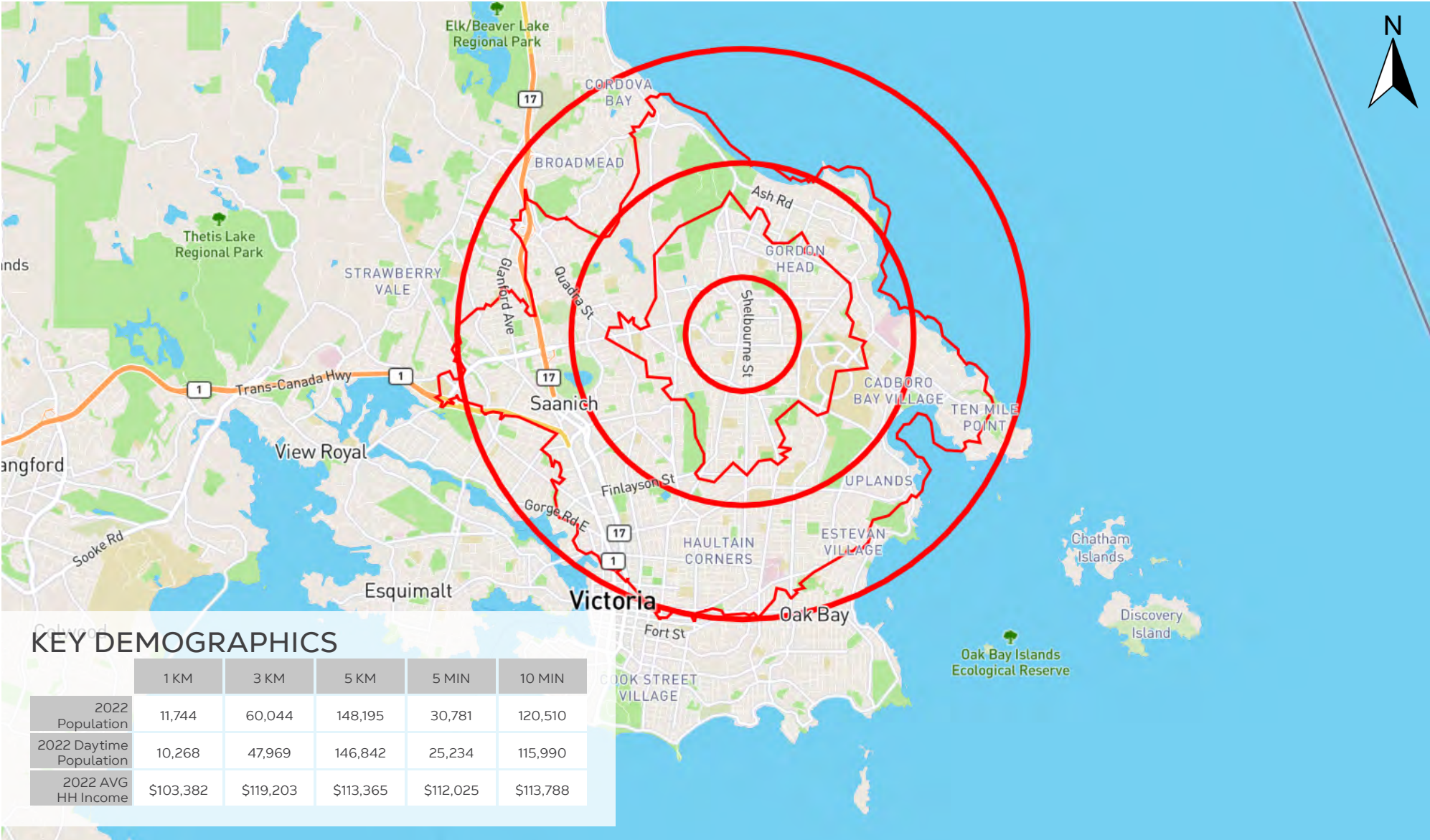
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SITE PLAN



RETAIL LEVEL PLAN

- AVAILABLE
- UNDER CONTRACT
- LEASED
- PARKADE ACCESS

[DOWNLOAD SITE PLAN](#)

[DOWNLOAD FLOOR PLANS](#)

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SECOND FLOOR SITE PLAN

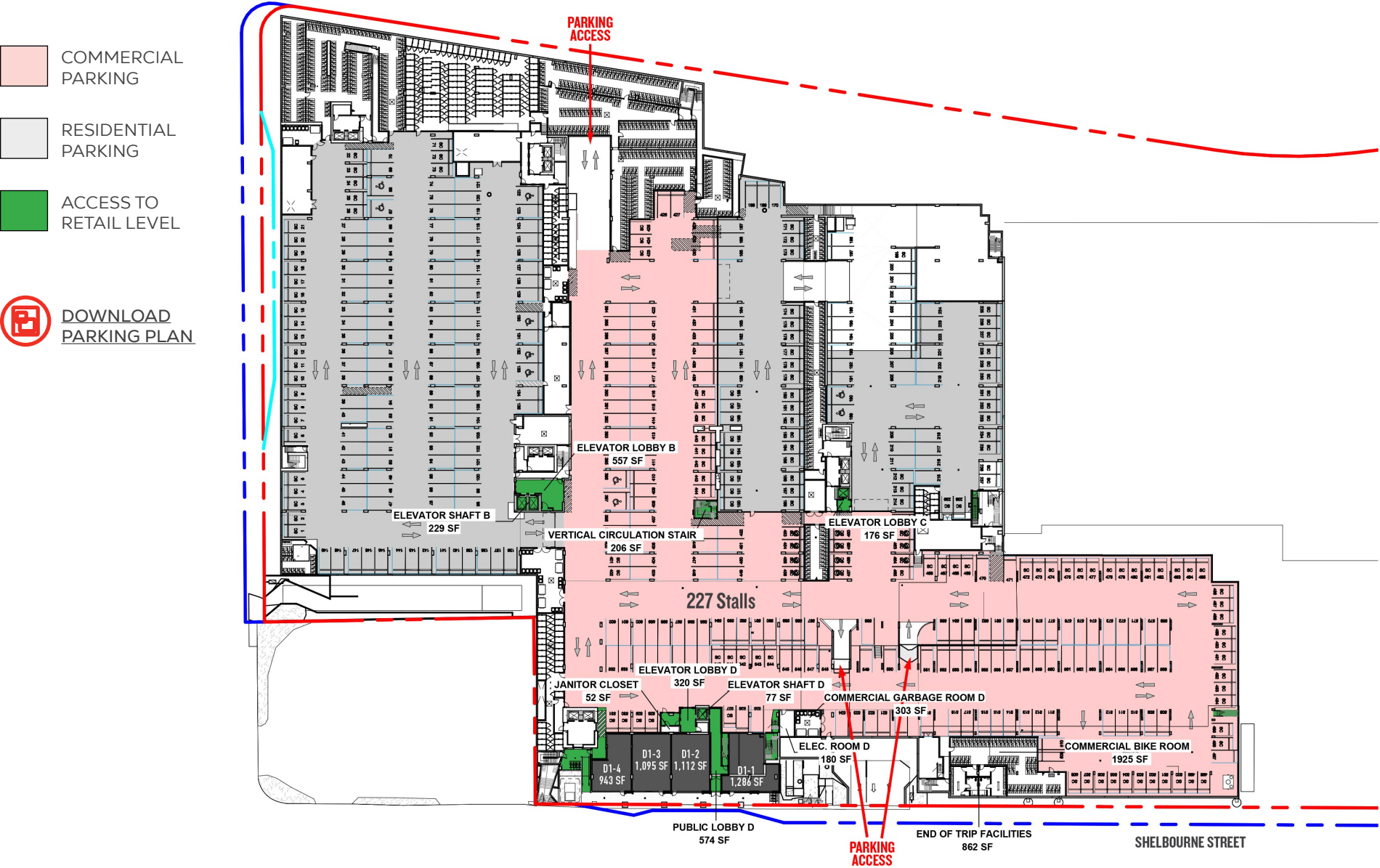


DAY CARE/OFFICE SPACE

PARKADE ACCESS

DOWNLOAD FLOOR PLANS

UNDERGROUND PARKING PLAN



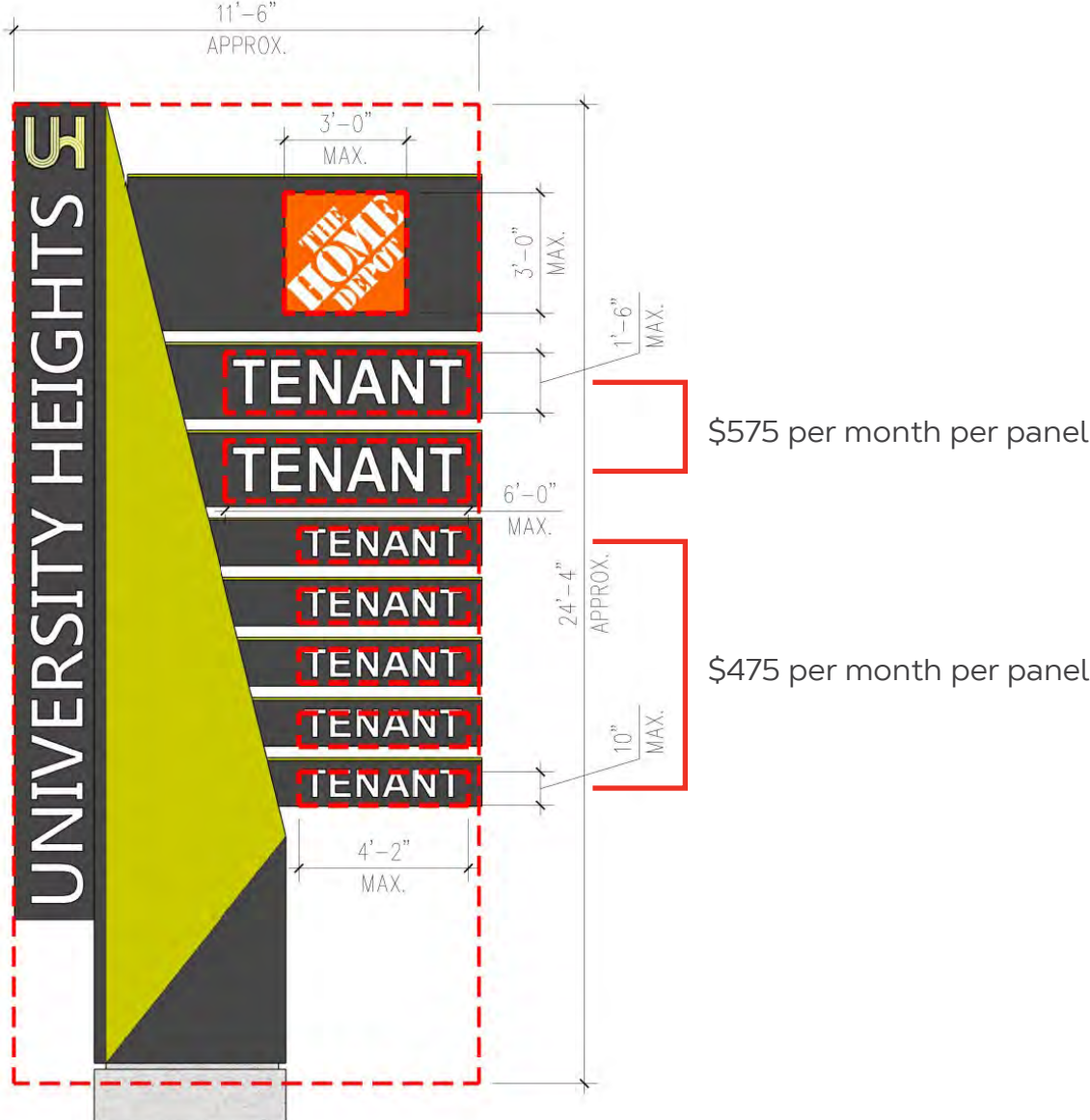
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PYLON & MONUMENT SIGNS LOCATIONS



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PYLONS - 1,2 AND 3

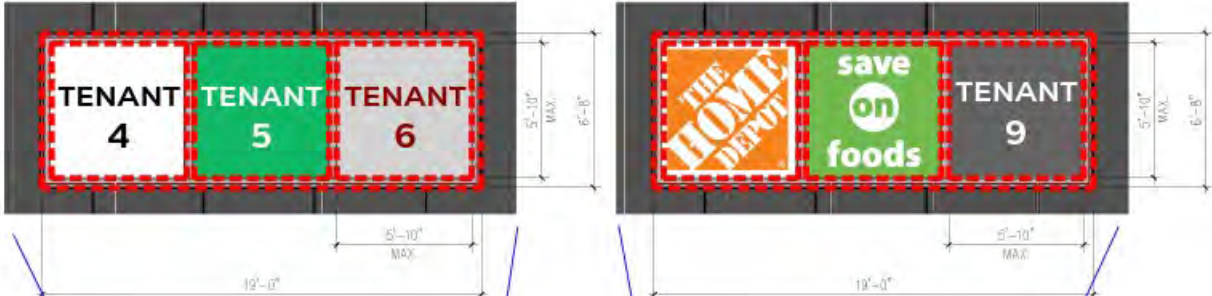


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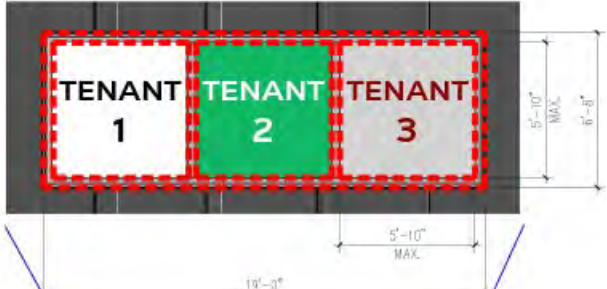
MONUMENTS - 4 AND 5

\$600 per month per panel

\$600 per month per panel



\$600 per month per panel



4

5



2 BUILDING D - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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21,800 Students (Undergraduate & Graduate)



4,851 employees, including 900 full time faculty members



Top-ranked university in Canada, across all sciences, for international research collaboration (Leiden)



181 family housing units on campus



2,300 single student beds on campus



8 regular transit routes to and from campus

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