



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.



NOW
LEASING

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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:

✚ Building A: October 2024✚ Building B1: January 2026✚ Building C: June 2026✚ Building B2: April 2026✚ Building D: June 2025

DEMOGRAPHICS


[DOWNLOAD ADDRESSES](#)

| | 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 |

DAN CLARK

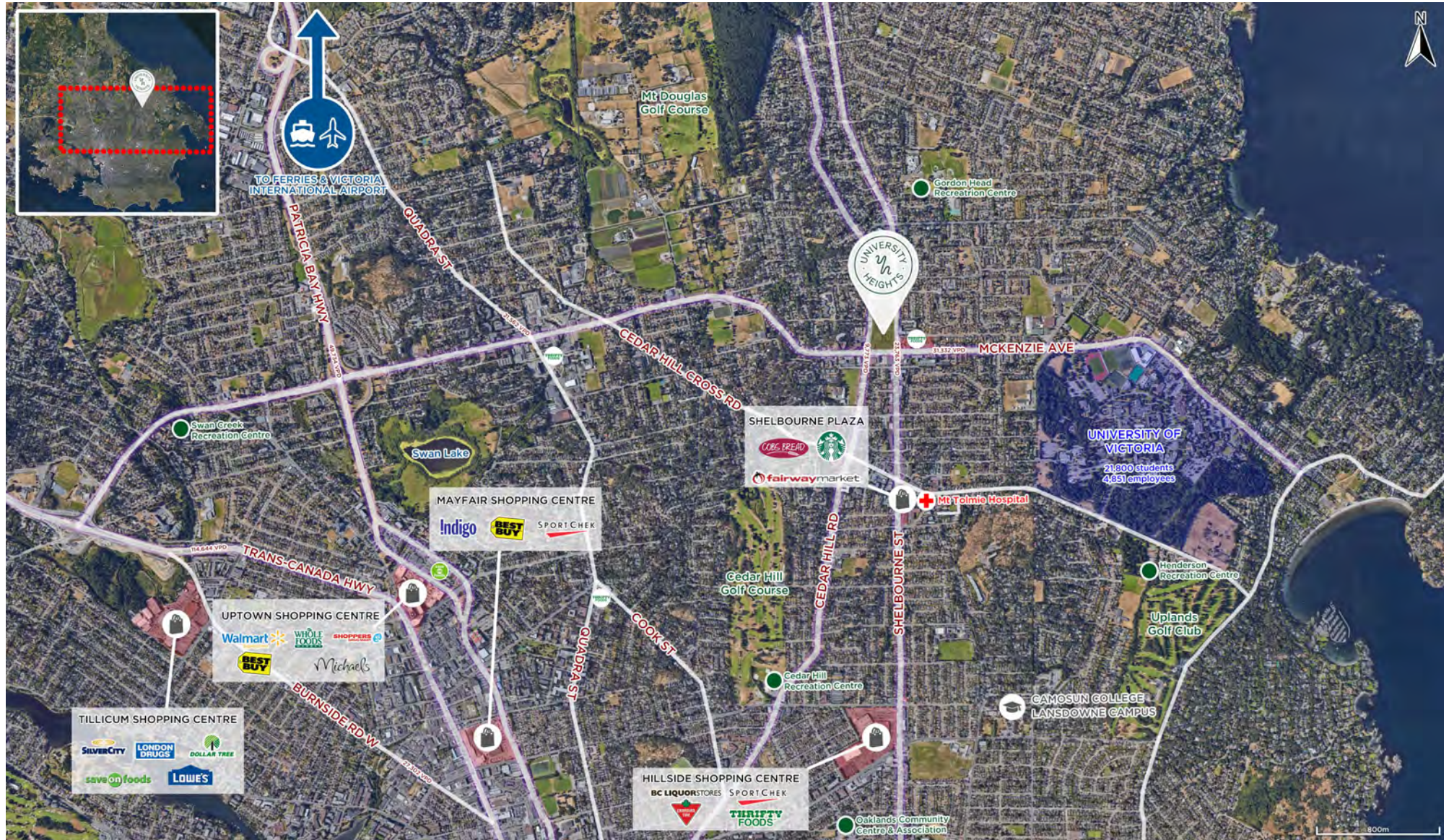
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UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC

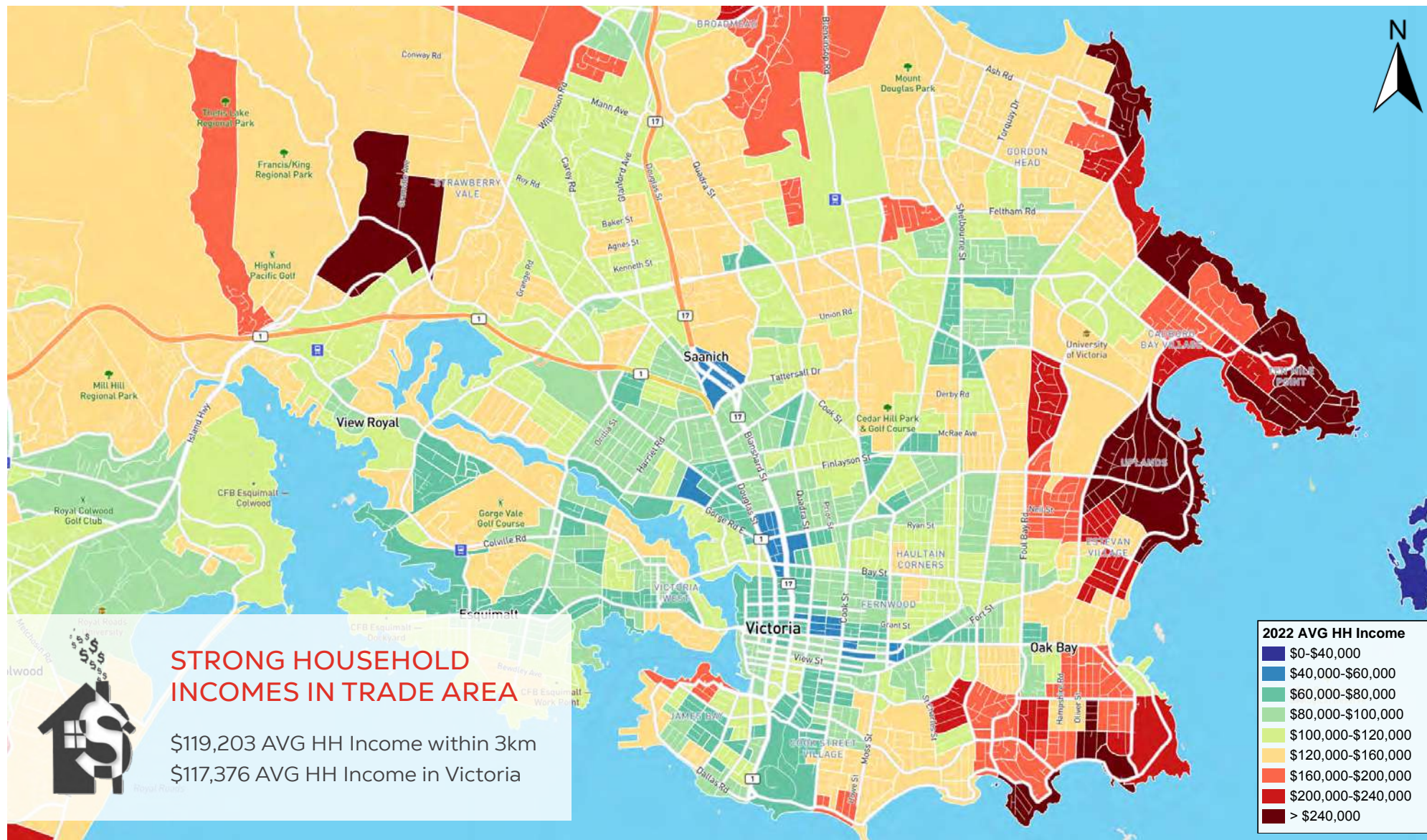


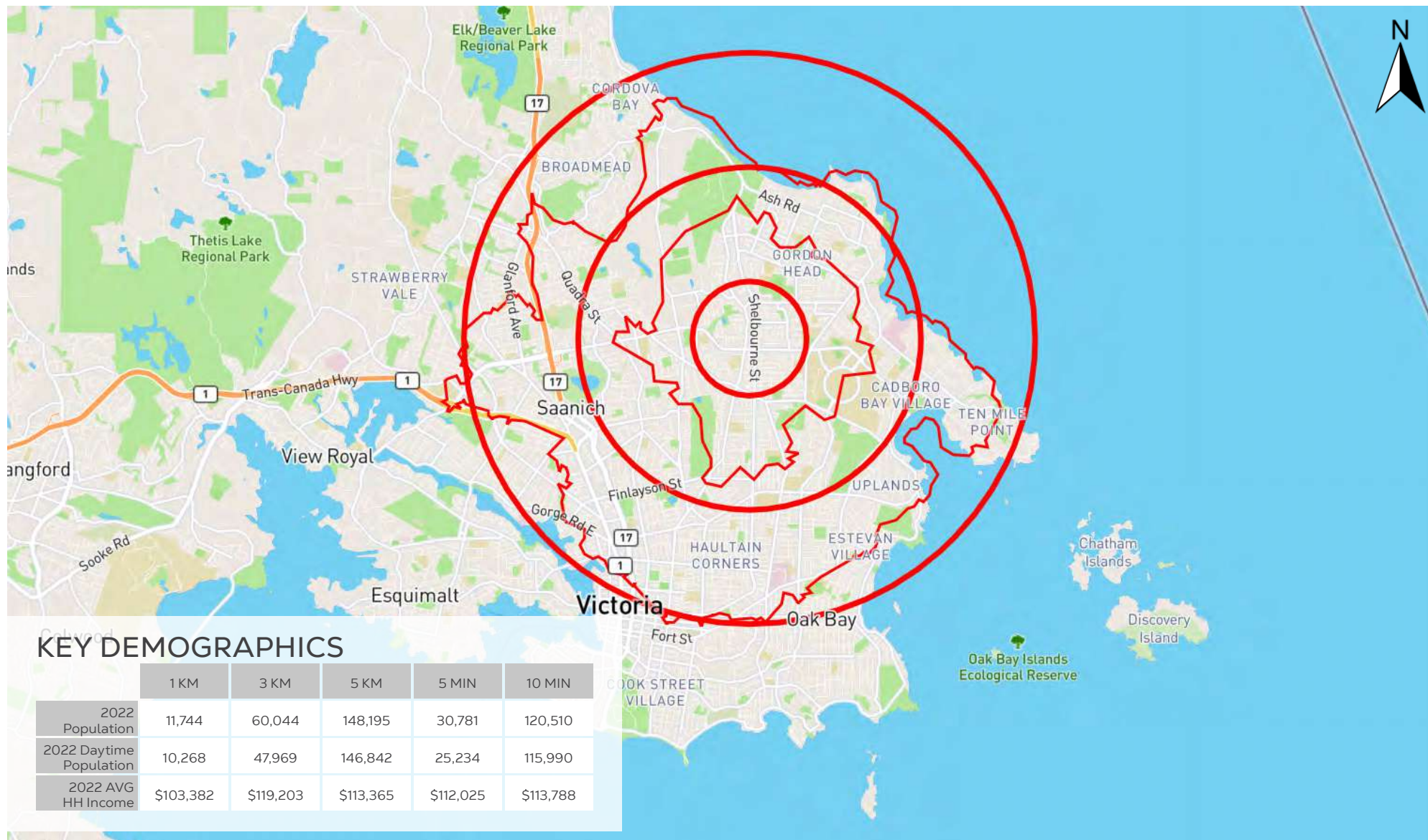
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Saanich (Greater Victoria), BC









SITE PLAN



RETAIL LEVEL PLAN



AVAILABLE

UNDER
CONTRACT

LEASED

PARKADE
ACCESSDOWNLOAD
SITE PLANDOWNLOAD
FLOOR PLANS

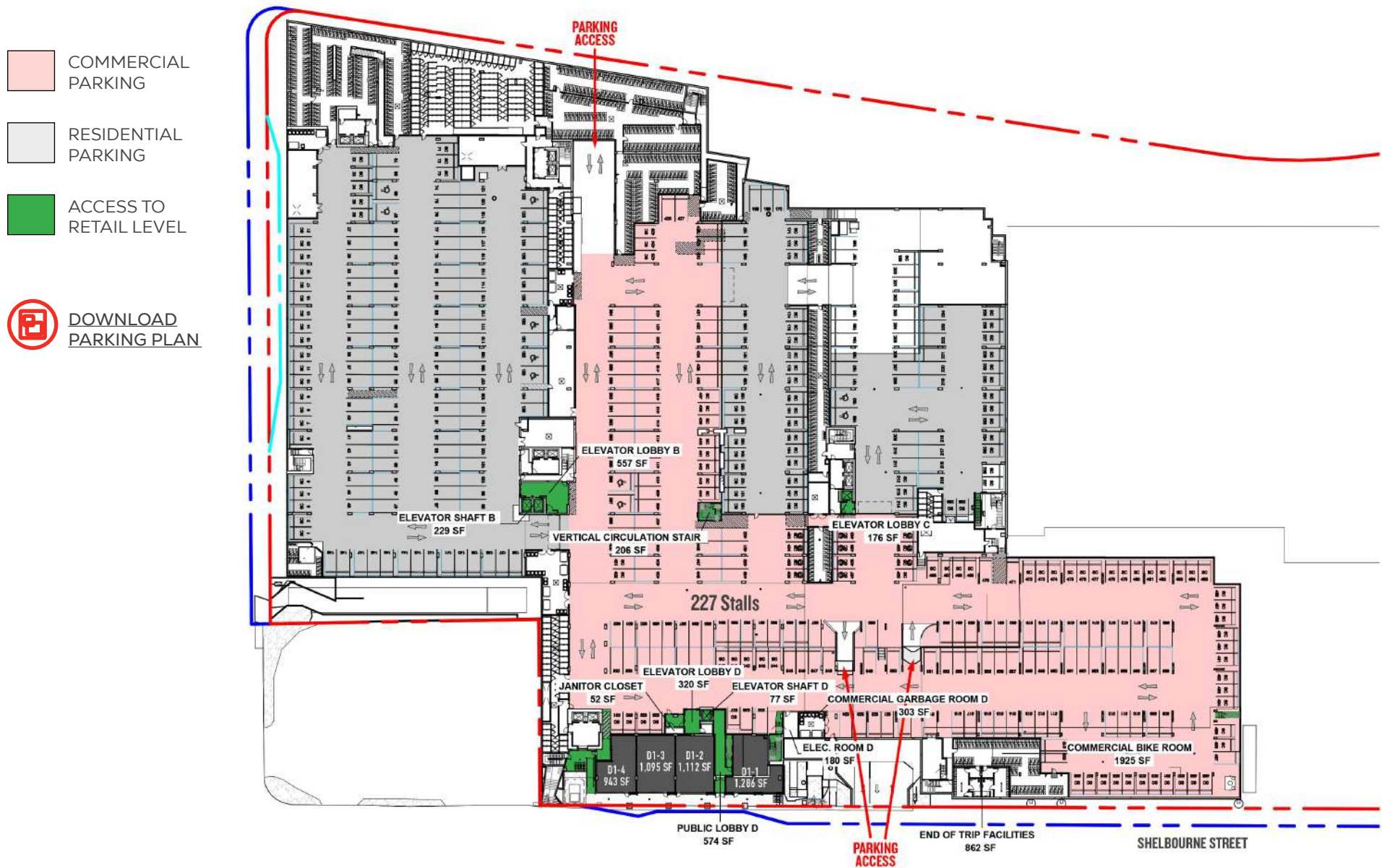
Site plan showing the layout of the proposed 460-space parking lot, including building footprint, rooms, circulation areas, and parking stalls. Key features include:

- Rooms and Areas:** ELEC. ROOM A (235 SF), COMMERCIAL GARBAGE ROOM A (325 SF), COMMERCIAL MAILROOM A (73 SF), PARKADE ACCESS, B4 RAISED FLOOR AREA (4372 SF), COMMERCIAL GARBAGE ROOM B (657 SF), CIRCULATION B (2753 SF), ELEC. ROOM B (155 SF), C1 (16,231 SF), C2 (1,202 SF), B2-1 (2,422 SF), B2-2 (1,844 SF), B2-3 (1,243 SF), B1 (4,118 SF), VERTICAL CIRCULATION C (144 SF), VERTICAL CIRCULATION STAIR (309 SF), OUTDOOR SEATING AREA D2 (127 SF), OUTDOOR PATIO AREA B1 (637 SF), OUTDOOR PATIO AREA D2 (314 SF), PATIO/EXTERIOR PLAY AREA (4,492 SF), DAYCARE (8,471 SF), OFFICE (1,071 SF), COMMON AREA (1,604 SF), ELEVATOR B (207 SF), ELEC. ROOM A2 (168 SF), AI-1 (2,555 SF), AI-2 (904 SF), AI-3 (1,336 SF), AI-4 (1,491 SF), AI-5 (1,452 SF), A2-1 (1,517 SF), A2-2 (1,094 SF), A2-3 (1,229 SF), A2-4 (1,094 SF), A2-5 (1,093 SF), A2-6 (2,255 SF).
- Parking Stalls:** 26 Stalls, 42 Stalls, 44 Stalls, 26 Stalls, 10 Stalls, 115 Stalls, 142 Stalls, 85 Stalls.
- Other Features:** VENTILATION, HORIZONTAL NFPA, Retail Shelbourne Access, SHELBOURNE STREET, All Turns, THE HOME DEPOT logo.
- Total:** 460 STALLS

PARKADE
ACCESS



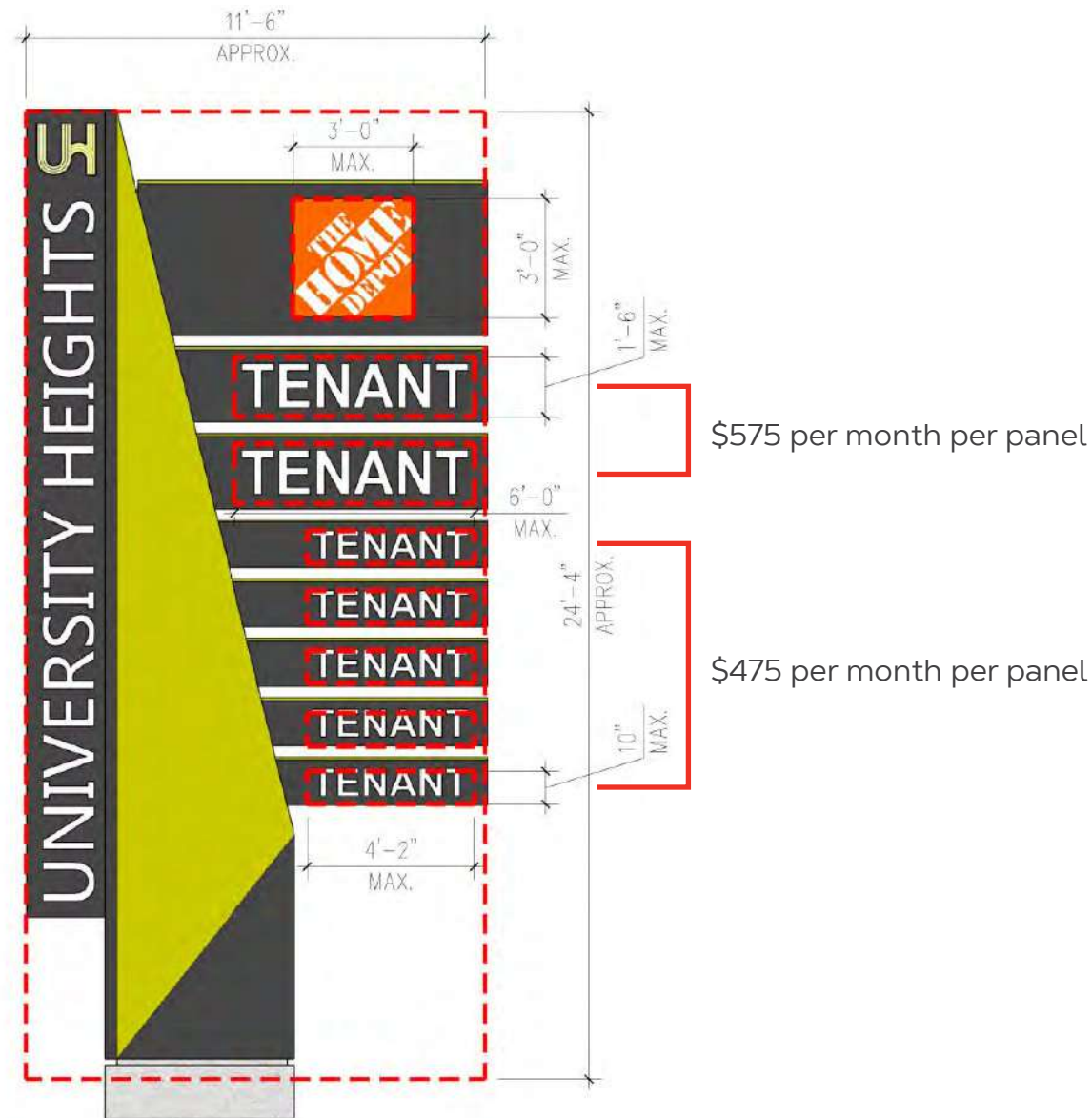
UNDERGROUND PARKING PLAN



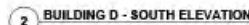
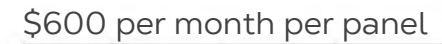
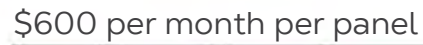
PYLON & MONUMENT SIGNS LOCATIONS



PYLONS - 1,2 AND 3



\$600 per month per panel



SCALE 1/8" = 1'-0"





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

UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC



Proposed renderings subject to municipal approvals

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