SITINGS

UBC PROPERTIES TRUST

CENTRAL UBC

Vancouver, BC

PRE-LEASING BROCHURE

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PROJECT SUMMARY

Central is located on University Boulevard which is the primary entrance way into UBC. The site comprises of roughly 10,000 SF of prime retail space on campus. Important landmarks in the immediate area will include the UBC Aquatic Centre, MacInnes Sports Field, Robert H. Lee Alumni Centre, UBC Life Building, and AMS Student Nest.

- UBC is ranked the #2 University in Canada.
- A global centre for research and teaching with student enrollment of more than 60,863, with 28% of those being international students (2024).
- The daytime population at UBC is 80,000.
- University Boulevard is the primary bike corridor on campus.
- 156,000 daily trips to and from UBC (transit, vehicular, bike) with over half of the trips on transit.
- Wesbrook Mall/University Boulevard intersection sees 10,000 vehicles and 1,000 bikes daily (weekday).
- 98 Residential units above commercial space

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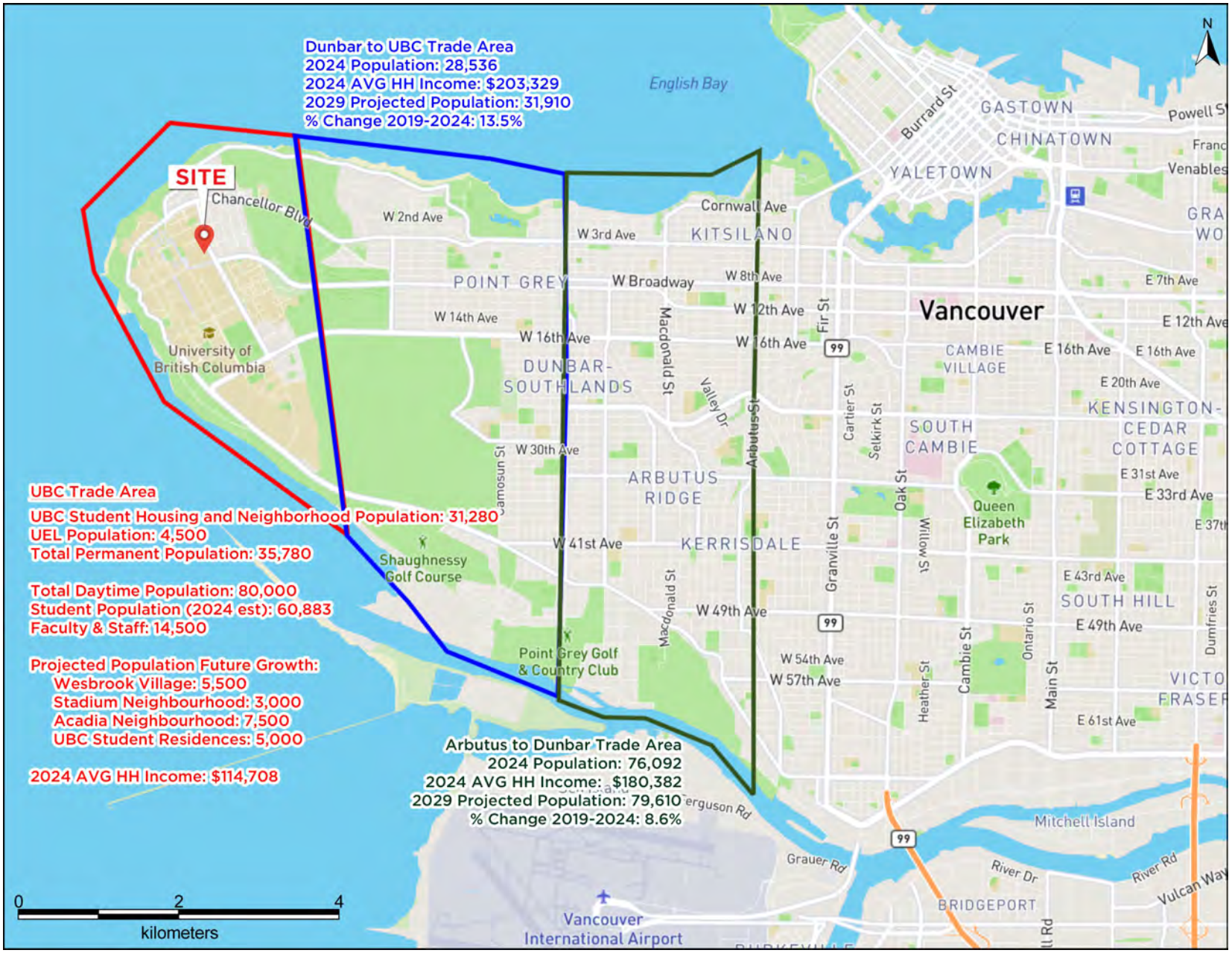
TRADE AERIAL



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AERIAL

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DETAILS

- Available Size: CRU 8: 820 SF
- Base Rent: Contact Listing Agent
- Additional Rent:
  - Tax: $15.15 PSF
  - CAM: $13.18 PSF
- Commercial Parking: 2 parkades, street parking
- Available: Q4 2025
- Ceiling Heights: Variable

AREA TENANTS

Jam Folk Lebanese Food
JJBean Coffee Roasters
NORI Bento & Udon
Rain or Shine
Uncle Fatih's Pizza
Chipotle Mexican Grill
The Downlow Chicken Shack

DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	2,295	13,572	52,389
2029 Populations Projections	3,175	15,430	57,398
2024 Daytime Population	7,701	25,049	57,734
2024 Average HH Income	$99,522	$125,490	$158,885

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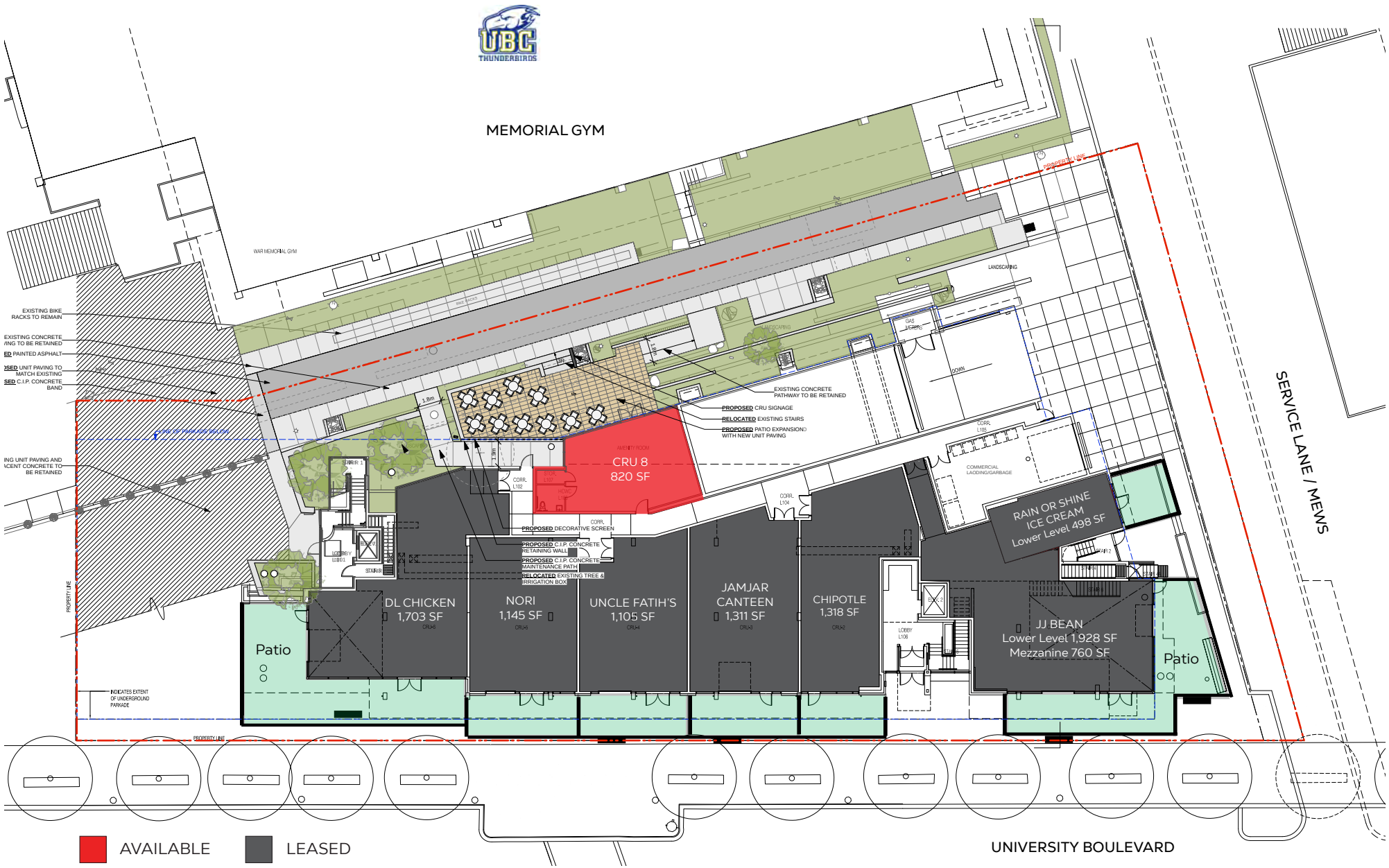
SITE PLAN



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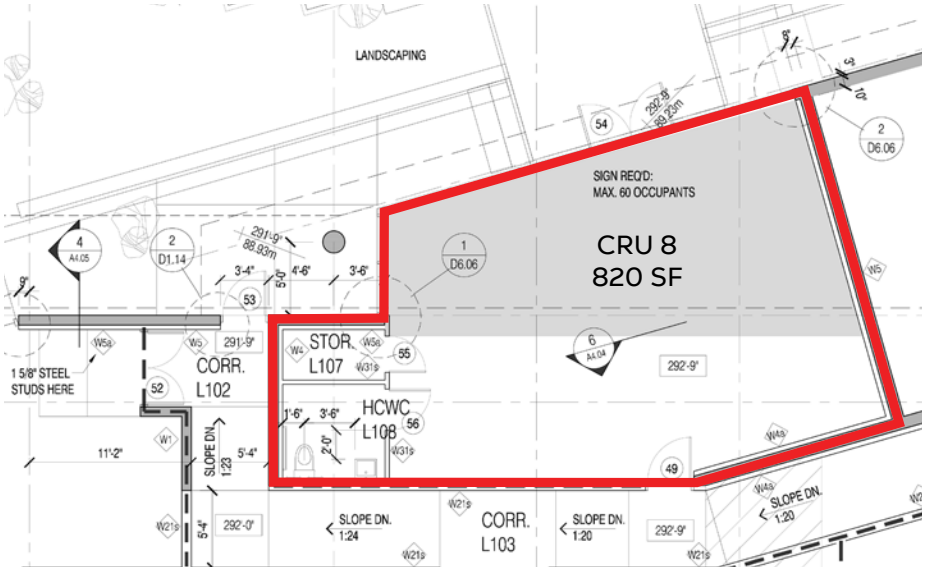
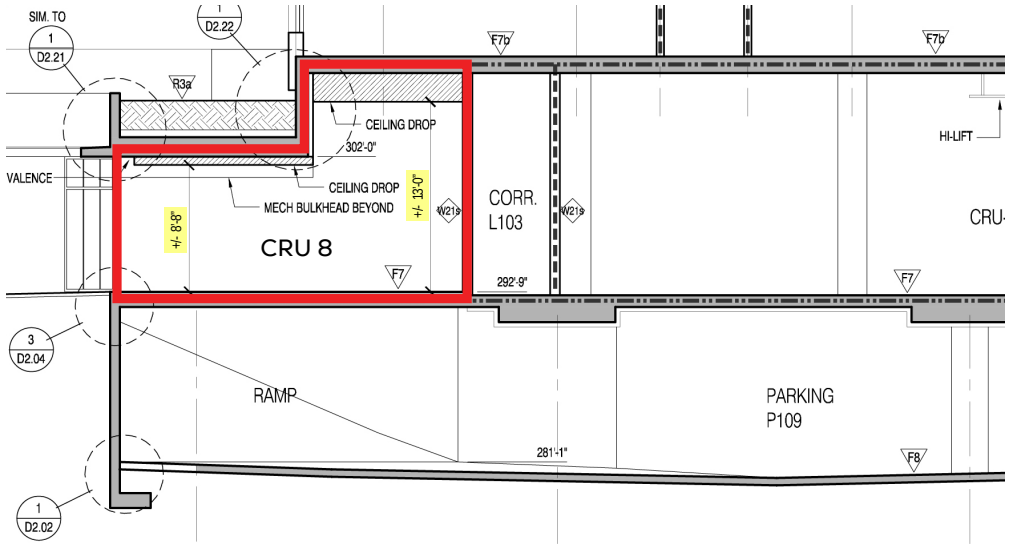
ELEVATION

FLOOR PLAN



CROSS SECTION



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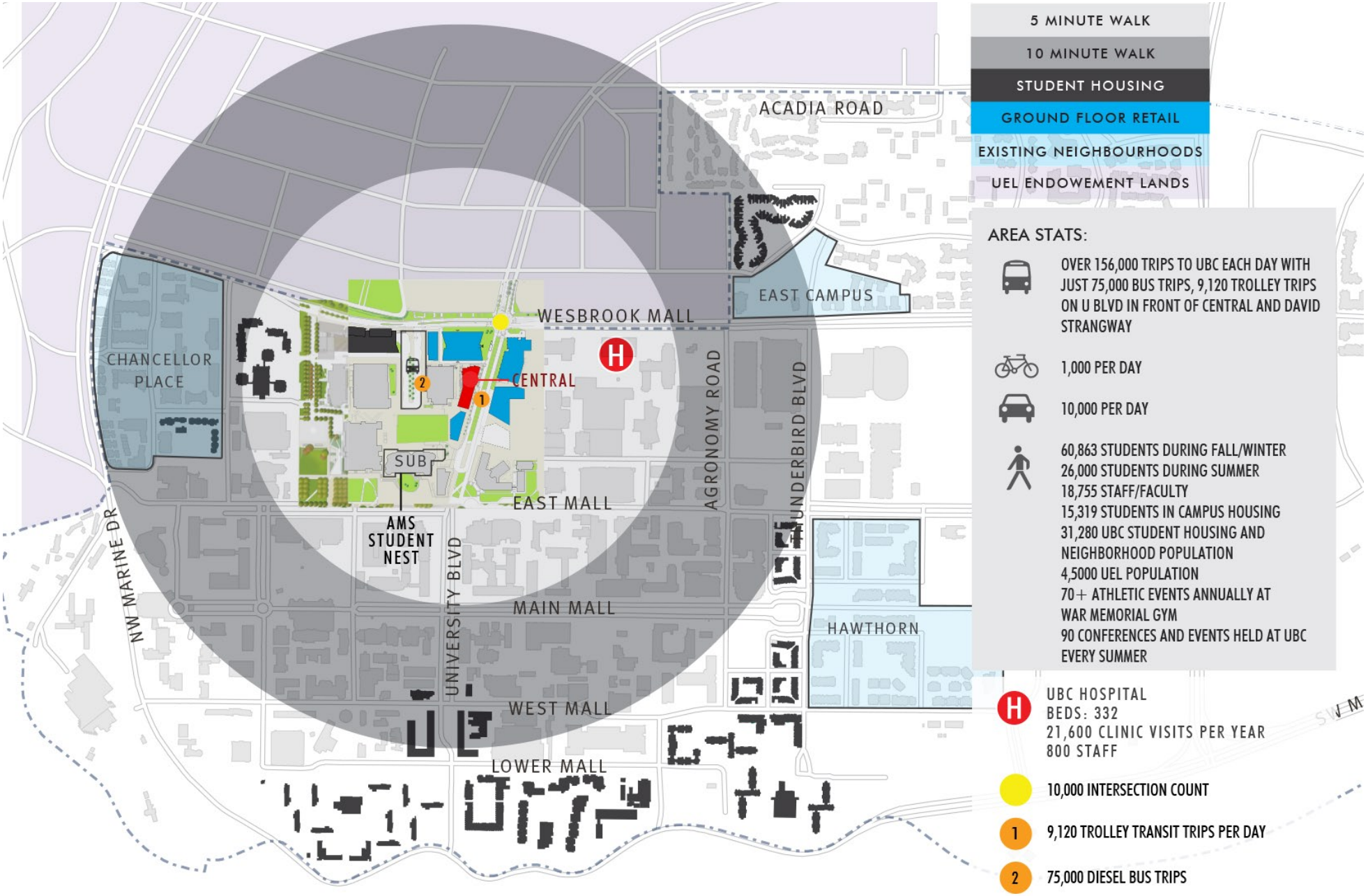
THE CENTRAL NEIGHBOURHOOD



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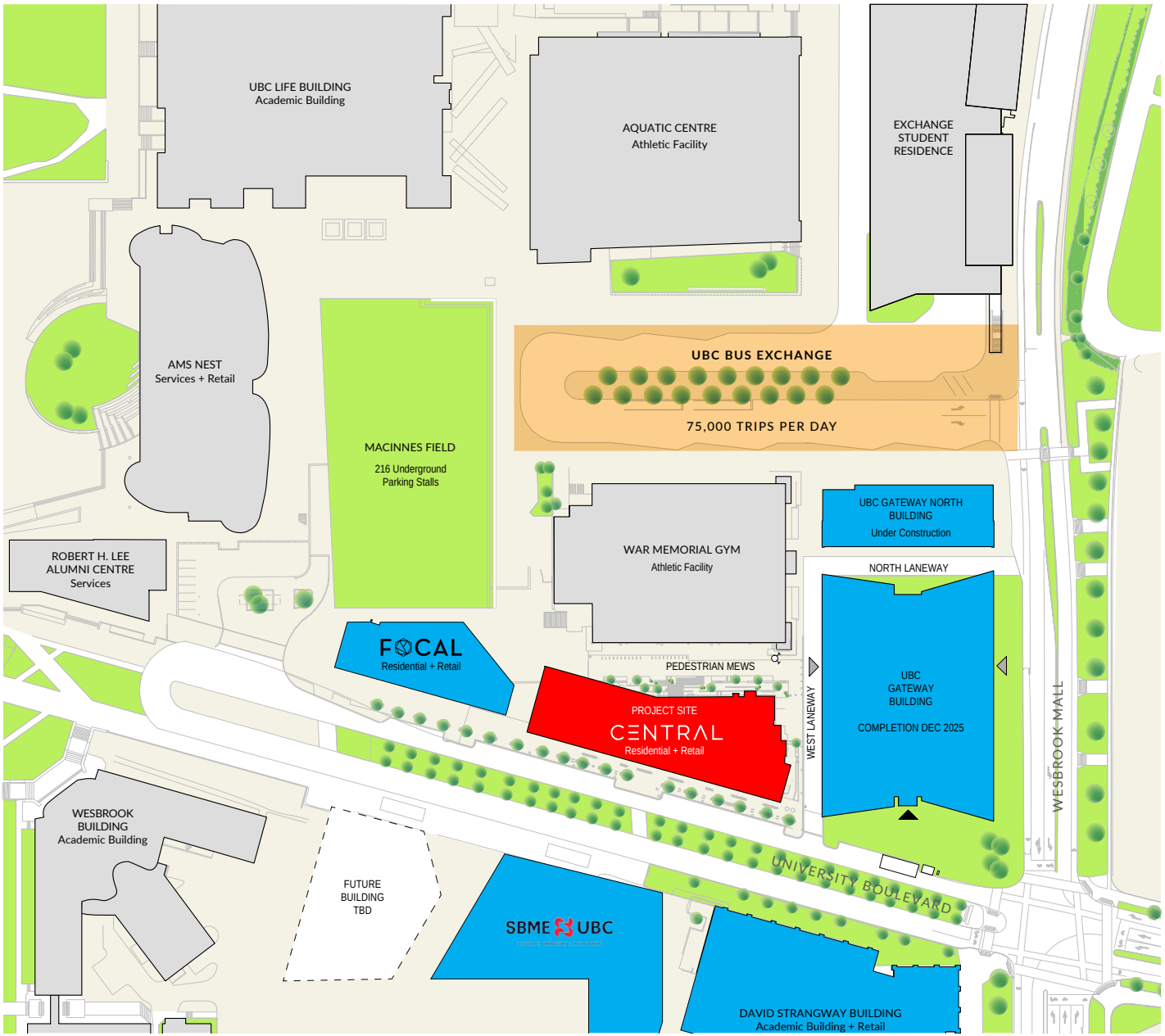
THE NEIGHBOURHOOD

FOCAL

CENTRAL

DAVID STRANGWAY



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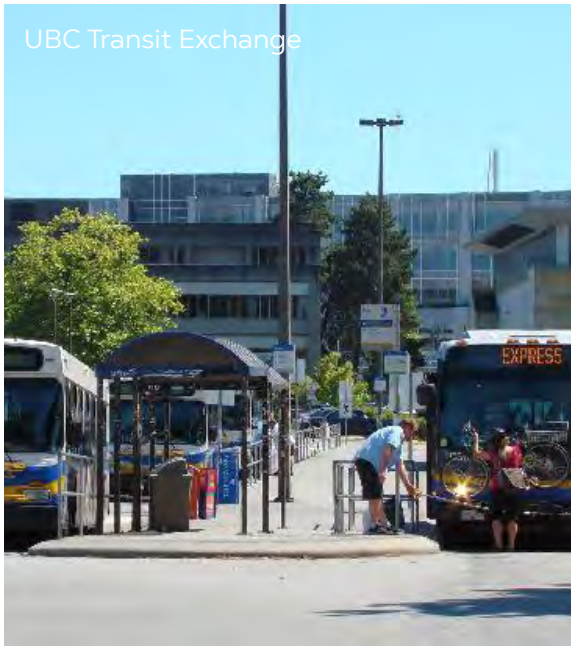
THE NEIGHBOURHOOD

Nori Bento & Udon Storefront

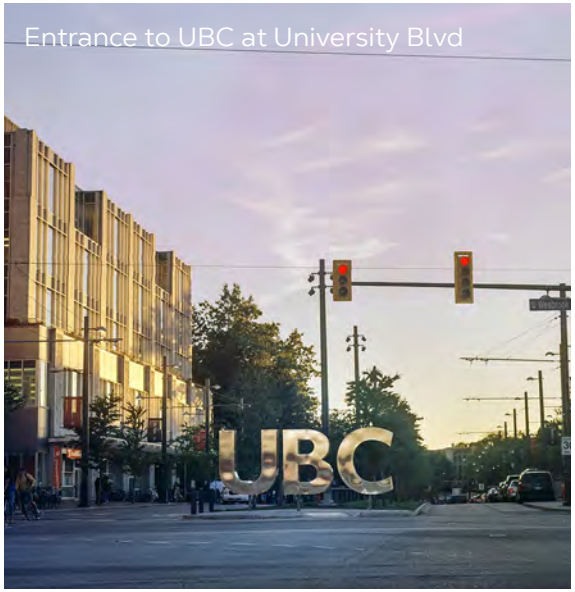
MacInnes Field



UBC Transit Exchange

DownLow Chicken Shack Patio

Restaurants Along University Blvd



Entrance to UBC at University Blvd

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