



# 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> 593 units
✚ 3.7 stalls/1,000 SF	✚ <u>Parking:</u> 460 Surface Parking Stalls and 224 Underground Parking Stalls
✚ Contact Listing Agent for rates	✚ Anchored by Save-on-Foods and Home Depot

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

# DEMOGRAPHICS

	1 KM	3 KM	5 KM	5 MIN	10 MIN
2024 Population	12,670	59,821	152,174	40,511	165,582
2024 Daytime Population	10,213	48,235	152,371	32,274	166,313
2024 Avg HH Income	\$112,511	\$127,508	\$121,957	\$123,465	\$122,523



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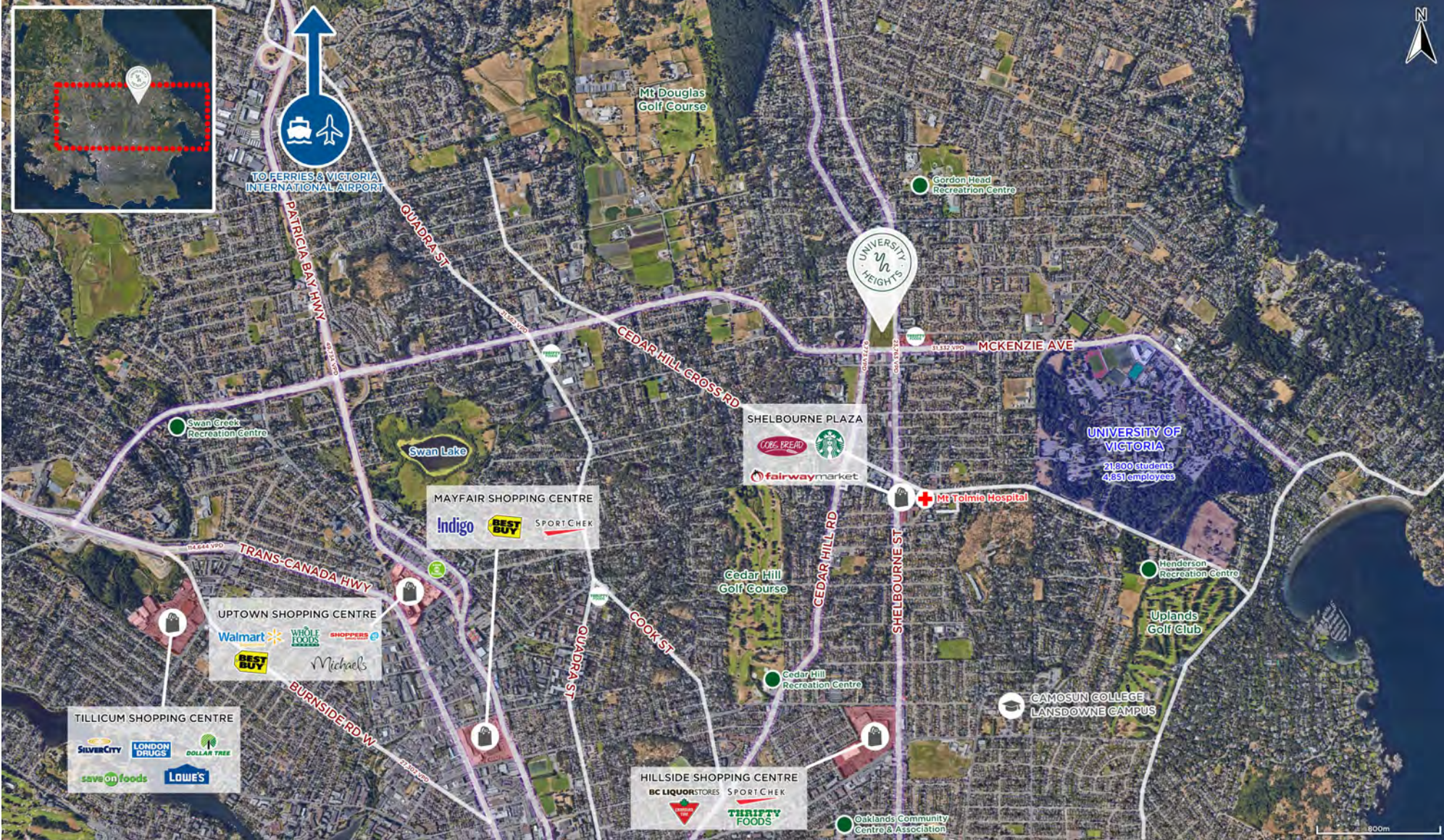
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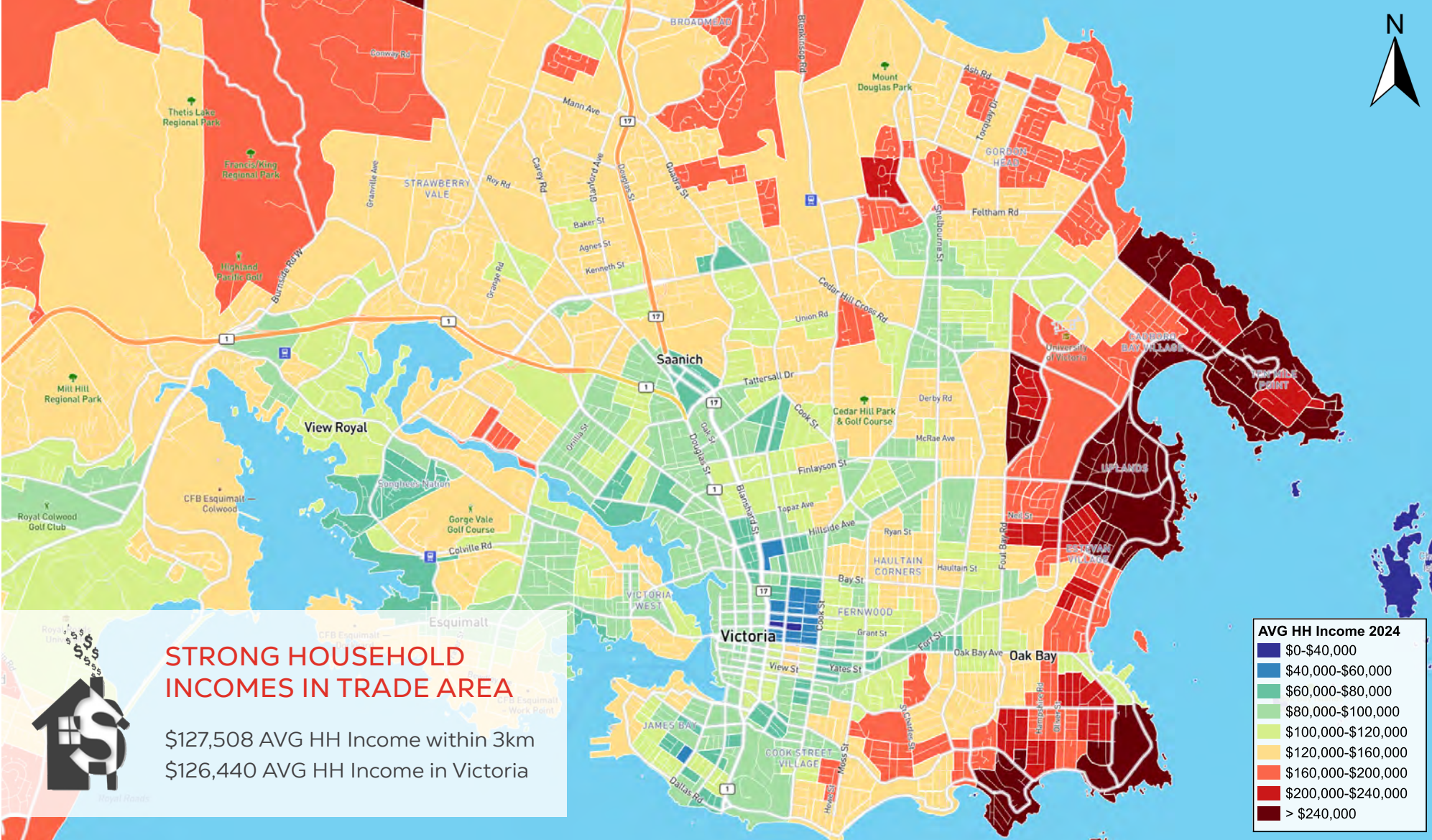
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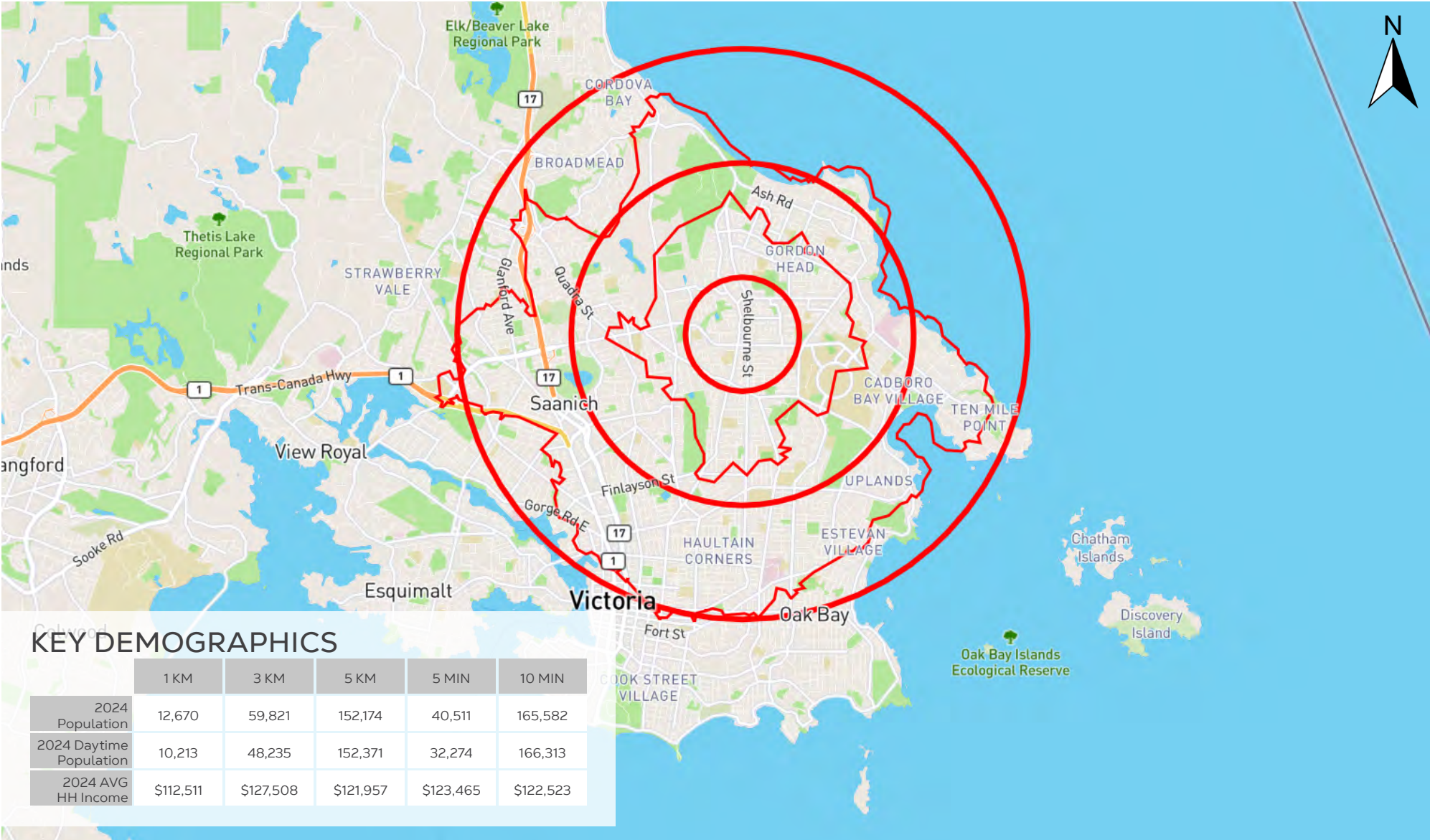
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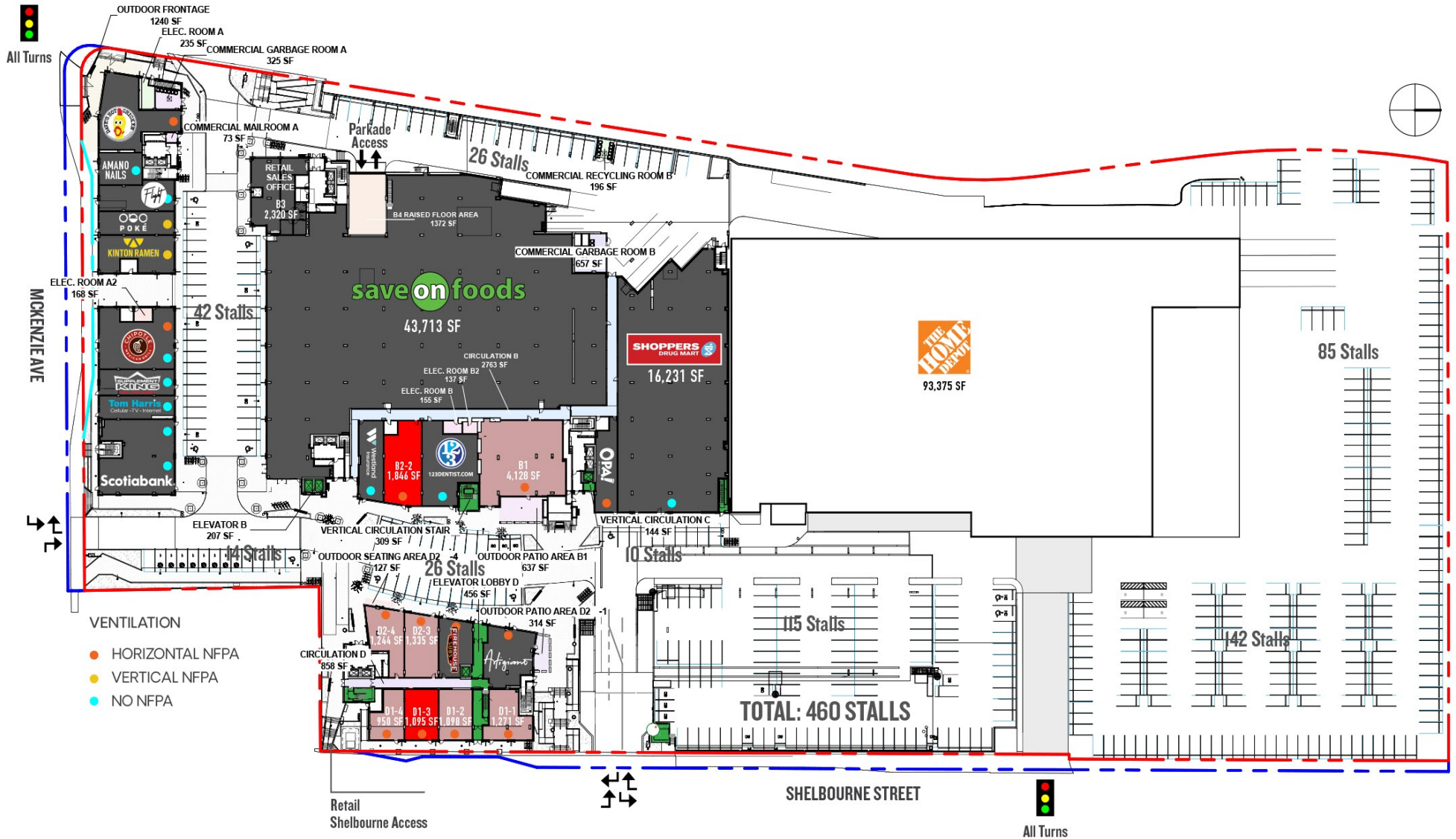
**KEY DEMOGRAPHICS**

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# SITE PLAN



RETAIL LEVEL PLAN

■ AVAILABLE   
 ■ UNDER NEGOTIATION   
 ■ UNDER CONTRACT   
 ■ LEASED   
 ■ PARKADE ACCESS



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# SECOND FLOOR SITE PLAN

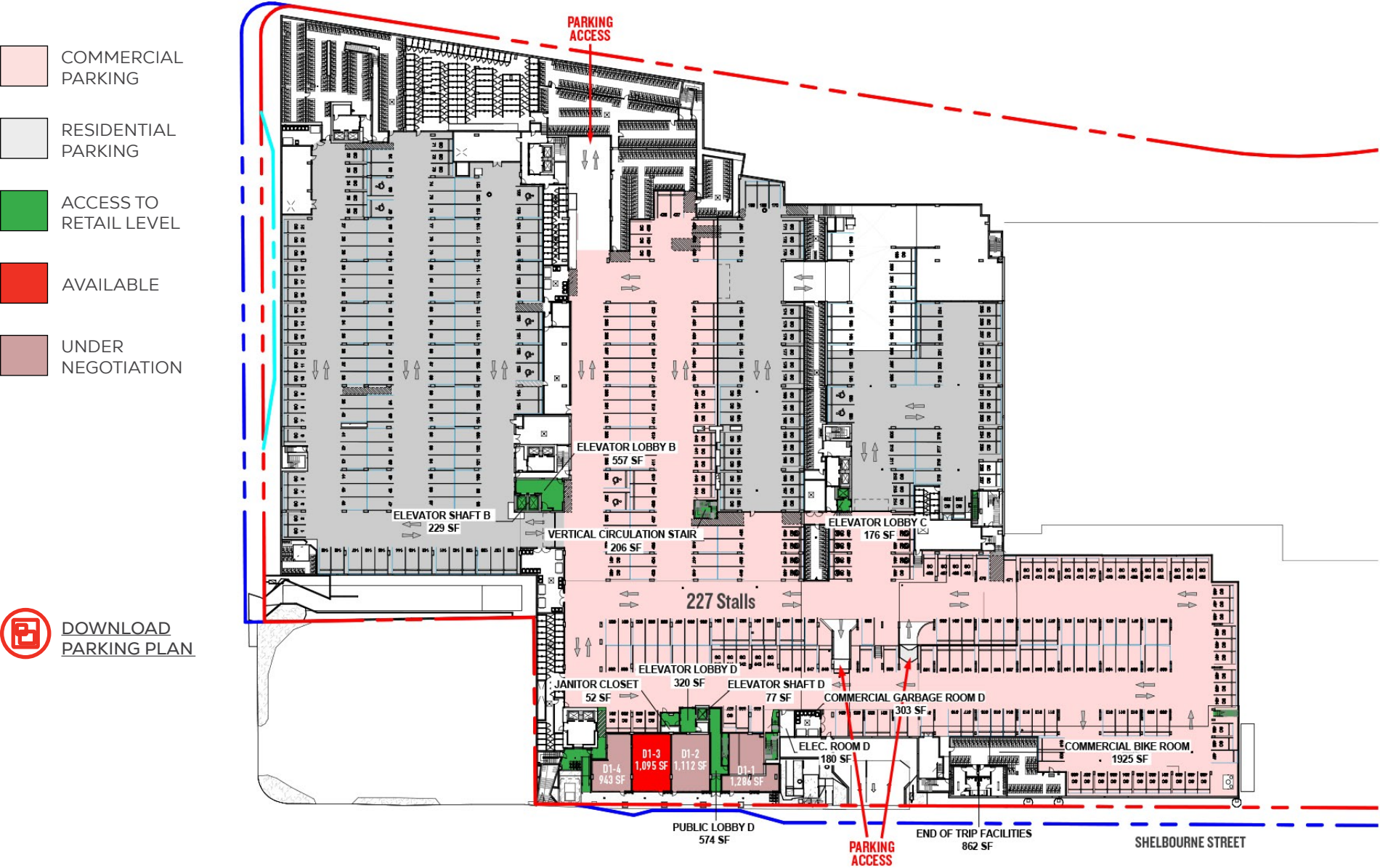


AVAILABLE
  LEASED
  PARKADE ACCESS

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# UNDERGROUND PARKING PLAN



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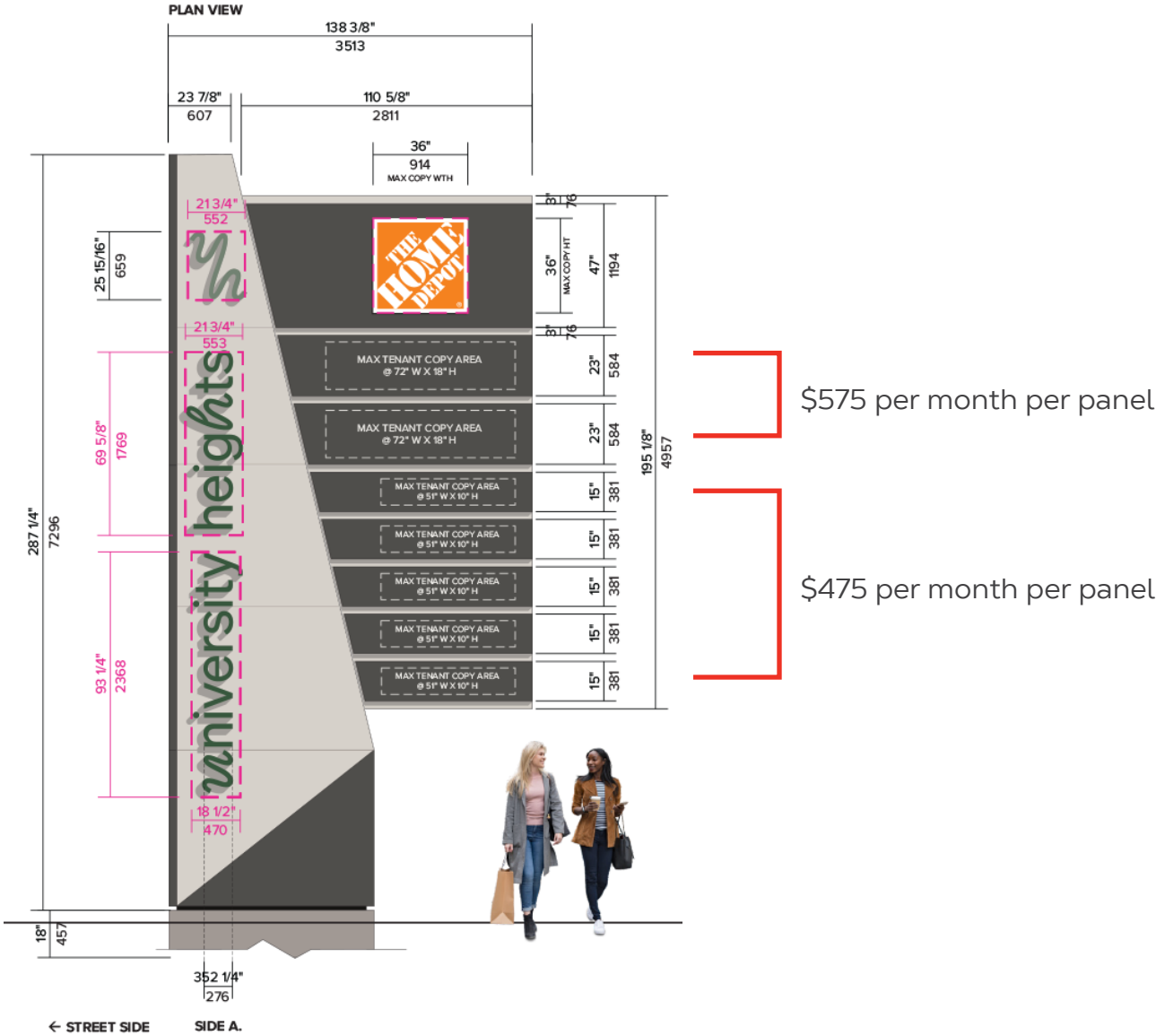
# PYLON & MONUMENT SIGNS LOCATIONS



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# PYLONS - 1,2 AND 3



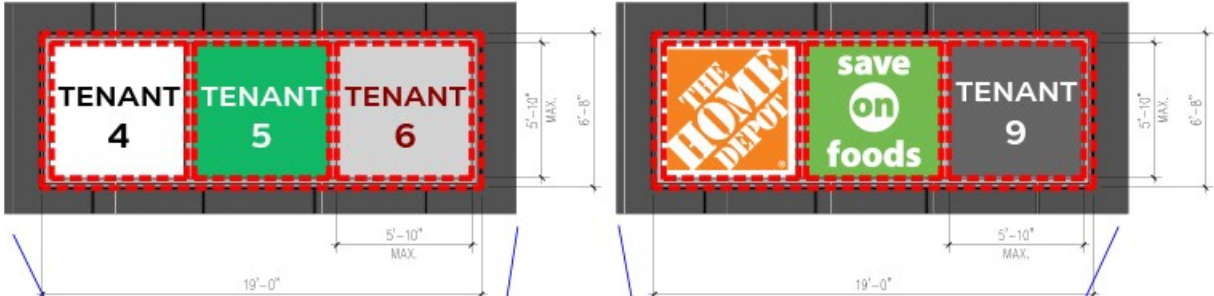
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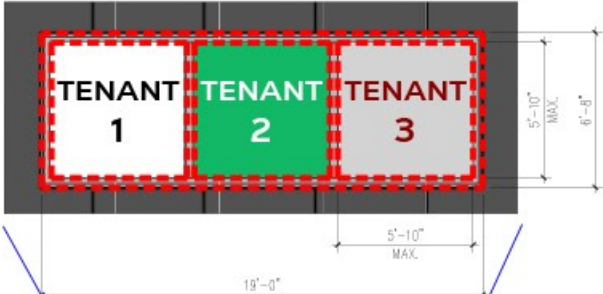
# MONUMENTS - 4 AND 5

\$600 per month per panel

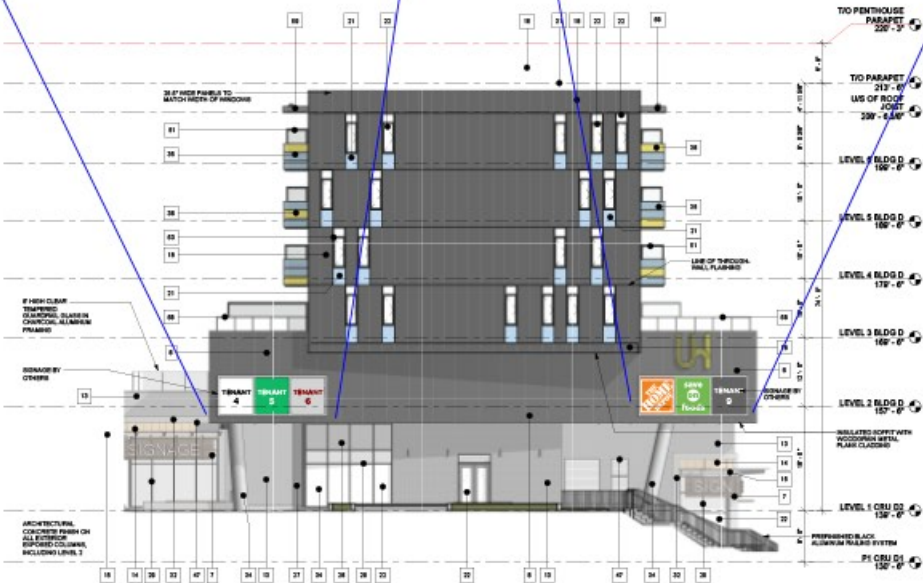
\$600 per month per panel



\$600 per month per panel

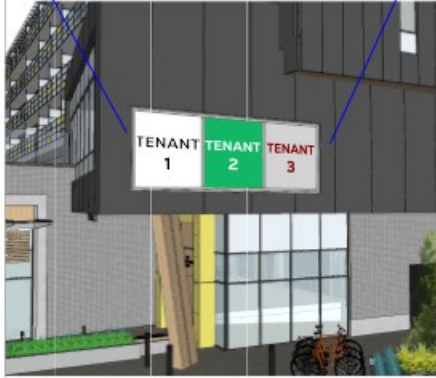


4



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

5



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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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