



# DAVID STRANGWAY

5990 University Blvd  
UBC, Vancouver, BC

Property Leasing Brochure





# PROJECT SUMMARY

The David Strangway building is located on University Boulevard which is the primary entranceway into UBC. Important landmarks in the immediate area include the new UBC Aquatic Centre, MacInnes Sports Field (2020), the Alumni Centre, AMS Student Union Building (“The Nest”) and the newly constructed Focal & Central mixed use buildings.

- UBC is ranked among the top universities in the world.
- A global centre for research and teaching with a reach over 54,000 students in fall (2019) and is expected to grow up to 60,000 full-time in 2041.
- The daytime population at UBC is 69,848
- 74,000 transit trips to and from UBC per weekday during the school year. 12% arrive on trolley buses and the remainder arrive on diesel buses.
- Wesbrook Mall/University Boulevard intersection sees 10,000 vehicles and 1,000 bikes daily (weekday).
- University Boulevard is the primary bike corridor on campus.



**100%  
LEASED!**

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# DETAILS

⌘ 4,977 SF

⌘ AVAILABLE: SPRING 2020

⌘ 46 STALL PARKING LOT IN THE REAR AND UNDERGROUND PARKING & 200+ STALL NEW UNDERGROUND MACINNES FIELD PARKING

⌘ BUILDING CO-TENANTS INCLUDE SHOPPERS DRUG MART, BOULEVARD COFFEE & THE BANK OF NOVA SCOTIA

⌘ 100% LEASED

# AREA TENANTS



# DEMOGRAPHICS

	PRIMARY TRADE AREA	SECONDARY TRADE AREA	COMBINED TRADE AREAS
2019 POPULATION	17,841	25,321	43,162
2019 DAYTIME POPULATION	69,848	22,699	92,547
2019 AVERAGE HH INCOME	\$97,653	\$195,534	\$146,639

# CONTACT

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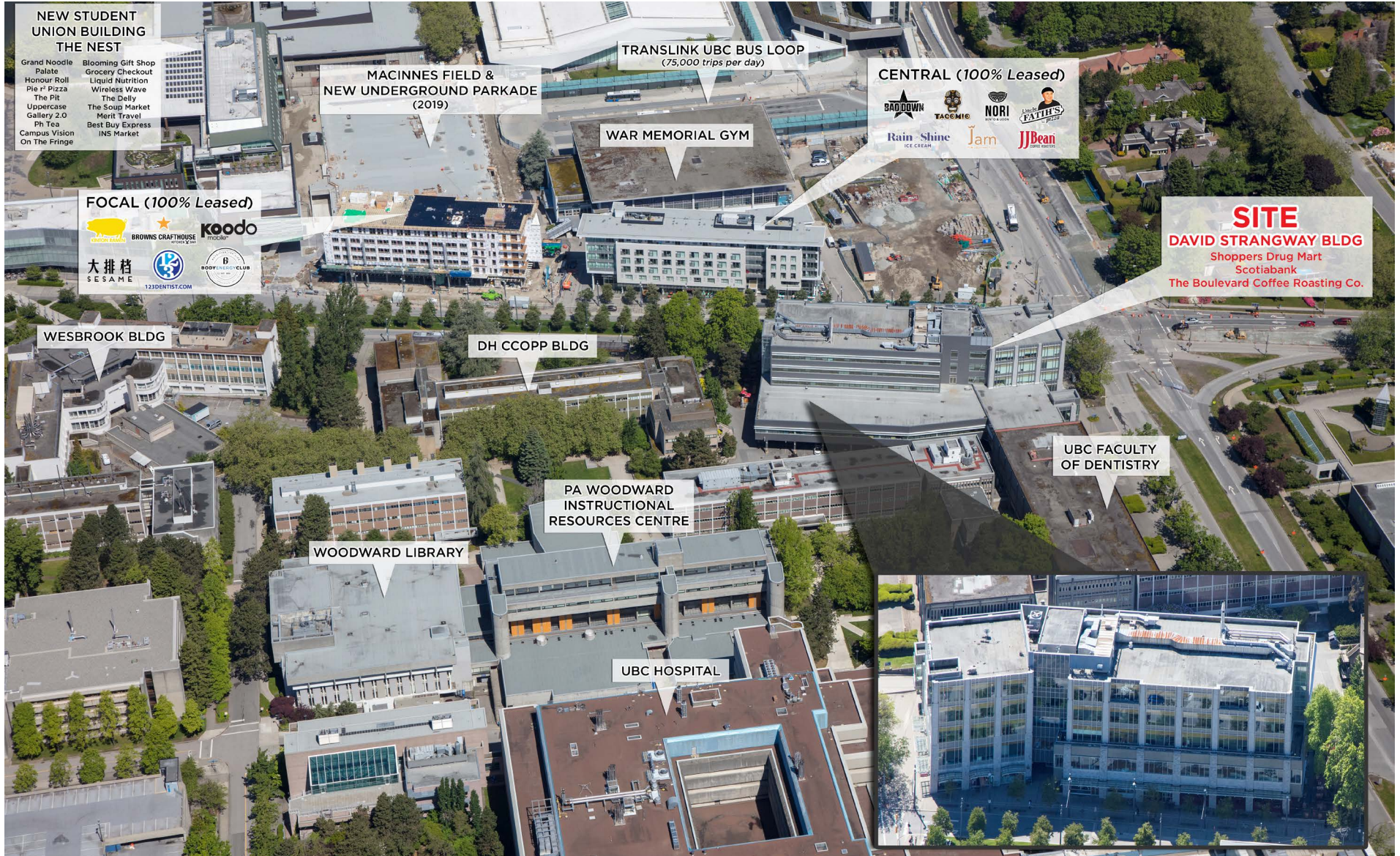
**NICK FISHER**

Personal Real Estate Corporation  
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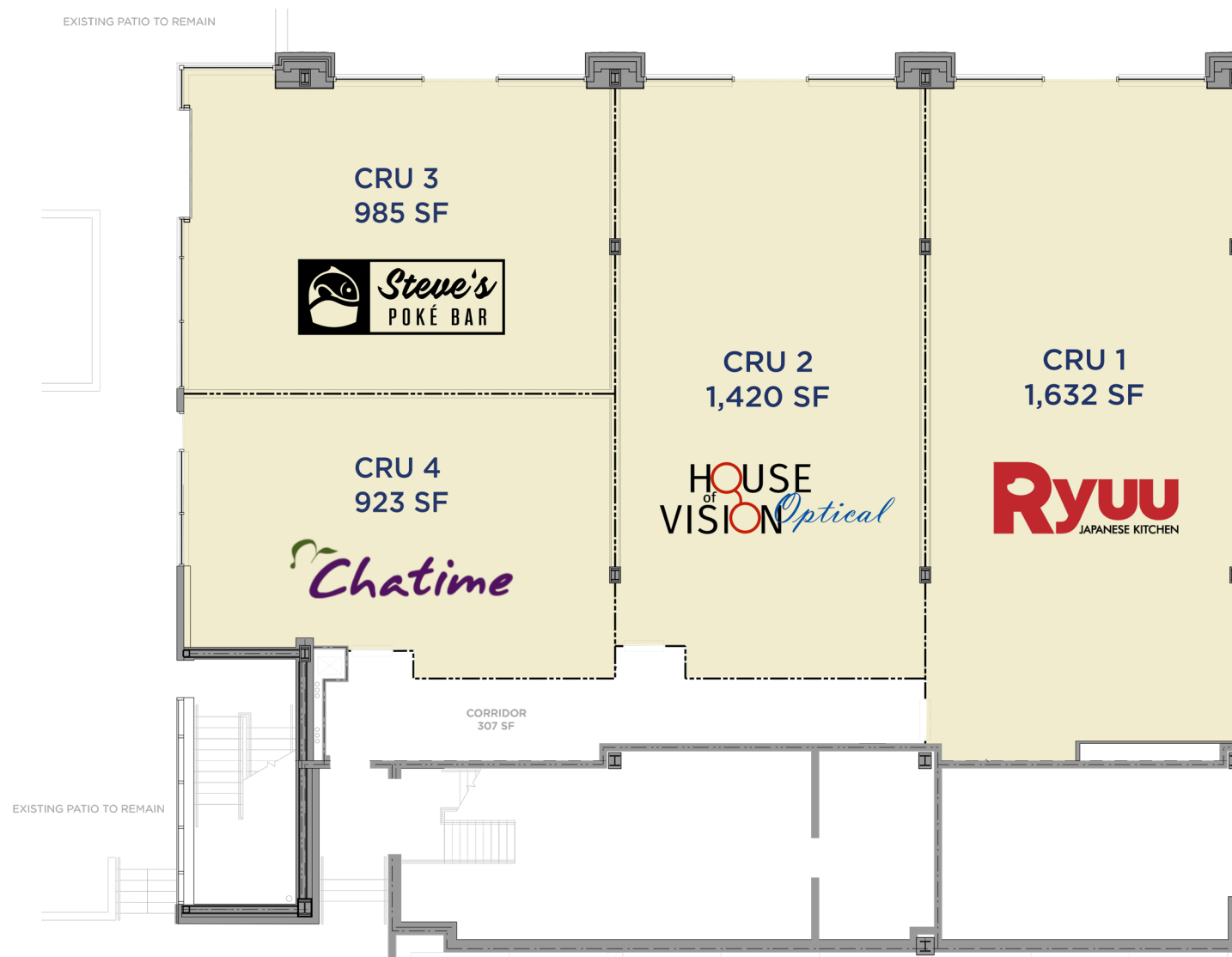
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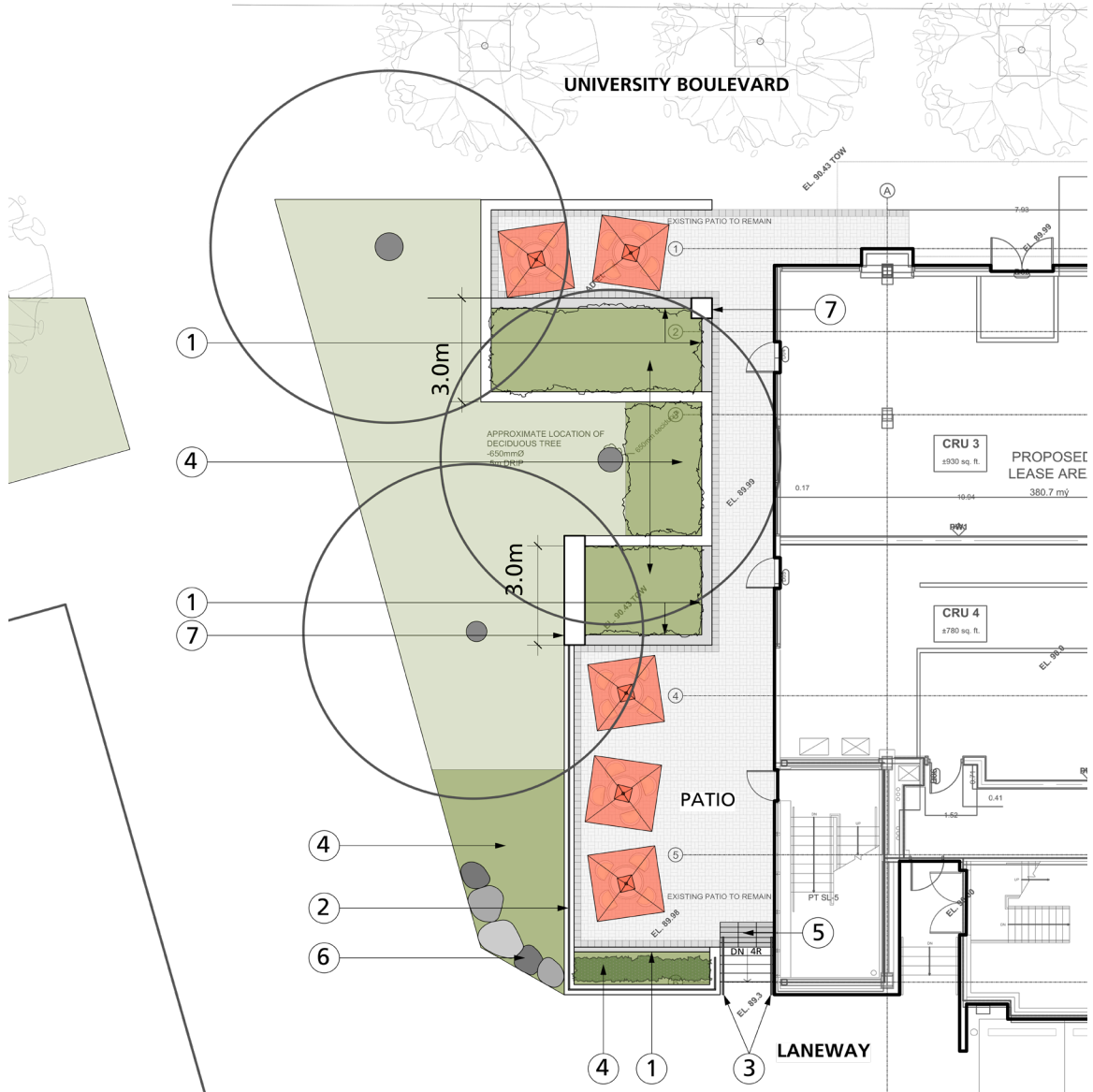




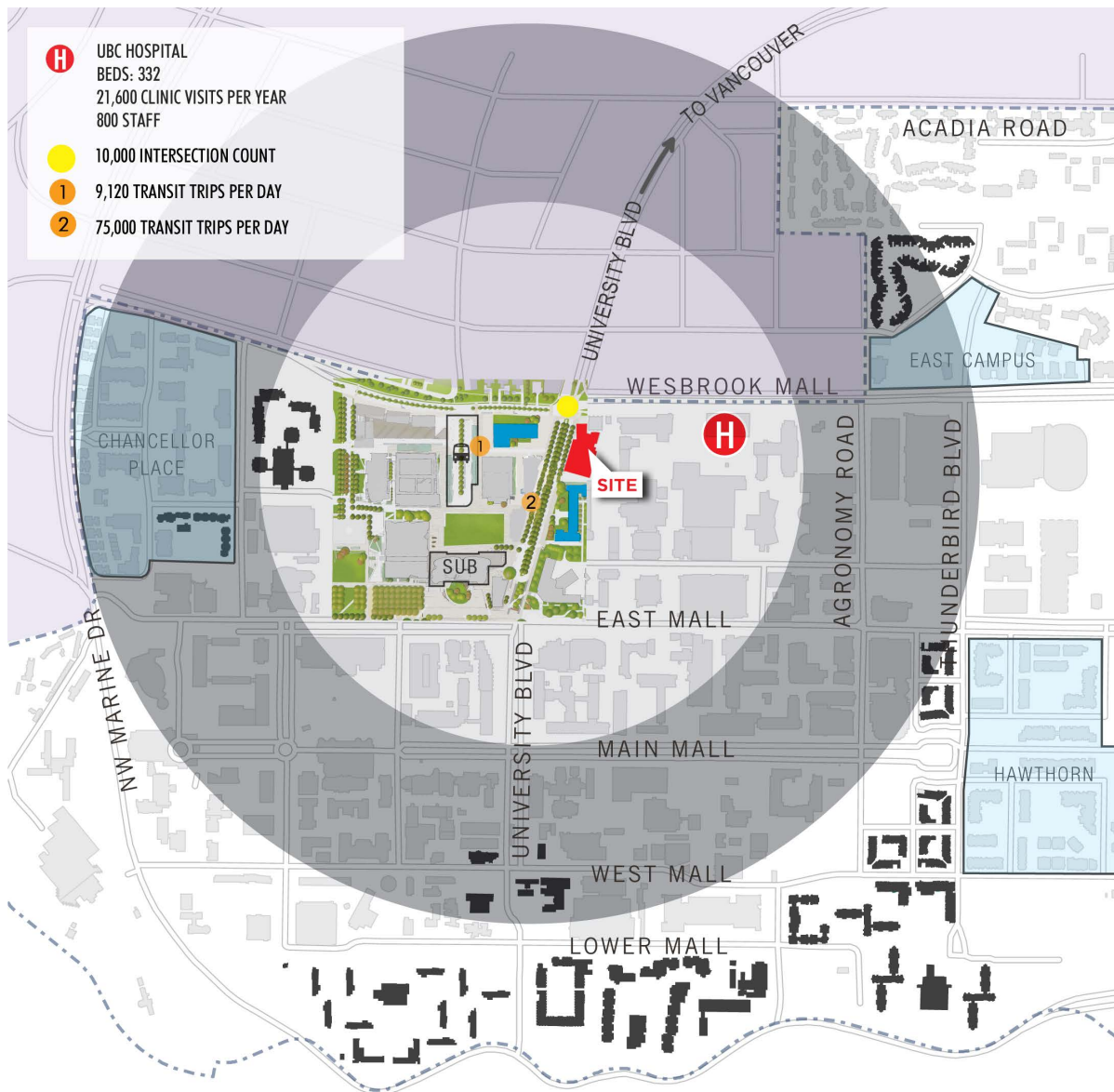
## FLOOR PLAN

**KEY LEGEND:**

- ① MODULAR BLOCK WALL (350-450MM HT.)
- ② METAL GUARD RAIL (COLOUR TO MATCH WINDOW FRAME)
- ③ HAND RAILS (COLOUR TO MATCH WINDOW FRAME)
- ④ NEW PLANTING AREA
- ⑤ TACTILE WARNING STRIP
- ⑥ BOULDERS
- ⑦ CRU SIGNAGE



**LANDSCAPE PLAN**



- H** UBC HOSPITAL  
BEDS: 332  
21,600 CLINIC VISITS PER YEAR  
800 STAFF
- 10,000 INTERSECTION COUNT
- 1** 9,120 TRANSIT TRIPS PER DAY
- 2** 75,000 TRANSIT TRIPS PER DAY

- 5 MINUTE WALK
- 10 MINUTE WALK
- STUDENT HOUSING
- FUTURE RESIDENTIAL
- UEL ENDOWMENT LANDS
- EXISTING NEIGHBOURHOODS

- AREA STATS:
- 75,000 DIESEL BUS TRIPS PER YEAR  
9,120 TROLLEY TRIPS PER DAY  
(IN FRONT OF SITE)
  - 1,000 PER DAY
  - 10,000 PER DAY
  - 54,000 STUDENTS DURING FALL/WINTER  
26,000 STUDENTS DURING SUMMER  
14,500 STAFF/FACULTY  
10,000 STUDENTS IN CAMPUS HOUSING  
24,000 UEL & UBC RESIDENTS  
70+ ATHLETIC EVENTS ANNUALLY AT  
WAR MEMORIAL GYM  
90 CONFERENCES AND EVENTS HELD AT UBC  
EVERY SUMMER



