



*university
heights*

Saanich (Greater Victoria), BC

OFFICE 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

✚ <u>Size</u> : Unit D3-1: 1,871 SF office space	✚ <u>Total Commercial GLA</u> : 196,650 SF
✚ Contact Listing Agent for rates	✚ <u>Residential</u> : 593 units
✚ <u>Parking</u> : 460 Surface Parking Stalls and 224 Underground Parking Stalls	✚ <u>Possesion</u> : Building D: June 2025
✚ 3.7 stalls/1,000 SF	✚ Anchored by Save-on-Foods and Home Depot



DOWNLOAD ADDRESSES

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

CONTACT

DAN CLARK

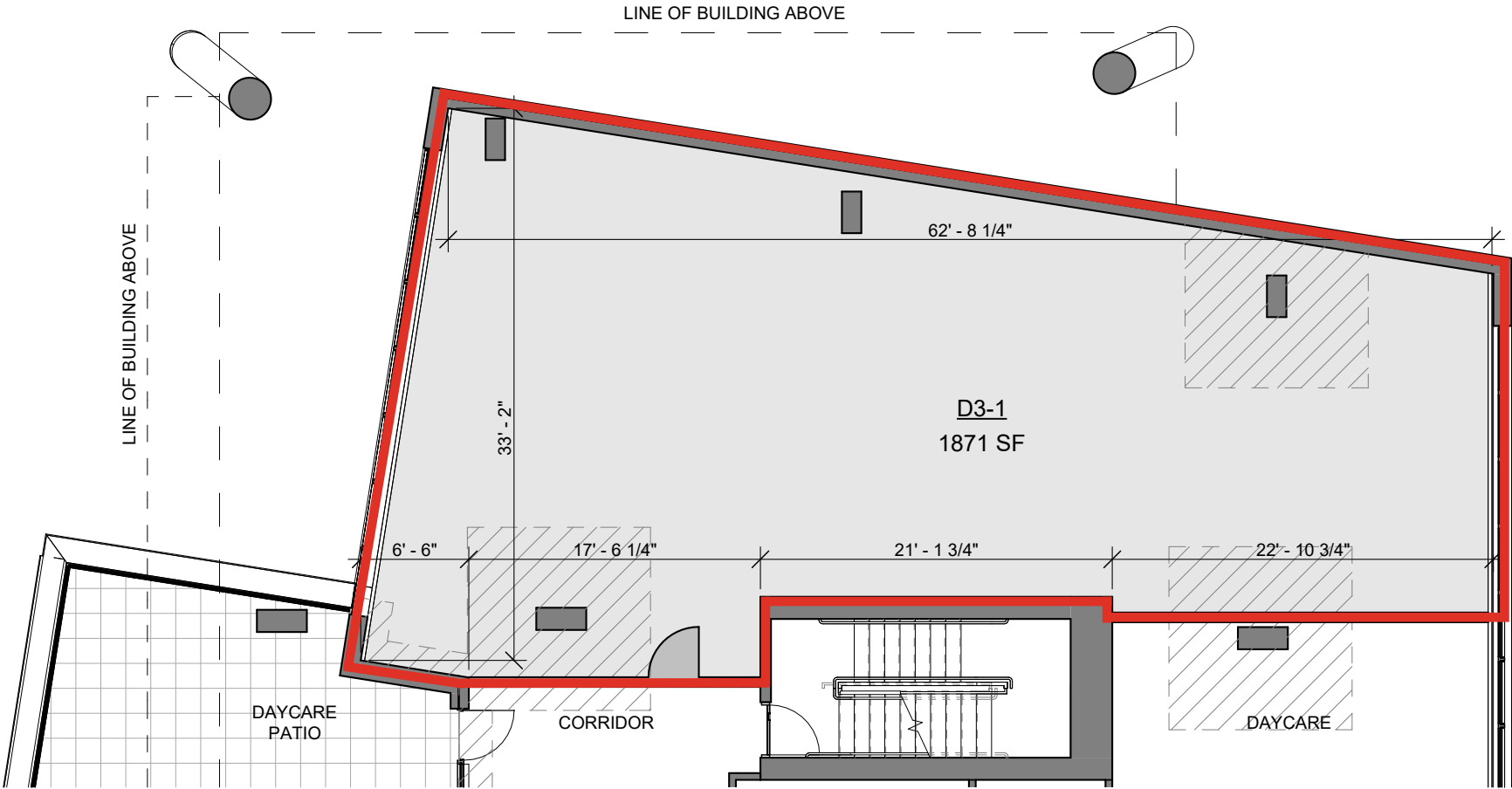
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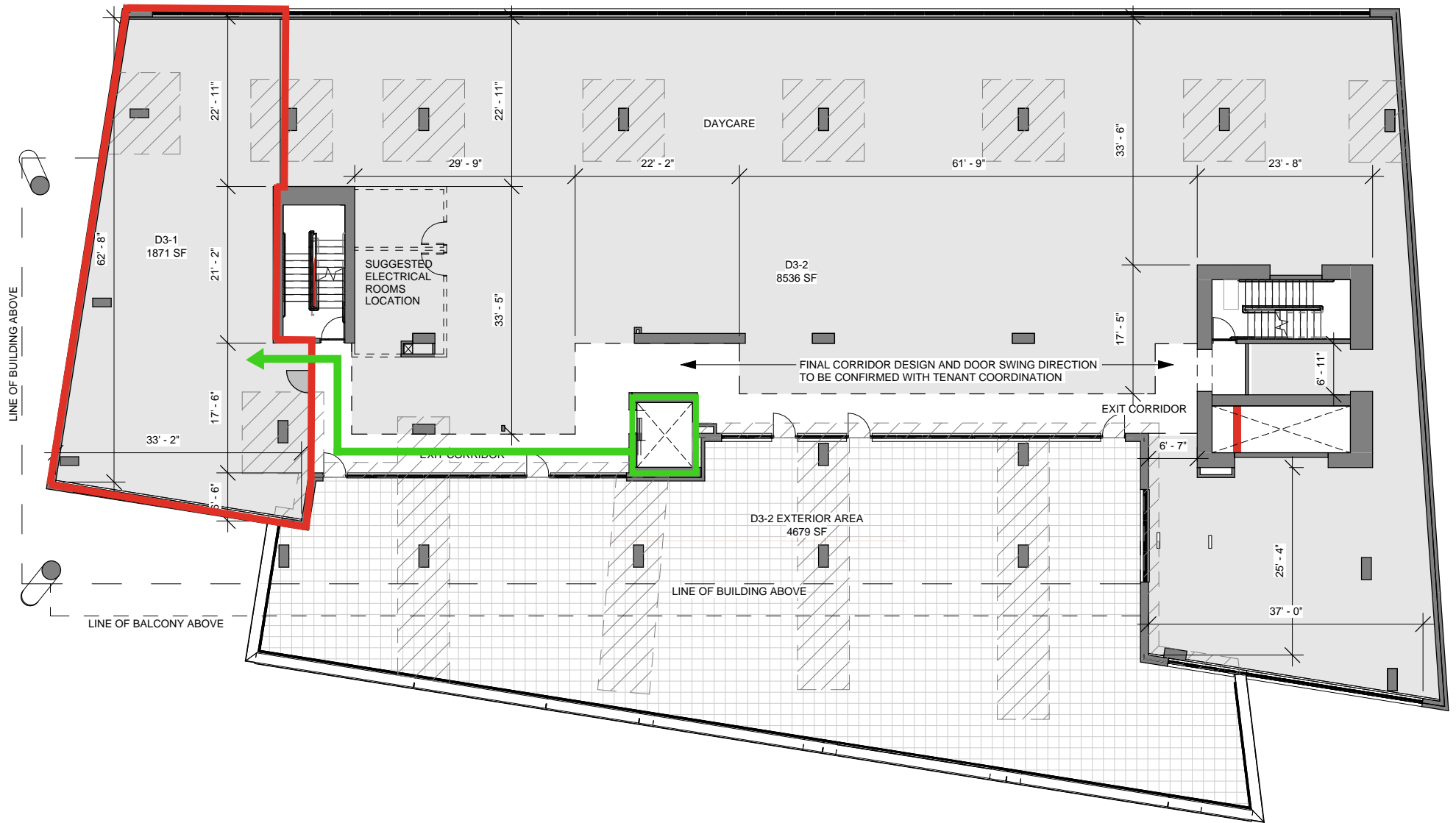


SITE PLAN

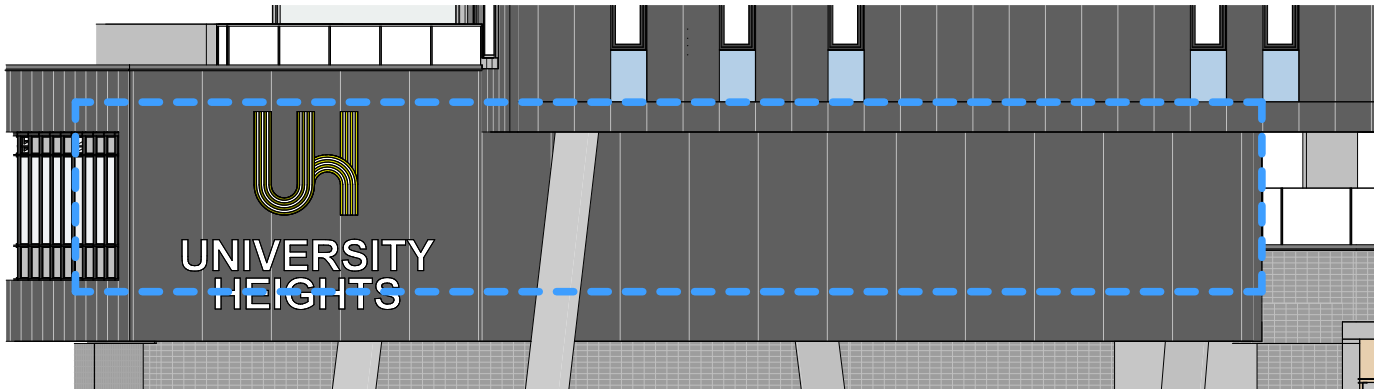


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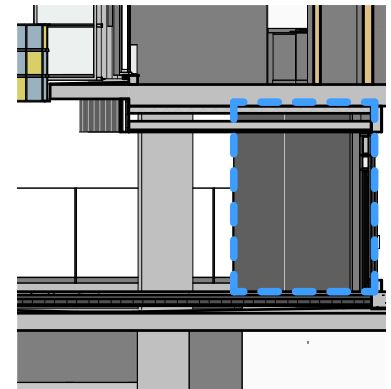
SITE PLAN



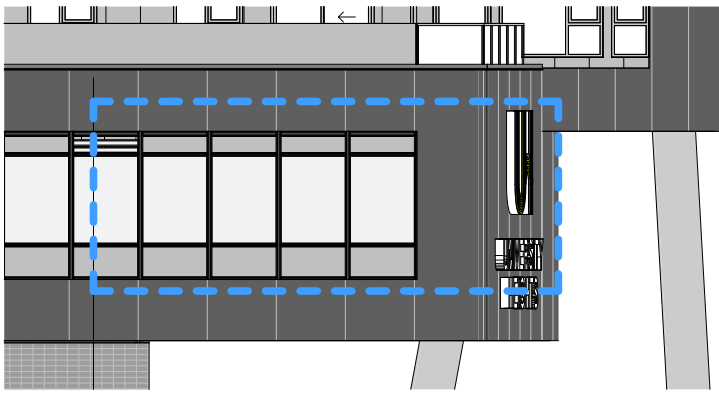
ELEVATION PLAN



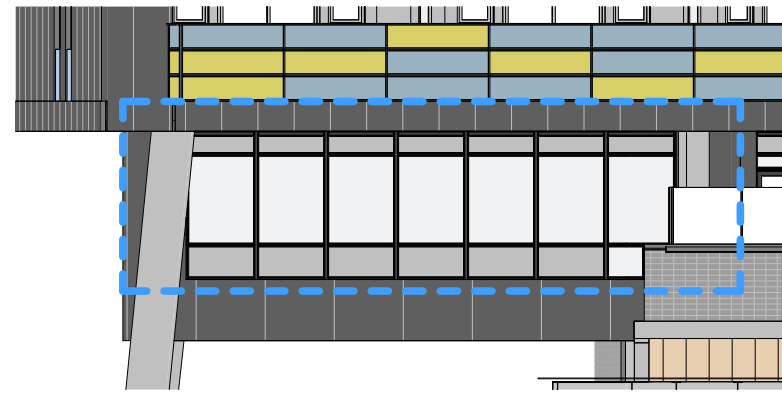
NORTH ELEVATION



SOUTH ELEVATION

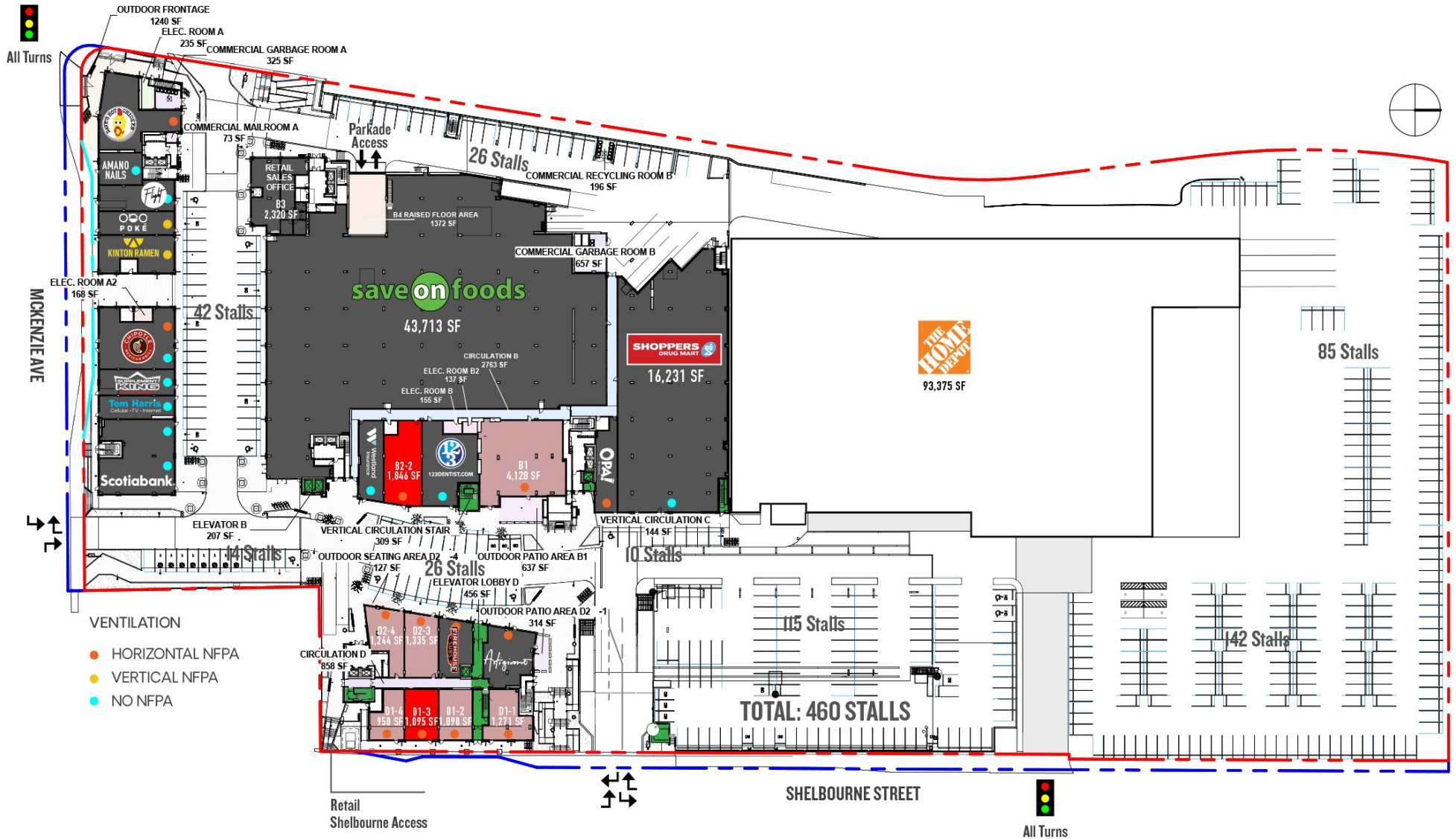


EAST ELEVATION



WEST ELEVATION

RETAIL SITE PLAN



RETAIL LEVEL PLAN

- AVAILABLE
- UNDER NEGOTIATION
- UNDER CONTRACT
- LEASED
- PARKADE ACCESS



DOWNLOAD SITE PLAN



DOWNLOAD FLOOR PLANS

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SECOND FLOOR RETAIL SITE PLAN

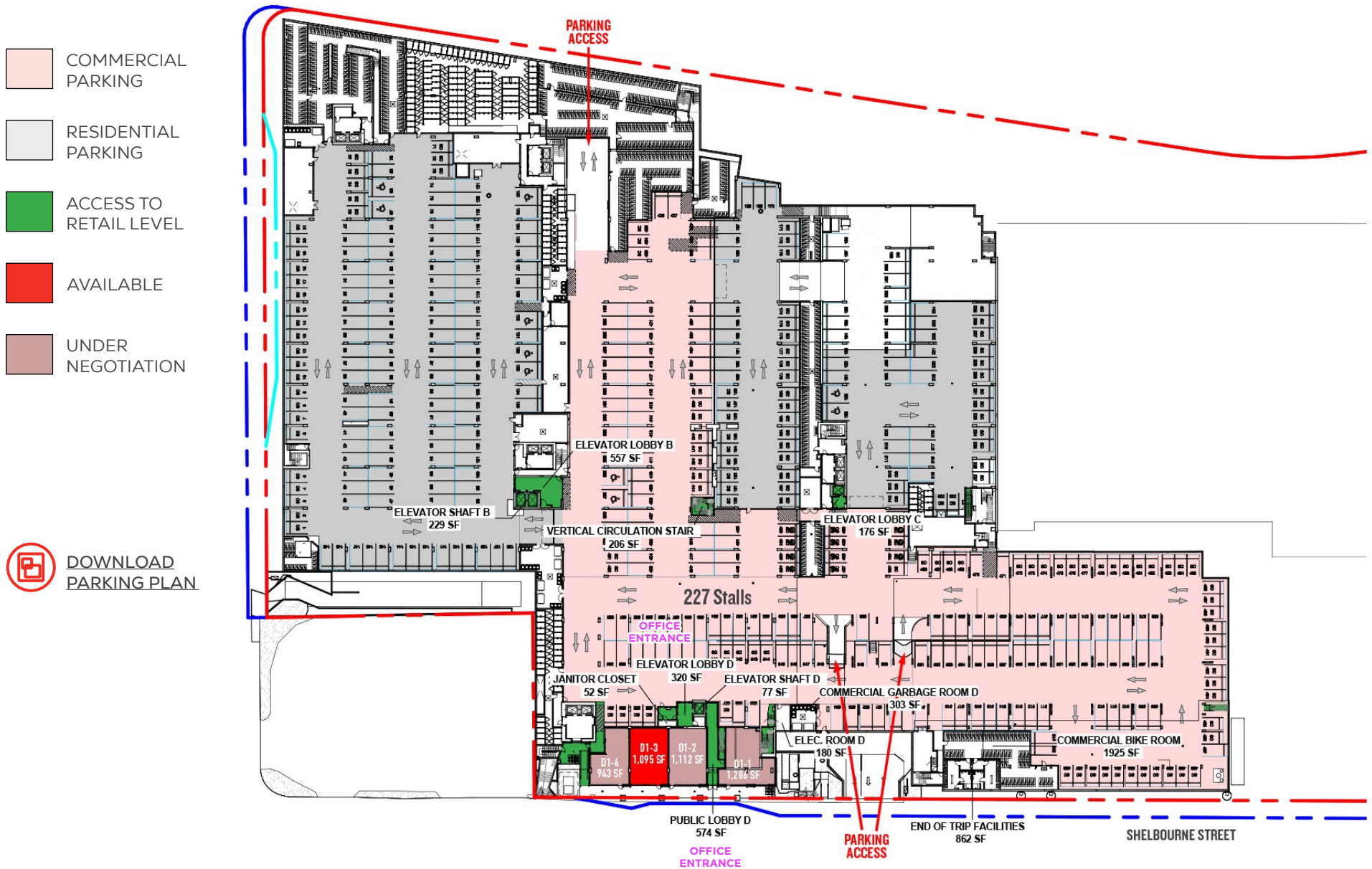


- AVAILABLE
- LEASED
- PARKADE ACCESS

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UNDERGROUND PARKING PLAN



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UNIVERSITY HEIGHTS

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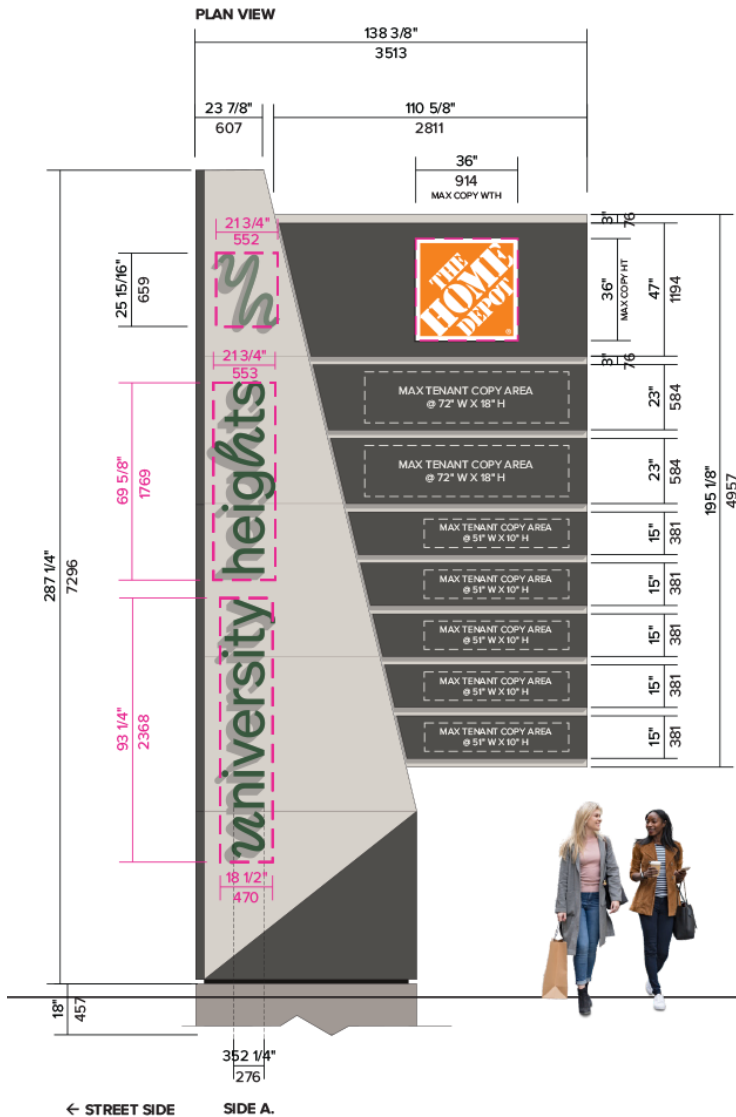
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PYLONS & MONUMENTS

PYLONS 1 2 3

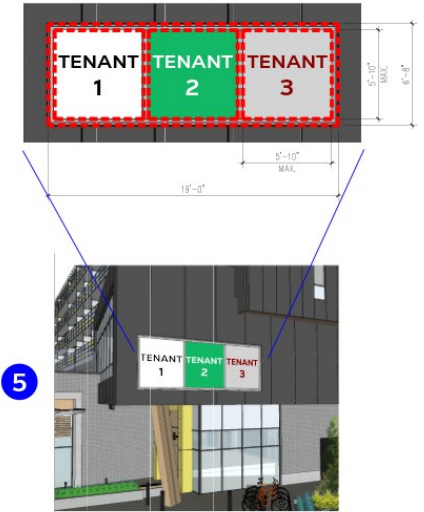


\$575 per month per panel

\$475 per month per panel

MONUMENTS - 4 AND 5

\$600 per month per panel



\$600 per month per panel

