

# SBME @ UBC

University Boulevard, Vancouver BC

PROPERTY LEASING BROCHURE



UBC PROPERTIES TRUST



# Project Summary

SBME is located on University Boulevard right at the principal entry to UBC

The School of Biomedical Engineering (SBME) is a five-storey building located on the southside of University Boulevard at the main point of entry to UBC Point Grey.




It includes one retail unit positioned on street level at the northwest corner of the SBME building adjacent to an outdoor courtyard with an informal patio area. This courtyard provides a valuable connection with neighbouring retailers and restaurants including Steve's Poke Bar, Chatime and Ryuu.

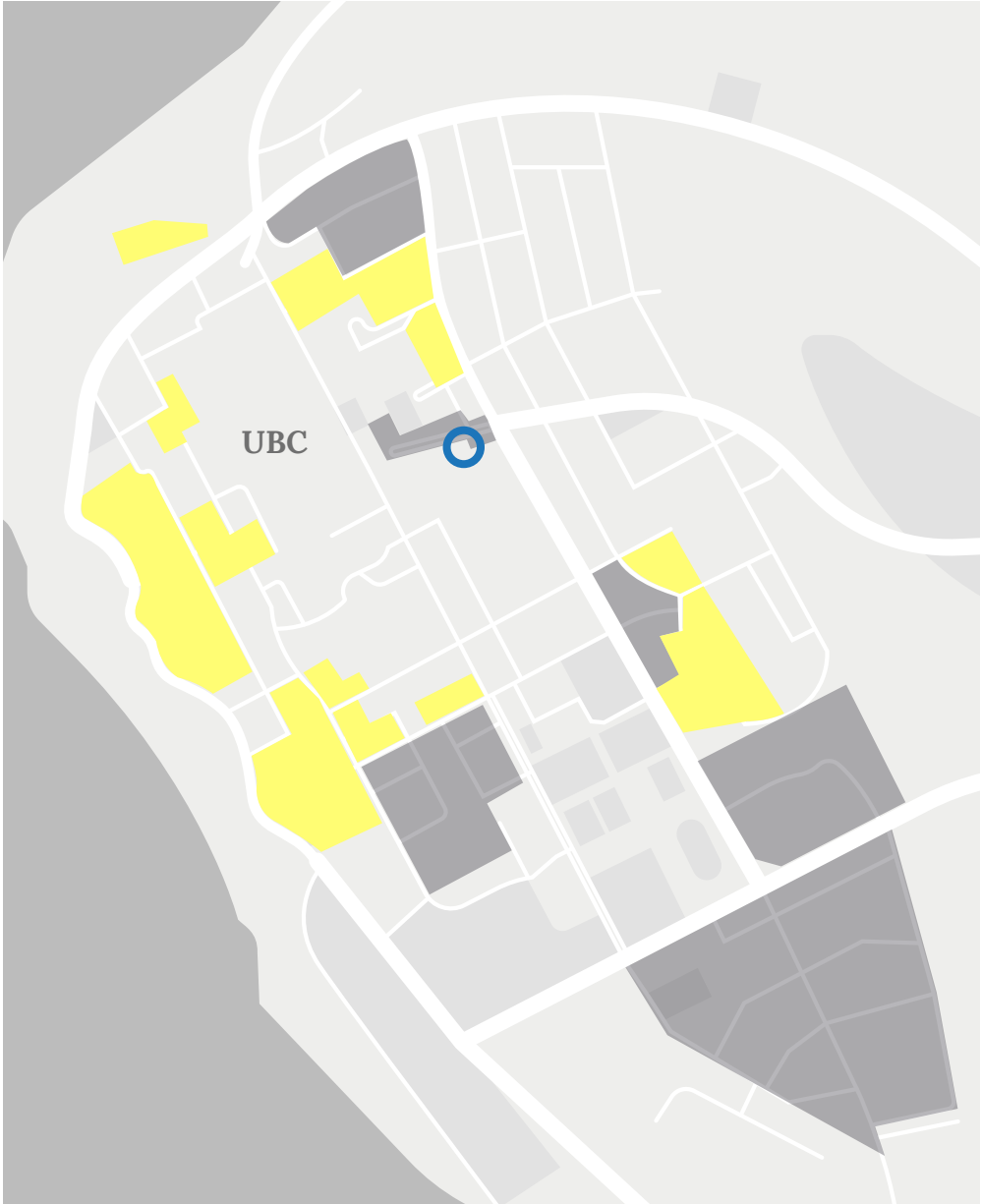


# The Location

SBME is located on the incomparable UBC Point Grey campus. This acclaimed university environment is a complete, progressive community, with a full complement of food, retail, and services. It also boasts some of the region's finest cultural venues, and amenity options including the colourful UBC Botanical Gardens, calming rainforest trails, iconic West Coast beaches, and a full range of varsity-calibre athletic facilities – all within walking distance.

UBC is home to 14,500 student resident beds across 15 residences. The 5 residential neighbourhoods on campus is home to an additional 14,750 residents with hundreds more moving in every year.

-  STUDENT RESIDENTS
-  RESIDENTIAL NEIGHBOURHOODS
-  SBME



# The Location

## University Boulevard, UBC

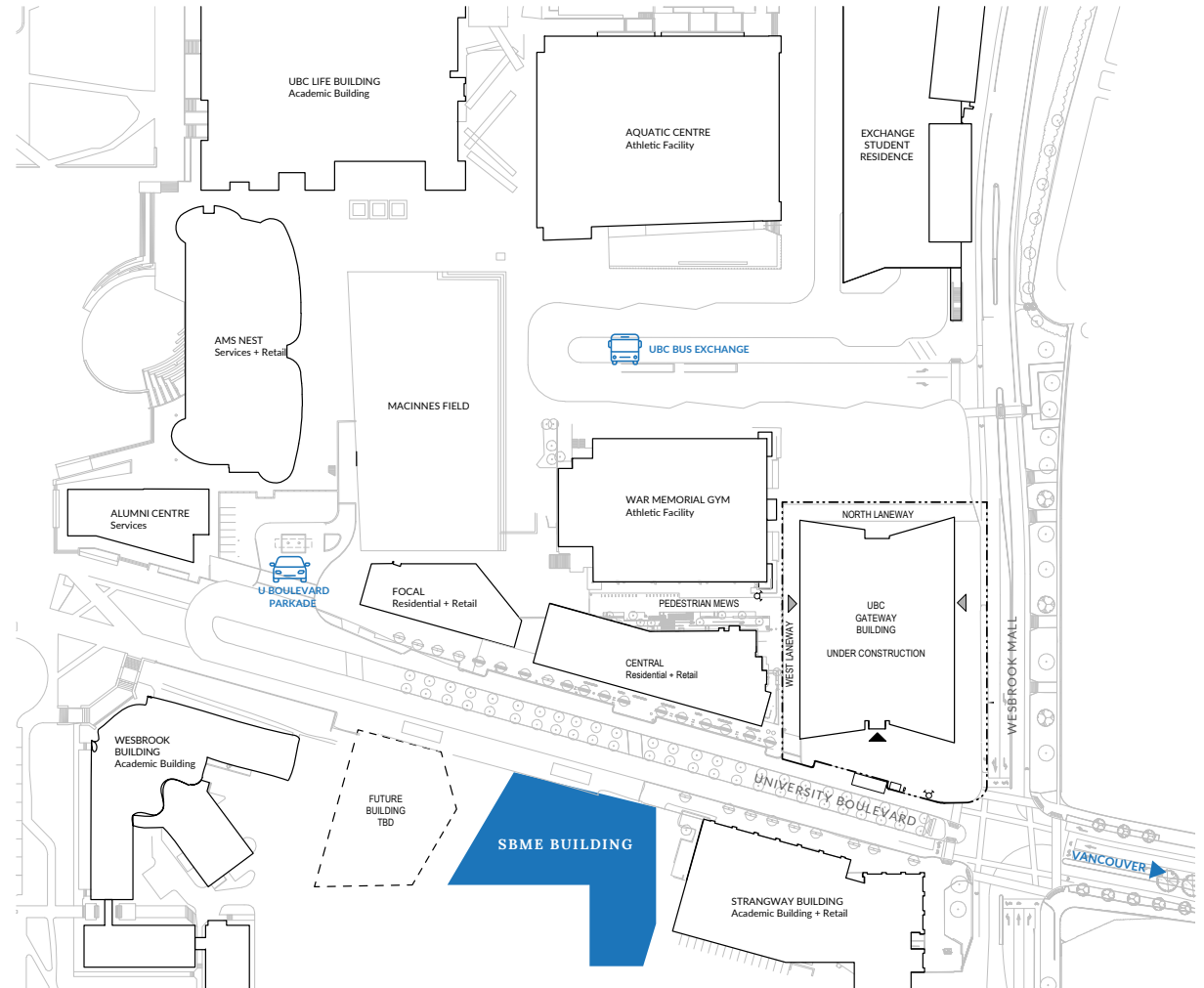
SBME is located in the core of the UBC campus and is adjacent to three major pedestrian walkways. It is surrounded by high volumes of vehicular, pedestrian and bike traffic.

To the south lies the Health Sciences precinct which comprises of medical services, learning and research facilities including UBC Hospital, Life Sciences Institute, Faculty of Dentistry and UBC Faculty of Pharmaceutical Sciences.

Directly north of SBME lies University Boulevard which is the main hub for eateries and services in the core of campus and also includes residential buildings, student union (The Nest), UBC Aquatic Centre and the UBC Bus Exchange.

Surrounded by academic, residential, retail, services and student facilities, the University Boulevard location is convenient for both transit and pedestrian traffic from all directions.

The northwest façade will be an active hub courtyard with informal outdoor seating set in a landscaped courtyard that is adjacent to Chatime and Steve's Poke Bar.





### Transit

The UBC Bus Exchange is within a one minute walk from SBME and has the top 5 busiest bus routes in Greater Vancouver transferring on average 80,000 people to and from the UBC Point Grey campus daily. SBME will see a high volume of pedestrian traffic along the east and north facade as people move from the Bus Exchange to other destinations on campus.



### Parking

On street parking is available along the north side of University Boulevard. More parking is provided in the underground University Blvd parkade, located under MacInnes Field. This parkade has over 215 short-term visitor parking spaces.



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## Area Tenants

Situated in the core of campus life, University Boulevard has evolved into a bustling neighbourhood. This vibrant location hosts an array of shops, services and the best eateries on campus, including Browns Crafthouse, Steve's Poke Bar, Downlow Chicken Shack, Jamjar and more eateries and cafes!

# Demographics

UBC Point Grey consists of 5 distinct residential neighbourhoods. Each has its own unique points of interest. Together, they make up a community that is active and growing year after year. UBC has a unique mix of residents from students, young working adults, families, seniors that may or may not be associated with UBC. These well planned neighbourhoods are active year round.



**80,000**

Daytime Population of UBC

**55,990**

Students enrolled at UBC

**29%**

International students



**14,750**

Full-time resident population living in UBC neighbourhoods.

**700**

Childcare spaces in 24 childcare centres making UBC the largest campus-based childcare provider in North America.

**2**

Community Centres  
in Wesbrook Place & Hawthorn Place



**14,500**

Total student beds on campus

**27%**

Fulltime students live on campus



## Attractions + Amenities

UBC is one of the most popular places to visit in Vancouver for both tourists and locals.

## The Opportunity

# Retail Unit Details

- 1 commercial unit available
- 888 sf + outdoor patio area
- 1 min. walk to UBC Bus Exchange
- Street frontage along University Boulevard facing Northwest
- Permitting through UBC Campus and Community Planning
- Completion Date: Q1 2025

Storefront from University Boulevard looking west



Storefront from University Boulevard looking south

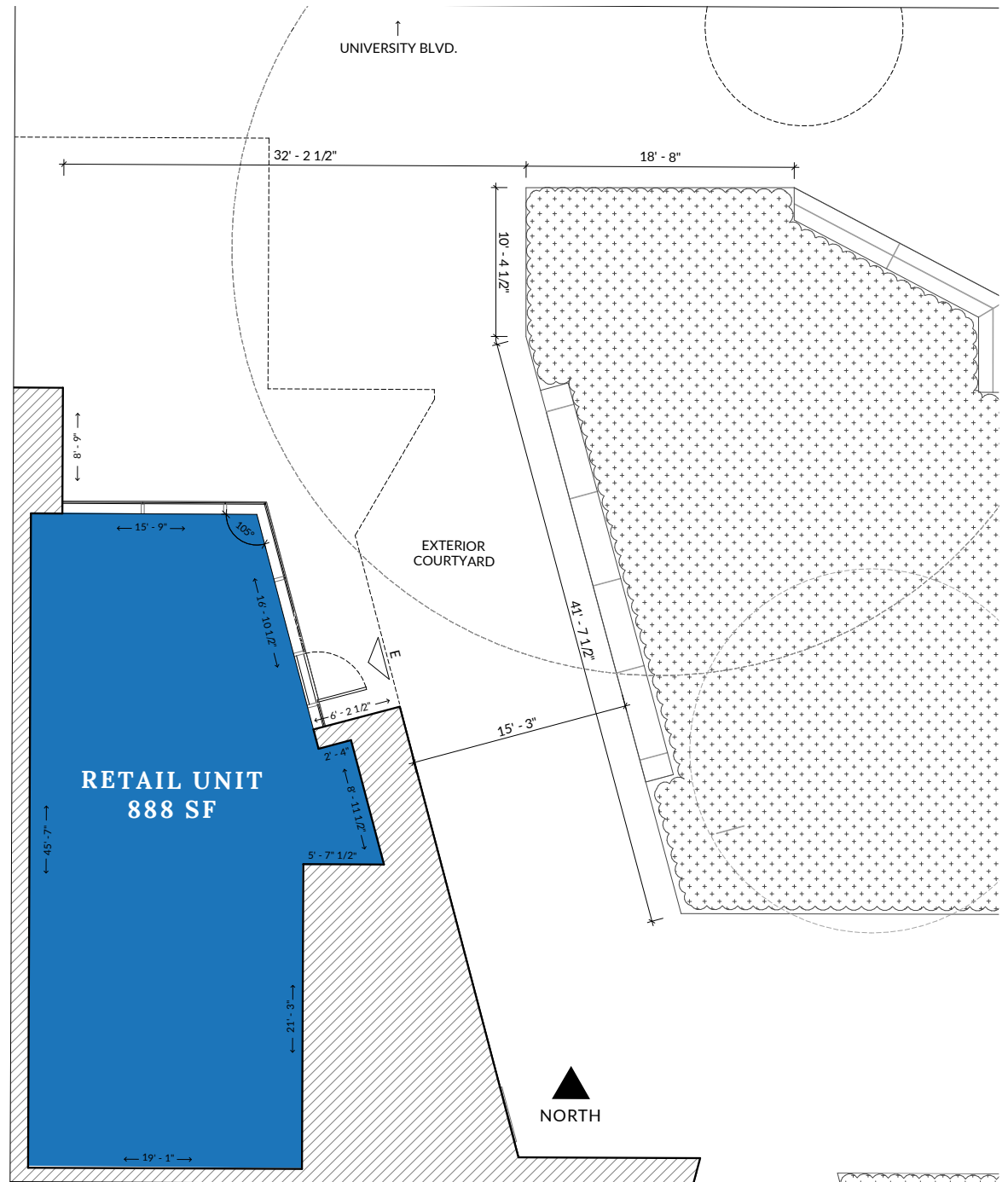




SBME Ground Floor Plan



Commercial CRU floorplan



Courtyard looking towards University Boulevard



View of CRU from East



Courtyard and storefront from University Boulevard



North Elevation from University Boulevard. Image is for illustrative purposes only.



# U Boulevard Neighbourhood



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