



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> : 618 units
✦ <u>Parking</u> : 460 Surface Parking Stalls and 227 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
2022 Population	11,744	60,044	148,195	30,781	120,510
2022 Daytime Population	10,268	47,969	146,842	25,234	115,990
2022 Avg HH Income	\$103,382	\$119,203	\$113,365	\$112,025	\$113,788

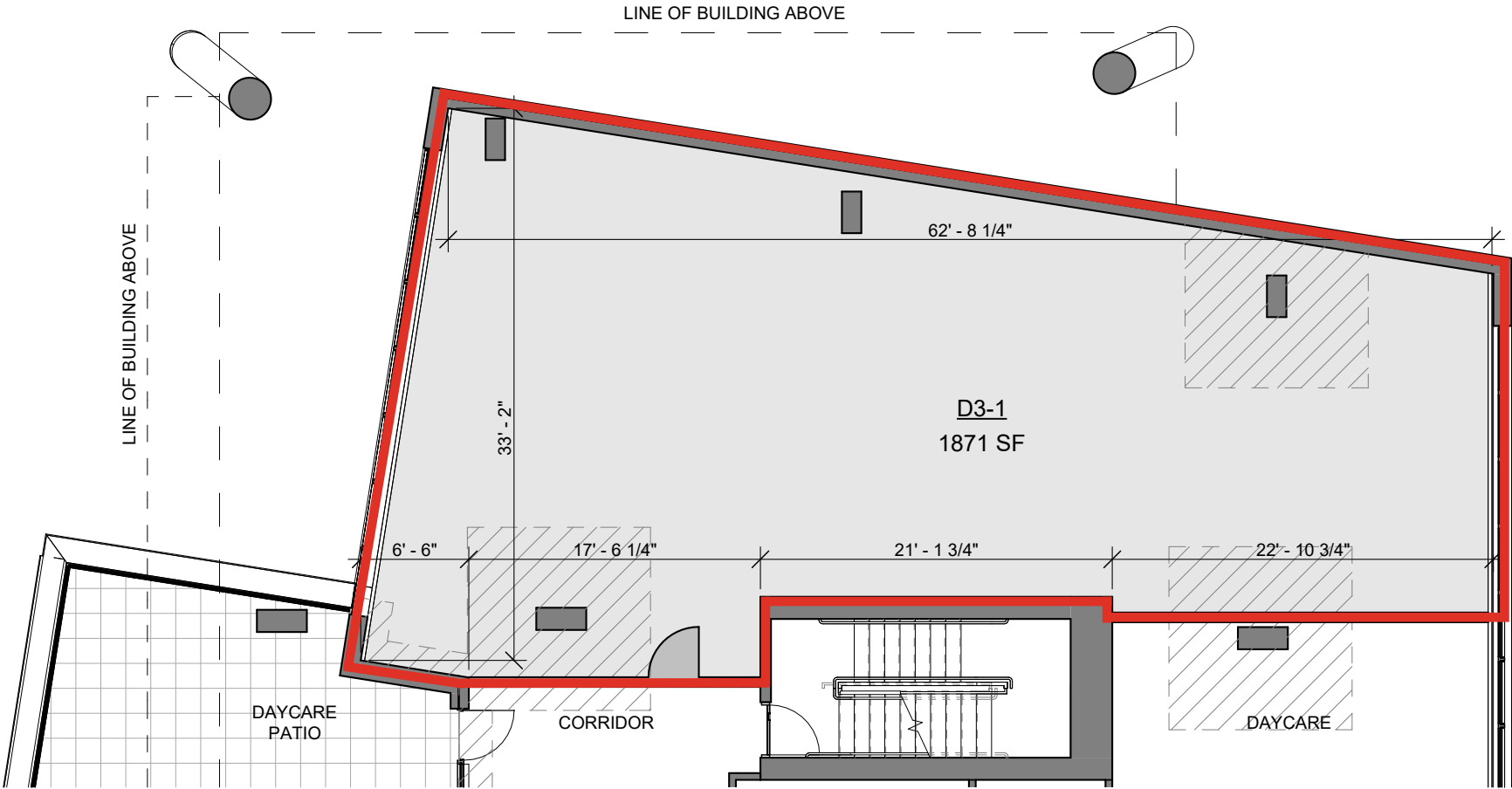
CONTACT

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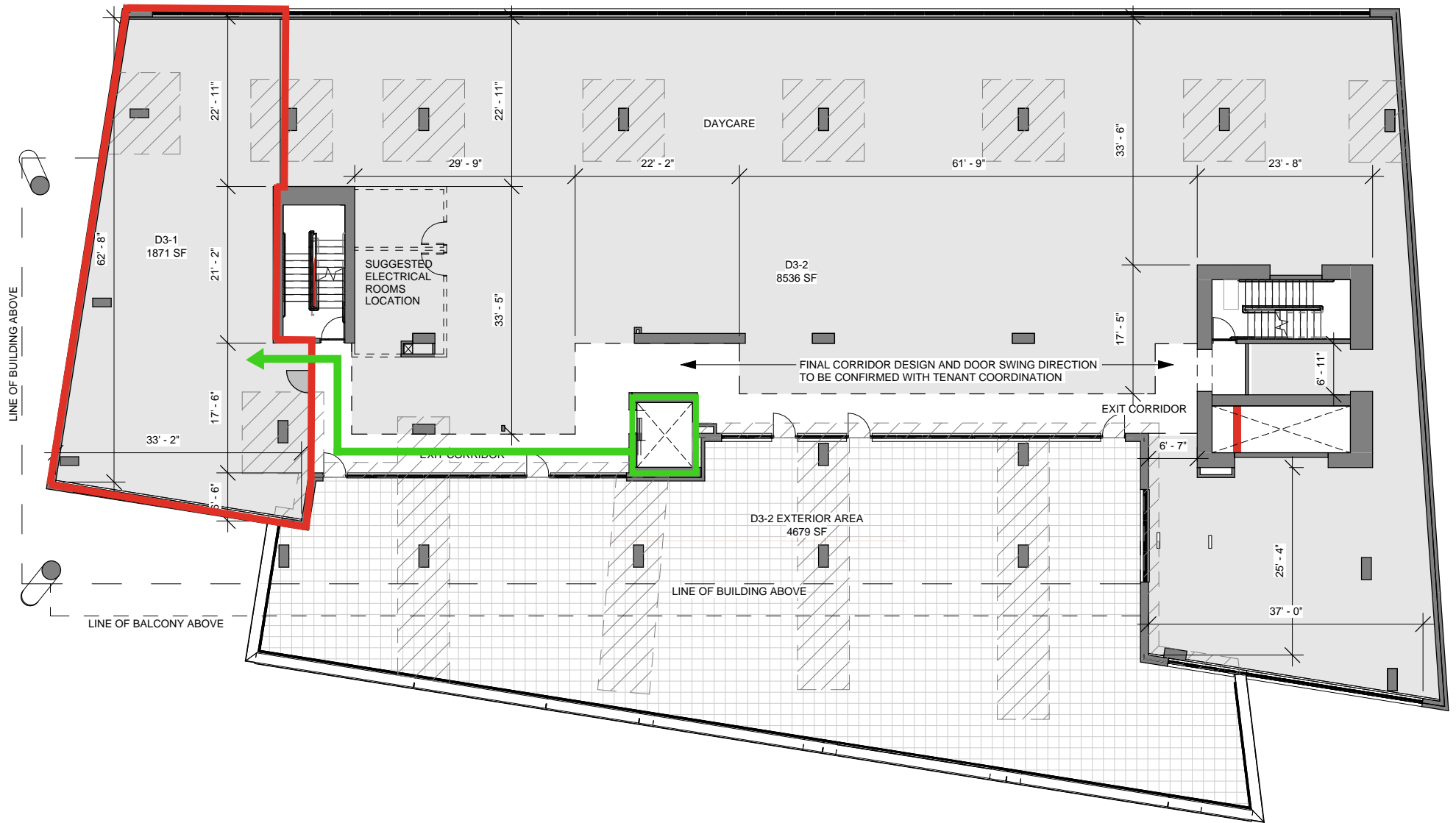
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SITE PLAN

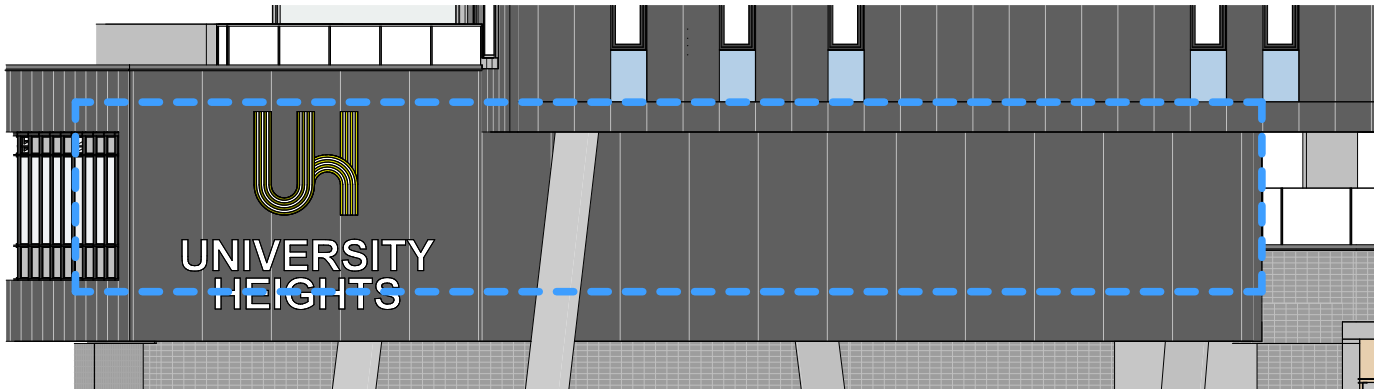


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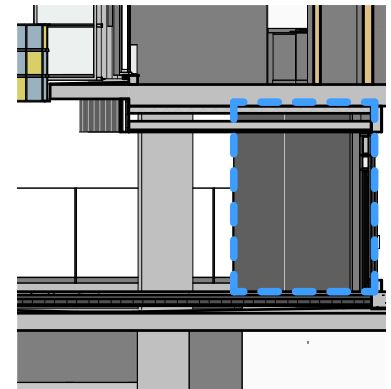
SITE PLAN



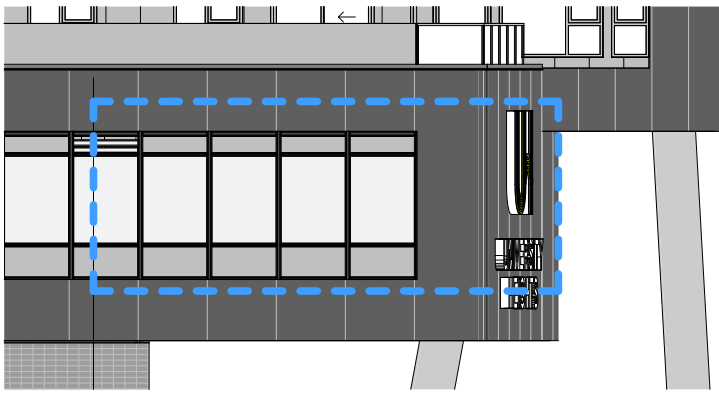
ELEVATION PLAN



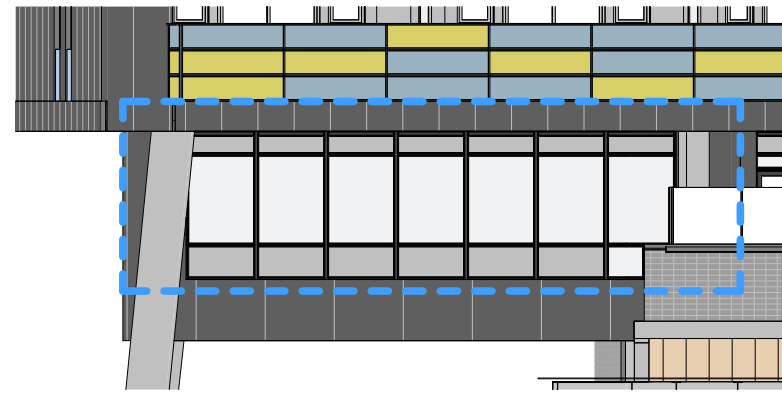
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

RETAIL SITE PLAN



VENTILATION

- HORIZONTAL NFPA
- VERTICAL NFPA
- NO NFPA

RETAIL LEVEL PLAN

AVAILABLE

UNDER CONTRACT

LEASED

PARKADE ACCESS



DOWNLOAD SITE PLAN



DOWNLOAD FLOOR PLANS

SECOND FLOOR RETAIL SITE PLAN

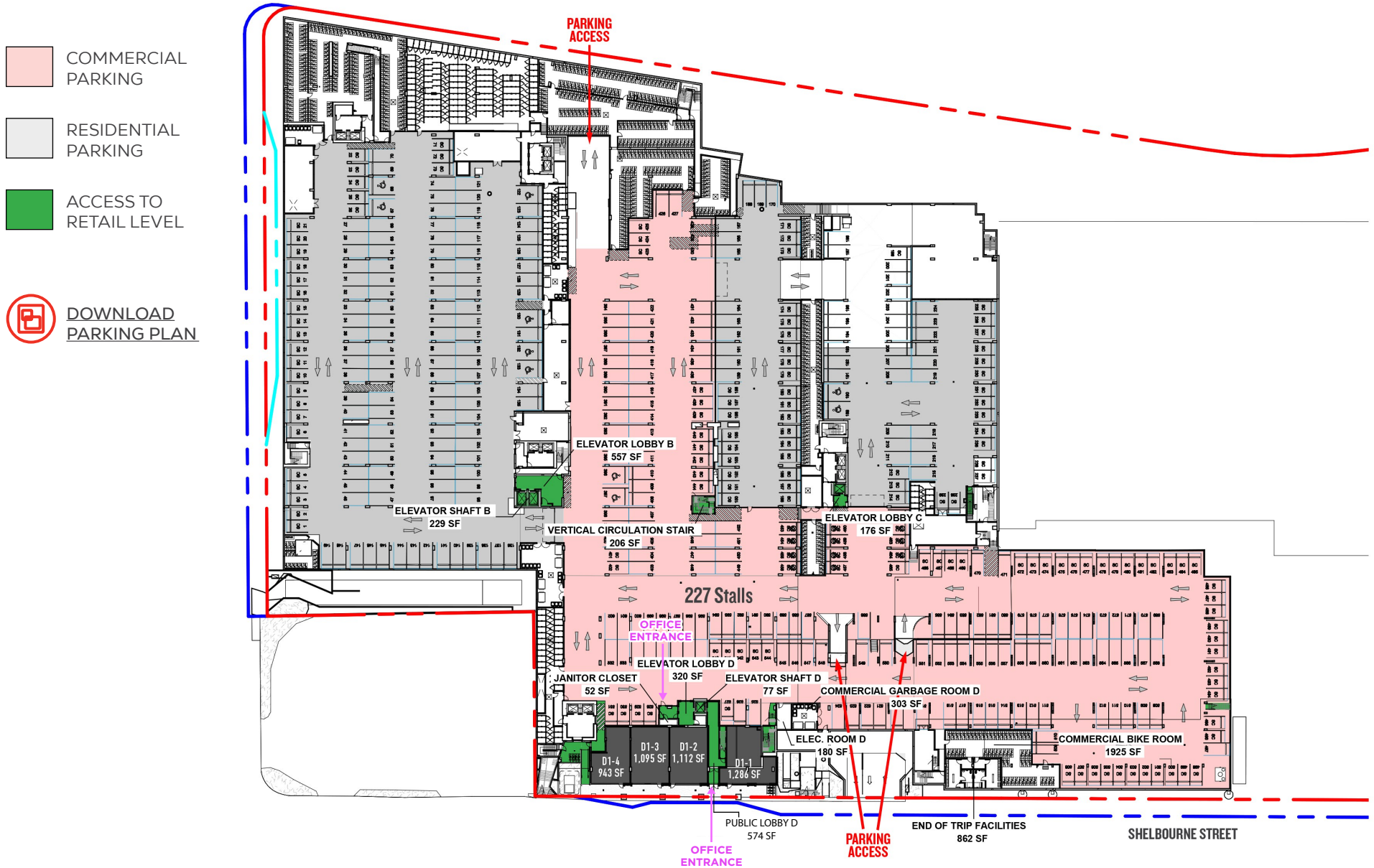


DAY CARE/OFFICE SPACE

PARKADE ACCESS

DOWNLOAD FLOOR PLANS

UNDERGROUND PARKING PLAN



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