



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.



NOW
LEASING

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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

✚ COMPLETION:			
✚ <u>Building A</u> : June 2025	✚ <u>Building B1</u> : March 2026	✚ <u>Building C</u> : October 2026	
✚ <u>Building D</u> : August 2025	✚ <u>Building B2</u> : August 2026		

DEMOGRAPHICS

 [DOWNLOAD ADDRESSES](#)

	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

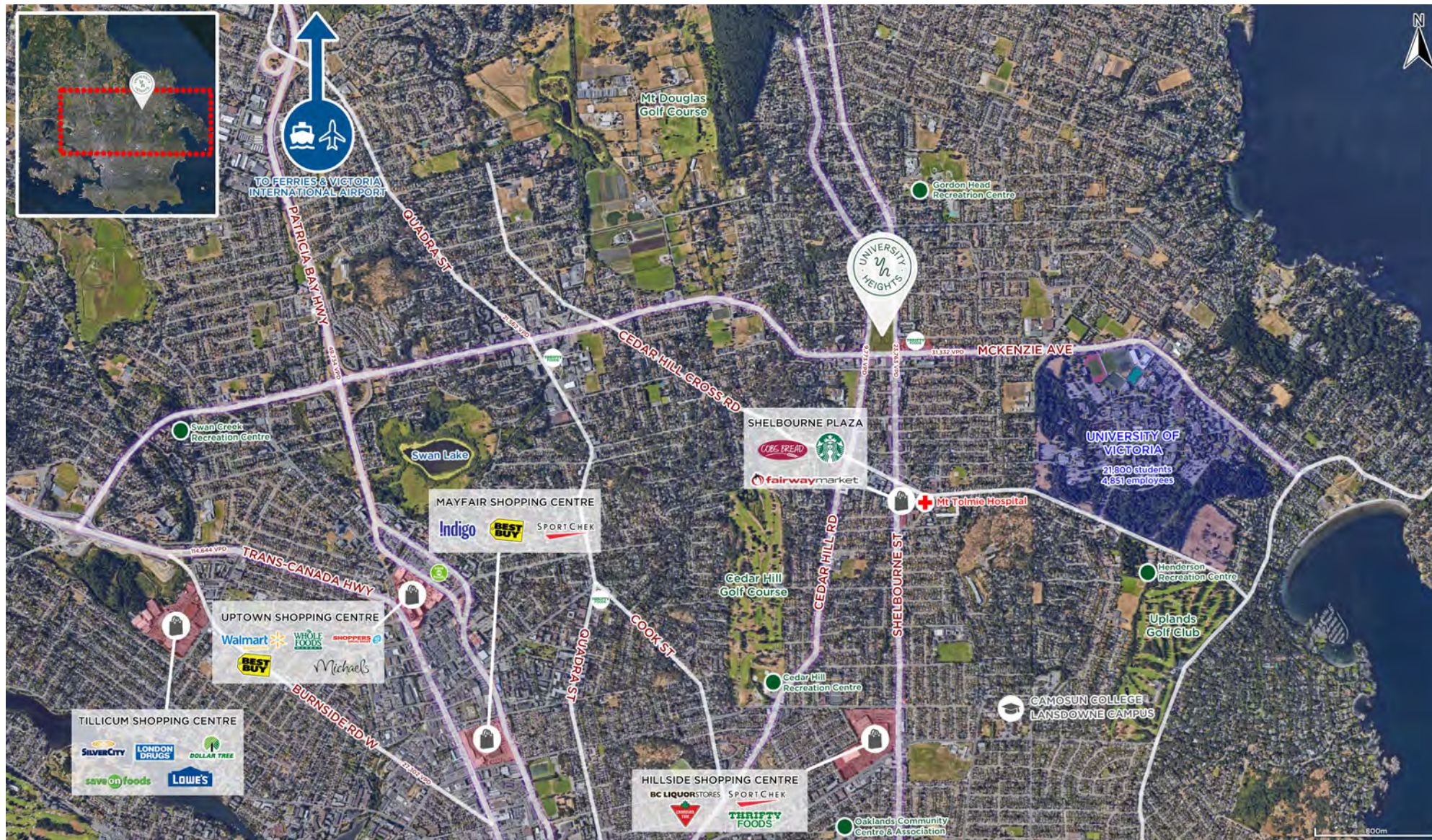
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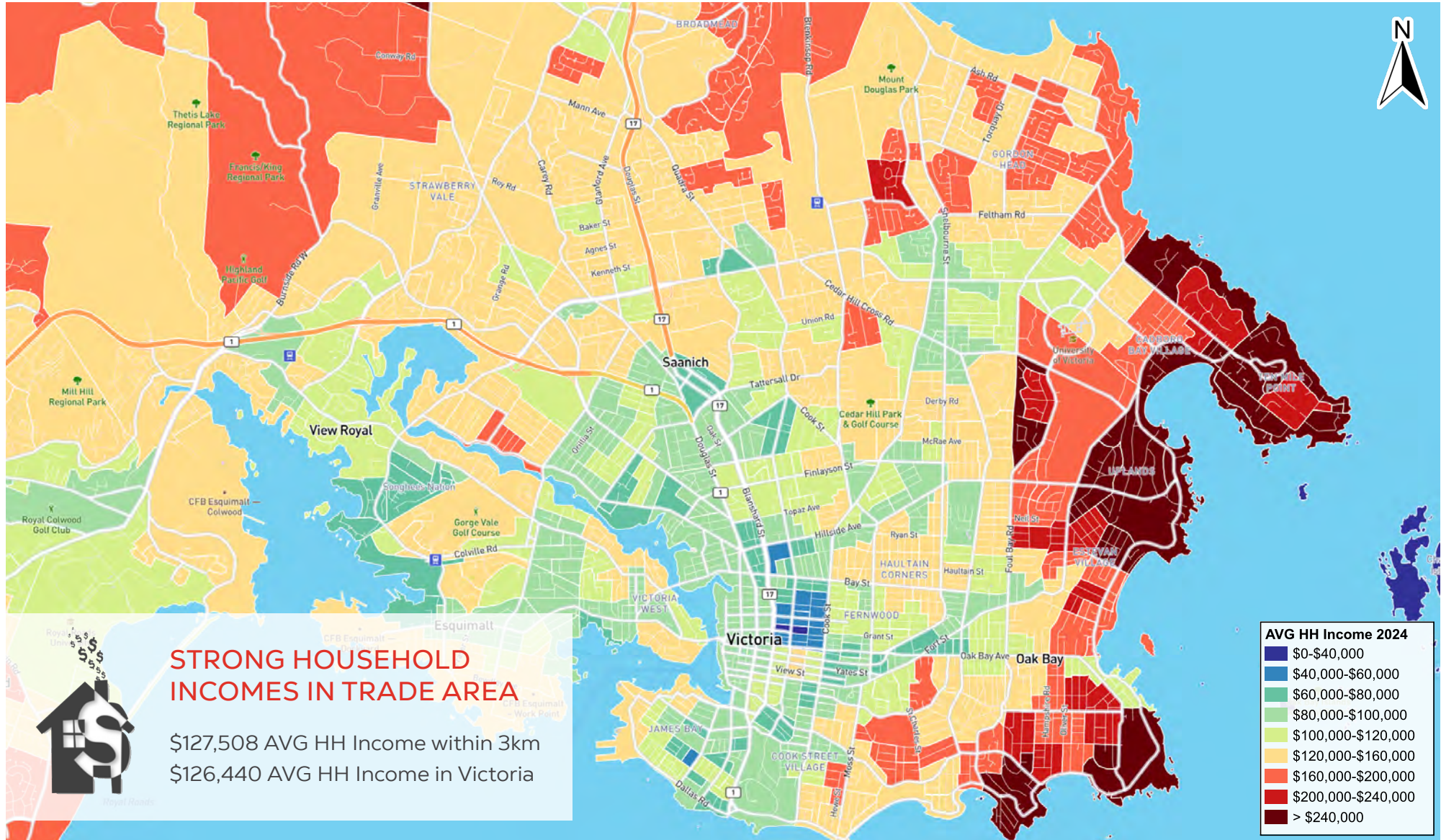


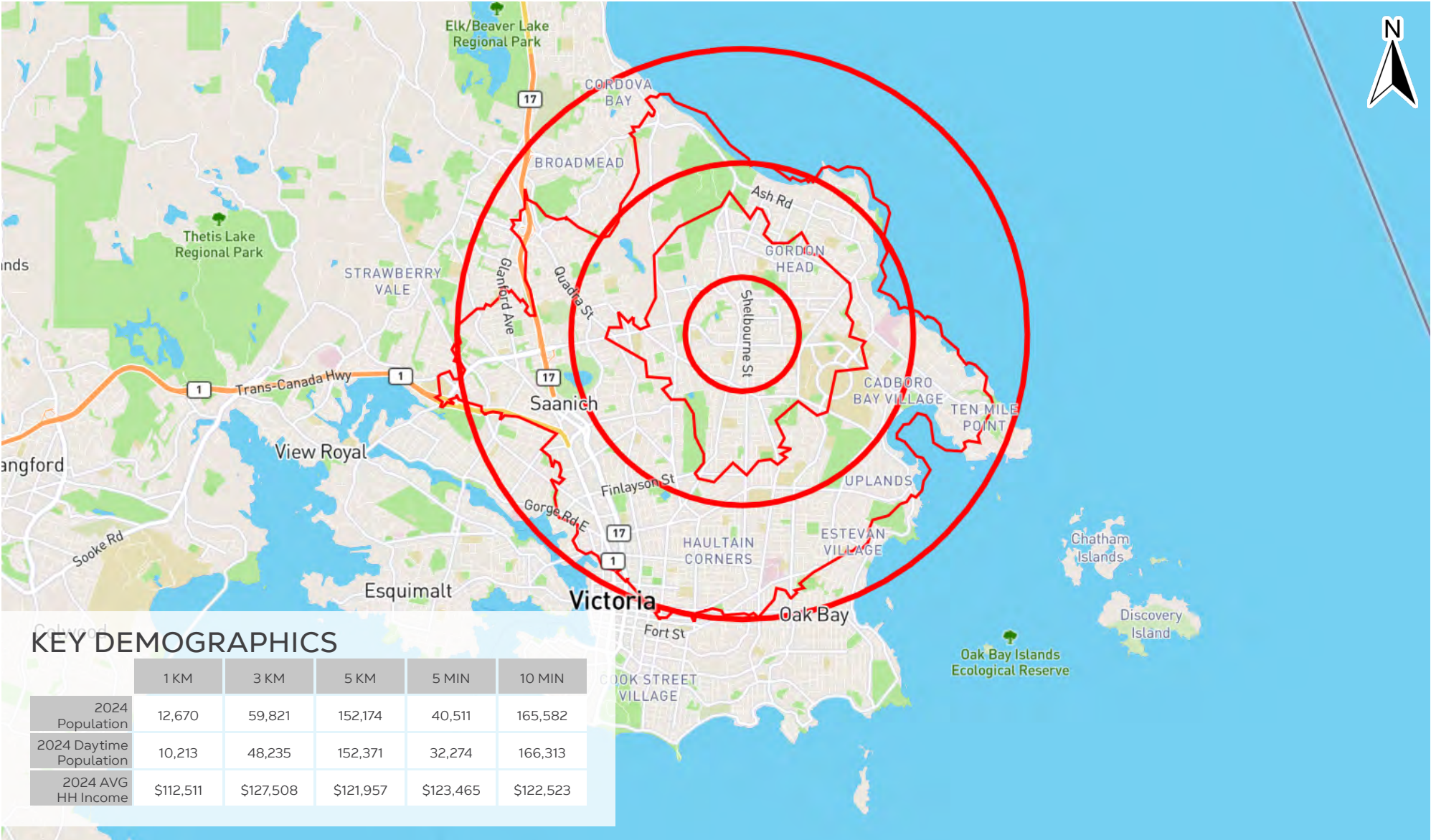
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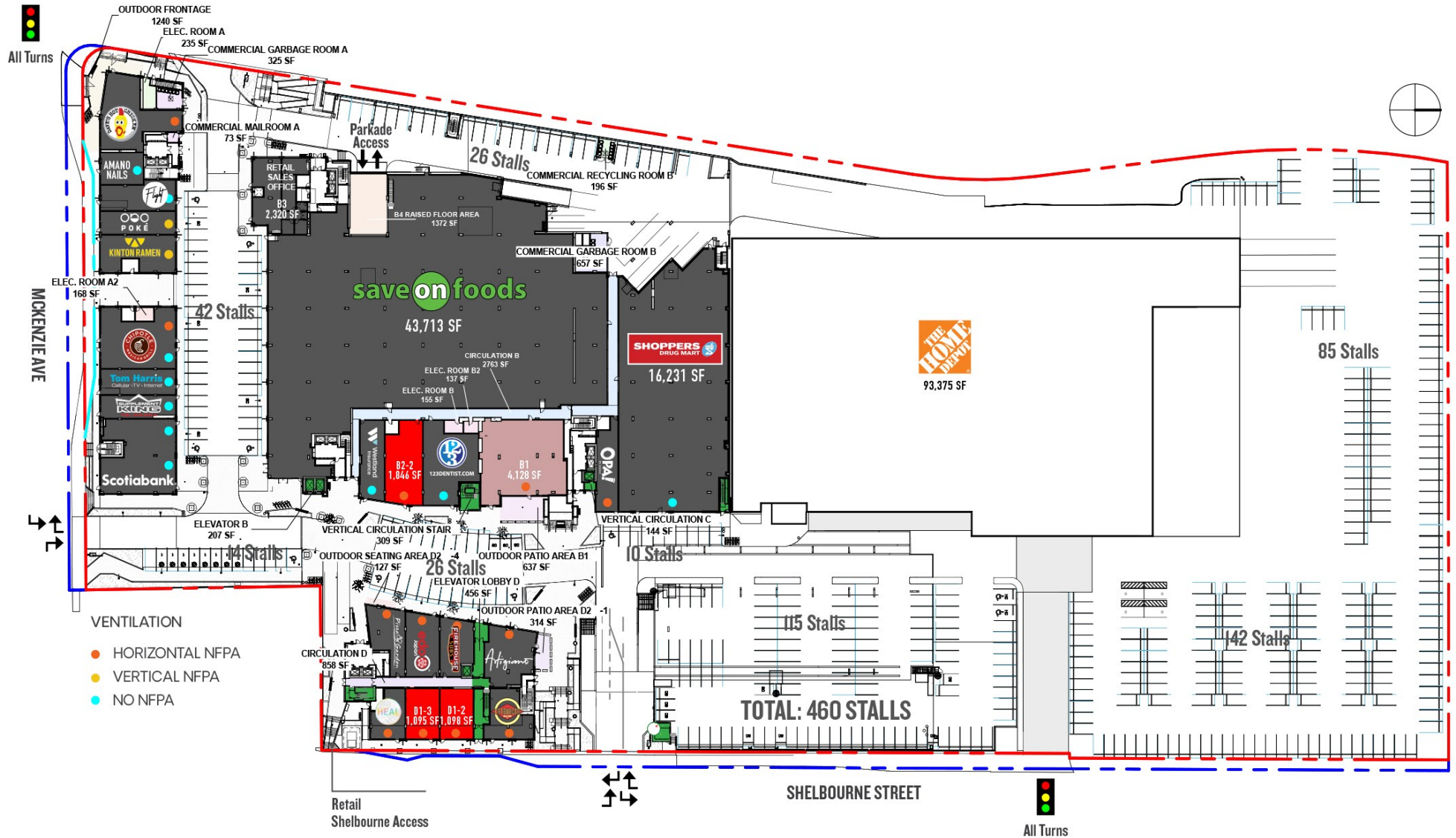








SITE PLAN



RETAIL LEVEL PLAN



DOWNLOAD
SITE PLAN



DOWNLOAD
FLOOR PLANS

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SECOND FLOOR SITE PLAN



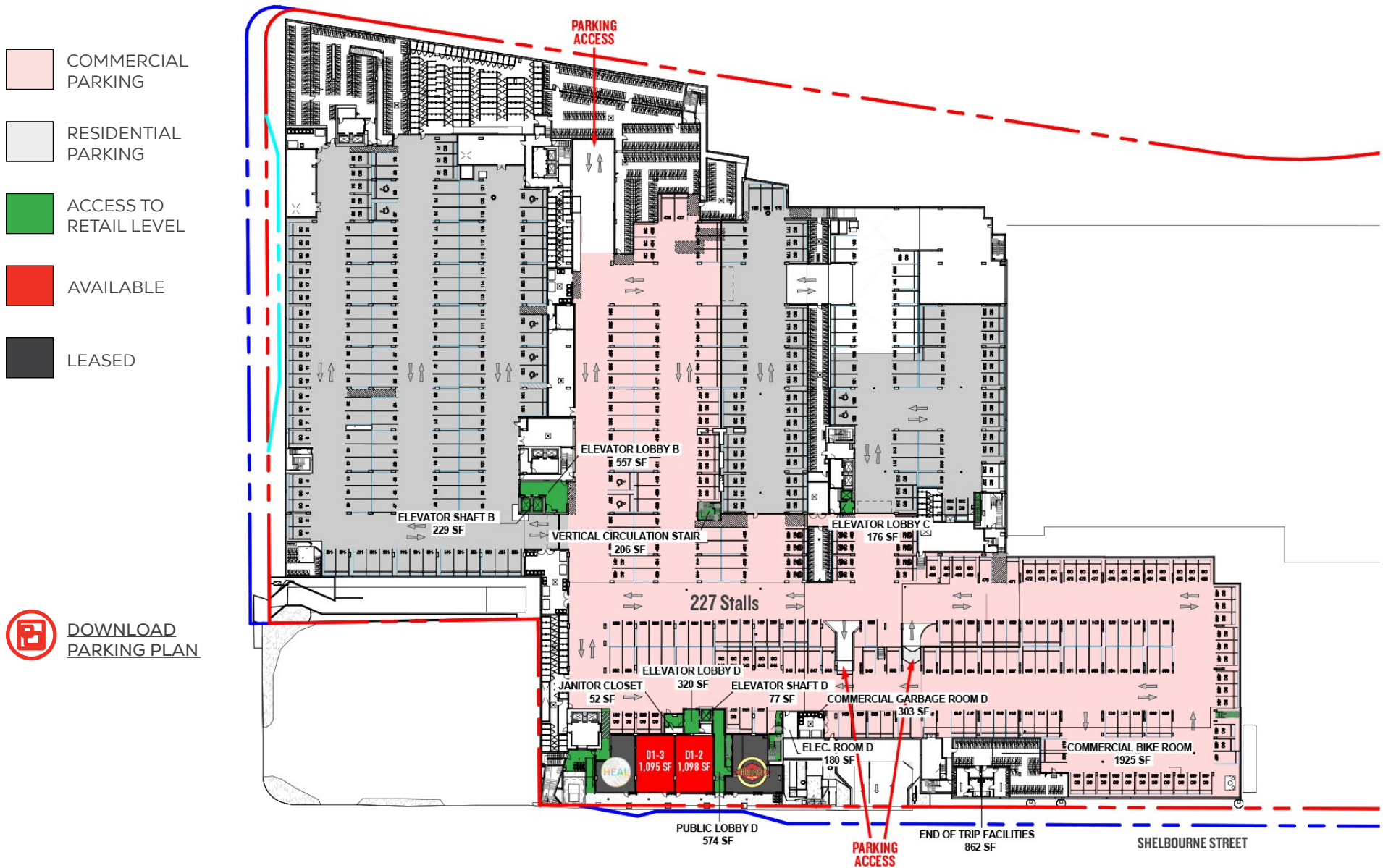
UNDER
NEGOTIATION

LEASED

PARKADE
ACCESS

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FLOOR PLANS**

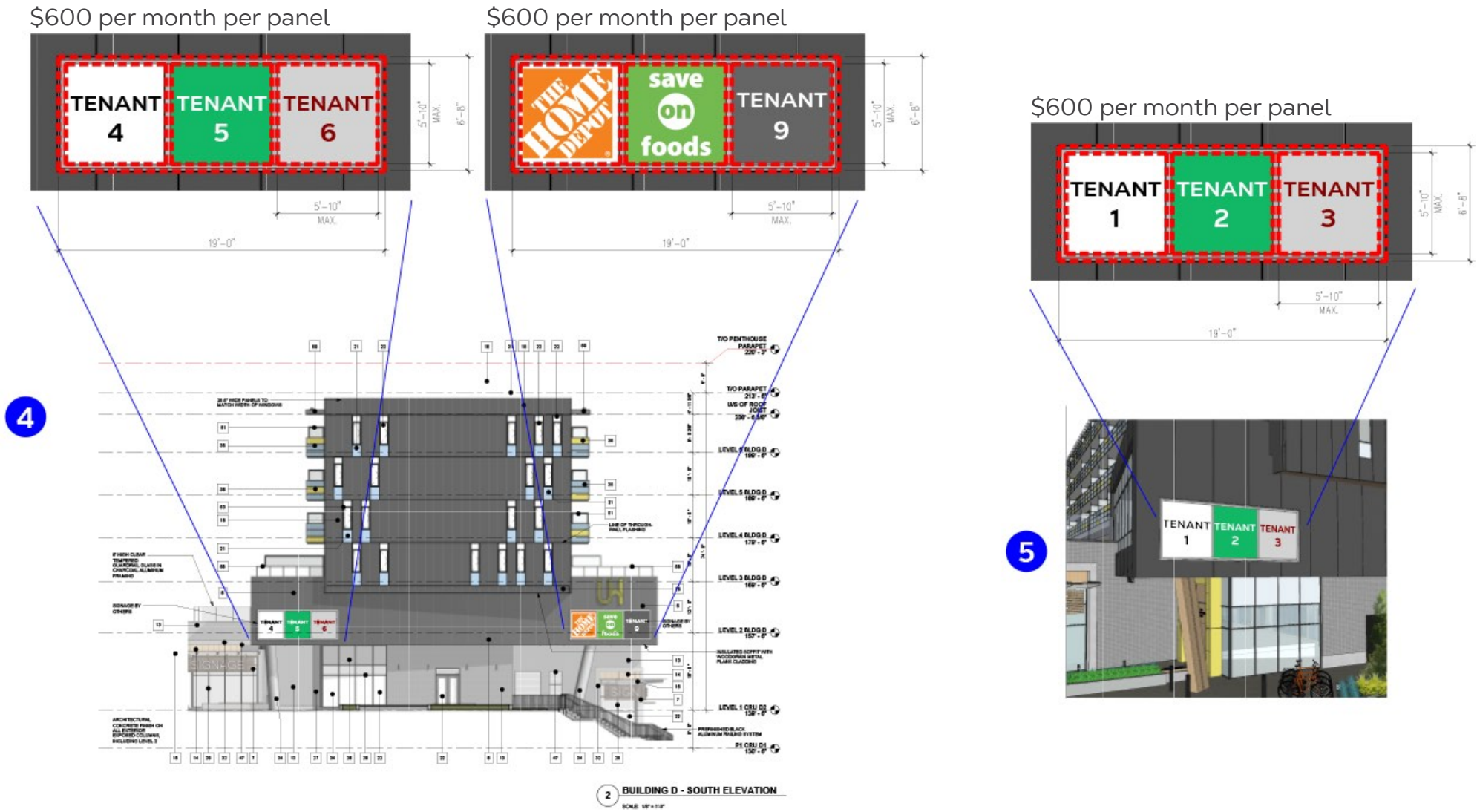
UNDERGROUND PARKING PLAN



PYLON & MONUMENT SIGNS LOCATIONS



MONUMENTS - 4 AND 5





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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Proposed renderings subject to municipal approvals

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