

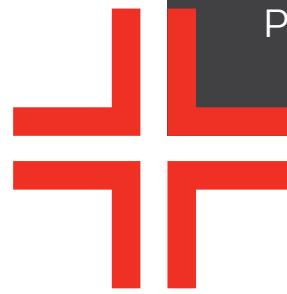


# UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC

*university  
heights*

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dan@sitings.ca



PROPERTY LEASING BROCHURE

SITINGS REALTY LTD.  
SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# 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 underserviced retail node.



Proposed rendering subject to municipal approvals

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# DETAILS

- ✚ Retail Space from 1,000-4,500 SF
- ✚ Total Commercial GLA: 196,650 SF
- ✚ Office Space 100% Leased
- ✚ Residential: 593 units
- ✚ 3.7 stalls/1,000 SF
- ✚ Parking: 460 Surface Parking Stalls and 224 Underground Parking Stalls
- ✚ Contact Listing Agent for rates
- ✚ Anchored by Save-on-Foods and Home Depot

- ✚ COMPLETION:
- ✚ Building A: Tenants Now Open
- ✚ Building B1: May 2026
- ✚ Building C: November 2026
- ✚ Building D: Tenants Under Construction
- ✚ Building B2: September 2026

# DEMOGRAPHICS

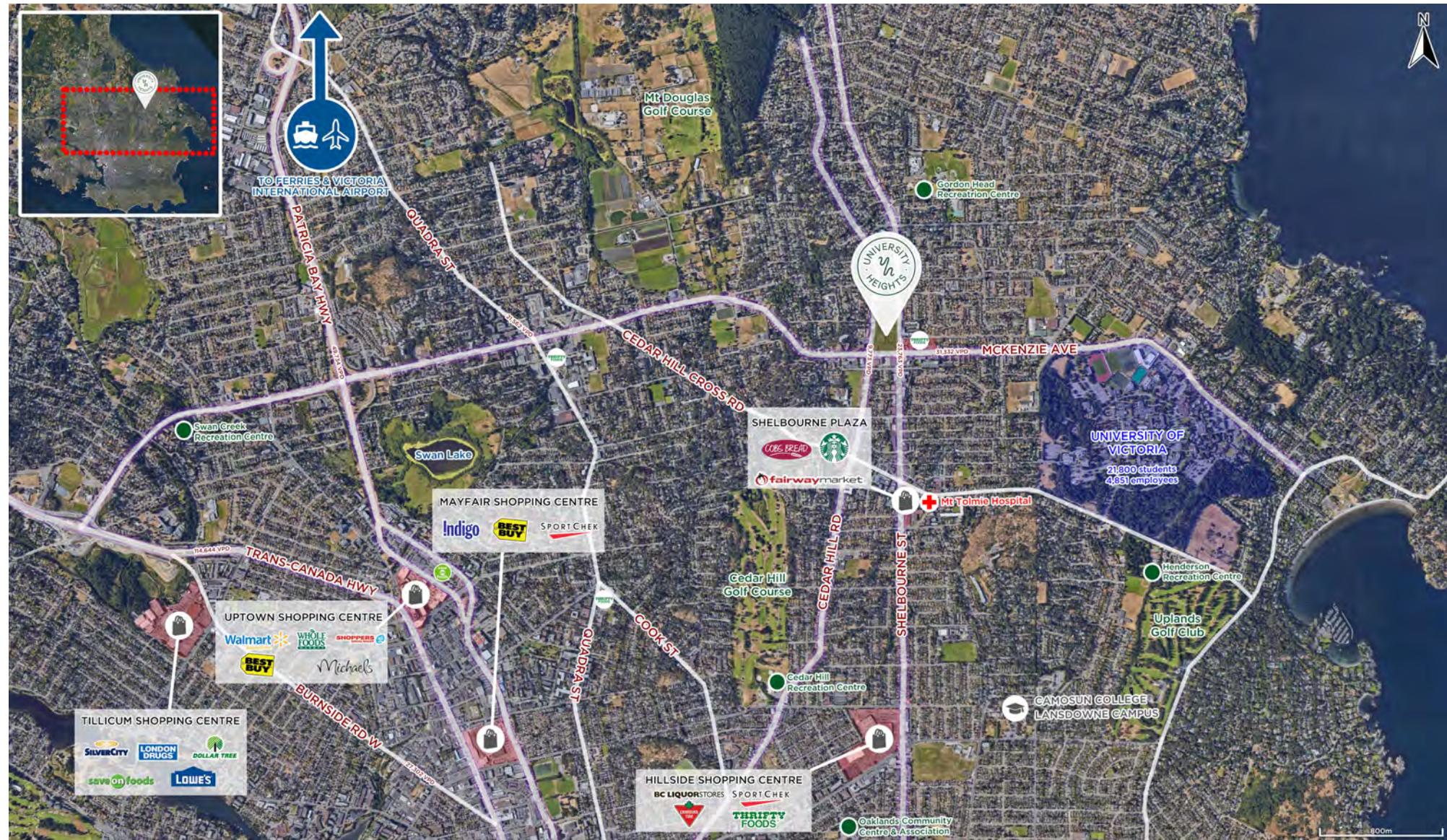
	1 KM	3 KM	5 KM	5 MIN	10 MIN
2025 Population	12,483	59,553	152,998	40,463	166,942
2025 Daytime Population	9,855	47,046	155,021	31,501	168,853
2025 Avg HH Income	\$117,497	\$134,597	\$130,316	\$130,707	\$122,523


[DOWNLOAD ADDRESSES](#)

## DAN CLARK

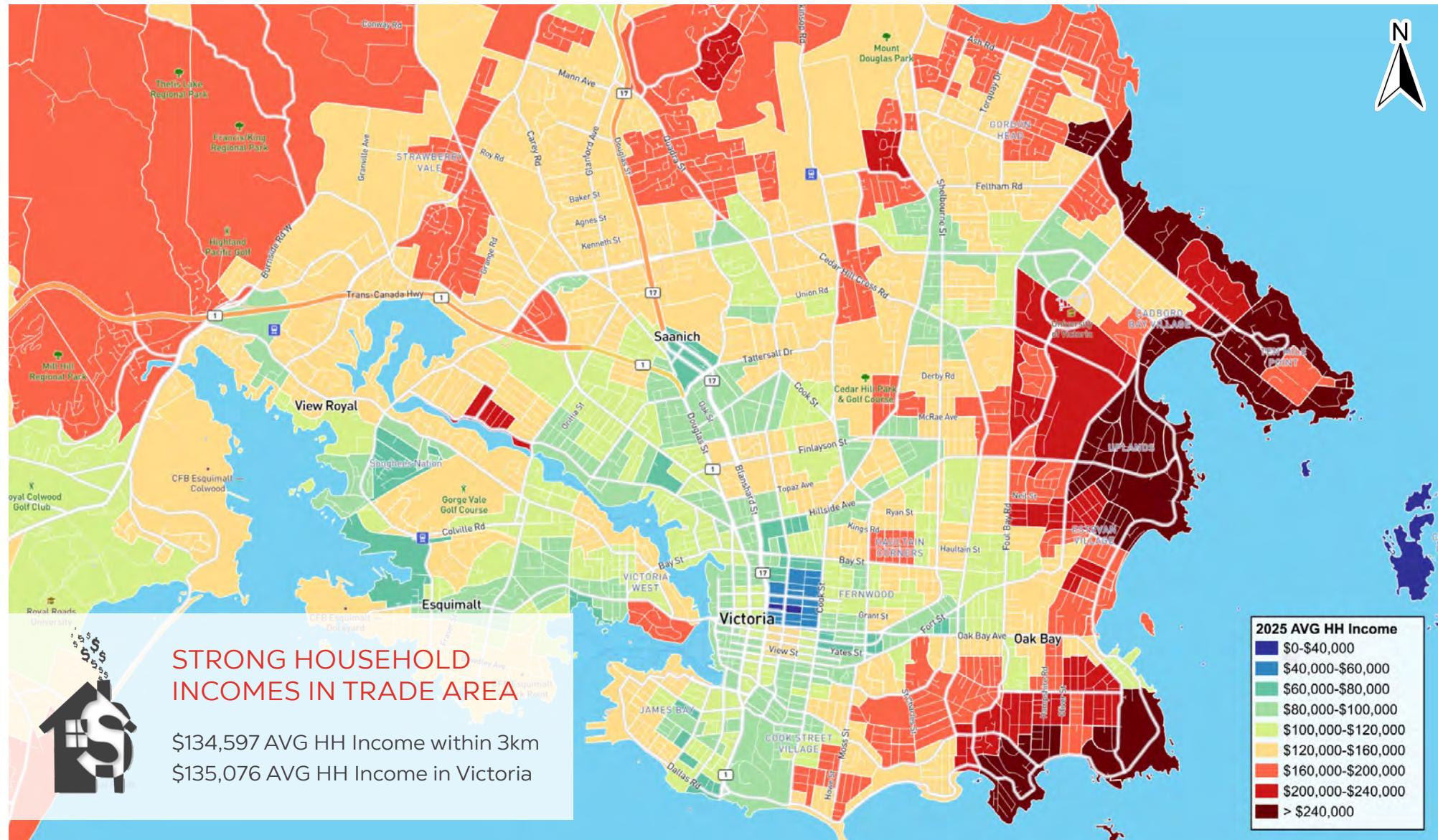
Personal Real Estate Corporation  
Sittings Realty Ltd

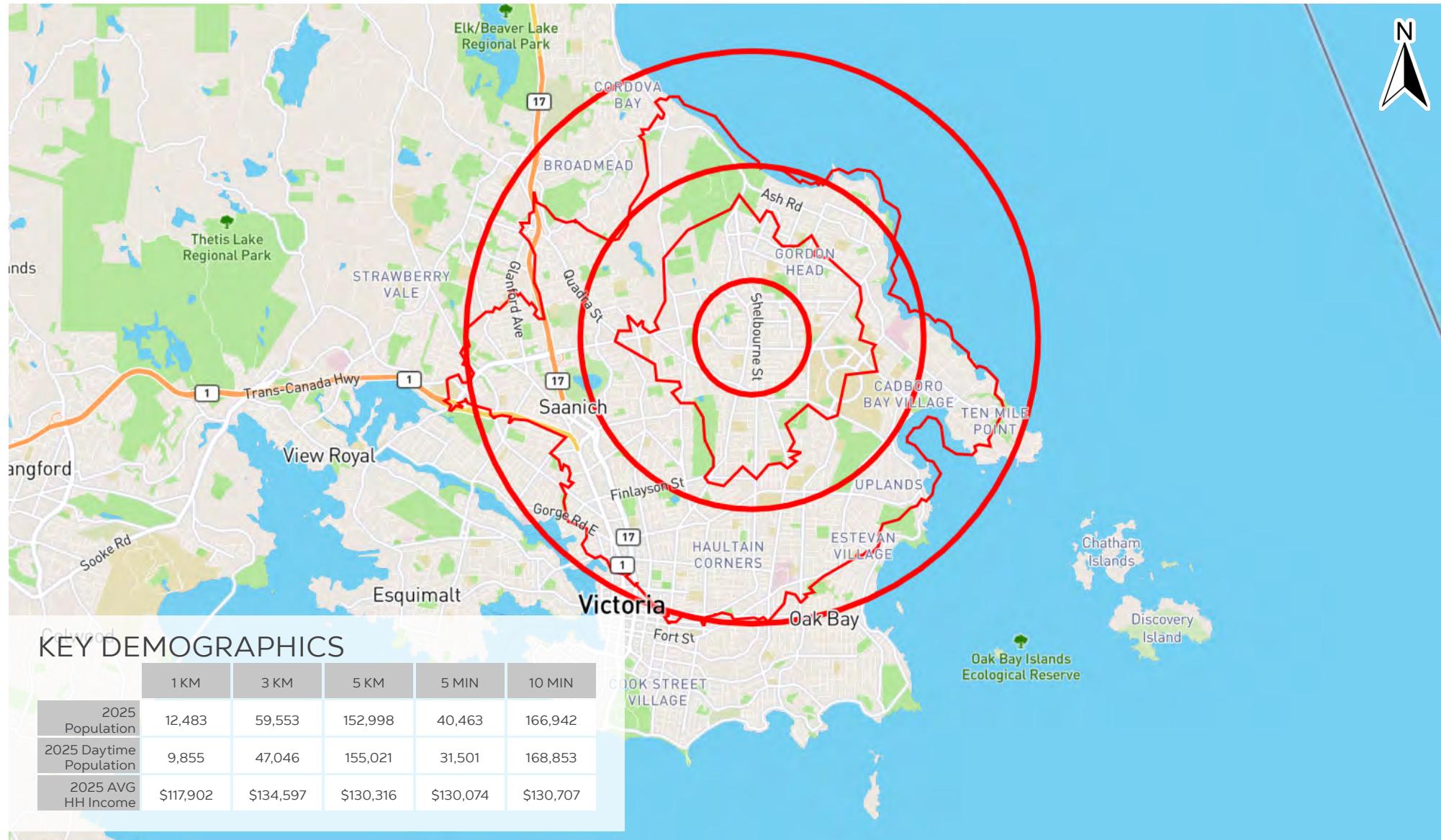
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# SITE PLAN

UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC



## RETAIL LEVEL PLAN

AVAILABLE

UNDER NEGOTIATION

UNDER CONTRACT

LEASED

PARKADE ACCESS

 DOWNLOAD SITE PLAN

 DOWNLOAD FLOOR PLANS

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 **SITINGS**

**XTEAM**  
RETAIL ADVISORS

SITINGS.CA  
604.684.6767

# SECOND FLOOR SITE PLAN

UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC



UNDER  
NEGOTIATION

LEASED

PARKADE  
ACCESS

DOWNLOAD  
FLOOR PLANS

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 **SITINGS**

 **XTEAM**

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# UNDERGROUND PARKING PLAN

COMMERCIAL PARKING

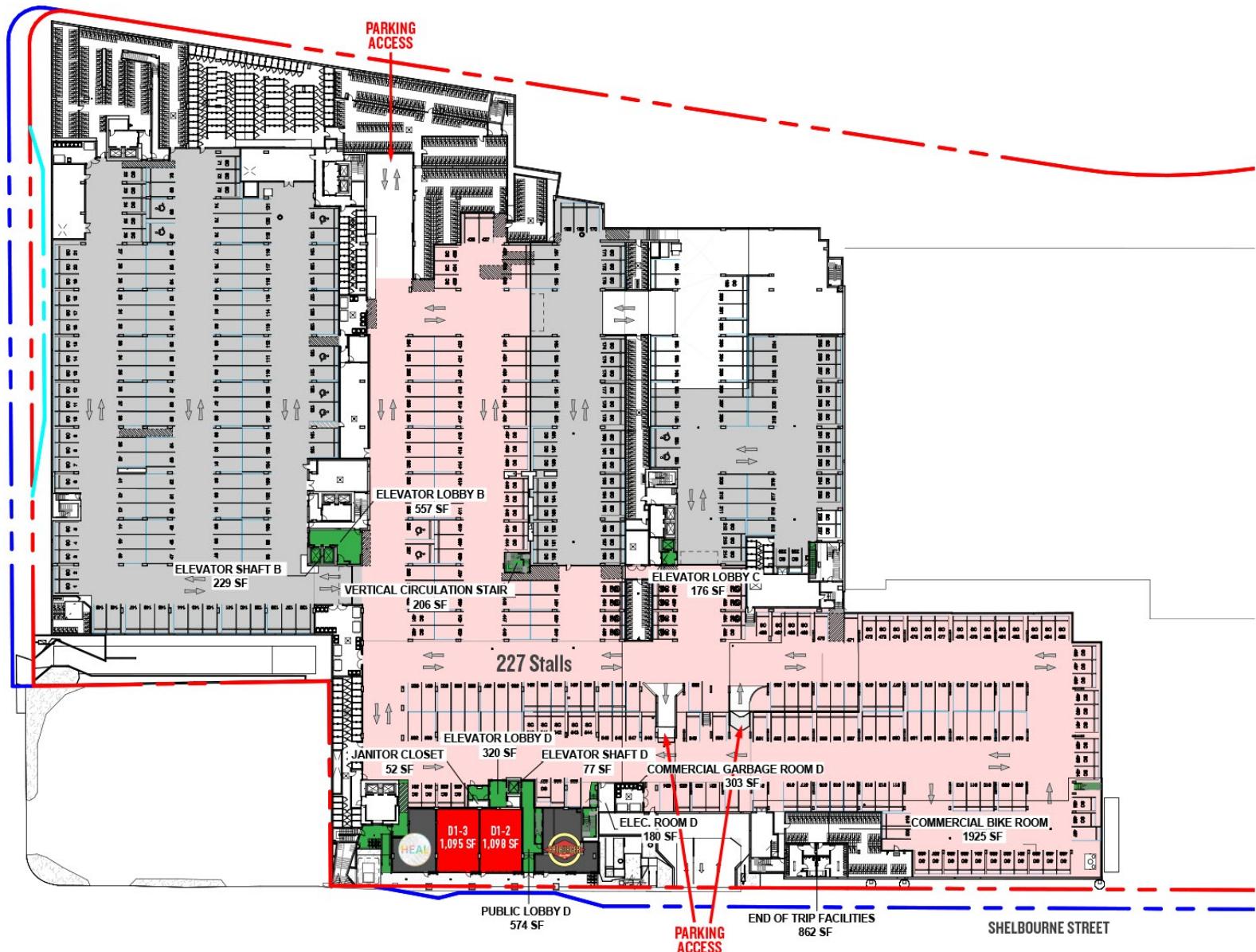
RESIDENTIAL PARKING

ACCESS TO RETAIL LEVEL

AVAILABLE

LEASED

 DOWNLOAD PARKING PLAN



# PYLON & MONUMENT SIGNS LOCATIONS

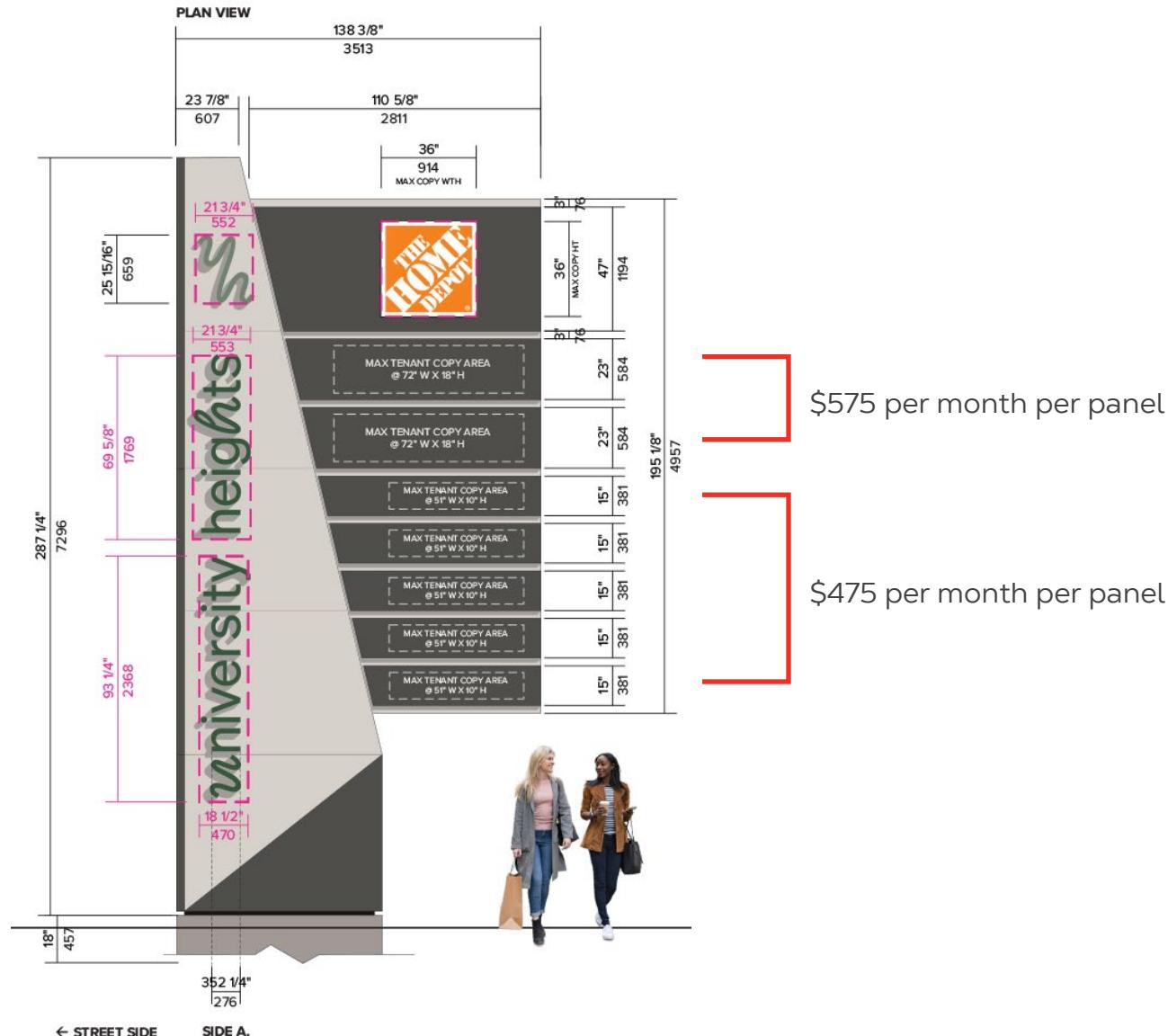
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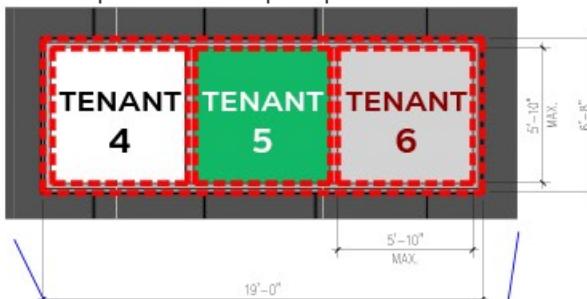
# PYLONS - 1,2 AND 3



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## MONUMENTS - 4 AND 5

\$600 per month per panel



\$600 per month per panel



\$600 per month per panel



4



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



Proposed renderings subject to municipal approvals

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