



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 1,000-4,500 SF	✚ <u>Total Commercial GLA</u> : 196,650 SF
✚ Office Space 100% Leased	✚ <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> : Tenants Now Open	✚ <u>Building B1</u> : May 2026	✚ <u>Building C</u> : November 2026
✚ <u>Building D</u> : Tenants Under Construction	✚ <u>Building B2</u> : September 2026	

DEMOGRAPHICS



DOWNLOAD ADDRESSES

	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

DAN CLARK

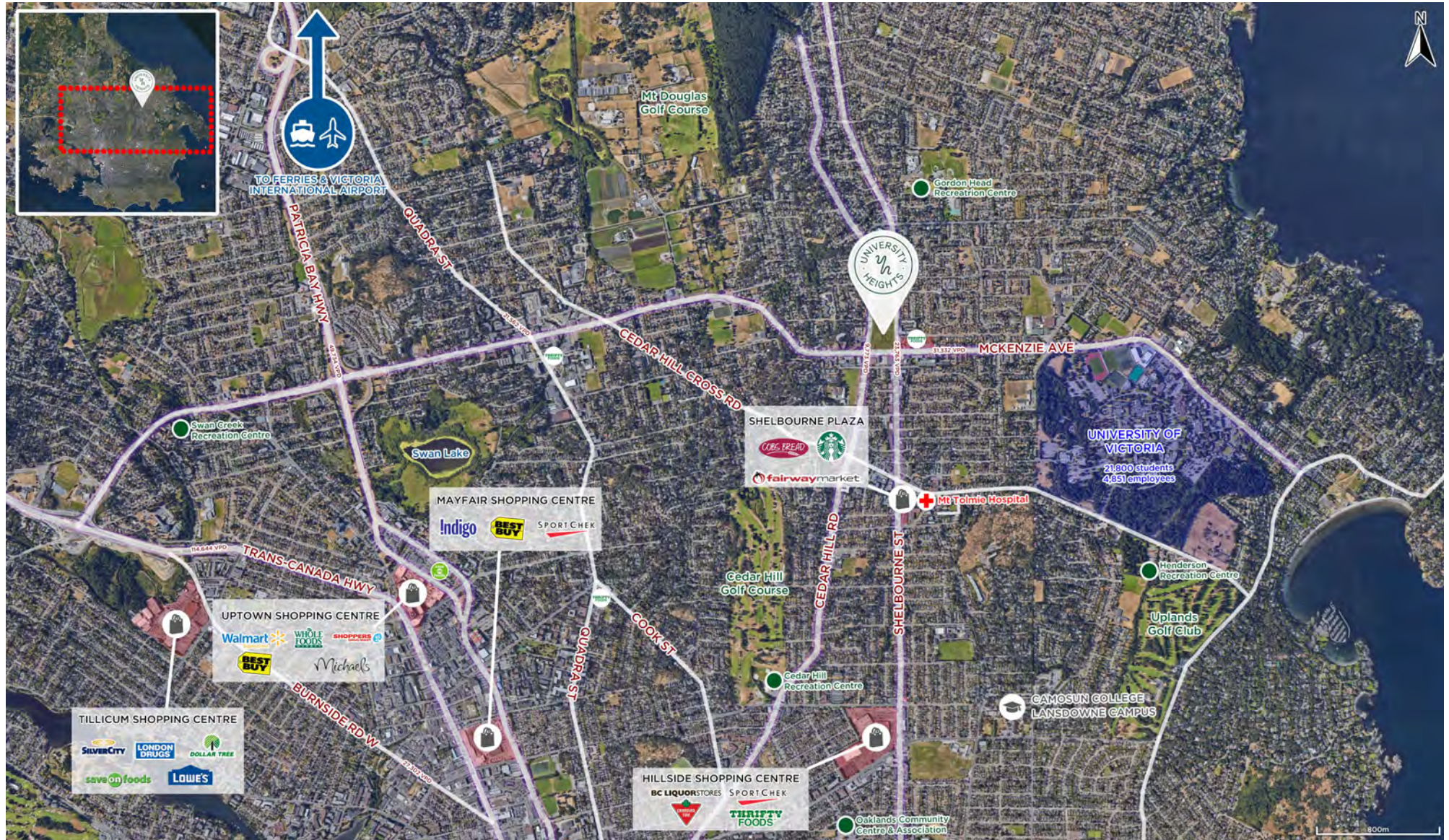
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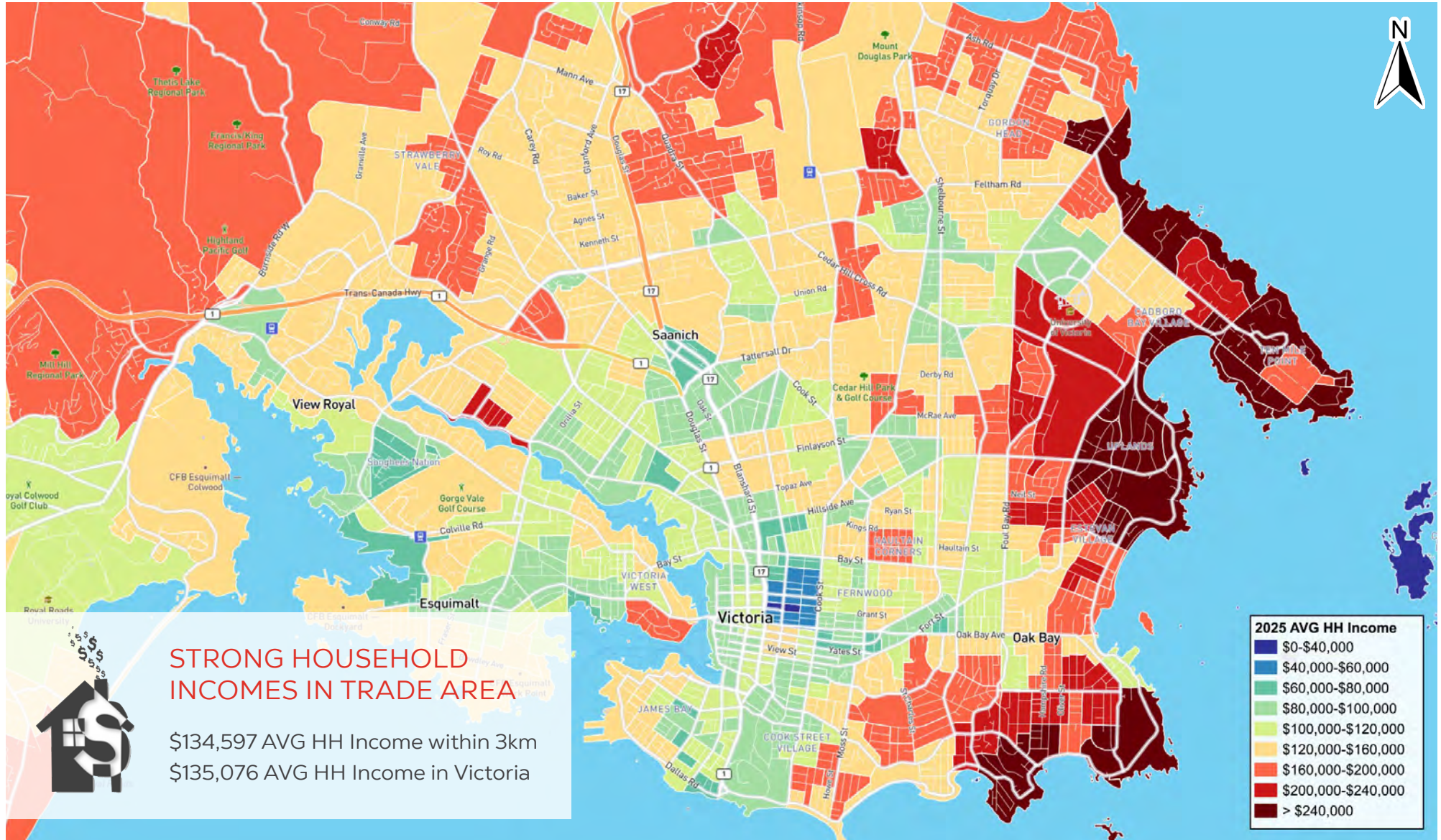
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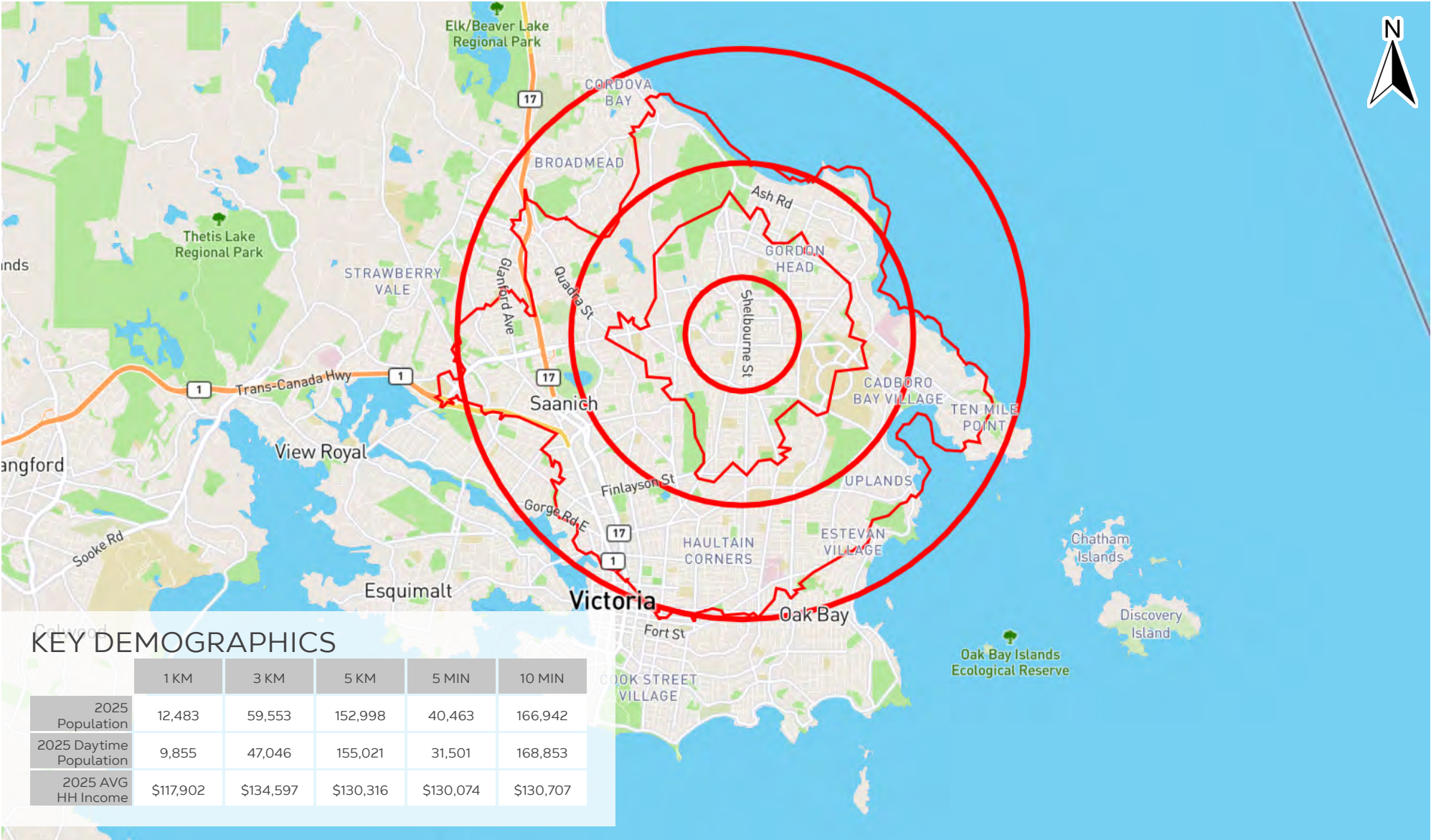
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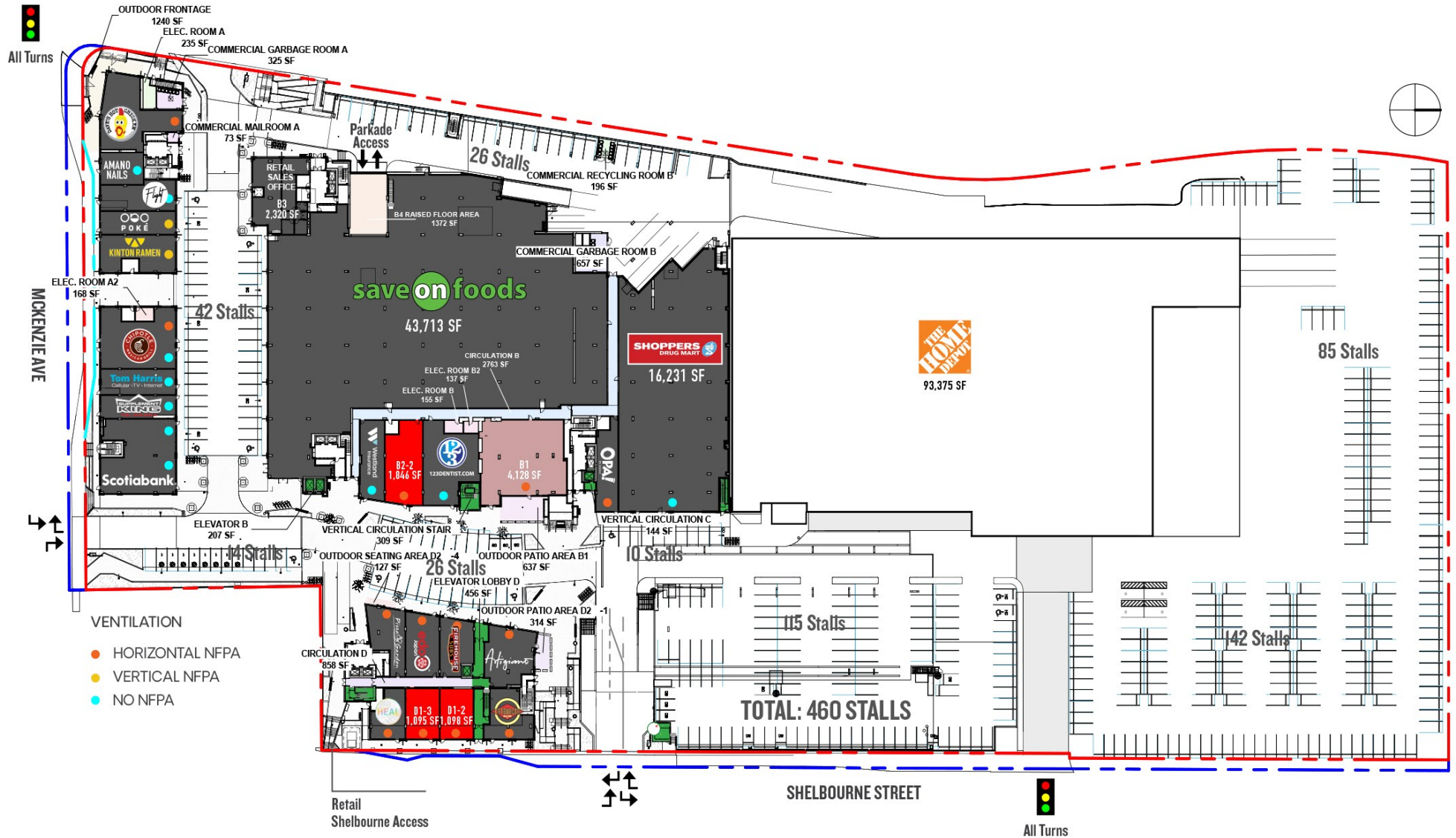








SITE PLAN



RETAIL LEVEL PLAN



SECOND FLOOR SITE PLAN



UNDER NEGOTIATION
 LEASED
 PARKADE ACCESS

DOWNLOAD FLOOR PLANS

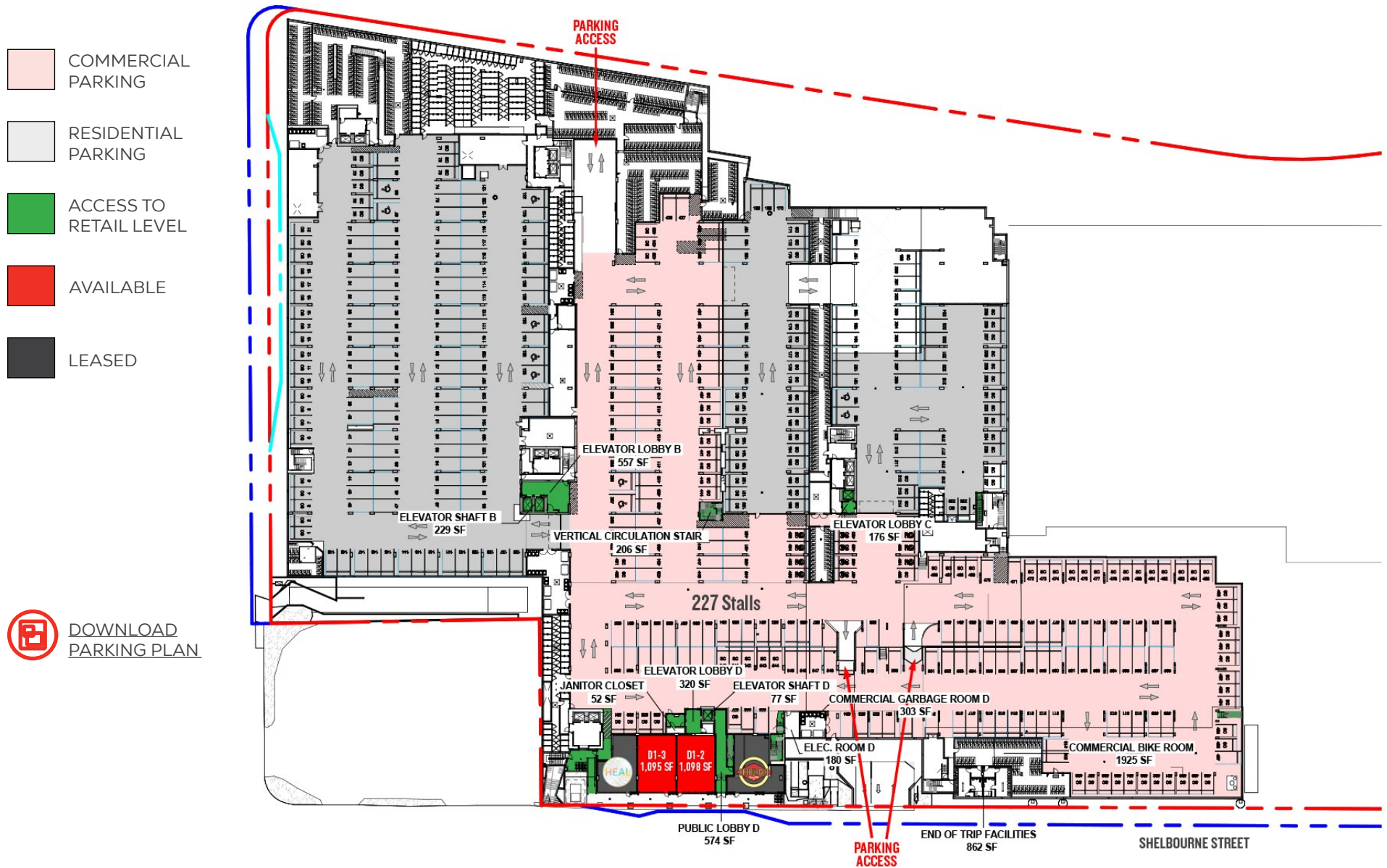
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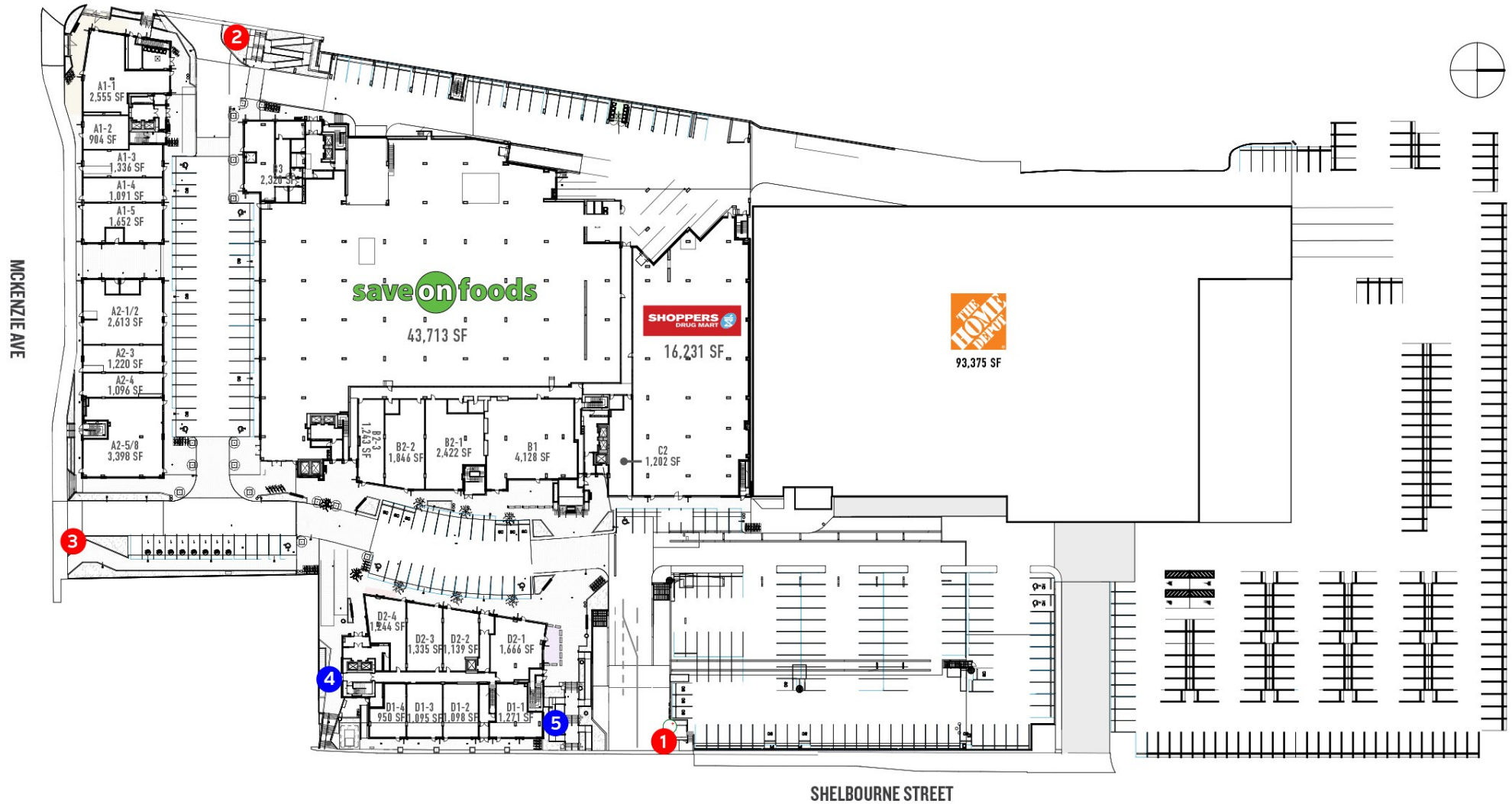
XTEAM
RETAIL ADVISORS

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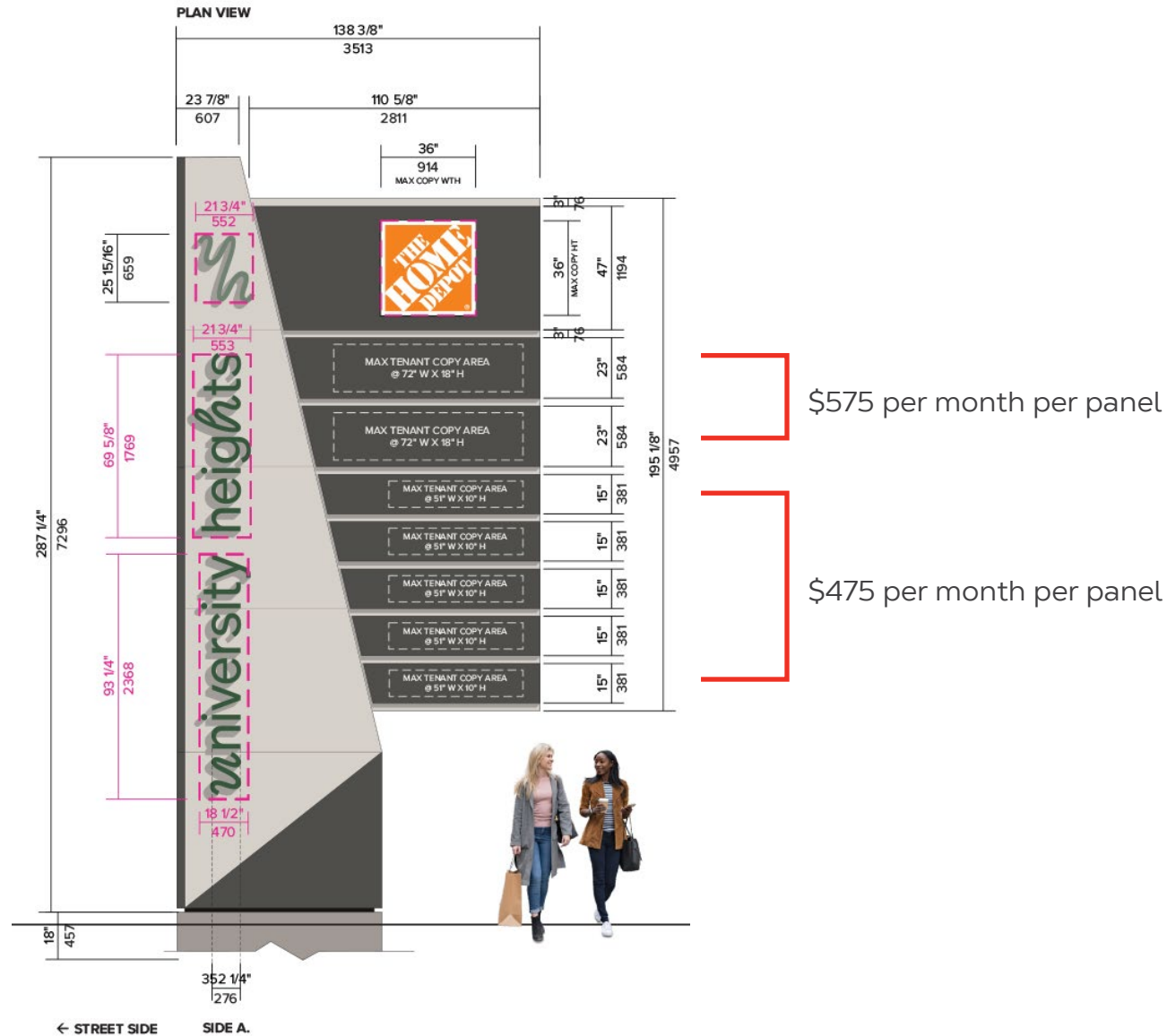
UNDERGROUND PARKING PLAN



PYLON & MONUMENT SIGNS LOCATIONS



PYLONS - 1,2 AND 3



MONUMENTS - 4 AND 5

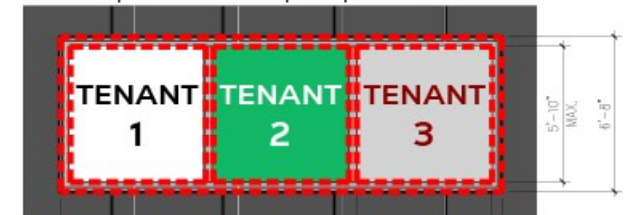
\$600 per month per panel



\$600 per month per panel



\$600 per month per panel



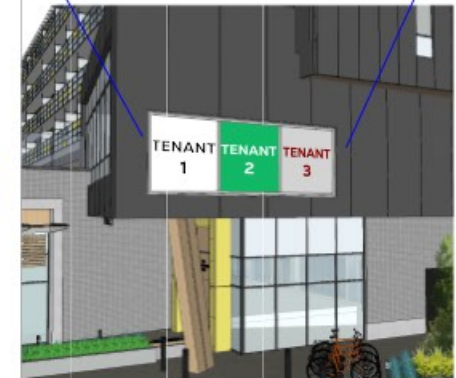
4



2 BUILDING D - SOUTH ELEVATION

SCALE: 1/8\"/>

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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