



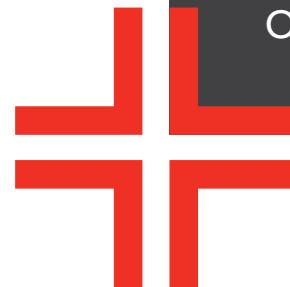
# UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC

OFFICE LEASING BROCHURE

*university  
heights*

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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.



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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> : 593 units
✚ <u>Parking</u> : 460 Surface Parking Stalls and 224 Underground Parking Stalls	✚ <u>Completion</u> : Building D: August 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
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

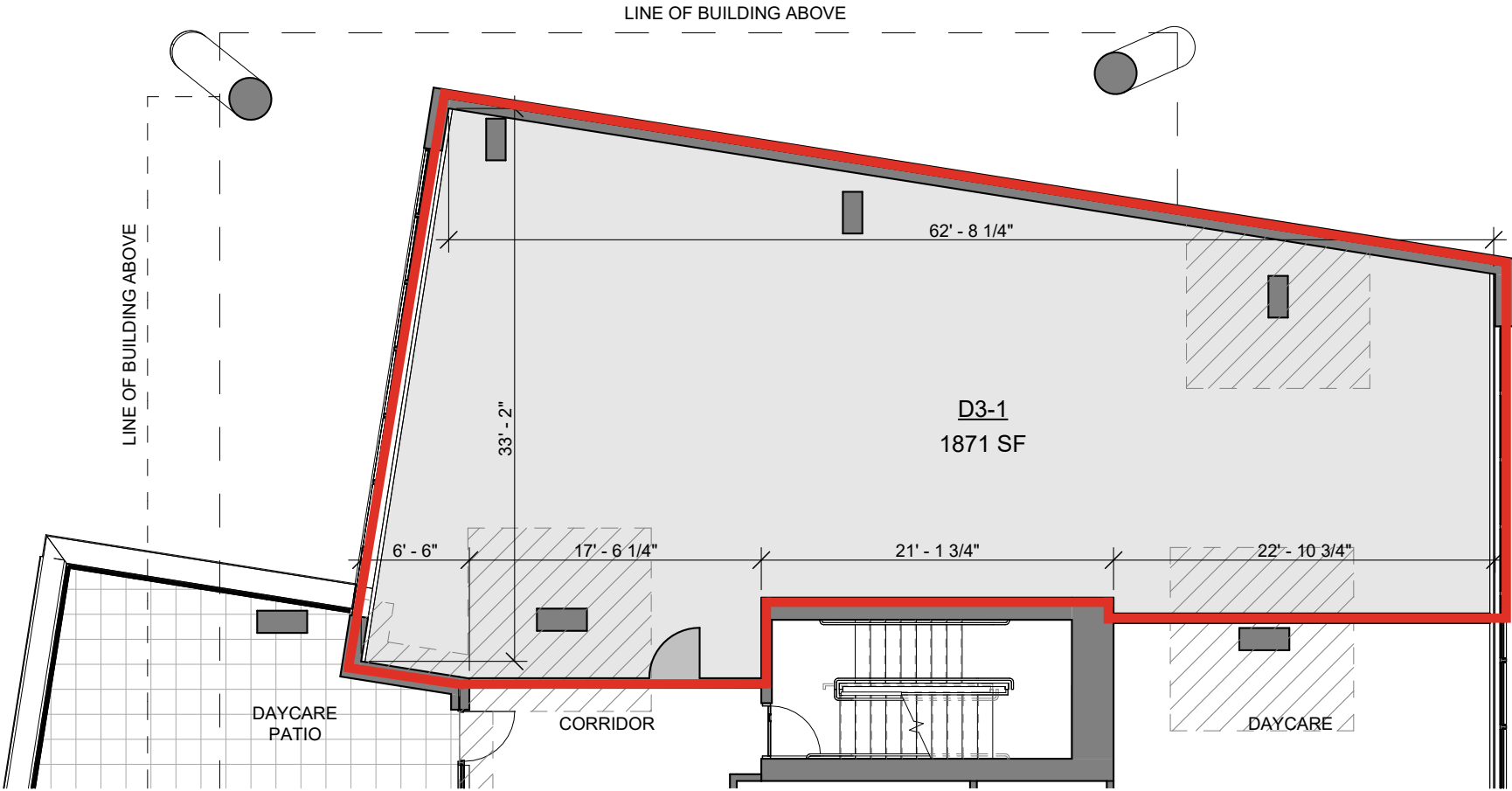
# CONTACT

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SITE PLAN



DAYCARE

D3-1  
1871 SF

SUGGESTED ELECTRICAL ROOMS LOCATION

D3-2  
8536 SF

EXIT CORRIDOR

D3-2 EXTERIOR AREA  
4679 SF

LINE OF BUILDING ABOVE

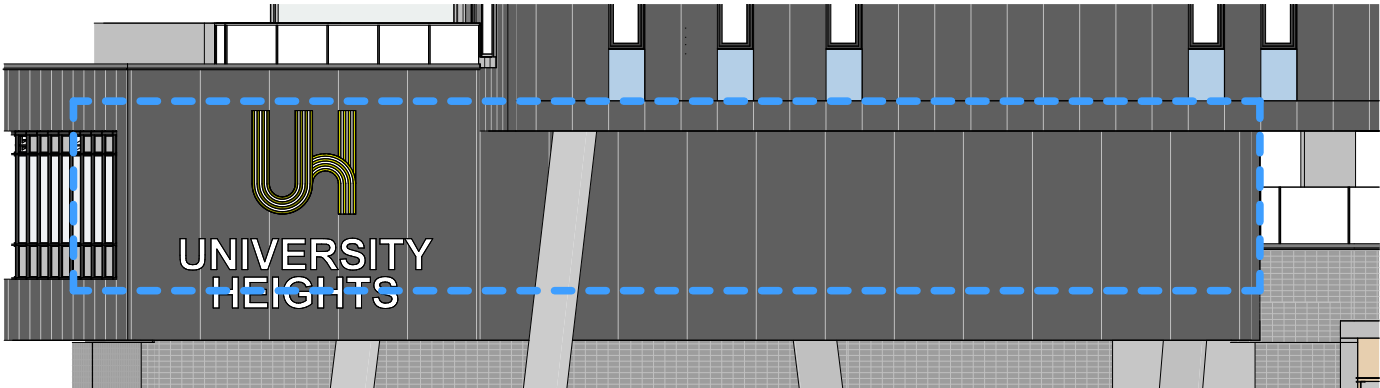
LINE OF BALCONY ABOVE

FINAL CORRIDOR DESIGN AND DOOR SWING DIRECTION TO BE CONFIRMED WITH TENANT COORDINATION

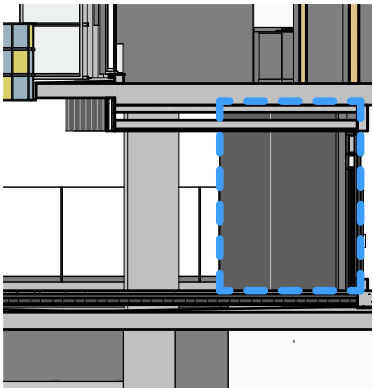
EXIT CORRIDOR

Dimensions: 22'-11", 29'-9", 22'-2", 61'-9", 33'-6", 23'-8", 33'-5", 17'-5", 6'-11", 6'-7", 25'-4", 37'-0", 33'-2", 17'-6", 62'-8", 3'-6", 6'-7"

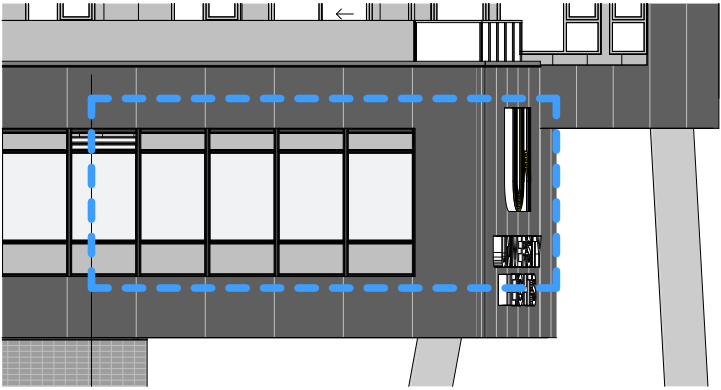
ELEVATION PLAN



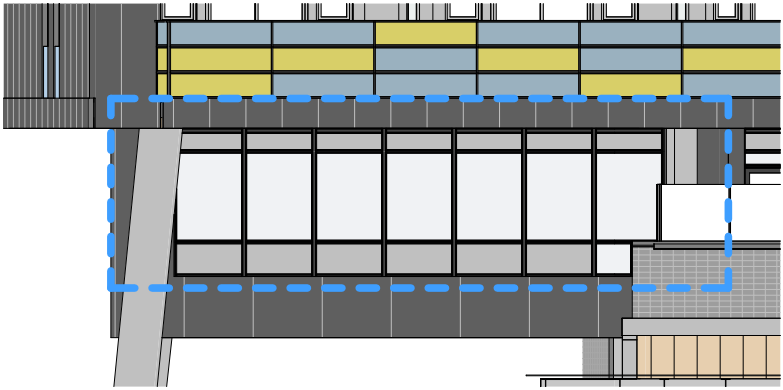
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



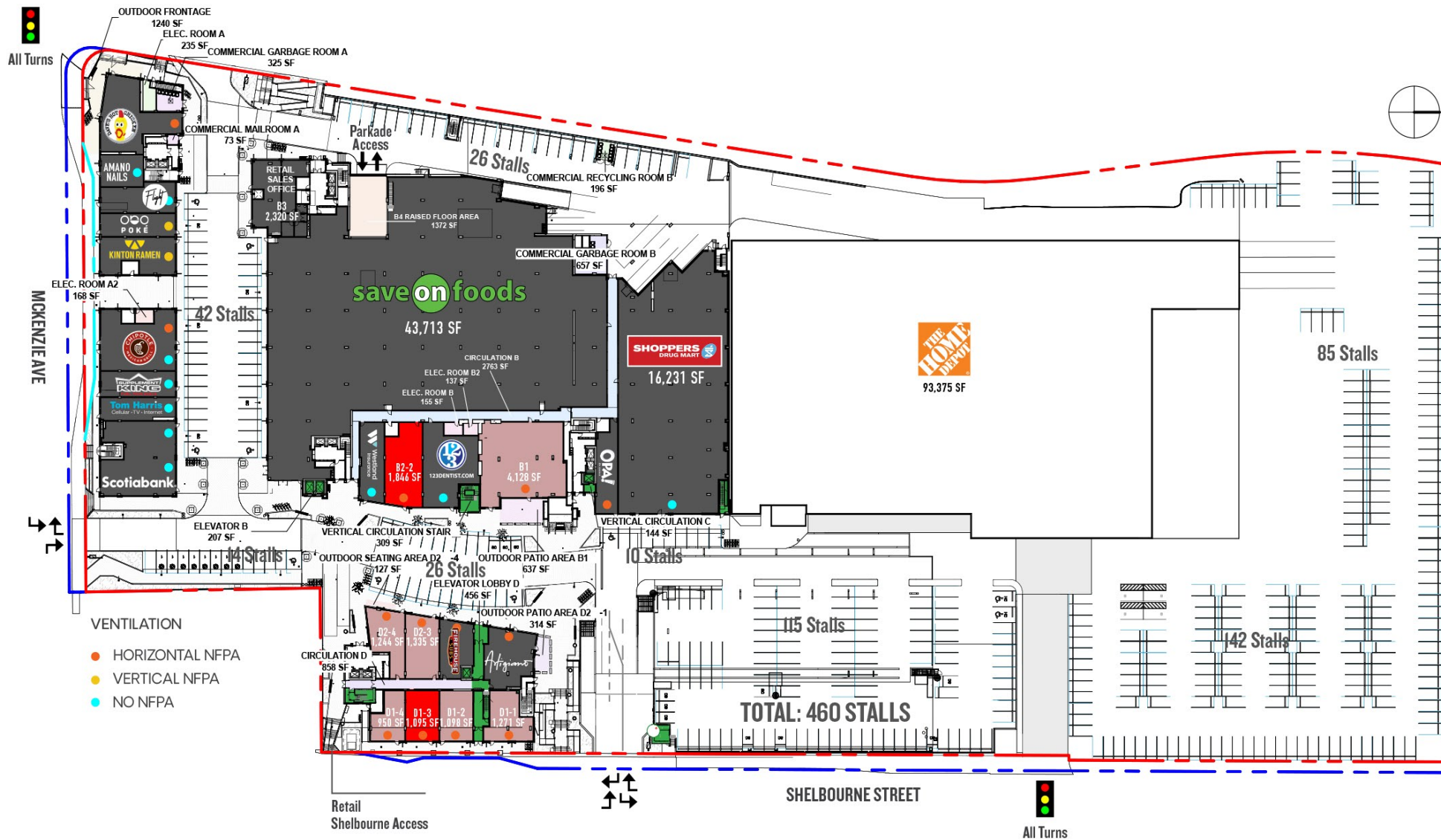
WEST ELEVATION



# RETAIL SITE PLAN

UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC



## RETAIL LEVEL PLAN



AVAILABLE



UNDER  
NEGOTIATION



UNDER  
CONTRACT



LEASED



PARKADE  
ACCESS



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FLOOR PLANS](#)



## SITINGS



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# SECOND FLOOR RETAIL SITE PLAN

UNIVERSITY HEIGHTS

Saanich (Greater Victoria), BC



 **DOWNLOAD FLOOR PLANS**

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 **SITINGS**

**XTEAM**  
RETAIL ADVISORS

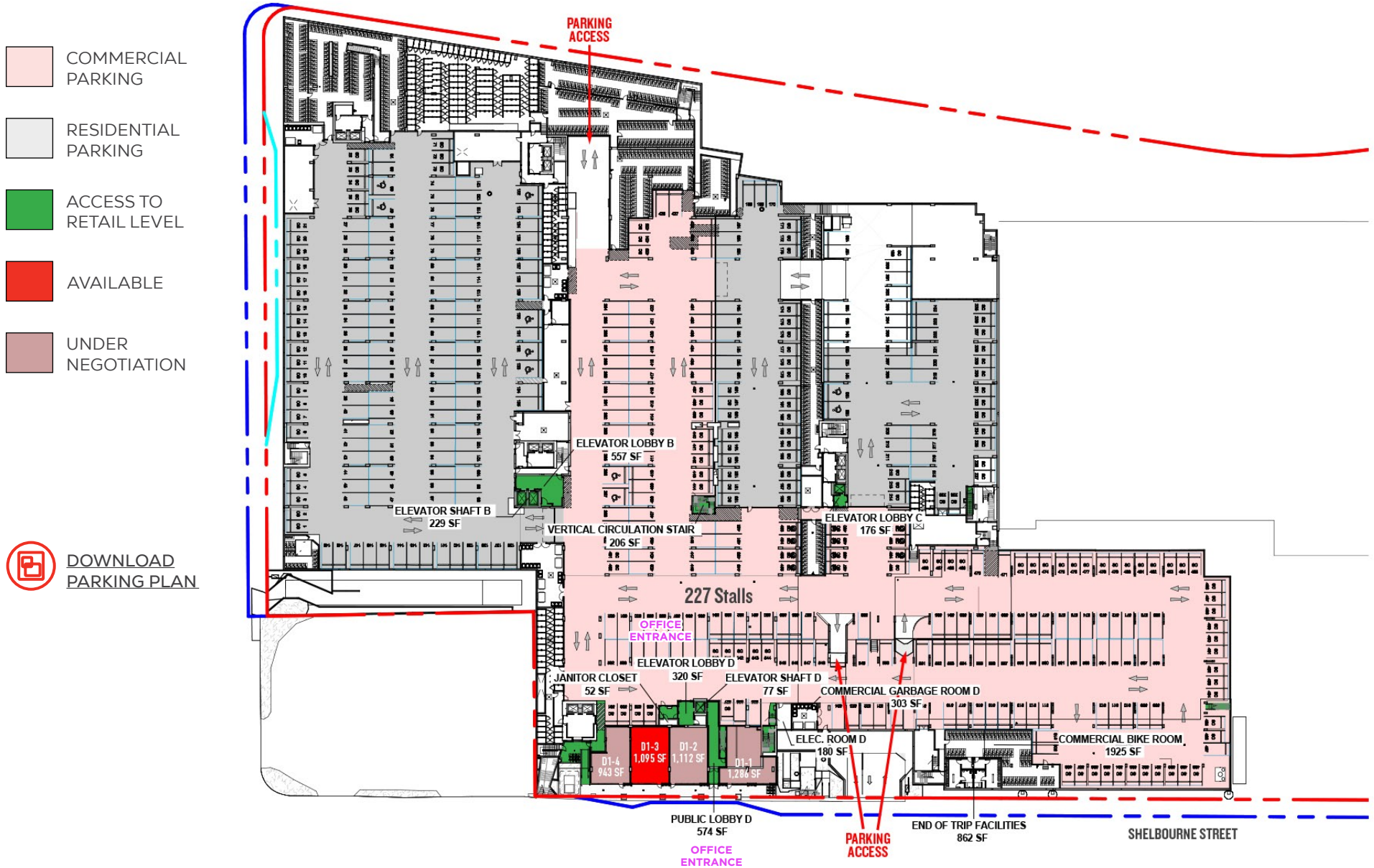
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# UNDERGROUND PARKING PLAN

UNIVERSITY HEIGHTS

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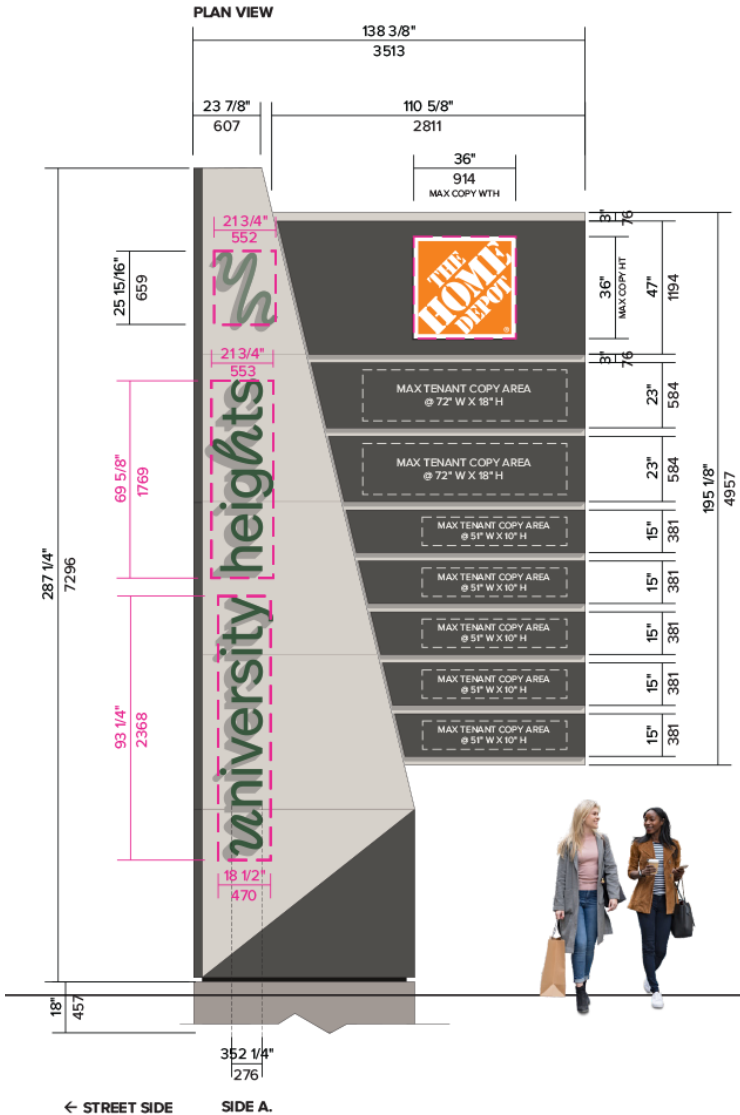
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PYLONS & MONUMENTS

PYLONS 1 2 3

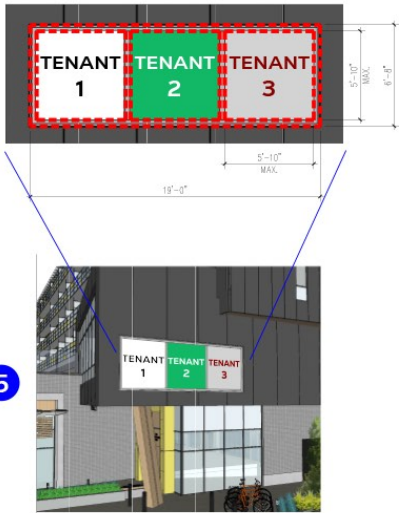


\$575 per month per panel

\$475 per month per panel

MONUMENTS - 4 AND 5

\$600 per month per panel



\$600 per month per panel

