



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

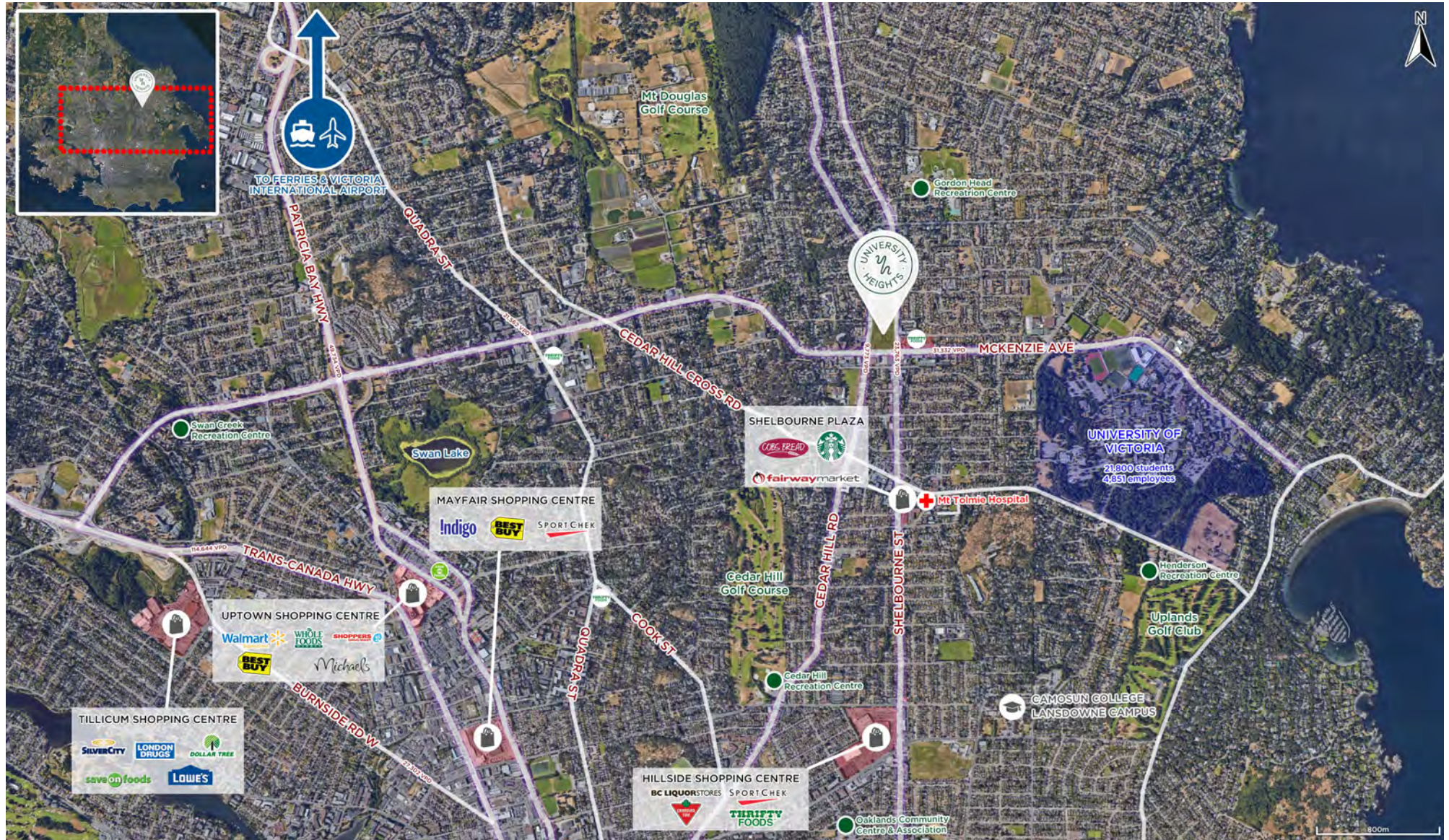
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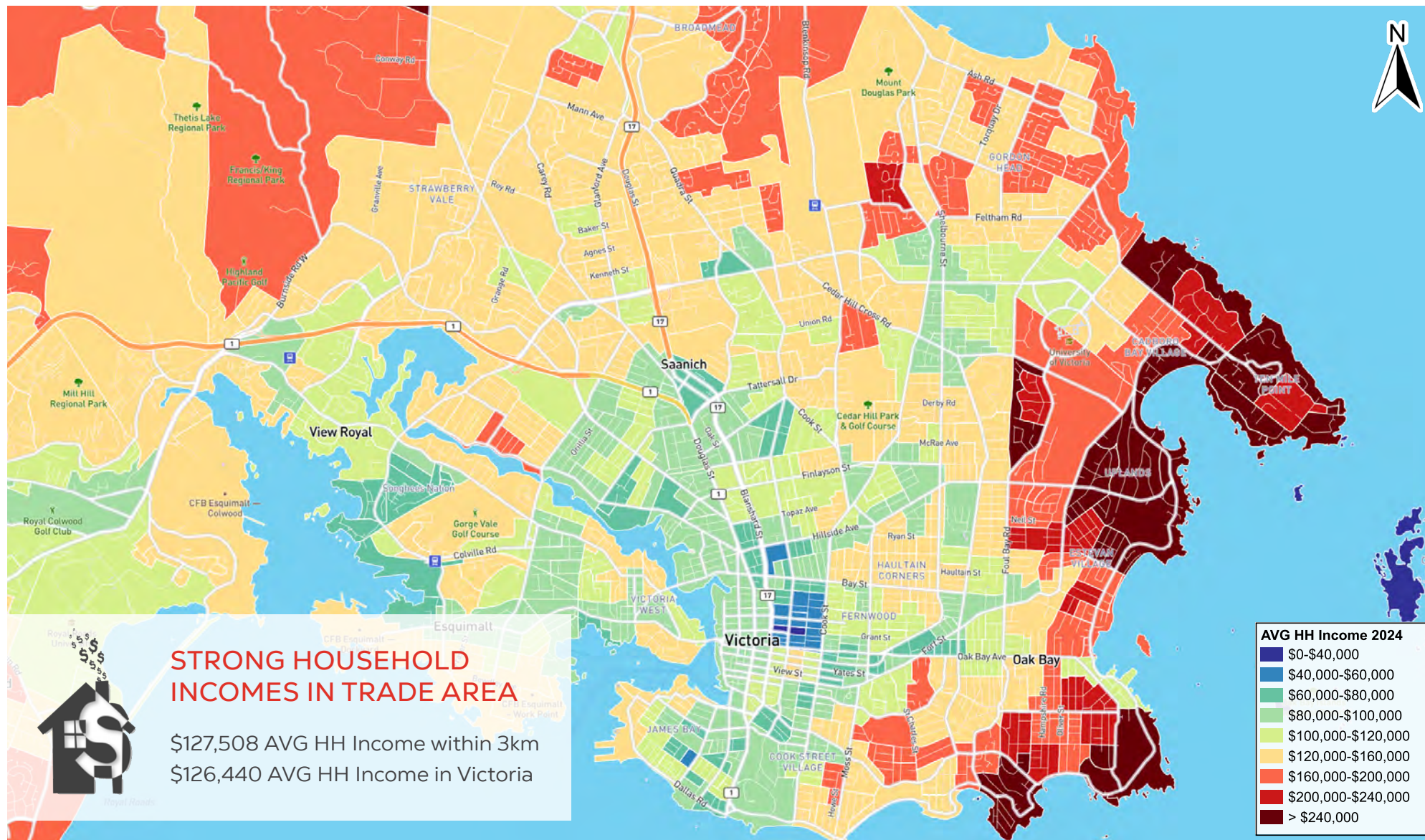


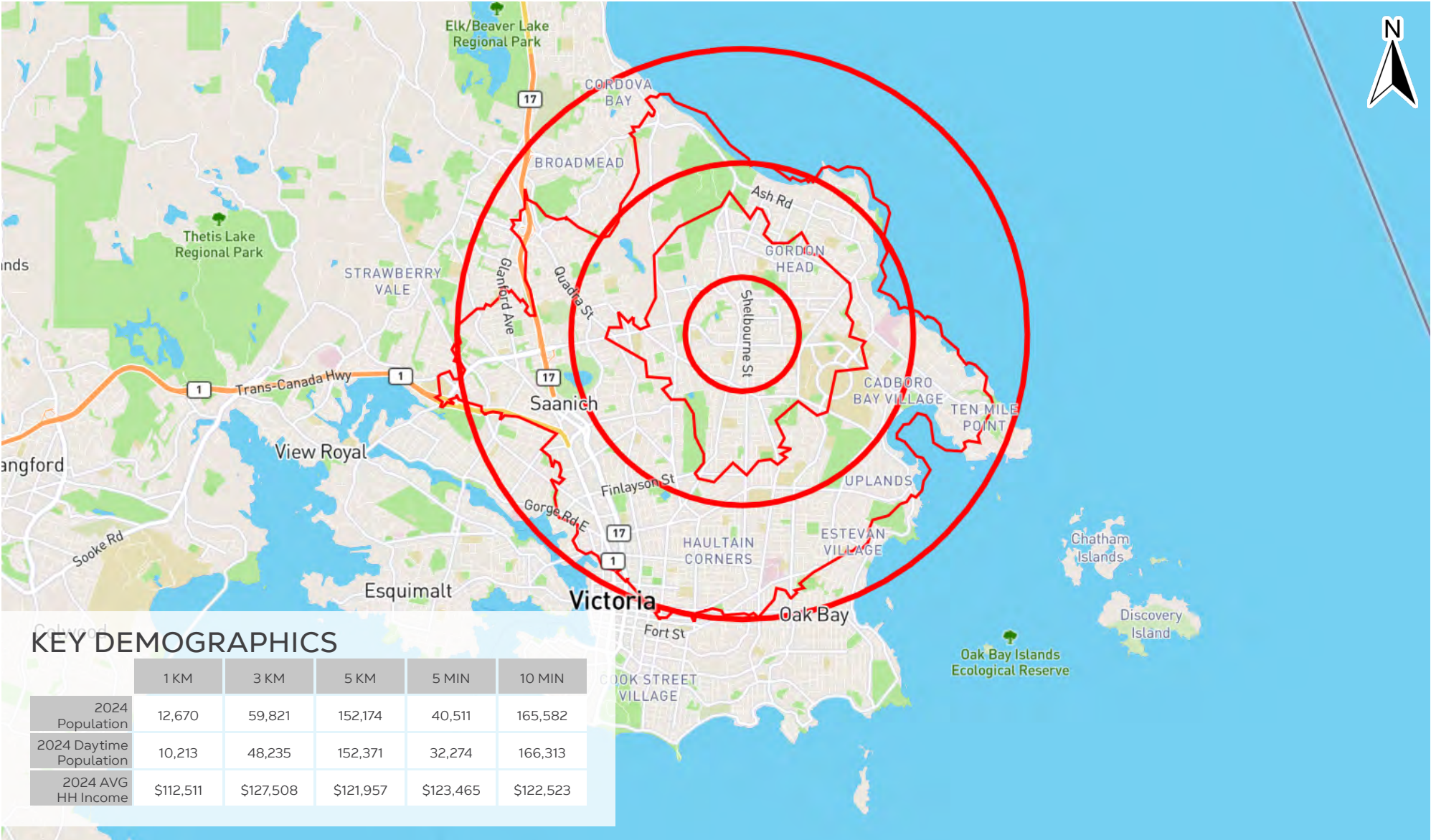
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SITE PLAN



RETAIL LEVEL PLAN



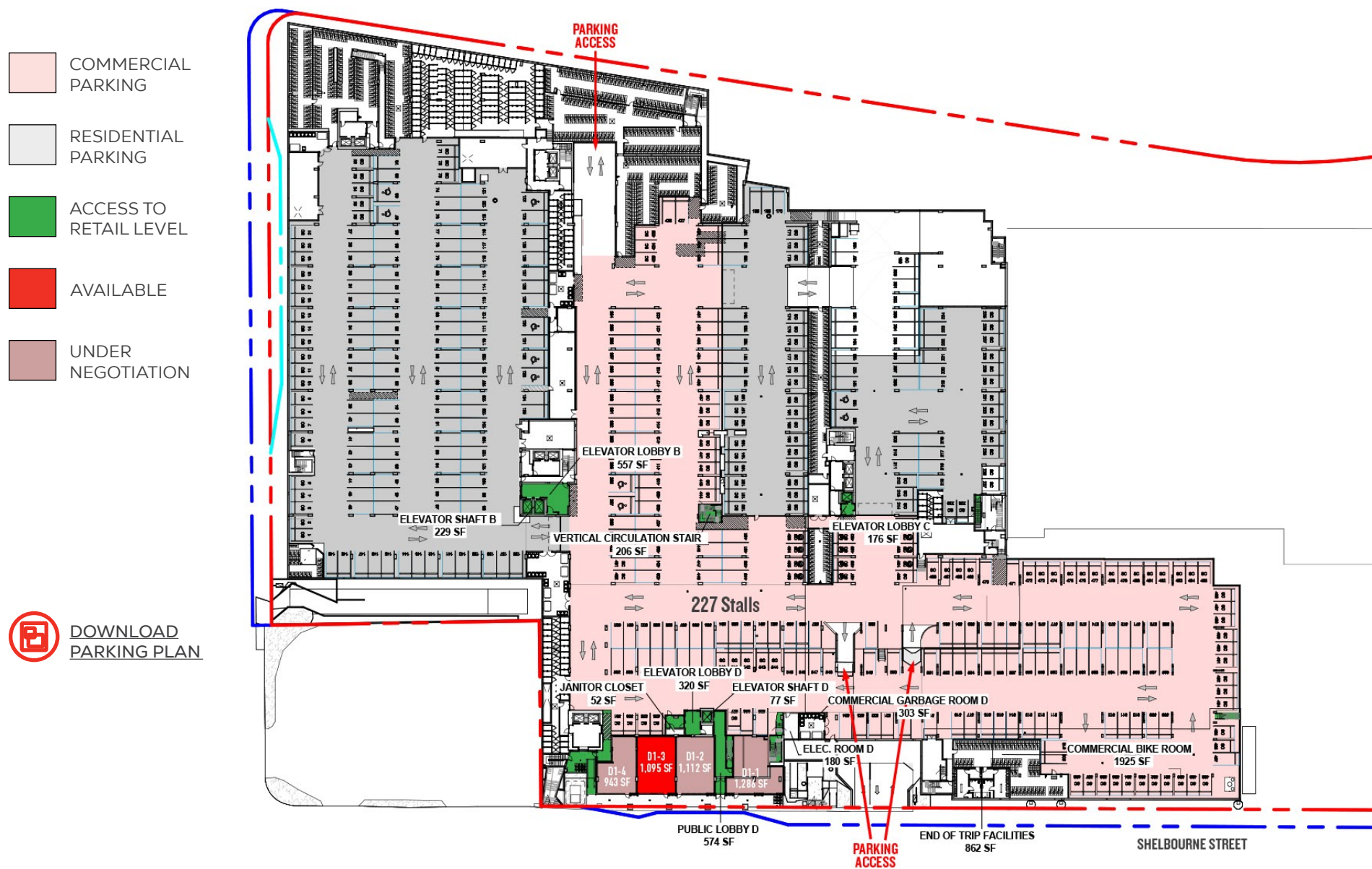
Site Plan Details:

- Intersection:** McKENZIE AVE (North-South) and SHELBOURNE STREET (East-West).
- Building Footprint:**
 - OUTDOOR FRONTAGE: 1240 SF
 - ELEC. ROOM A: 235 SF
 - COMMERCIAL GARBAGE ROOM A: 325 SF
 - COMMERCIAL MAILROOM A: 73 SF
 - COMMERCIAL GARBAGE ROOM B: 1657 SF
 - COMMERCIAL RECYCLING ROOM B: 196 SF
 - B4 RAISED FLOOR AREA: 1372 SF
 - B4: 43,713 SF
 - CIRCULATION B: 2763 SF
 - ELEC. ROOM B: 155 SF
 - C1: 16,231 SF
 - C2: 1,202 SF
 - B1: 4,128 SF
 - B2-1: 2,422 SF
 - B2-2: 1,844 SF
 - B2-3: 1,243 SF
 - A2-8: 2,255 SF
 - A2-5: 1,093 SF
 - A2-4: 1,096 SF
 - A2-3: 1,220 SF
 - A2-2: 1,096 SF
 - A2-1: 1,517 SF
 - A1-5: 1,652 SF
 - A1-4: 1,091 SF
 - A1-3: 1,334 SF
 - A1-2: 904 SF
 - A1-1: 2,555 SF
 - ELEC. ROOM A2: 168 SF
 - COMMON AREA: 1,604 SF
 - OFFICE: 1,071 SF
 - PATIO/EXTERIOR PLAY AREA: 4,692 SF
 - OUTDOOR SEATING AREA D2: 127 SF
 - OUTDOOR PATIO AREA B1: 637 SF
 - OUTDOOR PATIO AREA D2: 314 SF
 - VERTICAL CIRCULATION STAIR: 309 SF
 - VERTICAL CIRCULATION C: 144 SF
 - ELEVATOR B: 207 SF
- Parking Stalls:**
 - 42 Stalls (West of building)
 - 26 Stalls (North of building)
 - 10 Stalls (East of building)
 - 115 Stalls (South of building)
 - 142 Stalls (Far South)
 - 85 Stalls (Far East)
 - TOTAL: 460 STALLS**
- Other Features:**
 - VENTILATION (indicated by orange dots)
 - HORIZONTAL NFPA (indicated by orange dots)
 - THE HOME DEPOT: 93,375 SF (large orange area)
 - cefa (Community Early Childhood Facility) logo and text: "cefa Early Learning Please Contact for Children 1-5"
 - Parkade Access (indicated by arrows)
 - Retail Shelbourne Access (indicated by arrows)
 - All Turns (indicated by traffic light symbols)

 AVAILABLE
  LEASED
  PARKADE ACCESS



UNDERGROUND PARKING PLAN



PYLON & MONUMENT SIGNS LOCATIONS



PLAN VIEW

138 3/8"
3513

23 7/8"
607

110 5/8"
2811

36"
914
MAX COPY WTH

213 3/4"
552

213 3/4"
553

25 15/16"
659

69 5/8"
1769

93 1/4"
2368

18 1/2"
470

352 1/4"
276

8"
76

36"
914
MAX COPY HT

47"
1194

23"
584

23"
584

15"
381

15"
381

15"
381

15"
381

15"
381

195 1/8"
4957

university heights

THE HOME DEPOT

MAX TENANT COPY AREA
@ 72' W X 18' H

MAX TENANT COPY AREA
@ 72' W X 18' H

MAX TENANT COPY AREA
@ 51' W X 10' H

MAX TENANT COPY AREA
@ 51' W X 10' H

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@ 51' W X 10' H

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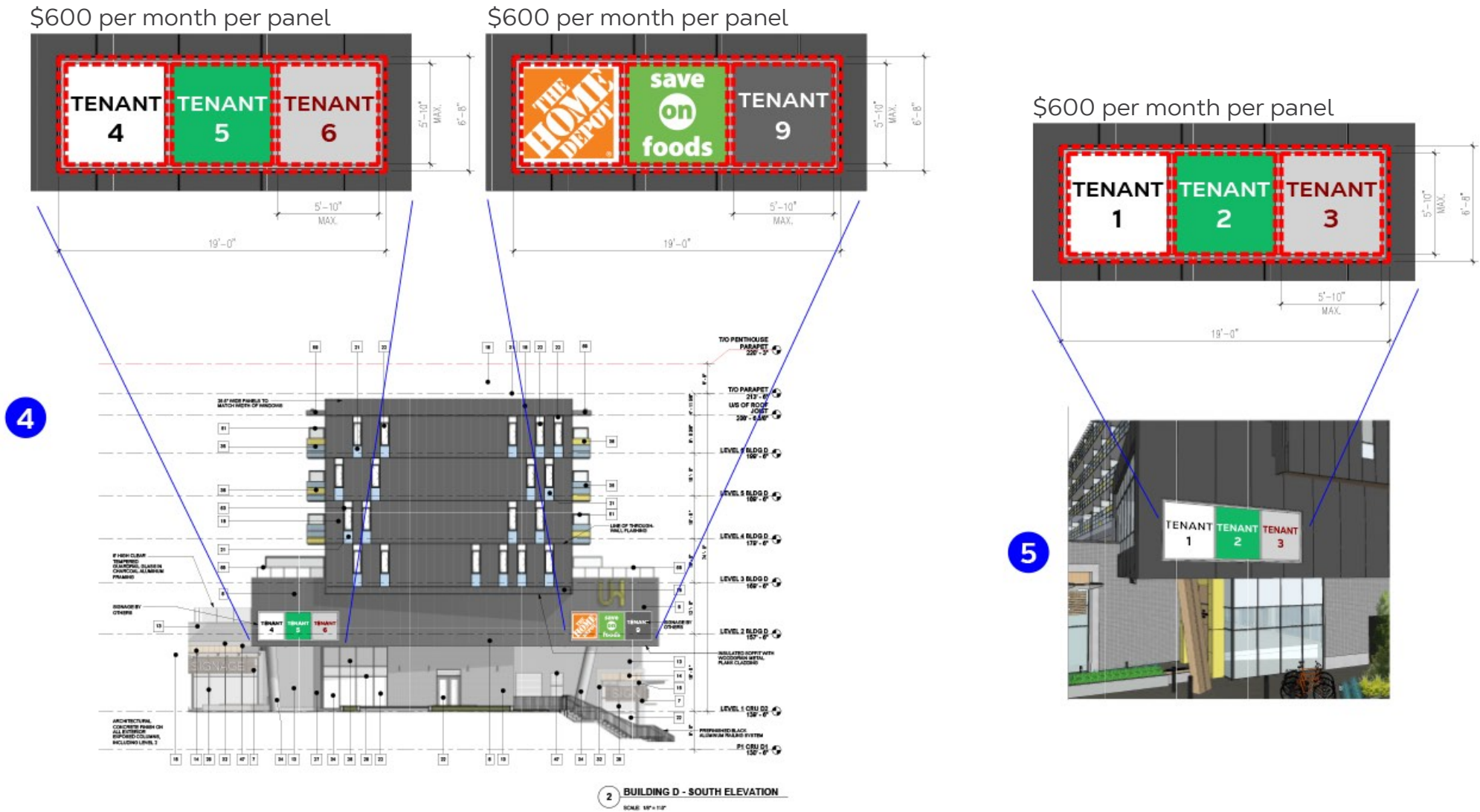
18"
457

← STREET SIDE

SIDE A.

\$475 per month per panel

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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