



# 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.



Proposed rendering subject to municipal approvals

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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> : 618 units
✚ <u>Parking</u> : 460 Surface Parking Stalls and 227 Underground Parking Stalls	✚ <u>Possesion</u> : Building D: June 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
2022 Population	11,744	60,044	148,195	30,781	120,510
2022 Daytime Population	10,268	47,969	146,842	25,234	115,990
2022 Avg HH Income	\$103,382	\$119,203	\$113,365	\$112,025	\$113,788

# CONTACT

## DAN CLARK

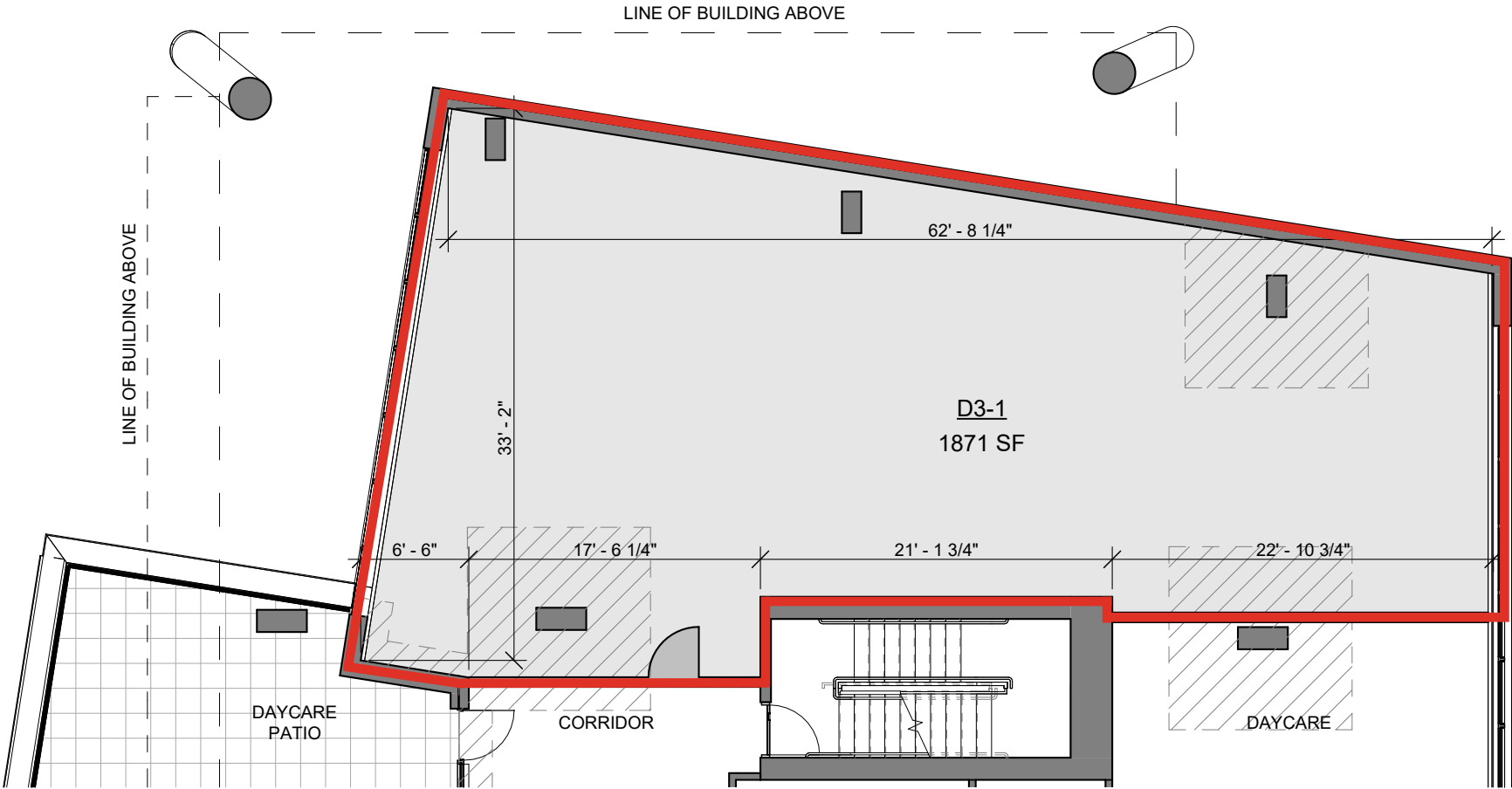
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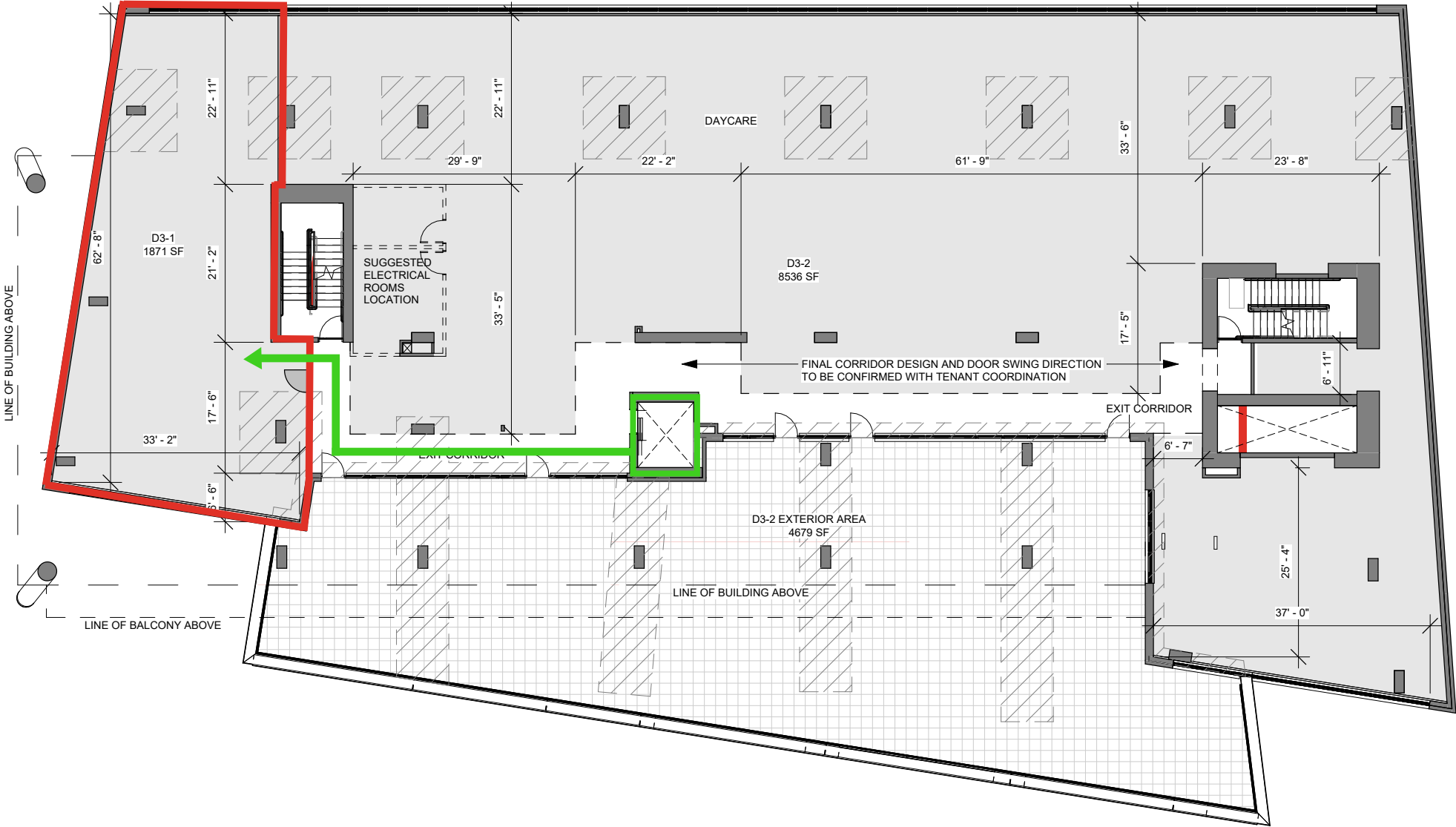


# SITE PLAN

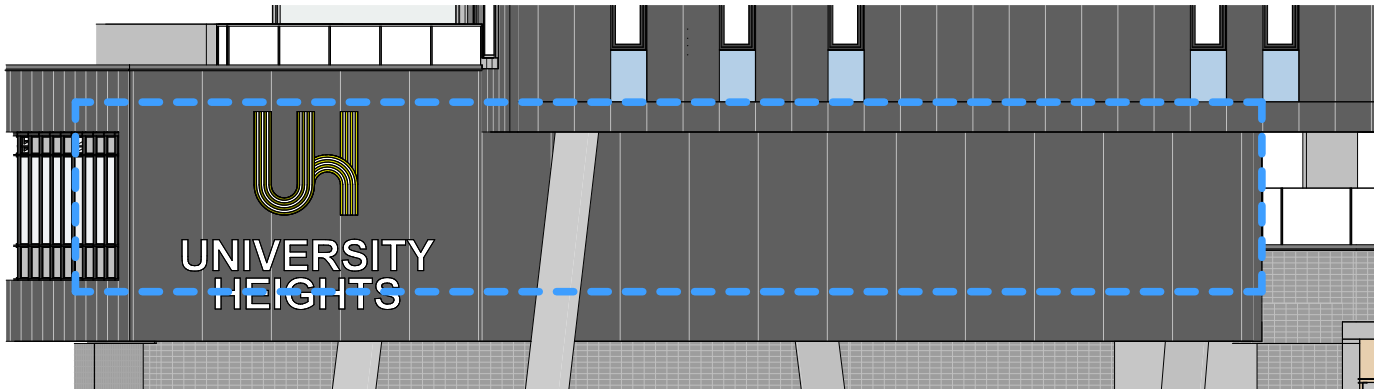


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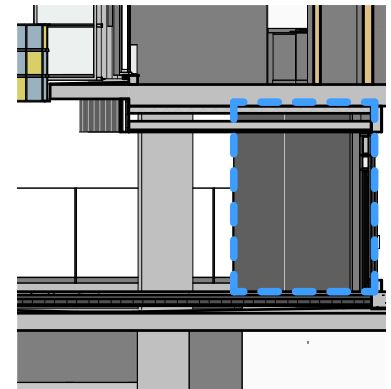
# SITE PLAN



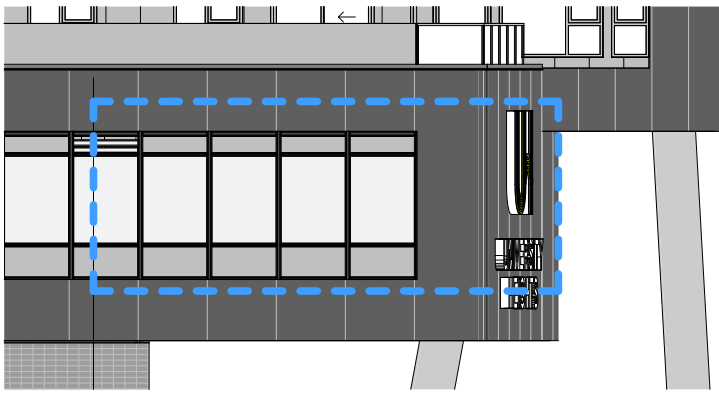
# ELEVATION PLAN



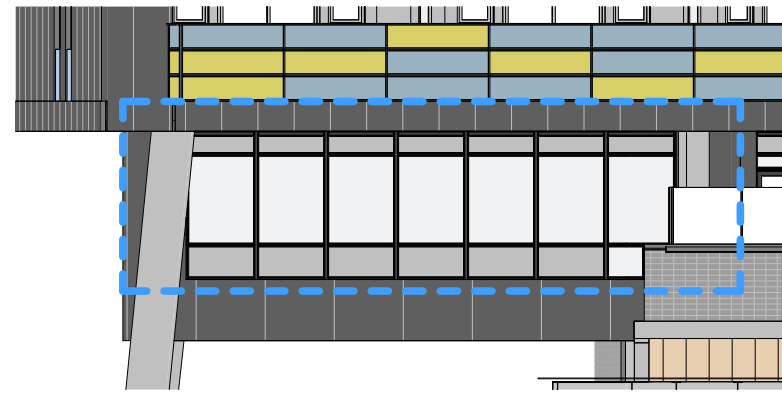
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



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