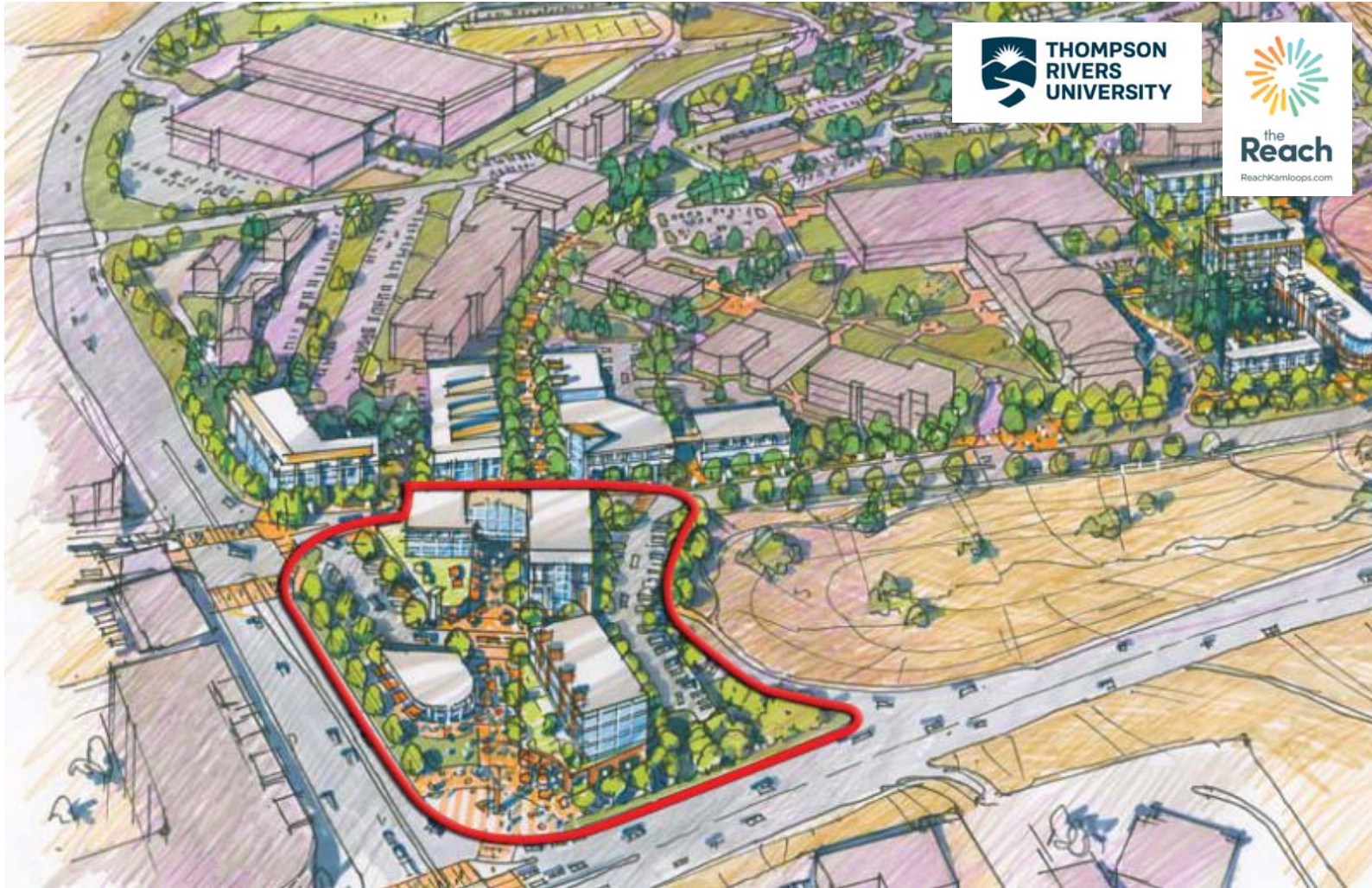


DEVELOPMENT OPPORTUNITY

MIXED USE RETAIL & RESIDENTIAL GATEWAY SITE

THE REACH PHASE 2 • 800 UNIVERSITY DRIVE
THOMPSON RIVERS UNIVERSITY, KAMLOOPS, BC



OPPORTUNITY

Cushman & Wakefield ULC is pleased to present this opportunity to develop a gateway commercial / residential hub on prime pre-zoned parcel at the entrance to the University. This is a rare opportunity to capitalize on a built-in market to develop an investment grade mixed use asset.



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OPPORTUNITY HIGHLIGHTS

Cushman & Wakefield ULC (“C&W”) has been exclusively retained on behalf of The Reach, who leads the commercial and residential market development initiatives at Thompson Rivers University (“TRU”) in Kamloops, BC, to market an approximately 168,750 sf mixed-use development opportunity on the TRU campus.

This prime corner development site is comprised of a 3.24 acre pre-zoned and serviced parcel, located on the southeast corner of campus (the “Subject Site”). The parcel will be delivered as a 99 year prepaid ground lease, with preliminary designs for 129,750 sf of residential (rental) above 39,000 sf of core retail density. There is flexibility in the built form and density, with additional density possible upon consultation with the Reach/TRU.

ABOUT THE REACH

The Reach is an exciting new urban lifestyle community in British Columbia. With 90 acres of pre-zoned land in the heart of the city, The Reach is a master-planned community that offers a vibrant, walkable, and social mix of retail and residential living that is not currently available anywhere else in the Thompson Nicola region. Accommodating up to 3,500 residential units (3 million sf) and 180,000 sf of retail and commercial space at full build out, the population at The Reach is expected to exceed 7,500 residents over the next 30 years.

In accordance with the 2013 TRU Campus Master Plan, developed after extensive stakeholder consultations, The Reach was created to enrich campus life and return funds to support university initiatives such as student bursaries and scholarships



PROPOSED DEVELOPMENT SUMMARY

Parcel	3.24 acre pre-zoned and serviced parcel		
Title	Delivered as a 99-year prepaid ground lease with the Thompson Rivers University (TRU)		
Density	Commercial sf	Residential sf	Total sf
Building A1/A2	11,000	5 floors @12,200 = 61,000	72,000
Building B	15,000	5 floors @13,750 = 68,750	83,750
Building C	13,000	--	13,000
Total	39,000	129,750	168,750
Additional Information Available	Geotechnical Assessment, Sample Ground Lease Document, TRU Campus Master Plan, TRU Design Guidelines, CD11 Zoning Bylaw		
Asking Price	Please contact Listing Agents		

THE REACH MASTER-PLANNED COMMUNITY HIGHLIGHTS

- 90 acres of developable land, located in the heart of Kamloops
- Pre-zoned, fully serviced lots
- Situated on the 250-acre campus of Thompson Rivers University (TRU), a rapidly growing, nationally accredited university
- Serving 14,000 on-campus students and 1,500 staff & faculty
- Comprehensive transportation infrastructure including rapid access to 3 highways, on-campus transit loop, zipcar and ridesharing
- Existing amenities, dining, retail, arts, culture and entertainment within walking distance
- Comparatively affordable land value

NEARBY AMENITIES

- Tournament Capital Centre Facility (walking distance on campus):
 - Aquatic Centre with 50m long-course and 25m short-course pool, diving towers, hot tubs, a sauna and steam room and family area with 210 foot spiral waterslide, and waterfalls.
 - 8,000 sf fitness centre space with top-of-the-line, brand-new workout facilities.
 - A six-lane, 200m indoor track and two hardwood FIBA certified courts. Seating capacity for 2,500. The room itself is the size of three NHL Hockey rinks (65,000 square feet).
- Kenna Cartwright Nature Park, at 800 hectares, the largest municipal park in BC
- On-campus Art Gallery, Theatre, Library & Cultural Events
- Sweeping views of the North Thompson Valley and rivers



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DRIVING TIMES

Downtown Kamloops	9 mins
Kamloops Airport	19 mins
Tobiano Golf Course	25 mins
Sun Peaks Resort	45 mins
Vancouver	3 hrs 45 mins



WALKING TIMES

Tournament Centre & Aquatic Centre	5 mins
Library	3 mins
Old Main Building	6 mins
Groceries	2 mins (Kitty Corner)

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