

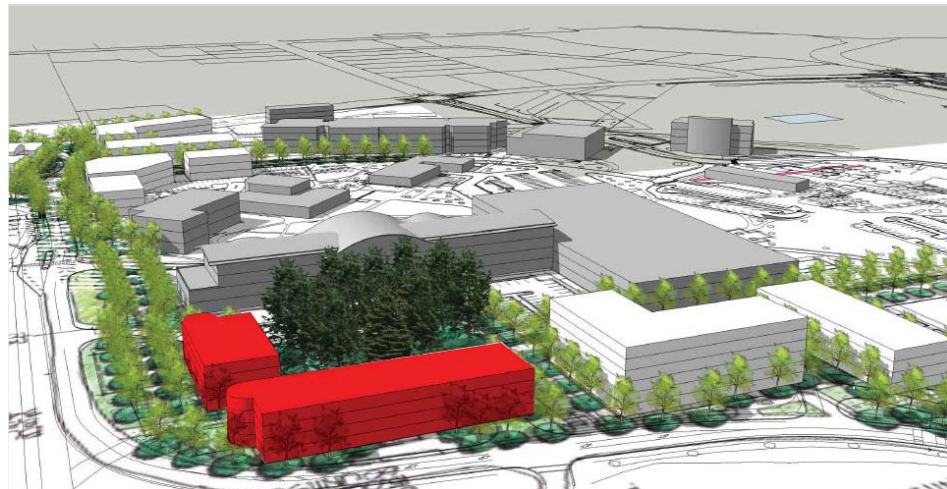
# DEVELOPMENT OPPORTUNITY

2 RESIDENTIAL MULTI-FAMILY DEVELOPMENT SITES  
THE REACH PHASE 1 • 865 & 875 UNIVERSITY DRIVE  
THOMPSON RIVERS UNIVERSITY, KAMLOOPS, BC



## OPPORTUNITY

Cushman & Wakefield ULC is pleased to present this opportunity to develop two prime pre-zoned residential parcels. This is a rare opportunity to capitalize on a built-in market to develop a multi-family residential as either strata condo or purpose built rental on the Thompson Rivers University campus.



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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 two prime medium density residential development sites in Phase 1 of the development plan on the TRU campus.

Both development sites are pre-zoned and serviced parcels, located on the northeastern part of campus near the new law building and beside 885 and 895 University Drive which are currently in development as residential rental and strata condo, respectively. The parcels have sweeping views of the North Thompson Valley and rivers and have access to all of the TRU amenities. The parcels will be delivered as 99 year prepaid ground leases, with preliminary designs for 4 storey wood frame buildings totaling 69,200 sf. There is some flexibility in the built form and density, with additional density possible upon consultation with the Reach/TRU.

### PROPOSED DEVELOPMENT SUMMARY

Parcel	865 University Drive 19,950 sf / 875 University Drive 25,510 sf
Title	Delivered as a 99-year prepaid ground lease with the Thompson Rivers University (TRU)
Density	Gross Floor Area
865 University Drive	4 floors* @ 10,200 sf = 40,800 sf / 2.05 FSR (*5 floors are possible)
875 University Drive	4 floors @ 10,200 = 40,800 sf / 1.60 FSR
Total	69,200
Number of Units	865 University Drive 58 / 875 University Drive 41
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

### 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.

Parcel E - 865 & 875 University Dr Development Statistics:



## 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	3 mins
Groceries	2 mins (Kitty Corner)

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