

THE PASEO | RETAIL DEVELOPMENT

AT COLLEGIATE VILLAGE | ORLANDO, FLORIDA



**PHASE 1
BUILDING 1 & 2**

Leased By:



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THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
 GLOBAL

Leased By:
FORNESS
 PROPERTIES
 COMMERCIAL REAL ESTATE SERVICES

HIGHLIGHTS

- The Paseo at Collegiate Village, a 63-acre mixed-use development located at the main entrance to the University of Central Florida (UCF), at the SW quadrant of Alafaya Trail/SR 434 and University Blvd.
- UCF is the 2nd largest university in the US and the largest in Florida by enrollment with 69,818 students and 13,000 faculty for the 2024 calendar year.
- Ideal for retail, restaurant, entertainment, and specialty uses.
- The Paseo is an ideal venue for students, employees, tourists, and visitors to shop, play, and hang out.
- Amphitheater and public space perfect for casual gatherings, outdoor concerts, festivals, and more.
- Within one mile of more than 4 million SF of office and office/flex space and 4,200 apartment units.
- 1,611 new student beds on site, within 2 luxury apartment complexes. Fully leased!



Play Shopping Center Video

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,797	106,016	240,675
Total Daytime Population	56,300	152,626	258,707
College Students	30,240	60,562	71,402
Workplace Employees	21,442	59,803	108,168
Median Age	20.0	29.0	33.0
Average HH Income	\$65,040	\$93,535	\$101,223

Sources: Demographics: Experian, Inc., Office Data: CoStar



69,818+ **UCF Students**
 2024 total



17,053 **Multi-Family Units**
 35,735 **Student Beds**
 in 3 miles



59,803 **Employees**
 in 3 miles



\$93,535 **HH Income**
 in 3 miles

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QUADRANGLE OFFICE PARK
2± MILLION SF OFFICE
157 ACRES

SIEMENS



69,800± STUDENTS
13,000± FACULTY/
STAFF

PLAZA ON UNIVERSITY
1,312 BEDS

SITE

ACCOLADE-EAST
511 BEDS

ACCOLADE-WEST
1,100 BEDS

Artes
1,527 BEDS

**CENTRAL FLORIDA
RESEARCH PARK**

1,000 ACRES
10,000± EMPLOYEES
1± MILLION SF OFFICE
1.5± MILLION SF FLEX/OFFICE

ROUSE RD

CORPORATE BLVD

N ALAFAYA TRAIL

GEMINI BLVD W

UNIVERSITY BLVD

CENTRAL FLORIDA BLVD

ARDEN VILLAS
624 BEDS



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PHASE 1 CONSTRUCTION UNDERWAY



69,800± STUDENTS
13,000± FACULTY/STAFF

THE *Aves*
@TWELVE100
1,527 BEDS

ACCOLADE-EAST
511 BEDS

ACCOLADE-WEST
1,100 BEDS

COURTYARD
BY MARRIOTT

BLDG 1

PHASE 2

PHASE 1

COLLEGIATE WAY

TURBINE DR

DUNKIN'

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

TIRE PLUS
WASH CAR CARE

Raising
Cane's
CHICKEN FINGERS

SYSTEMS WAY

UNIVERSITY BLVD 50,000 VPD

THE PASEO

AT COLLEGIATE VILLAGE

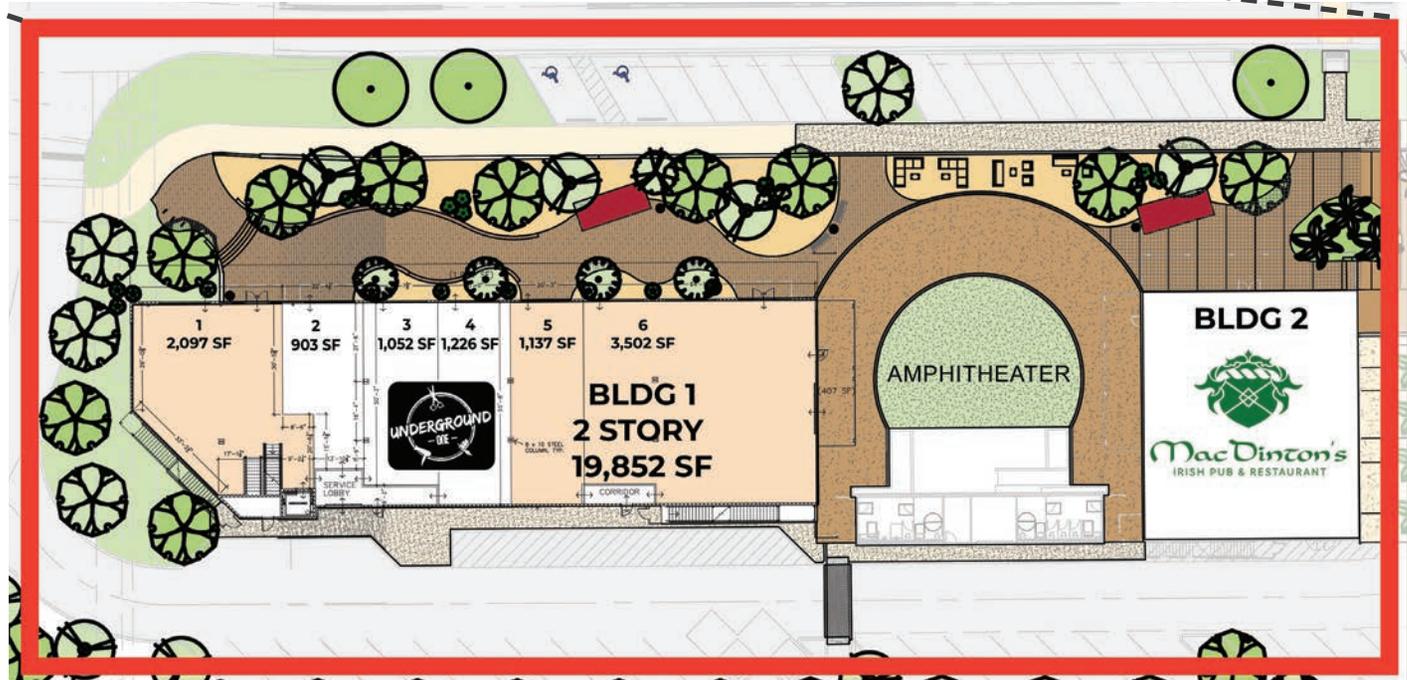
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PHASE 1 SITE PLAN




Matterport™
 Play 3D Interior Tour



*Sample Configuration. Design subject to revisions and modifications.

THE PASEO

AT COLLEGIATE VILLAGE

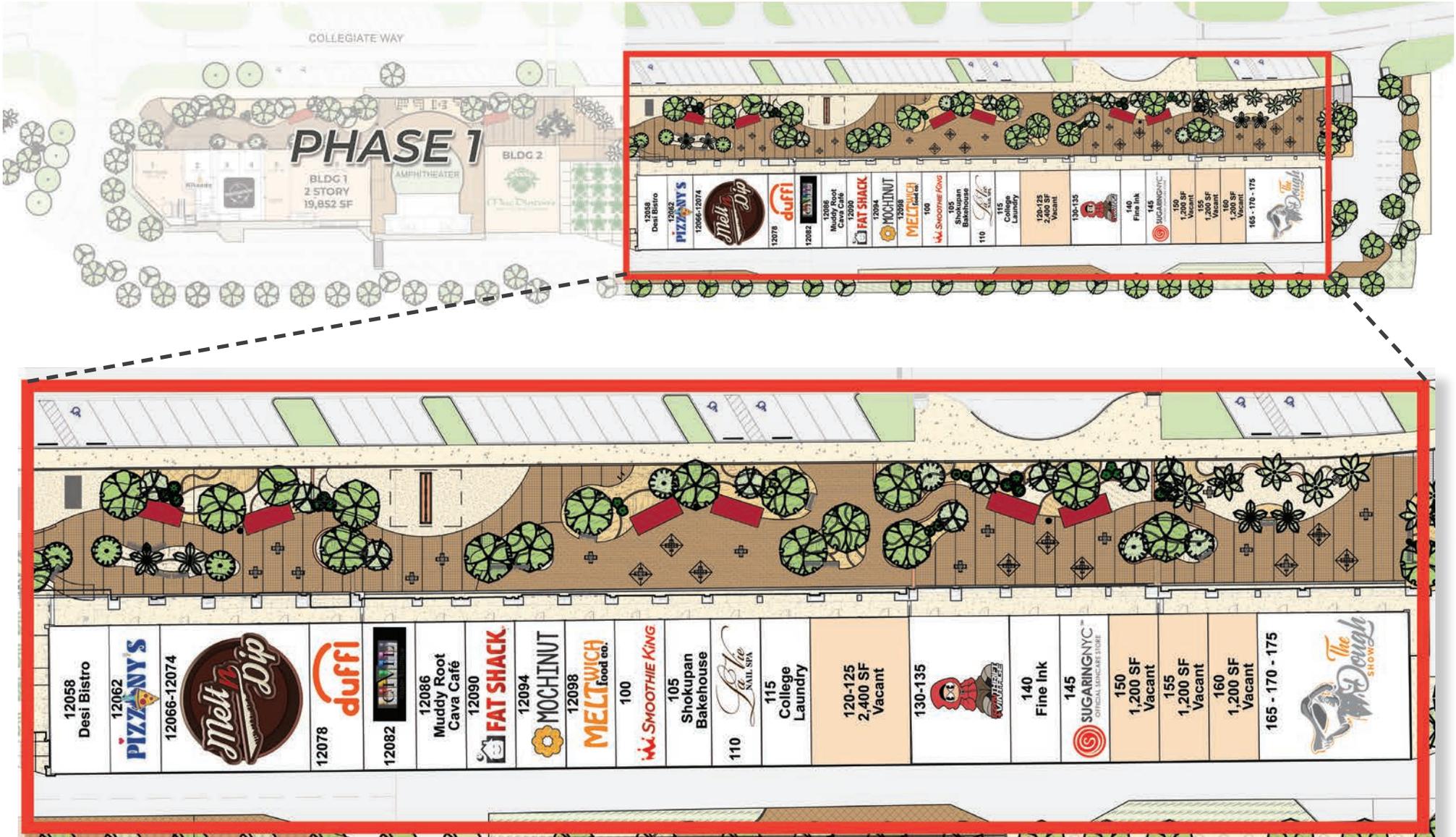
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PHASE 2 SITE PLAN



*Sample Configuration. Design subject to revisions and modifications.

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BUILDING 1



AMPHITHEATER



PHASE 1 CONSTRUCTION PHOTOS

BUILDING 2 / AMPHITHEATER / BUILDING 1



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PHASE 2 PROJECT RENDERINGS



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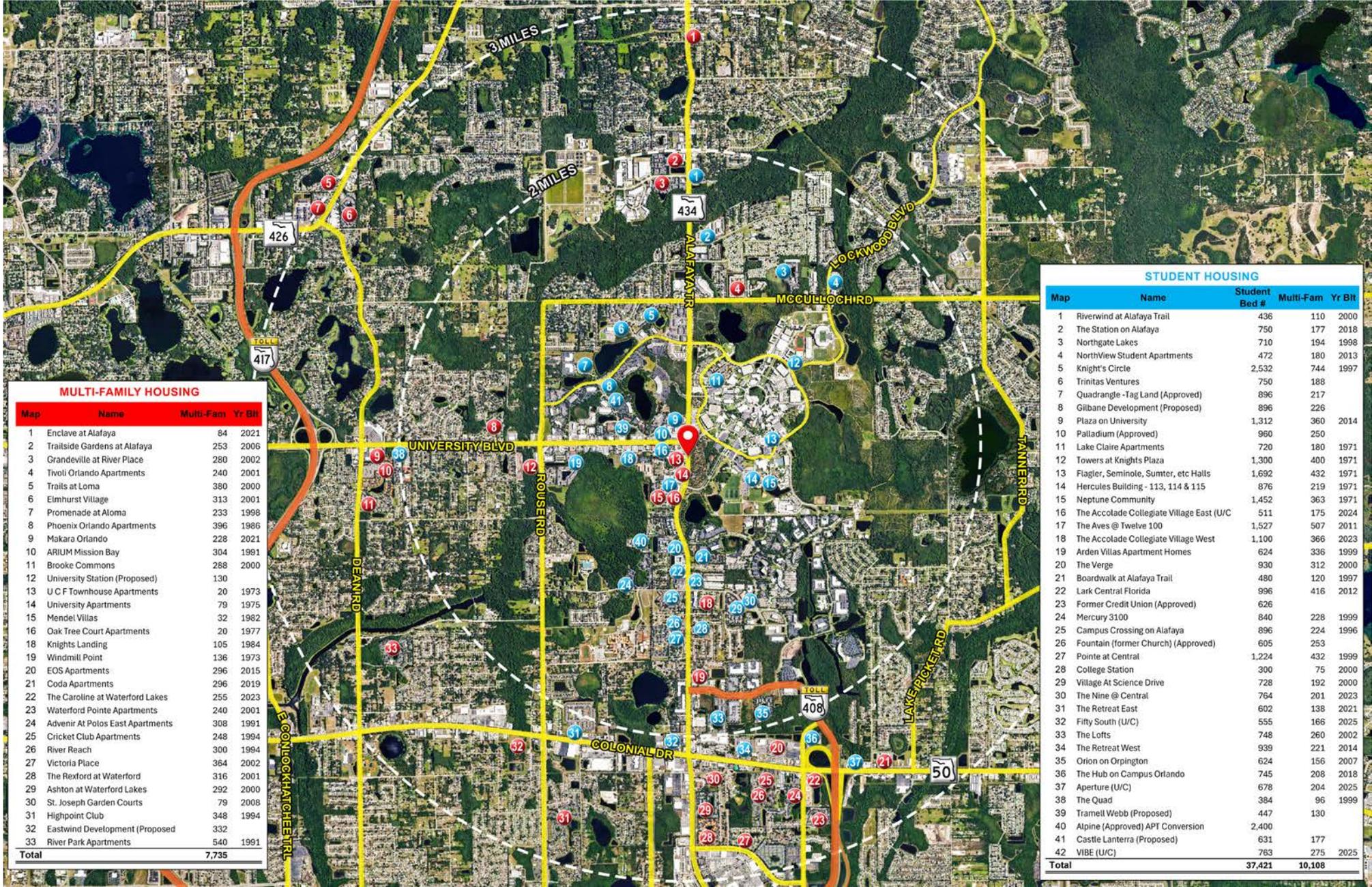


Leased By:



COMMERCIAL REAL ESTATE SERVICES

MULTI-FAMILY & STUDENT HOUSING



MULTI-FAMILY HOUSING			
Map	Name	Multi-Fam	Yr Blt
1	Enclave at Alafaya	84	2021
2	Trailside Gardens at Alafaya	253	2006
3	Grandville at River Place	280	2002
4	Tivoli Orlando Apartments	240	2001
5	Trails at Loma	380	2000
6	Elmhurst Village	313	2001
7	Promenade at Aloma	233	1998
8	Phoenix Orlando Apartments	396	1986
9	Makara Orlando	228	2021
10	ARIUM Mission Bay	304	1991
11	Brooke Commons	288	2000
12	University Station (Proposed)	130	
13	U C F Townhouse Apartments	20	1973
14	University Apartments	79	1975
15	Mendel Villas	32	1982
16	Oak Tree Court Apartments	20	1977
18	Knights Landing	105	1984
19	Windmill Point	136	1973
20	EOS Apartments	296	2015
21	Coda Apartments	296	2019
22	The Caroline at Waterford Lakes	255	2023
23	Waterford Pointe Apartments	240	2001
24	Advenir At Polos East Apartments	308	1991
25	Cricket Club Apartments	248	1994
26	River Reach	300	1994
27	Victoria Place	364	2002
28	The Rexford at Waterford	316	2001
29	Ashton at Waterford Lakes	292	2000
30	St. Joseph Garden Courts	79	2008
31	Highpoint Club	348	1994
32	Eastwind Development (Proposed)	332	
33	River Park Apartments	540	1991
Total		7,735	

STUDENT HOUSING				
Map	Name	Student Bed #	Multi-Fam	Yr Blt
1	Riverwind at Alafaya Trail	436	110	2000
2	The Station on Alafaya	750	177	2018
3	Northgate Lakes	710	194	1998
4	NorthView Student Apartments	472	180	2013
5	Knights Circle	2,532	744	1997
6	Trinitas Ventures	750	188	
7	Quadrangle - Tag Land (Approved)	896	217	
8	Gilbane Development (Proposed)	896	226	
9	Plaza on University	1,312	360	2014
10	Palladium (Approved)	960	250	
11	Lake Claire Apartments	720	180	1971
12	Towers at Knights Plaza	1,300	400	1971
13	Flagler, Seminole, Sumter, etc Halls	1,692	432	1971
14	Hercules Building - 113, 114 & 115	876	219	1971
15	Neptune Community	1,452	363	1971
16	The Accolade Collegiate Village East (U/C)	511	175	2024
17	The Aves @ Twelve 100	1,527	507	2011
18	The Accolade Collegiate Village West	1,100	366	2023
19	Arden Villas Apartment Homes	624	336	1999
20	The Verge	930	312	2000
21	Boardwalk at Alafaya Trail	480	120	1997
22	Lark Central Florida	996	416	2012
23	Former Credit Union (Approved)	626		
24	Mercury 3100	840	228	1999
25	Campus Crossing on Alafaya	896	224	1996
26	Fountain (former Church) (Approved)	605	253	
27	Pointe at Central	1,224	432	1999
28	College Station	300	75	2000
29	Village At Science Drive	728	192	2000
30	The Nine @ Central	764	201	2023
31	The Retreat East	602	138	2021
32	Fifty South (U/C)	555	166	2025
33	The Lofts	748	260	2002
34	The Retreat West	939	221	2014
35	Orion on Orpington	624	156	2007
36	The Hub on Campus Orlando	745	208	2018
37	Aperture (U/C)	678	204	2025
38	The Quad	384	96	1999
39	Tranell Webb (Proposed)	447	130	
40	Alpine (Approved) APT Conversion	2,400		
41	Castle Lanterra (Proposed)	631	177	
42	VIBE (U/C)	763	275	2025
Total		37,421	10,108	