

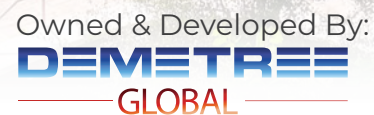
# THE PASEO | RETAIL DEVELOPMENT

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

- Direct access to **70,000+ UCF students**, the largest in the Country plus 13,000+ faculty/ staff.
- Steps away from The Aves (1,527 beds), Accolade-West (1,100 beds), Accolade-East (511 beds), and more student housing!
- Ideal for bars/restaurants, entertainment, fitness, and specialty uses.
- Join MacDinton's Irish Pub: a Co-tenant with a massive college student following!
- On-Site Amphitheater: Professionally managed outdoor venue hosting concerts, festivals, and other year-round events for continuous foot traffic.
- Within one mile of more than 4 million SF of office and office/flex space and 4,200 apartment units.
- Neighboring proven performers: Dunkin', Chipotle, Raising Cane's, Firehouse Subs, etc.
- Heavy traffic: University Blvd - **50,000 VPD**.



**Play**

**Play Shopping Center Video**

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,463	104,633	242,736
Total Daytime Population	55,169	151,640	259,590
College Students	29,846	59,527	70,350
Workplace Employees	20,794	60,086	108,711
Median Age	21.0	29.0	33.0
Average HH Income	\$55,02	\$91,011	\$101,103

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



**70,000+ UCF Students**  
 2025-2026 total



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



**60,086 Employees**  
 in 3 miles



**\$91,011 HH Income**  
 in 3 miles

# THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:



Leased By:



COMMERCIAL REAL ESTATE SERVICES



**QUADRANGLE OFFICE PARK**  
2± MILLION SF OFFICE  
157 ACRES

**SIEMENS**



70,000± STUDENTS  
13,000± FACULTY/  
STAFF

**PLAZA ON UNIVERSITY**  
1,312 BEDS

**SITE**

**ACCOLADE-EAST**  
511 BEDS

**ACCOLADE-WEST**  
1,100 BEDS

**Aves**  
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



# THE PASEO

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## PHASE 1 CONSTRUCTION UNDERWAY



70,000± 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



SYSTEMS WAY

UNIVERSITY BLVD 50,000 VPD



# THE PASEO

AT COLLEGIATE VILLAGE

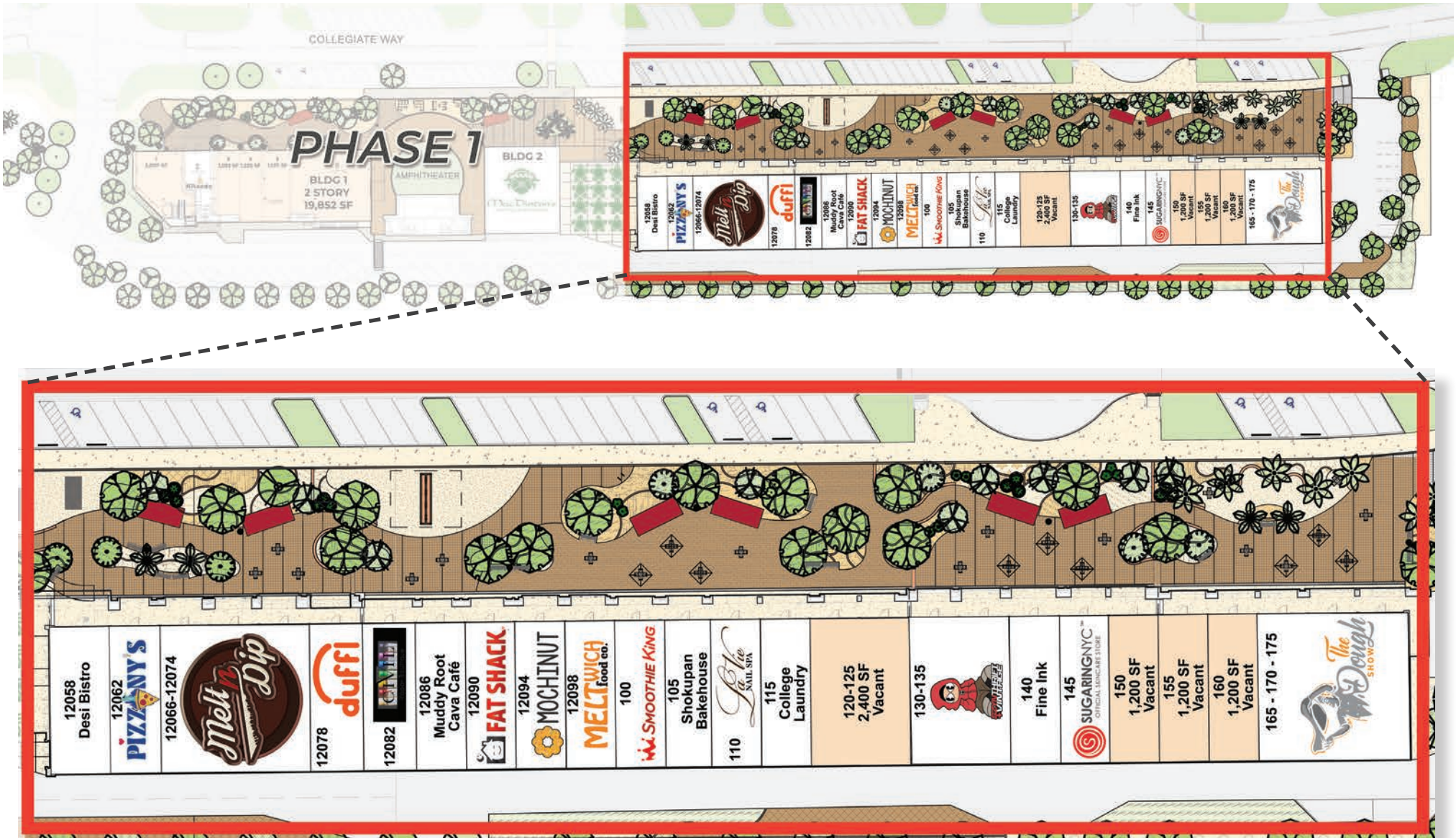
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## PHASE 2 SITE PLAN



\*Sample Configuration. Design subject to revisions and modifications.

# THE PASEO

AT COLLEGIATE VILLAGE

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**BUILDING 1**



**AMPHITHEATER**



## PHASE 1 CONSTRUCTION PHOTOS

**BUILDING 2 / AMPHITHEATER / BUILDING 1**



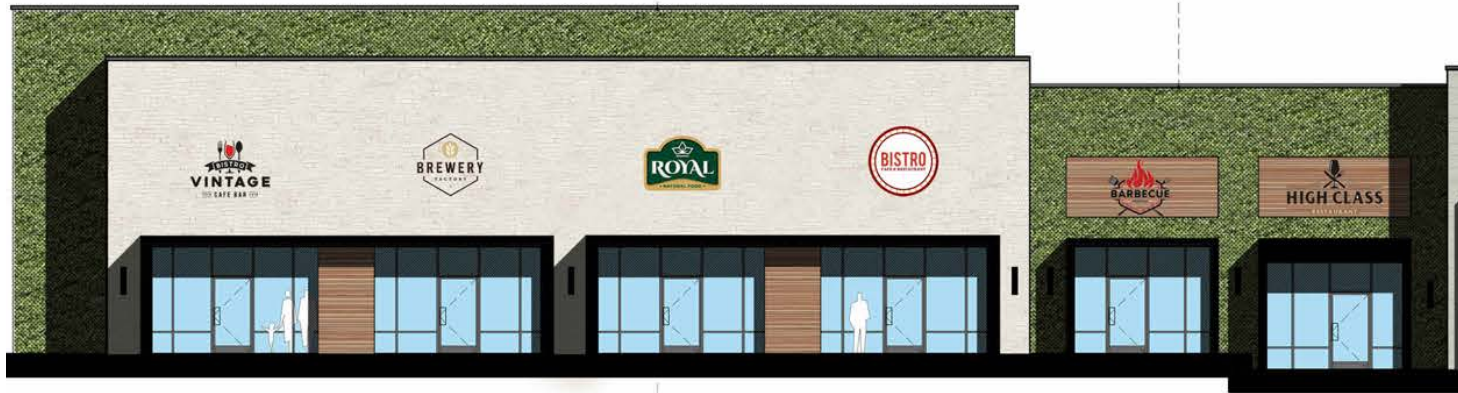
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GLOBAL

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**FORNESS**  
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COMMERCIAL REAL ESTATE SERVICES

## PHASE 2 PROJECT RENDERINGS



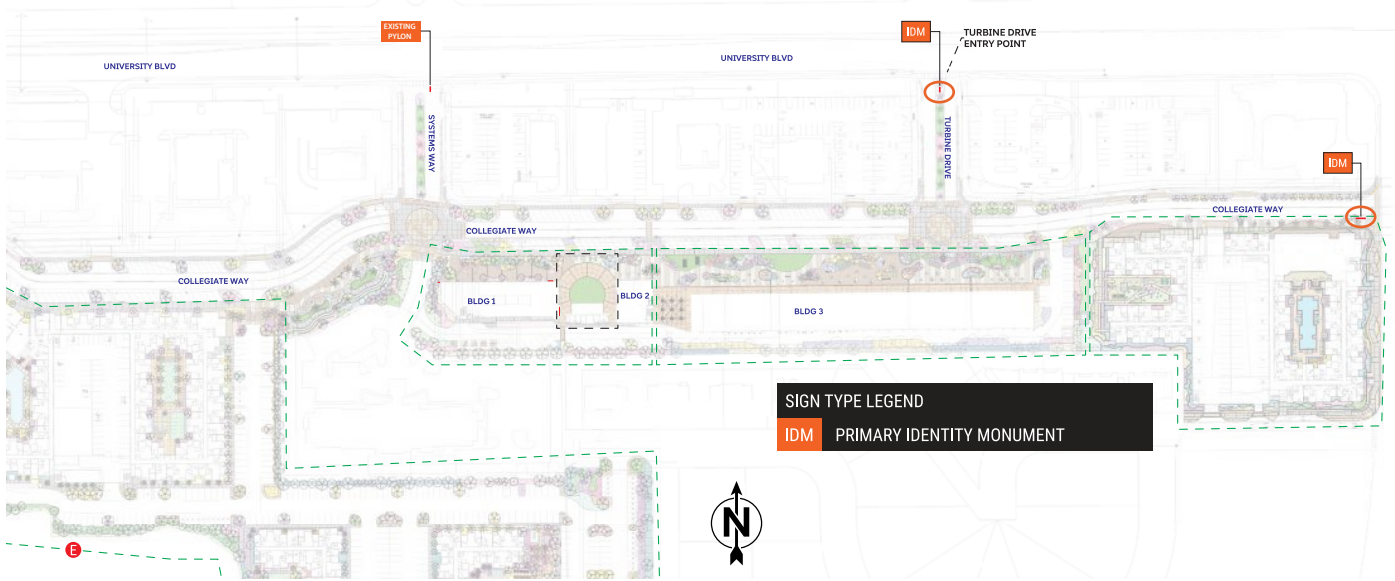
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## PROJECT SIGNAGE



# THE PASEO

## AT COLLEGIATE VILLAGE

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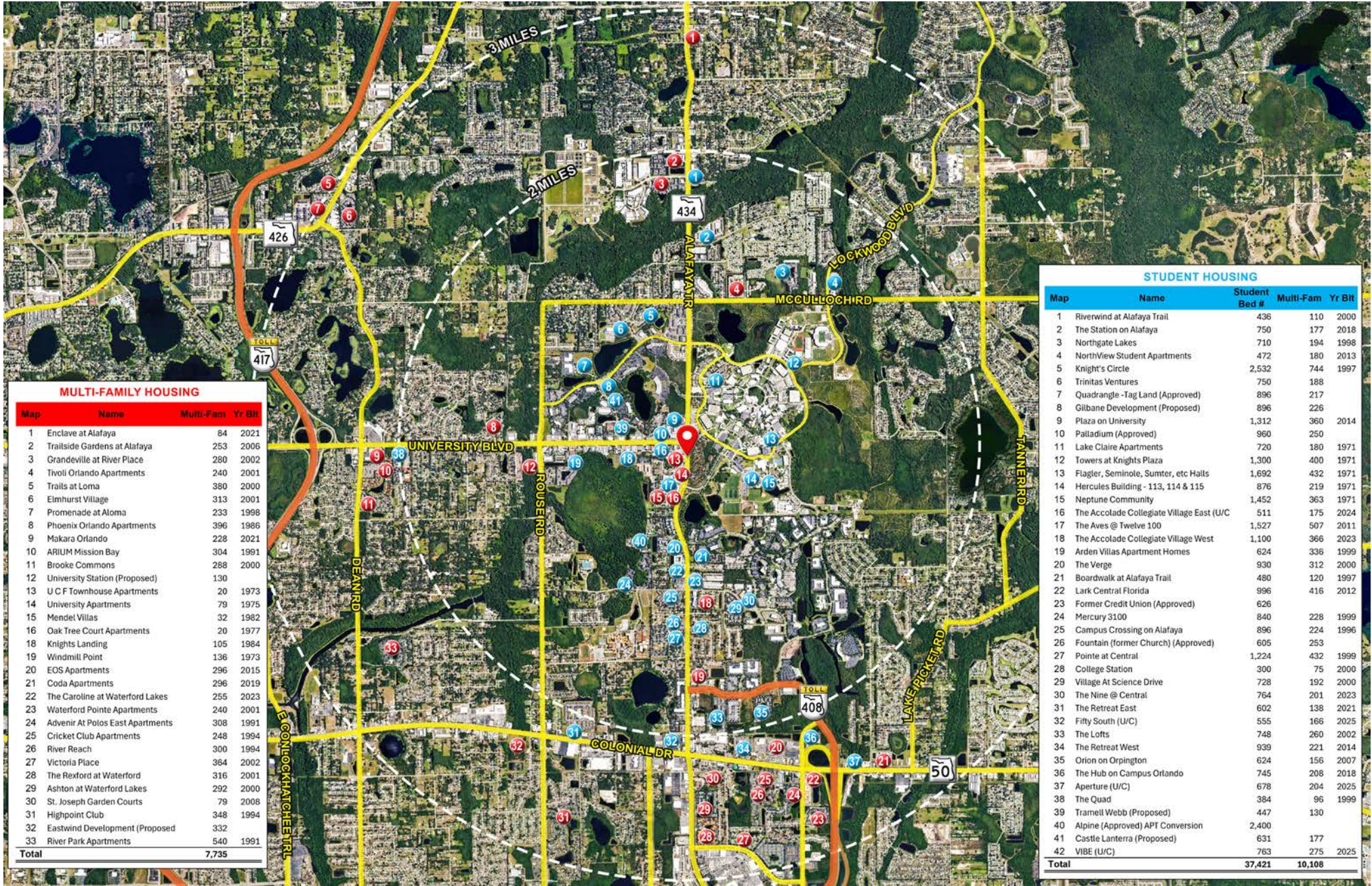


Leased By:



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
<b>Total</b>		<b>7,735</b>	

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
<b>Total</b>		<b>37,421</b>	<b>10,108</b>	