

THE PASEO | RETAIL DEVELOPMENT

AT COLLEGIATE VILLAGE | ORLANDO, FLORIDA



Leased By:



Owned & Developed By:
DEMETREE
GLOBAL



DREW FORNESS, CCIM | Drew@FornessProperties.com | 407.960.4740
MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
www.FornessProperties.com | Licensed Real Estate Broker

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 by enrollment with 68,000 students and 13,000 faculty for the 2023 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.
- 1,600+ new student beds on site, within 2 luxury apartment complexes.

[Click To Watch Project Video]



2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,054	106,177	235,995
Total Daytime Population	51,799	154,959	258,665
College Students	27,350	55,079	66,013
Workplace Employees	20,886	72,141	122,643
Median Age	21.8	25.4	30.7
Average HH Income	\$60,126	\$85,280	\$90,726
Median Housing Value	\$311,220	\$297,455	\$307,109



68,348+ UCF Students

2023 total



17,453 Multi-Family Units

32,222 Student Beds

in 3 miles



72,141 Employees

in 3 miles



\$85,280 HH Income

in 3 miles

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

THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:



Leased By:



QUADRANGLE OFFICE PARK
2± MILLION SF OFFICE
157 ACRES

SIEMENS

University of Central Florida

68,000± 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

ARLEN VILLAS
624 BEDS

ROUSE RD

CORPORATE BLVD

N ALAFAYA TRAIL

GEMINI BLVD W

UNIVERSITY BLVD

CENTRAL FLORIDA BLVD

434



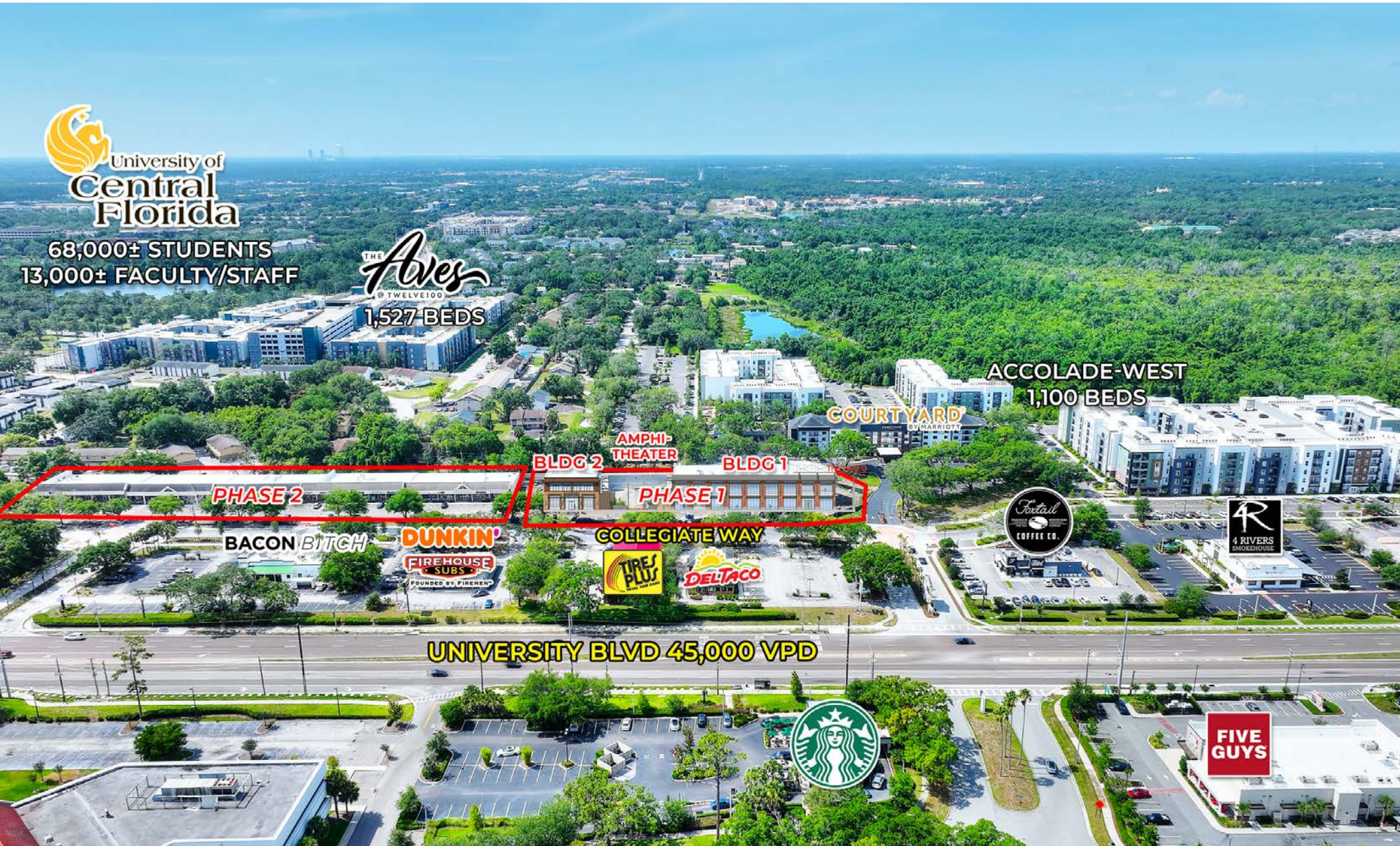
THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 1 CONSTRUCTION UNDERWAY



68,000± STUDENTS
13,000± FACULTY/STAFF

THE AVES
© TWELVE100
1,527 BEDS

ACCOLADE-WEST
1,100 BEDS

COURTYARD
BY HARRIOTT

BLDG 2
AMPHI-THEATER
BLDG 1

PHASE 2

PHASE 1

BACON BITCH



COLLEGIATE WAY



UNIVERSITY BLVD 45,000 VPD



FIVE GUYS

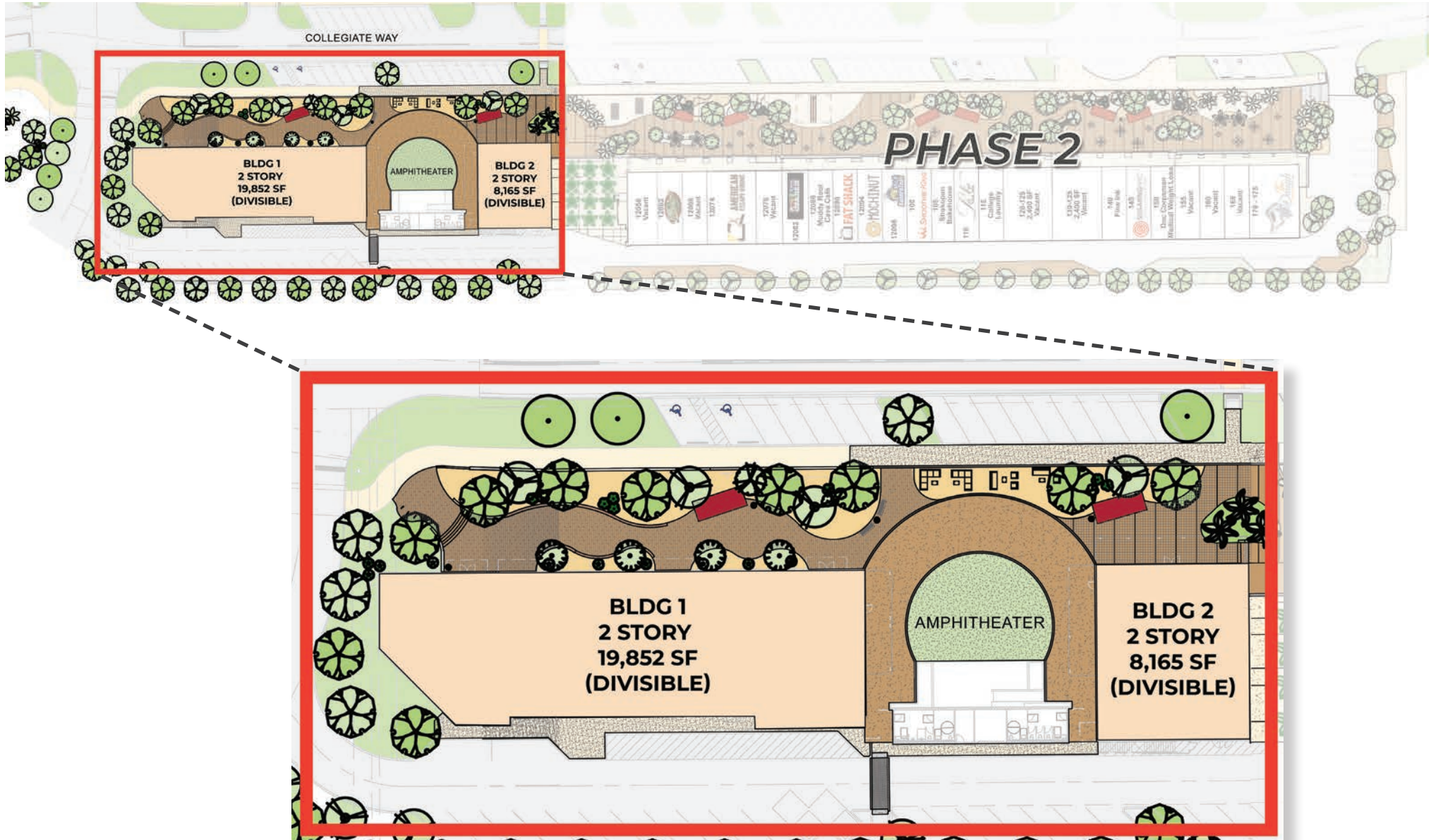
THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 1 SITE PLAN



*Sample Configuration. Design subject to revisions and modifications.

THE PASEO

AT COLLEGIATE VILLAGE

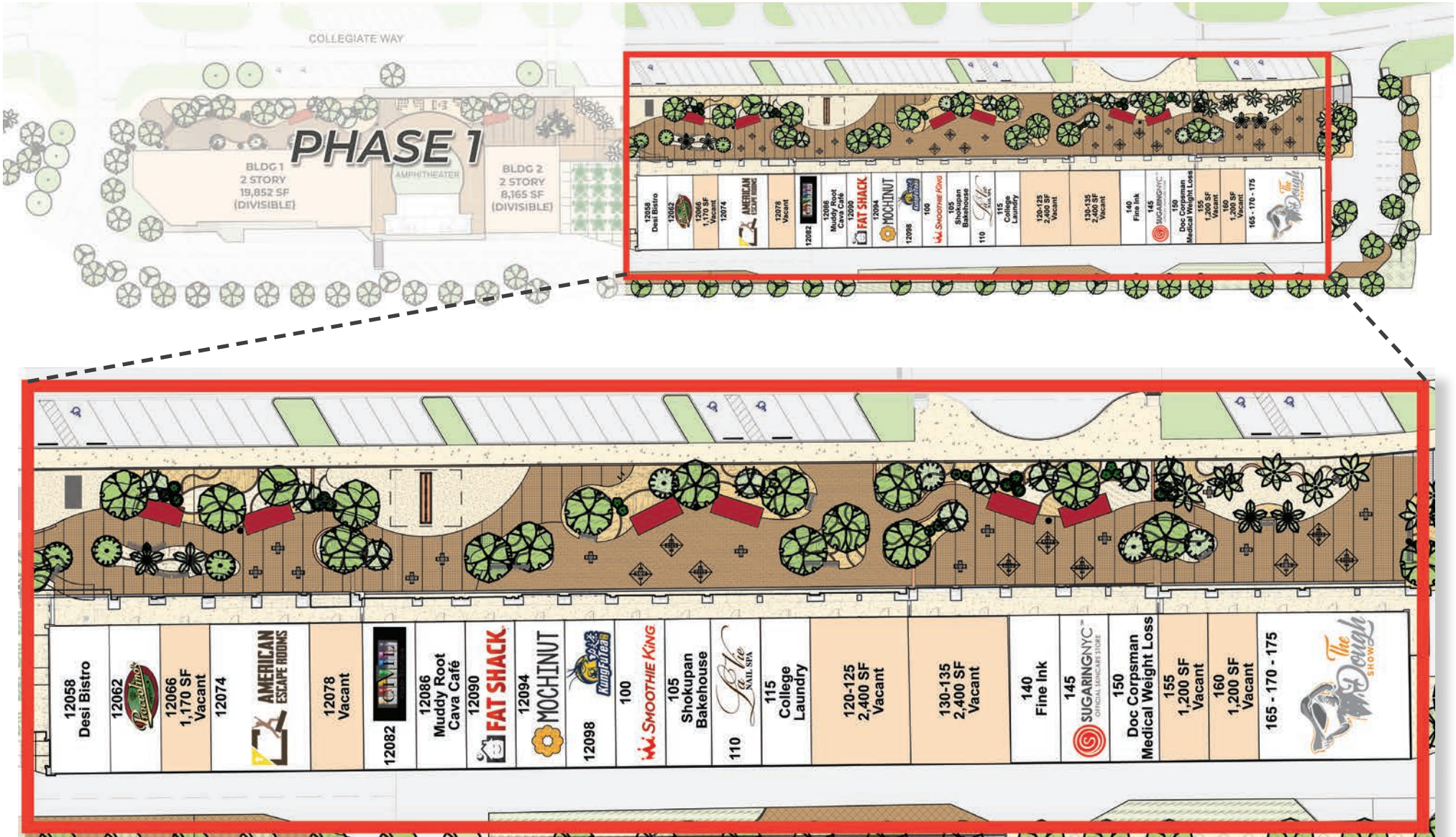
Owned & Developed By:



Leased By:



PHASE 2 SITE PLAN



*Sample Configuration. Design subject to revisions and modifications.

THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 1 CONSTRUCTION UNDERWAY



ACCOLADE-WEST
1,100 BEDS

COURTYARD
BY MARRIOTT

BLDG 1
19,852 SF
(DIVISIBLE)

BLDG 2
8,165 SF
(DIVISIBLE)

AMPHITHEATER

COLLEGIATE WAY

THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:

DEMETREE
GLOBAL

Leased By:

FP FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES



PHASE 1 PROJECT RENDERINGS



THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 2 PROJECT RENDERINGS



THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:

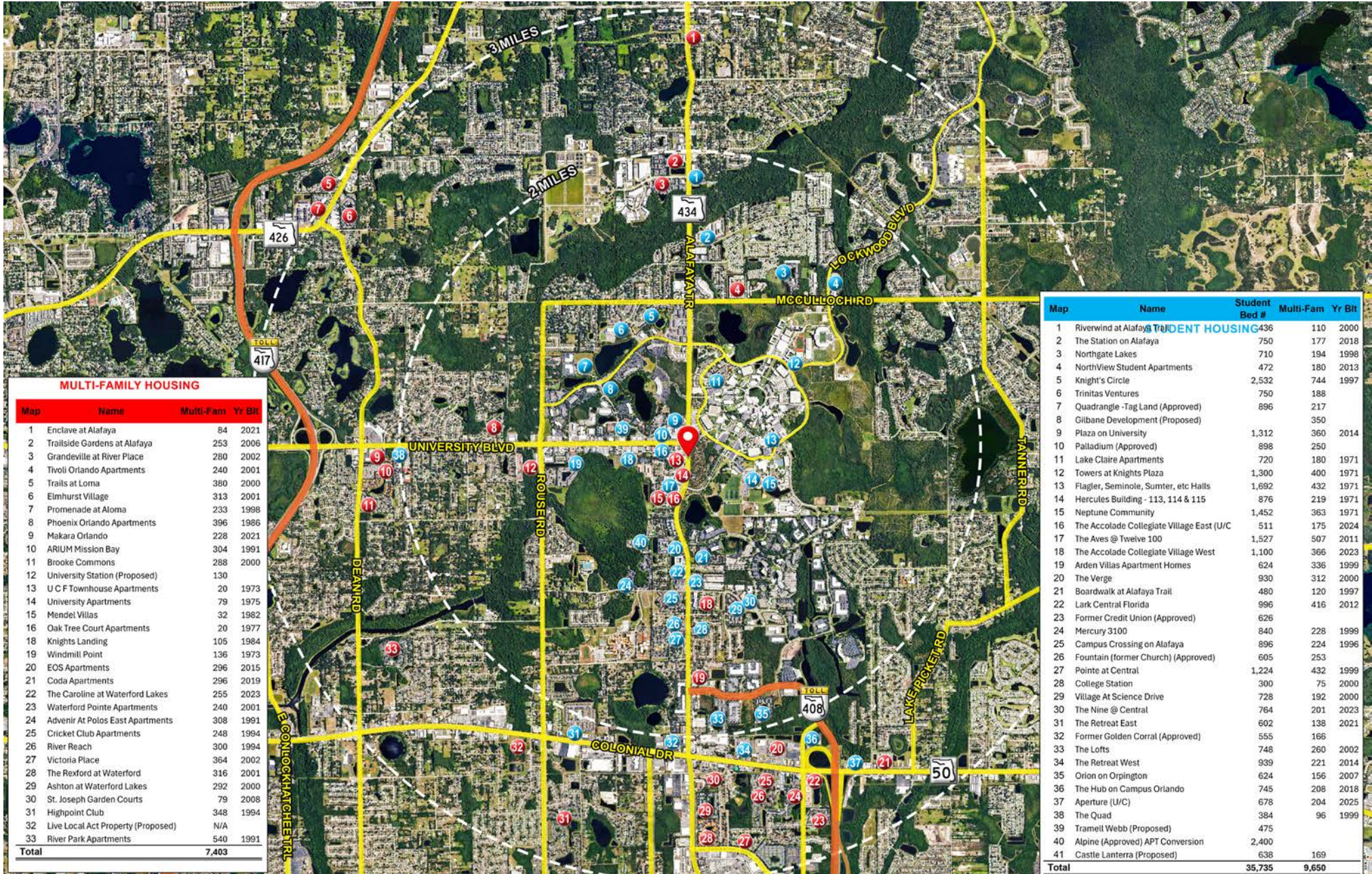


Leased By:



COMMERCIAL REAL ESTATE SERVICES

MULTI-FAMILY & STUDENT HOUSING



MULTI-FAMILY HOUSING			
Map	Name	Multi-Fam	Yr Bt
1	Enclave at Alafaya	84	2021
2	Trillside 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	Cricketer 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	Live Local Act Property (Proposed)	N/A	
33	River Park Apartments	540	1991
Total		7,403	

Map	Name	Student Bed #	Multi-Fam	Yr Bt
1	Riverwind at Alafaya	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	Knight's Circle	2,532	744	1997
6	Trinitas Ventures	750	188	
7	Quadrangle - Tag Land (Approved)	896	217	
8	Gilbane Development (Proposed)		350	
9	Plaza on University	1,312	360	2014
10	Palladium (Approved)	898	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	Former Golden Corral (Approved)	555	166	
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	Trammel Webb (Proposed)	475		
40	Alpine (Approved) APT Conversion	2,400		
41	Castle Lanterra (Proposed)	638	169	
Total		35,735	9,650	