

THE PASEO | RETAIL DEVELOPMENT

AT COLLEGIATE VILLAGE | ORLANDO, FLORIDA



Leased By:



Owned & Developed By:
DEMETREE
GLOBAL

PHASE 1
BUILDING 1 & 2



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 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

THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:

DEMETREE
GLOBAL

Leased By:

FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES



THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:

DEMETREE
GLOBAL

Leased By:

FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 1 CONSTRUCTION UNDERWAY



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

THE *Aves*
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

TIRE PLUS

Raising Cane's
CHICKEN FINGERS
COMING SOON

SYSTEMS WAY

UNIVERSITY BLVD 50,000 VPD

THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 1 SITE PLAN



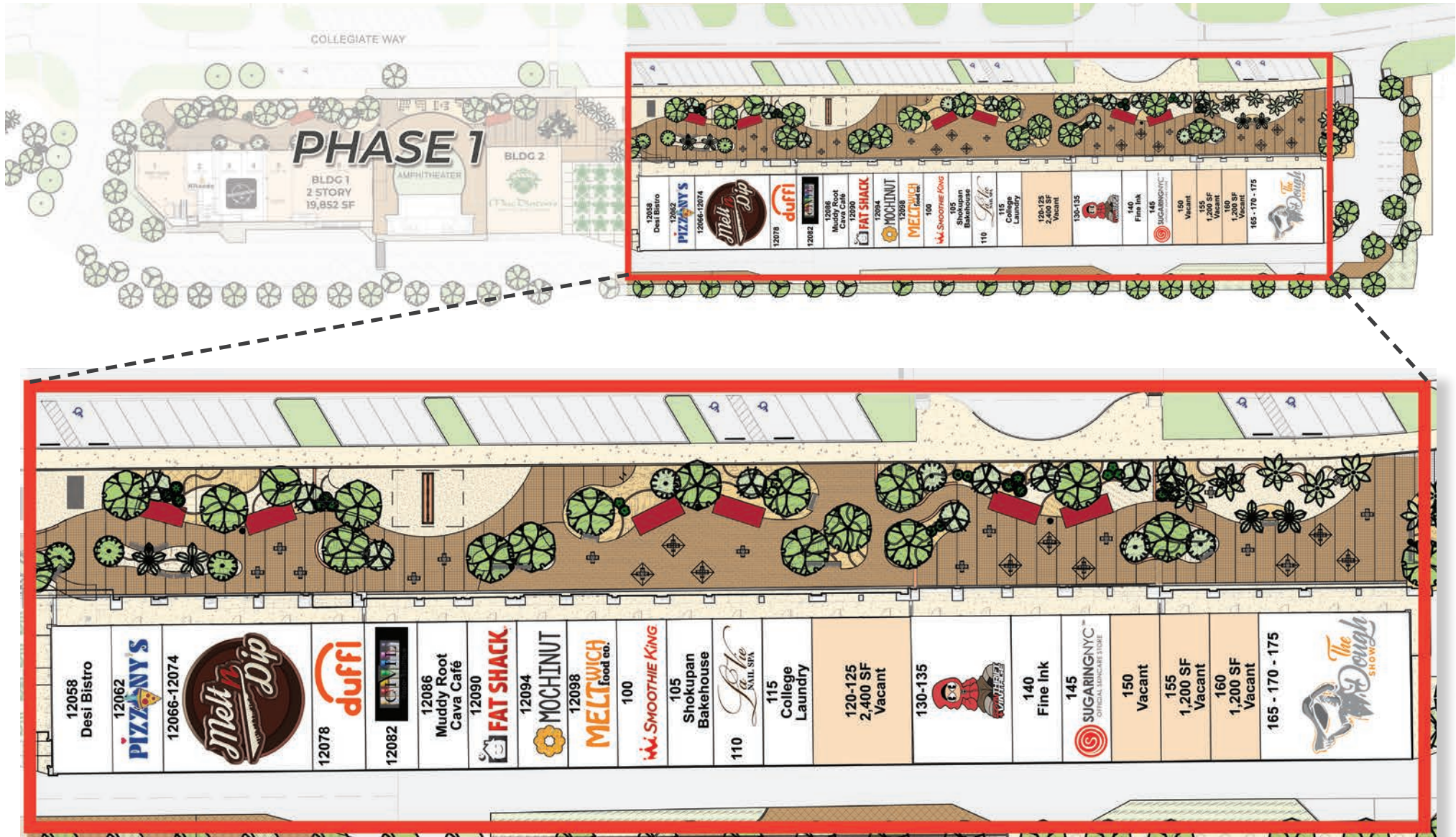
THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
 GLOBAL

Leased By:
FORNESS
 PROPERTIES
 COMMERCIAL REAL ESTATE SERVICES

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

BUILDING 1



AMPHITHEATER



PHASE 1 CONSTRUCTION PHOTOS

BUILDING 2 / AMPHITHEATER / BUILDING 1



THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PHASE 2 PROJECT RENDERINGS



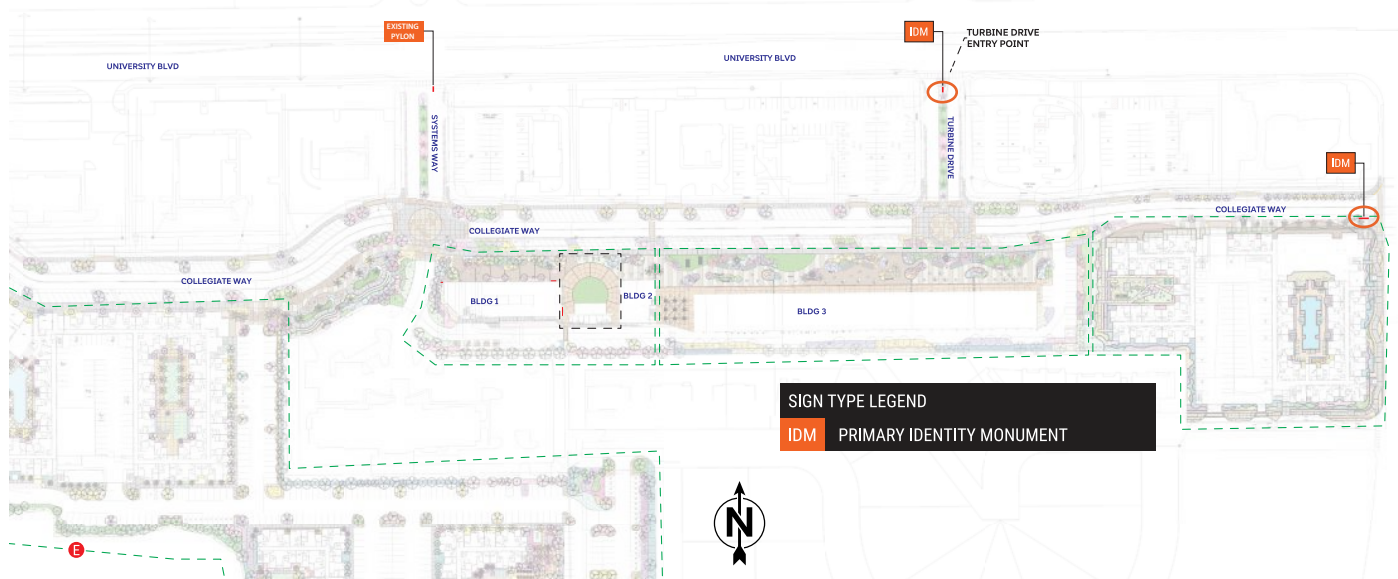
THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

PROJECT SIGNAGE



THE PASEO

AT COLLEGIATE VILLAGE

Owned & Developed By:
DEMETREE
GLOBAL

Leased By:
FORNESS
PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

MULTI-FAMILY & STUDENT HOUSING

