

THE PASEO | RETAIL DEVELOPMENT

AT COLLEGIATE VILLAGE | ORLANDO, FLORIDA



Leased By:



Owned & Developed By:
DEMETREE
GLOBAL

PHASE 1
BUILDING 1 & 2



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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.
- **1,178 SF 2nd generation restaurant available.**
- 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 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	\$55,002	\$91,011	\$101,103

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



70,000+ UCF Students
 2025-2026 total



18,686 Multi-Family Units
36,596 Student Beds
 in 3 miles



60,086 Employees
 in 3 miles



\$91,011 HH Income
 in 3 miles

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PHASE 1 CONSTRUCTION UNDERWAY



THE Aves
1,527 BEDS

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

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

SYSTEMS WAY

UNIVERSITY BLVD 50,000 VPD

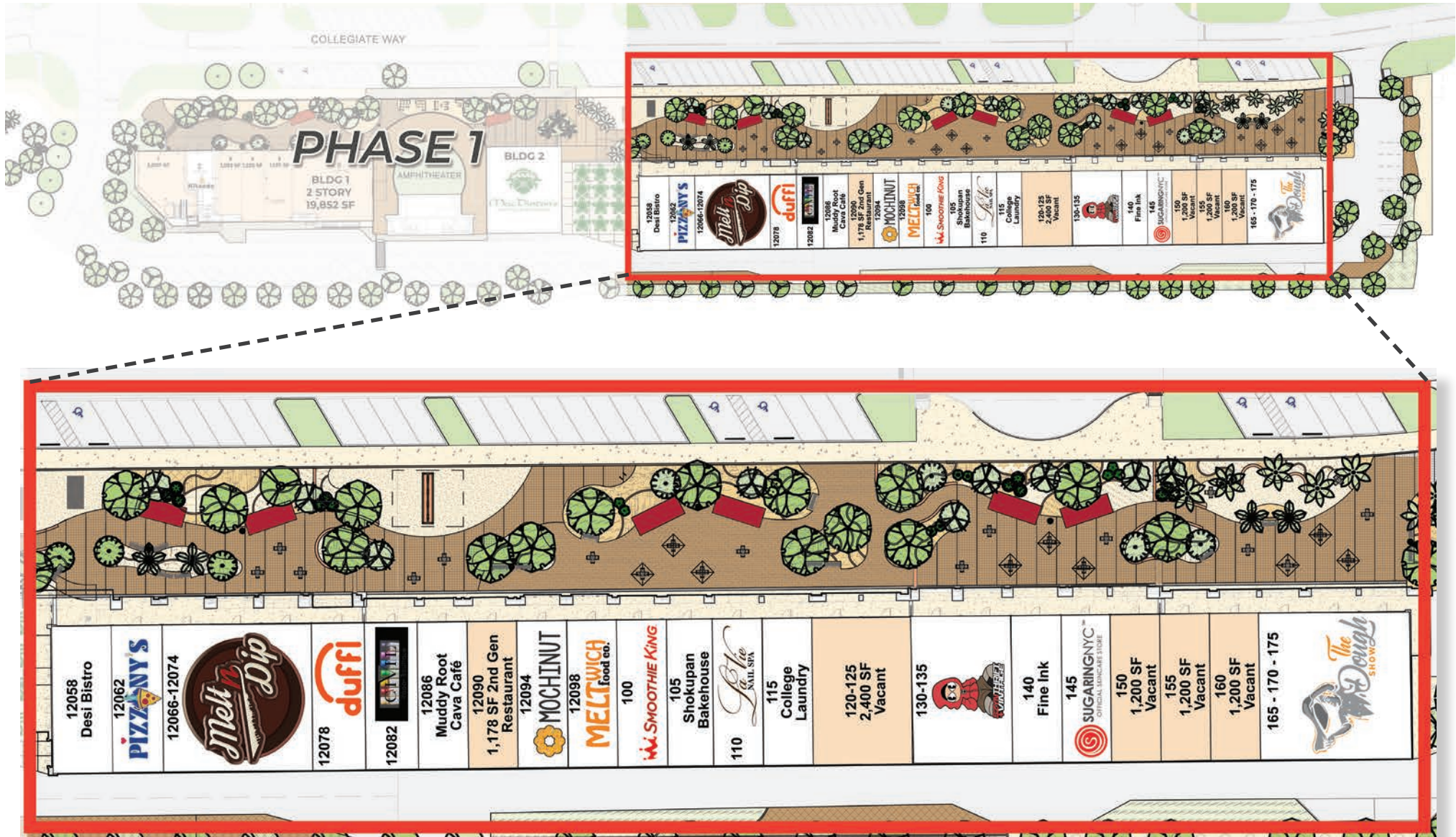
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PHASE 2 SITE PLAN



*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



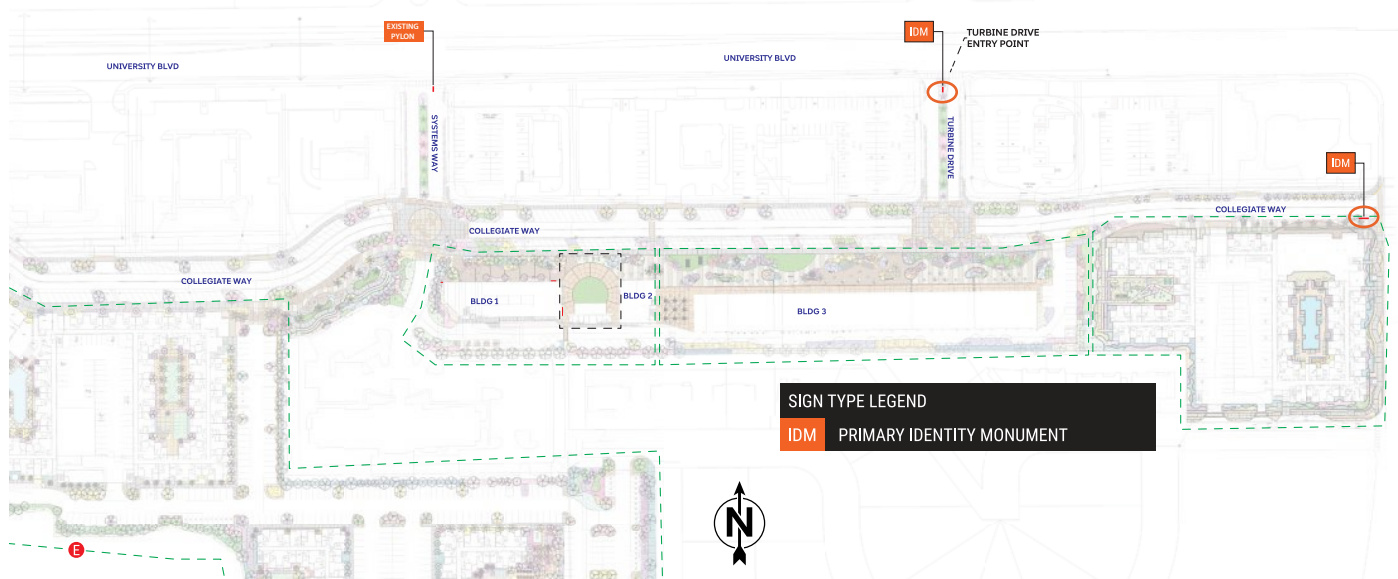
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PROJECT SIGNAGE



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MULTI-FAMILY & STUDENT HOUSING

