# THE PASEO | RETAIL DEVELOPMENT

## At Collegiate Village | Orlando, Florida




**PHASE 1**
**BUILDING 1 & 2**

Leased By:
FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

Owned & Developed By:
DEMETREE GLOBAL

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www.FornessProperties.com | Licensed Real Estate Broker

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## AT COLLEGIATE VILLAGE

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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.
- 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 | $55,002 | $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



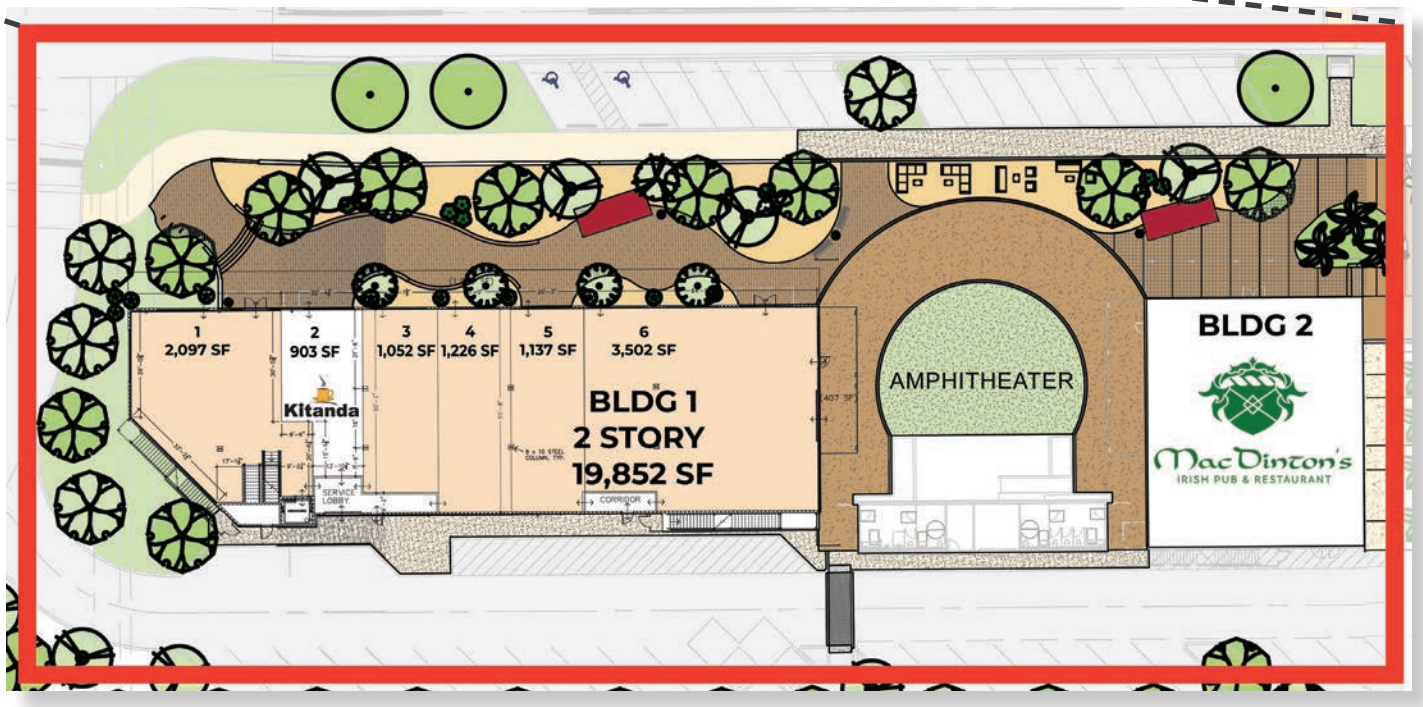
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## PHASE 1 SITE PLAN




Matterport™
Play 3D Interior Tour

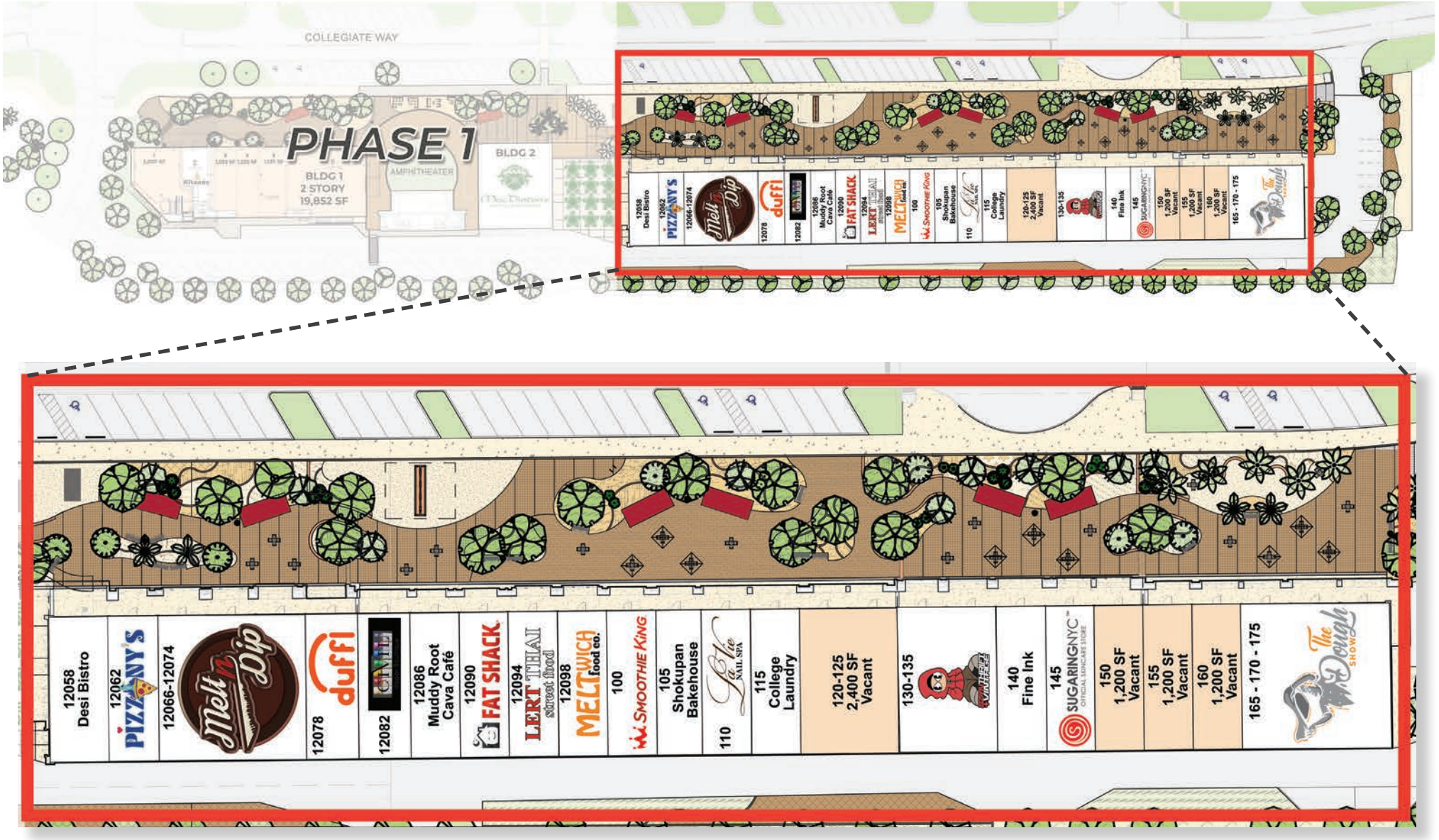
*Sample Configuration. Design subject to revisions and modifications.

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## PHASE 2 SITE PLAN




*Sample Configuration. Design subject to revisions and modifications.

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## PHASE 1 CONSTRUCTION PHOTOS



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## PHASE 2 PROJECT RENDERINGS





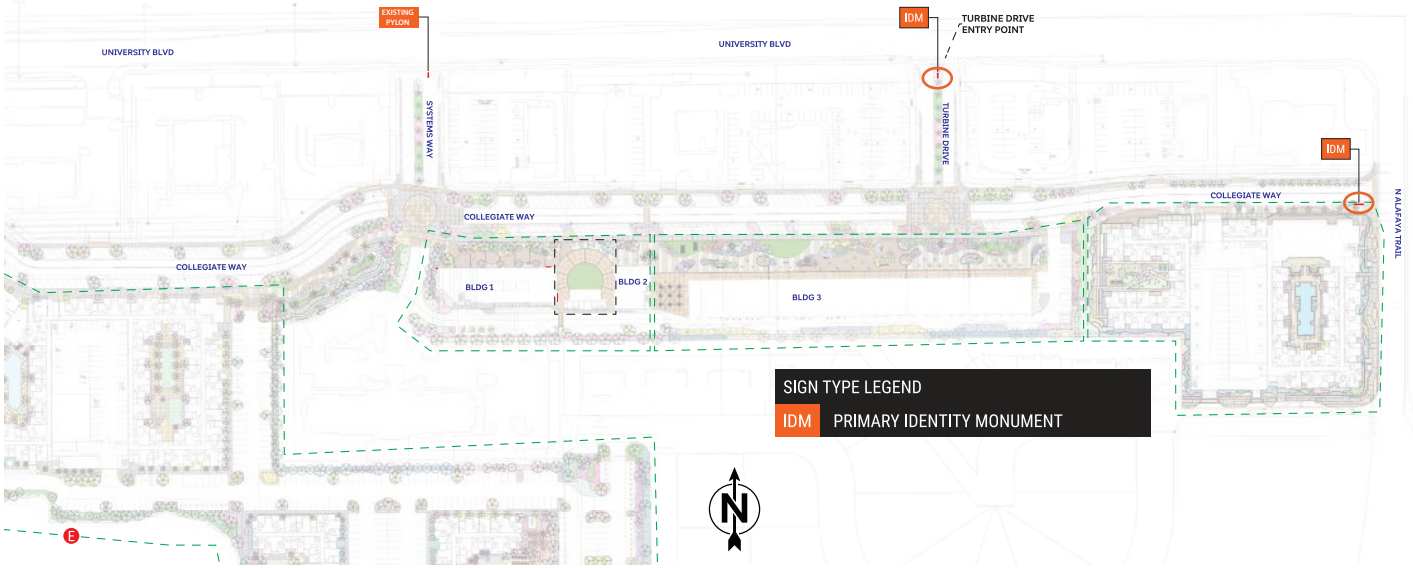



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# PROJECT SIGNAGE







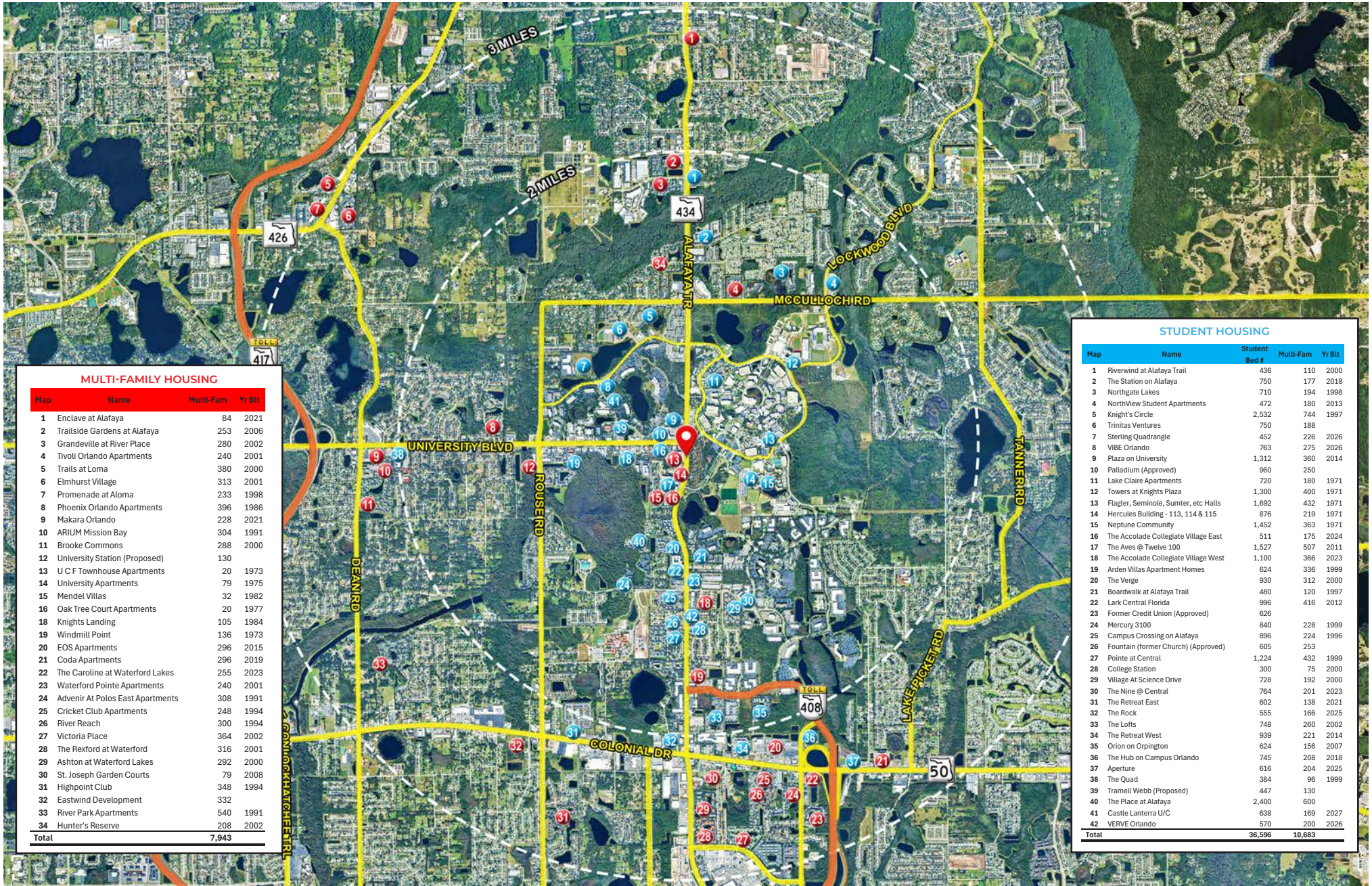


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# MULTI-FAMILY & STUDENT HOUSING




### MULTI-FAMILY HOUSING

| Map | Name | Multi-Fam | Yr Blt |
|---|---|---|---|
| 1 | Enclave at Alafaya | 84 | 2021 |
| 2 | Trailside Gardens at Alafaya | 253 | 2006 |
| 3 | Grandeville 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 | 332 | |
| 33 | River Park Apartments | 540 | 1991 |
| 34 | Hunter's Reserve | 208 | 2002 |
| Total | | 7,943 | |

### 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 | Knight's Circle | 2,532 | 744 | 1997 |
| 6 | Trinitas Ventures | 750 | 188 | |
| 7 | Sterling Quadrangle | 452 | 226 | 2026 |
| 8 | VIBE Orlando | 763 | 275 | 2026 |
| 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 | 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 | The Rock | 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 | 616 | 204 | 2025 |
| 38 | The Quad | 384 | 96 | 1999 |
| 39 | Tramell Webb (Proposed) | 447 | 130 | |
| 40 | The Place at Alafaya | 2,400 | 600 | |
| 41 | Castle Lanterra U/C | 638 | 169 | 2027 |
| 42 | VERVE Orlando | 570 | 200 | 2026 |
| Total | | 36,596 | 10,683 | |