

# Retail Space FOR LEASE

Student Housing Project  
Creative Village  
Downtown Orlando



## Highlights

- » Student Housing Project located directly across the street from the UCF/Valencia College Downtown Campus
- » 8,000 students/faculty/staff at opening
- » Approximately 640 "dormitory-style" student housing beds
- » 600 integrated parking spaces
- » 100 parking spaces dedicated to retail customers
- » 105,000 s.f. leased to UCF and Valencia College
- » Free LYMMO bus circulator connecting to the Central Business District
- » Downtown Orlando has over 80,000 office workers and 17,000 residents





*UCF Dr. Phillips Academic Commons and Student Housing Project - Southeast Perspective*

Student Housing Project  
located directly across  
the street from the  
UCF/Valencia College  
Downtown Campus

**8,000**  
Students/Faculty/Staff  
Opening August 2019

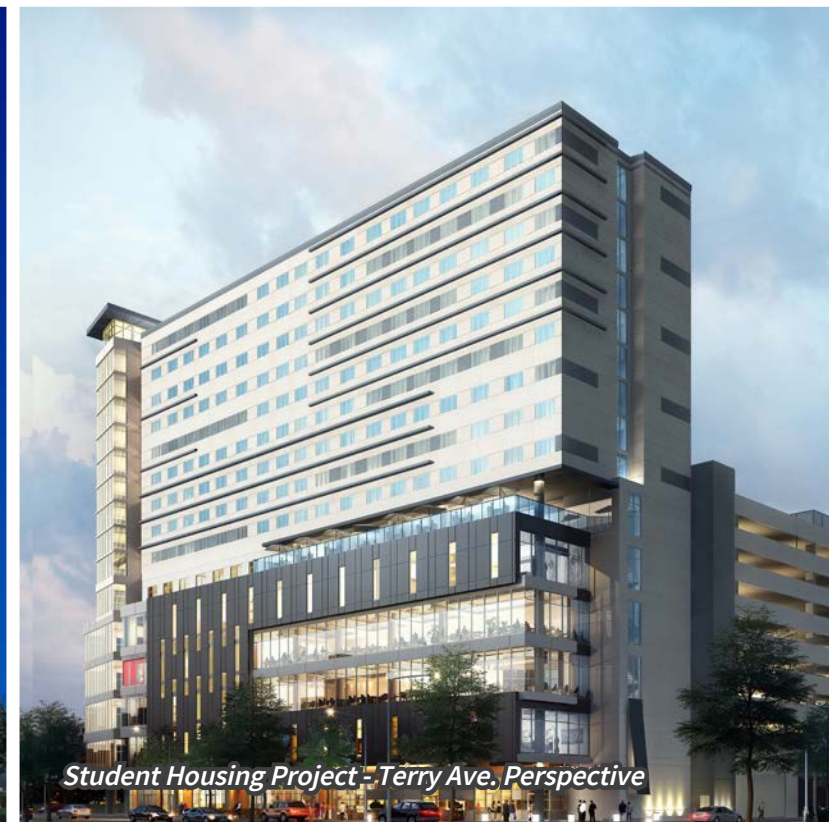
**600** spaces  
on-site parking



*UCF Dr. Phillips Academic Commons - Northwest Perspective*



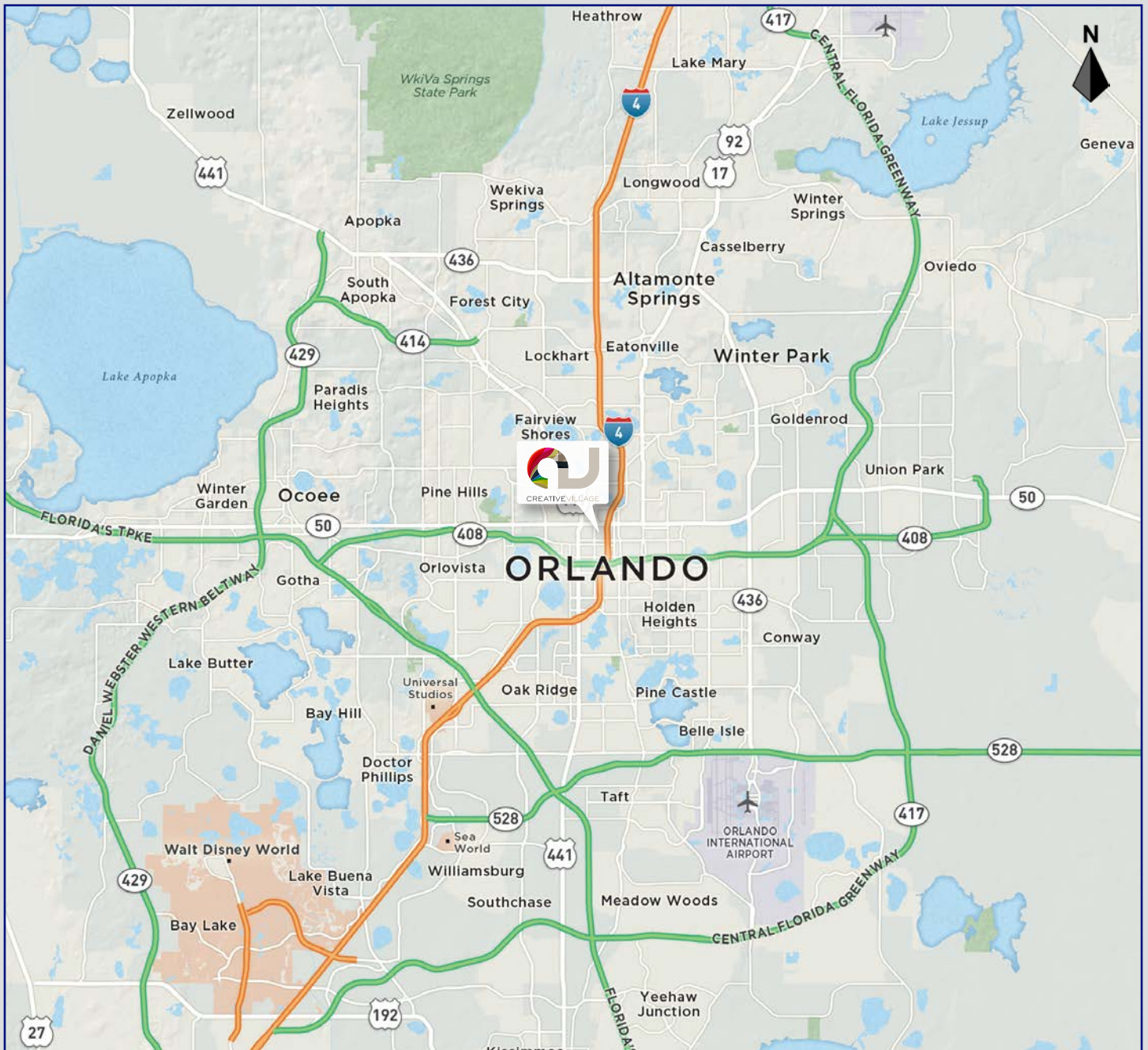
*Student Housing Project - Livingston St. & Terry Ave. Perspective*



*Student Housing Project - Terry Ave. Perspective*



# LOCATION MAP



## Population Summary

1 MILE	3 MILE	5 MILE
<b>13,393</b>	<b>89,363</b>	<b>292,439</b>
<b>Estimated Growth in 5 Years</b>		
<b>14,764</b>	<b>96,800</b>	<b>318,358</b>



## Average Household Income

1 MILE	3 MILE	5 MILE
<b>\$75,056</b>	<b>\$75,904</b>	<b>\$69,111</b>
<b>Estimated Growth in 5 Years</b>		
<b>\$91,211</b>	<b>\$89,450</b>	<b>\$79,709</b>



## Daytime Population

1 MILE	3 MILE	5 MILE
<b>53,876</b>	<b>178,841</b>	<b>272,796</b>
<b>Median Age</b>		
<b>38.4</b>	<b>39.6</b>	<b>36.4</b>

# STACKING PLAN



## CREATIVE VILLAGE STUDENT HOUSING PROJECT

### UCF / Valencia

- Located directly across the street from the UCF/Valencia College Downtown Campus
- 8,000 students/faculty/staff on day 1 in August 2019
- Phase I campus includes a new 148K s.f. academic building and the 115K s.f. renovated Center for Emerging Media
- 10,000 to 15,000 students projected for Downtown Campus

### Student Housing Project

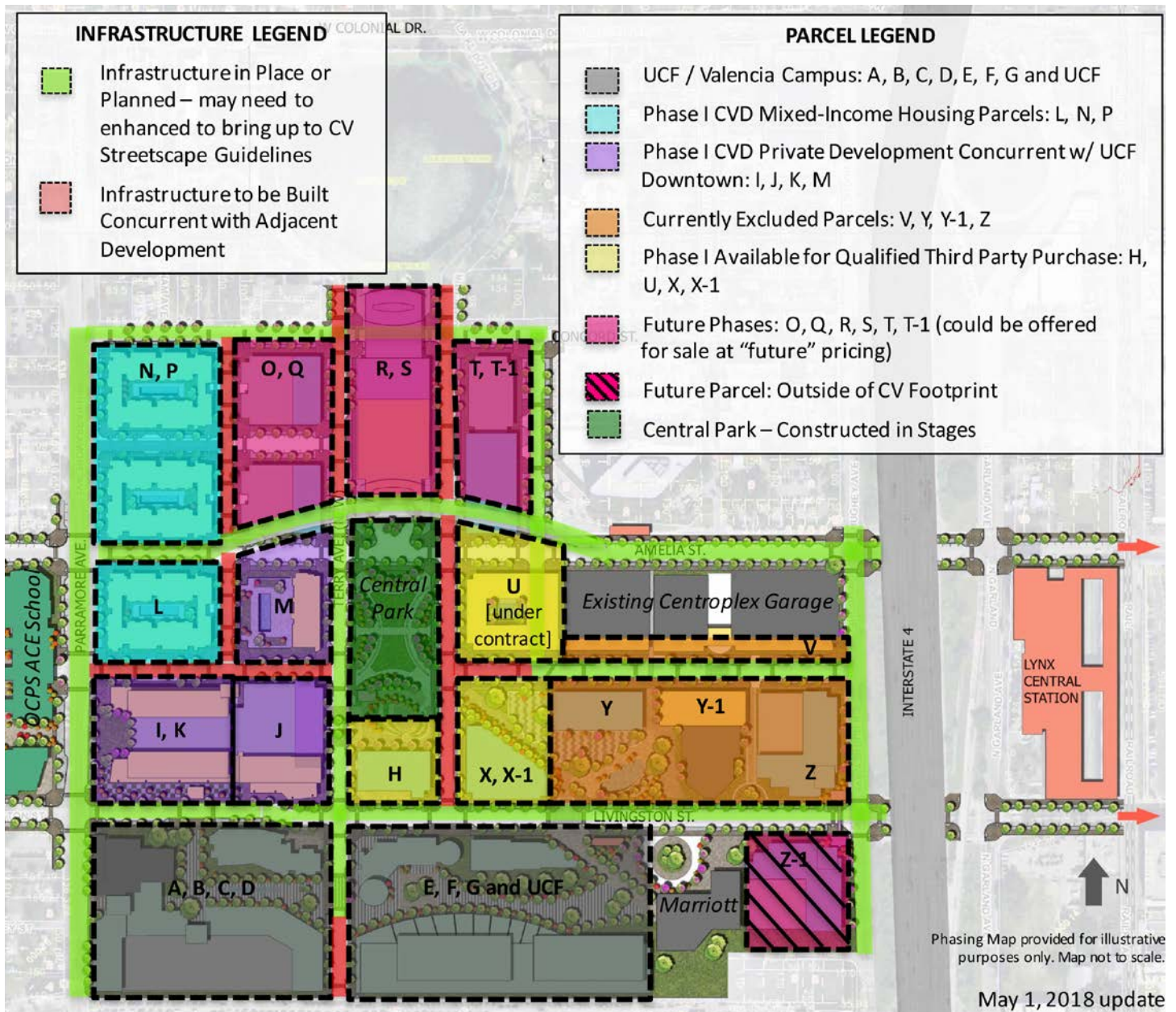
- 105,000 s.f. leased to UCF and Valencia generating daily foot traffic
- 12,279 s.f. ground floor retail space available
- 640 "dormitory-style" student housing beds and 600 space parking garage (100 for retail customers)
- All building circulation walks through the lobby



# GROUND FLOOR RETAIL LEASING PLAN



# CREATIVE VILLAGE PHASING PLAN



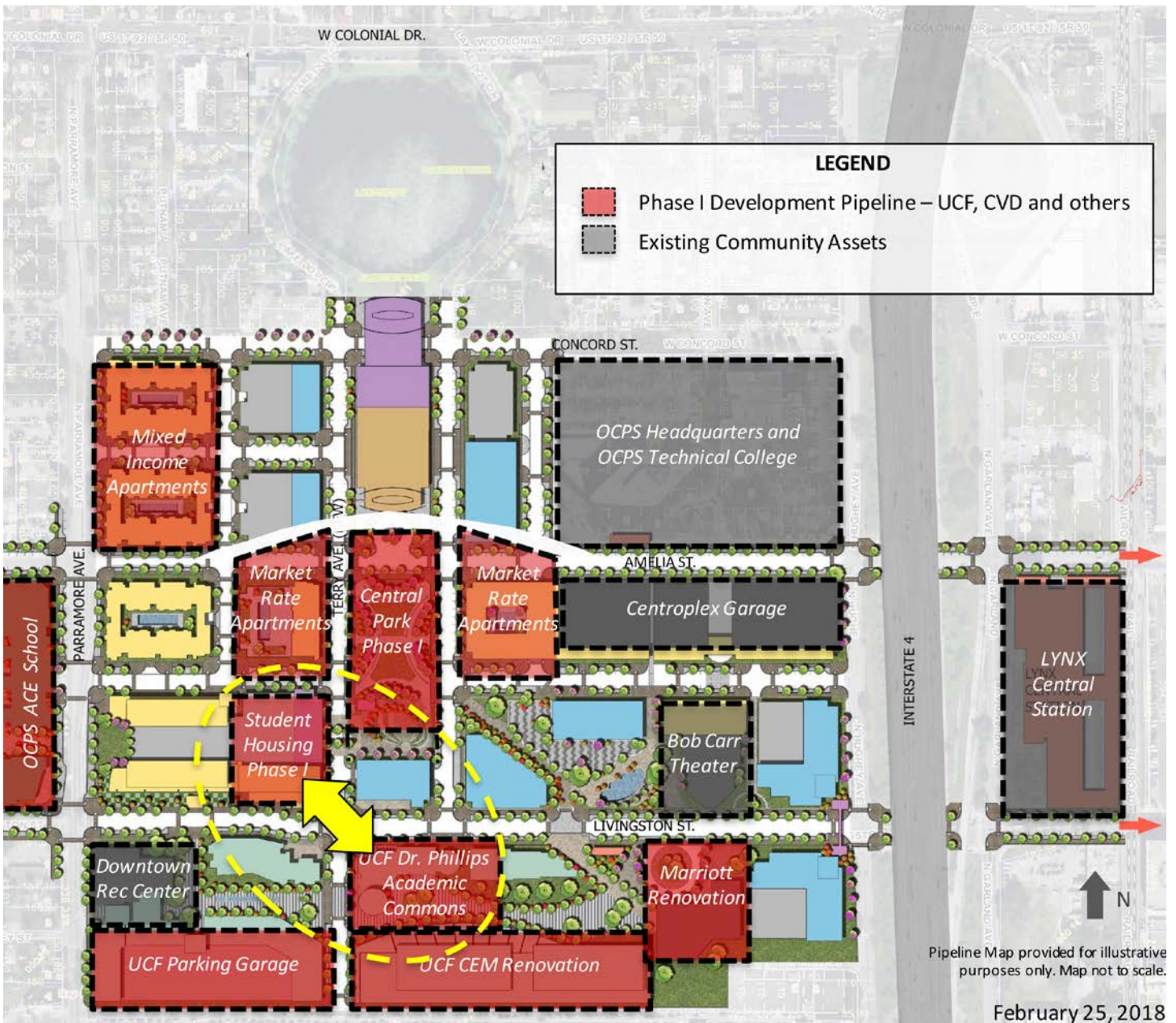
Creative Village is a long-term public/private development model that will occur in several phases over 10 to 15 years. Upon development and build out of the entire project, total vertical development value is estimated well in excess of \$1 billion. Creative Village is one of the largest transit-oriented developments in the southeast United States.

Creative Village is a public/private partnership between the City of Orlando and the Master Developer, Creative Village Development, LLC (CVD).

- » CVD is a joint venture between Banc of America Community Development Corporation and a local team led by Ustler Development, Inc.
- » Once complete, Creative Village will include up to:
  - 1,200,000 s.f. of office/creative space
  - 750,000 s.f. of higher education space (UCF and Valencia College)
  - 1,500 residential units
  - 1,500 student housing beds
  - 150,000 s.f. of retail/commercial space
  - 225 hotel rooms



# CREATIVE VILLAGE PHASE I PIPELINE



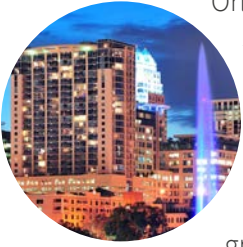
## CREATIVE VILLAGE PHASE I

Over \$550M concurrent vertical development scheduled between 2017-2021

- 8,000 students/faculty/staff at opening  
UCF/Valencia College Downtown Campus Phase I = \$111M  
**- under construction**
- Mixed-income housing project (BACDC/Atlantic Housing) = \$56M; 256 units **- under construction**
- Market rate apartment project (Ustler/Allen Morris) = \$107M; 409 units
- Market rate apartment project (Mill Creek) = approx. \$70M; 300 units
- Privately developed student housing (Ustler/DEVEN) = \$105M; 640 "dormitory-style" student housing beds **- under construction**
- New PS - 8 School (OCPS) = \$60M; 1,000± students **(opened 8/17)**
- Renovated full service Marriott (United Capital Corp.) = \$40M; 299 rooms **(opened 12/17)**
- Central Park Stage I = \$1+M; 2.5 acre park and green space

The initial phase at Creative Village represents a total investment value of \$625M, including up-front infrastructure and completed site work valued at approximately \$23M and other public and private investment valued at \$52M.

# DOWNTOWN ORLANDO



Orlando is quickly becoming recognized as a World Class City. **Downtown Orlando** is home to the Amway Center, Dr. Phillips Center for the Performing Arts and a completely overhauled Camping World Stadium. We're growing our transportation infrastructure through SunRail commuter rail service, Brightline, expansion of the Orlando Airport and the I-4 Ultimate project. Our tech community is thriving as evidenced by many successful "home grown" tech companies, the formation of the Orlando Tech Association and several tech-focused co-working spaces. Orlando is also making a name for itself as a foodie town, a nationally recognized leader in sustainability and green building practices and an overall great place to live!

**Dr. Phillips Center for the Performing Arts** is a \$383 million state-of-the-art performing arts center in Downtown Orlando. With its opening in November 2014, the performing arts center launched its vision of Arts For Every Life® by being a gathering place for creativity and discovery; a vibrant urban destination where artists, audiences and students come to experience, explore and learn. Phase I features the 2,700-seat Walt Disney Theater and the 300-seat Alexis & Jim Pugh Theater. The \$228 million Phase II broke ground in March 2017 and will add the 1,700-seat Steinmetz Hall.



**Orlando City Stadium** is a \$155 million, 25,500-seat soccer-specific stadium. It is 100% privately funded and home to Orlando City (MLS) and Orlando Pride (NWSL). The site is two blocks from the Amway Center, within walking distance of the downtown bar district, and four blocks from Creative Village. In addition to regular season games, the Orlando City Stadium has hosted "friendly" matches, international matches and both the U.S. Men's National Team and the U.S. Women's National Team.

**Amway Center** is a \$480 million state-of-the-art facility that is home to the NBA's Orlando Magic and the Orlando Solar Bears professional hockey team. As host to several hundred events each year, the Amway Center is an iconic destination to Central Florida and beyond. With capacity of more than 20,000 seats, the Amway Center has hosted countless concerts and sports events, including the NBA All-Star Game and the NCAA Basketball Tournament.



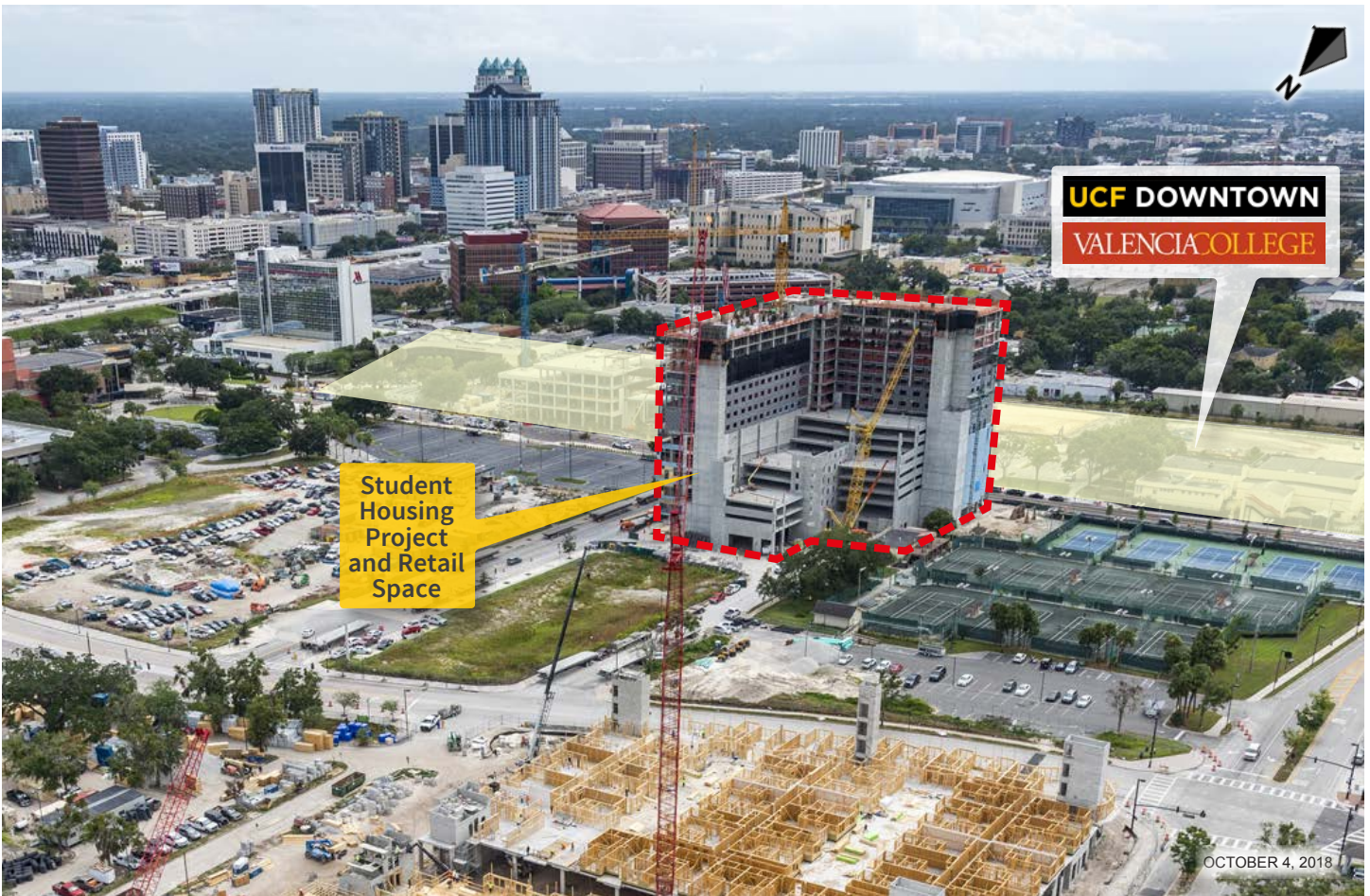
**Camping World Stadium** (formerly the Citrus Bowl) underwent a massive \$208 million reconstruction in 2014 which yielded 90% all-new construction and a completely modernized stadium. These upgrades have bolstered Camping World Stadium's ability to draw new high-profile events like neutral-site college football games, NFL pre-season match-ups, the NFL Pro Bowl and big-name concerts while retaining its signature annual college football bowl games and events.

**Florida Hospital Health Village and Orlando Health** are located one and two SunRail stops from Creative Village anchoring Downtown Orlando to the north and south. Both hospital systems are mixed-use, healthcare focused developments creating thousands of jobs. Florida Hospital is recognized as the largest hospital in the U.S. with 2,473 beds and Orlando Health is recognized as the 3rd largest in the U.S. with 2,175 beds.





# DOWNTOWN ORLANDO



## DOWNTOWN ORLANDO STATS

### Residents

- 52.3% bachelor's degree or higher
- \$73,286 average household incomes
- 37 average age
- Over 17,000 residents downtown
- 58% increase in residential population from 2000 - 2016

### Employees

- Over 80,000 employees
- 54% are college educated
- \$70,808 average salary
- 49% live within 10 miles of Downtown Orlando

### Venues

- 1,200 annual events
- 4 professional sports teams
- 1,614 hotel rooms with 632 additional rooms in progress or proposed
- \$1.5 Billion in annual spend generated in Downtown Orlando
- Dr. Phillips Center for the Performing Arts, Amway Center, Orlando City Stadium and Camping World Stadium



# UCF/VALENCIA COLLEGE DOWNTOWN



## UCF/Valencia Economic Impact

University of Central Florida (UCF) will relocate 10 academic programs, in addition to student support services, creating a vibrant full-service campus in the heart of Downtown Orlando. Valencia College will offer general education, job training and a world-class culinary program. Total UCF and Valencia investment in the Phase I campus is \$111 million and includes UCF Dr. Phillips Academic Commons, renovations to UCF Center for Emerging Media, Valencia’s hospitality and culinary arts facility and related work. The Phase I campus will create approximately 2,000 new jobs and \$205 million in annual economic impact.

## UCF/Valencia Partnership

UCF is the second largest public university in the country with over 65,000 students. Valencia has been recognized as the top community college in the United States and has five campuses in Central Florida with over 68,000 students. UCF, in partnership with Valencia, will create a best-in-the-nation campus for digital media, communication, public services, health-related programs, culinary and hospitality located at Creative Village. The Phase I campus with 8,000 students/faculty/staff is now open.

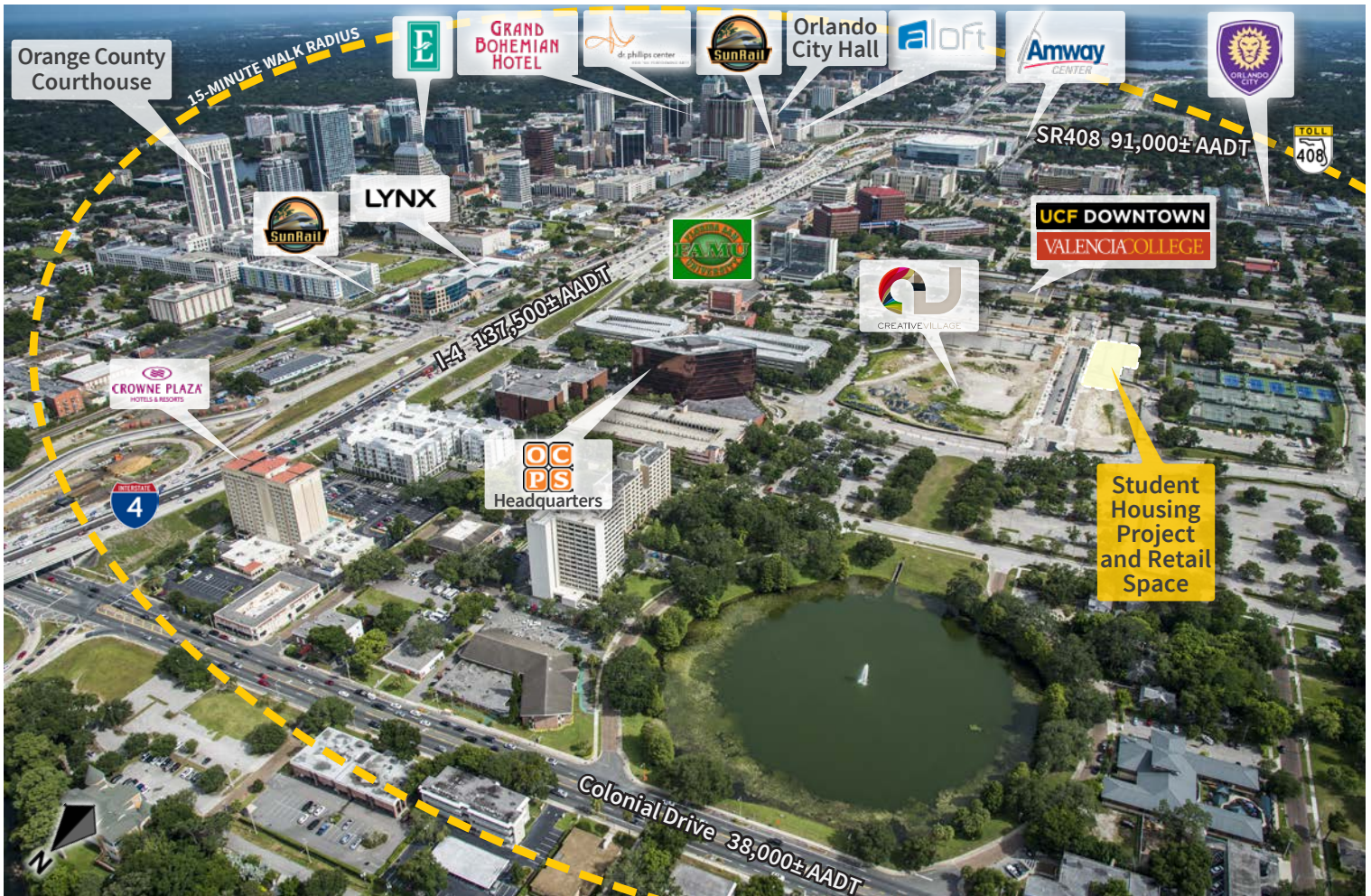
## UCF/Valencia Programs

UCF programs include: School of Public Administration, including Non-Profit Management, Urban and Regional Planning, Research Administration, and Public Administration; Health Management and Informatics; Legal Studies; Public Affairs Doctoral Program; New Interdisciplinary School, including Communication, Digital Media and the Florida Interactive Entertainment Academy.

Valencia programs include: Associate of Arts, Culinary and Hospitality, Digital Media, Health Information Technology



# DOWNTOWN ORLANDO CONNECTIVITY



## LYNX LYMMO AND SUNRAIL CONNECTIVITY

LYNX LYMMO bus circulator provides free bus rapid transit service from Creative Village and the UCF/Valencia Downtown Campus to the Central Business District, SunRail, the downtown venues, Thornton Park, North Quarter and many other points of interest. This service connects most of the 80,000 downtown workers and 17,000 downtown residents to Creative Village.

SunRail commuter rail service spans 4 counties over 32 miles and 12 stations.

- Phase 2 was completed in 2018 with 4 additional stations and 17.2 additional miles of connectivity.
- Phase 3 will construct a connector from existing commuter rail to Orlando International Airport.
- SunRail service is adjacent to Creative Village at LYNX Central Station.





8,000 students/faculty/staff August 2019



Student Housing Project parking garage - Northwest Perspective



Looking Southeast from Student Housing Project

Limited retail space available

# Retail Space

FOR LEASE

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Student Housing Project - Livingston Street Perspective



Street view of UCF Dr. Phillips Academic Commons from Student Housing Project

Sidewalk seating and patio space

For more information on the Student Housing Project, please visit: [UnionWestAtCreativeVillage.com](http://UnionWestAtCreativeVillage.com)

For more information on Creative Village, please visit: [CreativeVillageOrlando.com](http://CreativeVillageOrlando.com)

To inquire about land sales or office space, please visit: [CreativeVillageLandBroker.com](http://CreativeVillageLandBroker.com)