



W[®]
collective

LV Retail





Reach
Gen Z buyers.



Establish
brand loyalty.



LV Collective is focused on raising the bar for student housing and retail throughout the U.S.

We create experience-based environments that encourage personal growth, and foster the formation of relationships and memories that will last a lifetime.

We build for today and create for tomorrow. Which is why we focus on pedestrian locations near flagship universities in growing states. Instead of soulless, cookie-cutter buildings, we design curated experiences specifically around students.

The LV Student Experience.



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Our Audience



Turn Gen Z Into Lifelong Loyalists

Gen Z is in a defining moment, and brands have a key moment of opportunity to earn their loyalty. Catch them in this era, and you're not just making a sale, you're earning a lifelong loyalist. Get it right now, and you become part of their story.

Demographics

Age

18 years old	5%
19 years old	23%
20 years old	31%
21 years old	23%
22 years old	18%
Average Age	20.27

Gender

Female	67%
Male	33%

Guarantor Income

	University AMI	24-25 Property AMI	24-25 Property Avg.	25-26 Property AMI	25-26 Property Avg.
Rambler ATX	\$173,239	\$200,000	\$535,543	\$200,000	\$324,927
Sweetwater	\$146,928	\$249,500	\$509,271	\$259,922	\$385,462
Rambler Athens	\$176,424	\$230,400	\$423,287	\$264,000	\$530,607
Rambler Columbus	\$134,289	-	-	\$200,000	\$299,344
Rambler Atlanta	\$174,486	-	-	\$180,000	\$317,910



Our Student Housing Locations

	Property	Beds	Location	University	Year	Retail
Operational	Rambler Austin	817	Austin, TX	University of Texas		-
	Sweetwater	502	Gainesville, FL	University of Florida		2,112 SF
	Rambler Athens	750	Athens, GA	University of Georgia		22,692 SF
Future Developments	Rambler Atlanta	798	Atlanta, GA	Georgia Tech	2025	-
	Rambler Columbus	889	Columbus, OH	The Ohio State University	2025	10,462 SF
	Rambler Tempe	829	Tempe, AZ	Arizona State University	2025	-
	Rambler College Park	1,003	College Park, ,MD	University of Maryland	2027	13,715 SF
	Rambler Ann Arbor	1,009	Ann Arbor, MI	University of Michigan	2027	-
	Rambler Riverfront	1,307	West Lafayette, IN	Purdue University	2027	15,192 SF
	Project College Station	952	College Station, TX	Texas A&M University	2027	6,038 SF
	Total	8,856				70,211 SF



An aerial photograph of a modern urban development at dusk. The scene features several multi-story apartment buildings with a mix of brick, dark grey, and light grey facades. Many windows are illuminated from within, casting a warm glow. In the foreground, there are landscaped courtyards with green grass, small trees, and modern outdoor seating areas. A paved road with yellow lane markings runs along the bottom of the frame. The sky is a deep blue with soft, wispy clouds. Overlaid on the lower half of the image is the text "Our Retail Partners" in a large, white, sans-serif font.

Our Retail Partners

Retailers at Our Properties

DAYDREAMER[™]
COFFEE

VICTORY LAP

Lucky
LAB
COFFEE CO.

URBAN MARKET

Fleet





Coffee Shop

Austin, TX
Athens, GA
Atlanta, GA
Gainesville, FL
Phoenix, AZ

Coming Soon:

Columbus, OH (Summer 2025)
Tempe, AZ (Summer 2025)

Daydreamer Coffee isn't just a coffee shop—it's a lifestyle. We're an experience-based environment designed to spark creativity, encourage personal growth, and foster the kind of connections that turn into lifelong memories.

This is a space where who you are meets who you're becoming. Whether you're mapping out your next move, finding your rhythm between classes, or sharing slow mornings with your favorite people, Daydreamer is here to hold the moment.



VICTORY LAP

Student & alumni-oriented sports bar
Austin, TX

Coming Soon:
Columbus, OH (Fall 2025)

Victory Lap is more than a bar and restaurant, it's a gathering place where fan culture thrives. Each space is designed with school spirit in mind, creating an atmosphere that brings together students, alumni, and fans to celebrate the game-day experience and the school's sports culture.

Every detail of Victory Lap reflects a deep connection to traditions, from the sports memorabilia on our walls to the Polaroids and signed dollar bills that capture years of memories.

Football is a tradition, a unifying force, and a reason for generations of fans to come together. Victory Lap embraces that culture by providing a space where those moments can unfold, whether it's the first game as a freshman, a homecoming visit as an alum, or a regular Saturday spent cheering with friends.





Our Locations

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Rambler Austin

Austin, Texas • The University of Texas
817 Beds



Sweetwater

Gainesville, Florida • The University of Florida
502 Beds • 2,112 SF Retail



Rambler Athens

Athens, Georgia • The University of Georgia
750 Beds • 22,692 SF Retail



Rambler Atlanta (Opening Fall 2025)

Atlanta, Georgia • Georgia Institute of Technology
798 Beds



Rambler Columbus (Opening Fall 2025)

Columbus, Ohio • Ohio State University
885 Beds • 10,462 SF Retail



Rambler Tempe (Opening Fall 2026)

Tempe, Arizona • Arizona State University
829 Beds

Our Locations



Rambler Ann Arbor (Opening Fall 2027)
Ann Arbor, Michigan • University of Michigan
1,009 Beds



Rambler Riverfront (Opening Fall 2027)
West Lafayette, Indiana • Purdue University
1,307 Beds • 15,192 SF Retail



8145 Baltimore Ave. (Opening Fall 2027)
College Park, Maryland • University of Maryland
1,003 Beds • 13,715 SF Retail



313 College Ave. (Opening Fall 2027)
College Station, Texas • Texas A&M University
952 Beds 6,038 SF Retail



Let's talk.

Visit lvcollective.com or **contact us today** and we'll get back to you ASAP to start the conversation.

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