

PROMENADE SHOPS

CENTERRA



LOVELAND, COLORADO

BARNES & NOBLE

#3 MOST VISITED BARNES & NOBLE location in Colorado

ONLY BARNES & NOBLE within 10 miles

391K VISITS over the past 12 months

Bath & Body Works®

#1 MOST VISITED BATH & BODY WORKS location in Colorado

ONLY BATH & BODY WORKS within 10 miles

113K VISITS over the past 12 months

VICTORIA'S SECRET

#1 MOST VISITED VICTORIA'S SECRET location in Colorado

ONLY VICTORIA'S SECRET within 10 miles

192K VISITS over the past 12 months

SEPHORA

TOP 2% BEAUTY & SPA location in Colorado

ONLY SEPHORA within 4+ miles

93K VISITS over the past 12 months

aerie

#1 MOST VISITED AERIE located in Colorado

ONLY AERIE within 30 miles

115K VISITS over the past 12 months

claire's

#1 MOST VISITED CAIRE'S located in Colorado

ONLY CLAIRE'S within 10 miles

57K VISITS over the past 12 months

METROLUX THEATRES

#1 MOST VISITED METROLUX THEATRES location in Colorado

#1 MOST VISITED METROLUX THEATRES location nationwide

346K VISITS over the past 12 months

DICK'S SPORTING GOODS

TOP 4% RECREATIONAL & SPORTING GOODS location in Colorado

ONLY DICK'S SPORTING GOODS within 10 miles

326K VISITS over the past 12 months

KAY JEWELERS

#1 MOST VISITED KAY JEWELERS located in Colorado

ONLY KAY JEWELERS within 10 miles

43K VISITS over the past 12 months

Buckle

#1 MOST VISITED BUCKLE location in Colorado

#4 MOST VISITED BUCKLE location nationwide

102K VISITS over the past 12 months

macy's

SHADOW ANCHOR
TENANT OWNED PACEL

zumiez

#1 MOST VISITED ZUMIEZ location in Colorado

#2 MOST VISITED ZUMIEZ location Nationwide

81K VISITS over the past 12 months

BEST BUY

TOP 4% ELECTRONICS STORE location in Colorado

ONLY BEST BUY within 10 miles

218K VISITS over the past 12 months



CHAPUNGU SCULPTURE PARK

82 AFRICAN STONE SCULPTURES
SURROUNDED BY WALKING TRAILS
IN 26-ACRES OF NATURAL AND
LANDSCAPED GARDENS



WEST AERIAL

VISIBILITY FROM INTERSTATE 25
AND EXPOSURE TO OVER 136,000
VEHICLES PER DAY

LOVELAND

BOYD LAKE &
STATE PARK

CENTERRA

CENTERRA MARKETPLACE



TARGET

Marshalls

ROSS
DRESS FOR LESS



OLD NAVY

five
BELOW

PETSMART

DOWNTOWN DENVER
1 HOUR

WHOLE
FOODS
MARKET

LY
LOVELAND
YARDS

uchealth
90 ACRE, 600,000SF/195 BEDS
CURRENTLY UNDERGOING
EXPANSION TO 283 BEDS

FORT COLLINS
20 MINS

JOHNSTOWN PLAZA

at home
The Home Décor Superstore

HOBBY
LOBBY

ANYTIME
FITNESS

BOOT BARN

SCHEELS Burlington

JARED
The Galleria Of Jewelry

COURTYARD
BY MARRIOTT

CHAPUNGU
SCULPTURE PARK

THE PROMENADE SHOPS
AT CENTERRA

CENTERRA LOVELAND
MOBILITY HUB WITH
ACCESS TUNNEL

RAILWAY
FLATS
240 LUXURY RENTAL
APARTMENTS

KINSTON
CENTERRA
3,000 ACRE
2,800 HOME DEVELOPMENT

PROMENADE SHOPS

NORTH AERIAL




COLORADO STATE UNIVERSITY
34,000 ENROLLED STUDENTS
12M SF UNIVERSITY BUILDINGS
- 20 MIN -

FORT COLLINS
(POP. 173K)
- 20 MIN -


NORTHERN COLORADO REGIONAL AIRPORT

WINDSOR
(POP. 42K)
- 10 MIN -


bluearena


Bass Pro Shops
Q3 2026
FLAGSHIP OPENING


uchealth
90 ACRE, 600,000SF/195 BEDS
CURRENTLY UNDERGOING
EXPANSION TO 283 BEDS

UC HEALTH
EXPANSION

CENTERRA MARKETPLACE
  
 
 

THE PROMENADE SHOPS
AT CENTERRA


RAILWAY FLATS
240 LUXURY RENTAL APARTMENTS


KINSTON
CENTERRA
3,000 ACRE MASTER-PLANNED
COMMUNITY:
-2,800 HOMES
-14 MILES OF TRAILS
-3 PARKS
-AMENITY CENTER

ESTES PARK
1 HOUR

DENVER
50 MIN

JOHNSTOWN PLAZA
 
 
 

GREELEY
25 MINS

PROMENADE SHOPS
CENTERRA

AERIAL

uchealth
90 ACRE, 600,000SF/195 BEDS
CURRENTLY UNDERGOING
EXPANSION TO 283 BEDS

CENTERRA MARKETPLACE
TARGET **Marshalls** **REI CO-OP**
ROSS **five BELOW** **PETSMART**
OLD NAVY

83,000 ADT

51,000 ADT

WHOLE FOODS MARKET
FALL 2027

KING Soopers
FALL 2027

Valvoline **QT**
Mister

160TH AVE

25

25

PROMENADE SHOPS
CENTERRA

THE PROMENADE SHOPS AT CENTERRA

BEST BUY **★ macy's** **WHBM**
WHITEHOUSE BLACK MARKET
ANN TAYLOR
DICK'S SPORTING GOODS **AÉROPOSTALE** **LOFT KAY JEWELERS**
BARNES & NOBLE **SEPHORA** **MINISO** **HELZBERG DIAMONDS**
VICTORIA'S SECRET **OAKLEY** **P.F. CHANG'S**
Buckle **PACSUN** **aerie** **BIAGGI'S**
AMERICAN EAGLE OUTFITTERS RISTORANTE ITALIANO

COSTCO WHOLESALE
FALL 2027

EISENHOWER BLVD

RONALD REGAN BLVD

JOHNSTOWN PLAZA
at home **HOBBY LOBBY**
The Home Décor Superstore
ANYTIME FITNESS **BOOT BARN**
SCHEELS **Burlington**

PROMENADE SHOPS
CENTERRA

SITE PLAN



PROMENADE SHOPS

CENTERRA

LEASING PLAN

PROMENADE SHOPS

CENTERRA



LEASED	AVAILABLE	POTENTIAL FUTURE PAD SITES
--------	-----------	----------------------------

PROMENADE SHOPS

CENTERRA

SUITE	TENANT	SF
5995	Macy's (NAP)	0
B - 148	Famous Footwear	5,500
B - 130	JD Sports OPENING SPRING 2027	4,999
B - 118	AVAILABLE	3,440
B - 100	Helzberg's Diamonds	3,000
OFC	Management Office	5,004
C - 154	Zales Jewelers	1,800
C - 148	Windsor OPENING SPRING 2027	3,500
C - 136	Aeropostale	3,960
C - 130	Sunglass Hut	1,000
C - 124	Paciugo Gelato Café	1,200
C - 118	Kay Jewelers	1,800
C - 106	Anchor Bar	5,830
C - 100	AVAILABLE	1,496
D - 196	Build-a-Bear Workshop	2,688
D - 190	Miniso OPENING FALL 2026	6,000
D - 178	AVAILABLE	3,130
D - 160	Artisan Shoppes & Studios	7,500
D - 148	Planks & Paint DIY Workshop	4,428
D - 142	Jos A Banks	4,400
D - 130	AVAILABLE	6,500
D - 106	AVAILABLE	10,485
D - 100	AVAILABLE	5,040
E - 184	White House Black Market	3,500
E - 172	Uniform Destination	4,000
E - 160	Hometown Shops	2,205
E - 148	AVAILABLE	3,620
E - 142	The Children's Place	4,000
E - 136	European Wax Center	1,800

SUITE	TENANT	SF
E - 130	See's Candies, Inc	1,355
E - 124	AVAILABLE	2,430
E - 118	Studio Vino	2,590
E - 112	Prime IV Hydration & Wellness	1,205
E - 100	Lenscrafters	3,600
F - 500	Barnes & Noble	26,052
F - 154	Talbots	5,095
F - 142	J Jill	3,600
F - 130	Ann Taylor LOFT	6,000
F - 124	AVAILABLE	1,400
F - 118	Christopher & Banks OPENING FALL 2026	3,300
F - 106	Interior Design Concepts	4,212
F - 100	Xfinity	5,029
G - 172	Oakley	2,550
G - 168	Olive & Herb	2,514
G - 160	Soma Intimates	2,089
G - 154	AVAILABLE	1,885
G - 148	Colorado Eagles	2,200
G - 136	Hallmark	4,318
G - 130	Charms Decor & Crafts OPENING FALL 2026	2,720
G - 124	Torrid	2,866
G - 118	AVAILABLE	1,493
G - 106	Chico's	4,400
G - 112	Massage Heights	3,836
G - 101	Café Athens	2,950
H - 800	Dick's Sporting Goods	65,962
J - 154	Victoria's Secret	9,500
J - 148	Hot Topic OPENING SPRING 2027	4,041
J - 118	Box Lunch OPENING SPRING 2027	3,459

SUITE	TENANT	SF
J - 112	Bath & Body Works	3,500
J - 100	American Eagle	5,500
K - 151	AVAILABLE	2,863
K - 160	Chibi Box	1,081
K - 154	Claire's	1,499
K - 136	Lids	800
K - 148	Spencer's	2,013
K - 142	ZUMIEZ	2,500
K - 124	Buckle	4,999
K - 118	PacSun	4,000
K - 112	Aerie	4,500
K - 100	Sephora	6,500
L - 1200	Metrolux Theaters	50,000
M - 1300	Best Buy	30,038
N - 118	Glow Golf	11,500
P - 172	Cabinet IQ OPENING SPRING 2027	2,584
P - 160	Mary's Mountain Cookies	898
P - 154	NoCo Trading Cards	2,132
P - 148	Warhammer	1,600
P - 142	AVAILABLE	1,816
P - 136	Belly Buster Sushi	2,000
P - 130	Bloom Play Lab	2,024
P - 100	Jumpin'	7,838
R - 100	Ten Aveda Salon & Spa	9,000
2200	Rock Bottom Brewery	9,517
2300	AVAILABLE	6,897
2400	Red Robin Restaurant	6,134
2600	Biaggi's Ristorante Italiano	8,405
2700	PF Chang's	6,616

TOTAL

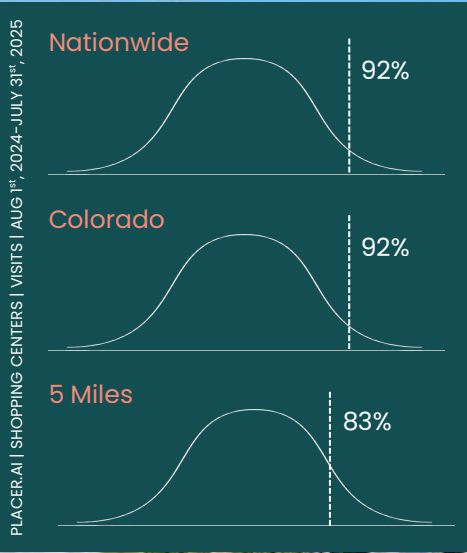
493,172 SF

VISITOR DATA

As one of the highest-performing retail destinations in Colorado and the U.S., The Promenade Shops at Centerra continues to demonstrate exceptional drawing power. The center attracts millions of visitors each year, supported by a loyal customer base that returns frequently—creating consistent traffic and a thriving environment for retailers to succeed.

The Promenade Shops at Centerra Ranks in the **Top 8%** for all Shopping Centers in Colorado and The U.S.

PLACER.AI | SHOPPING CENTERS | VISITS | AUG 1ST, 2024–JULY 31ST, 2025



A HAVEN IN THE MOUNTAINS

25 MIN: FORT COLLINS, COLORADO

50 MIN: DOWNTOWN DENVER, COLORADO

1 HOUR: ROCKY MOUNTAIN NATIONAL PARK

45 MIN: DENVER INTERNATIONAL AIRPORT

At the heart of Loveland, Colorado, The Promenade Shops at Centerra stands as the region's premier retail and community destination. With a strong retail legacy and loyal customer base, it blends shopping, connection, and experience—all in one place. Spanning 493,000 square feet as Northern Colorado's leading open-air lifestyle center, the property offers a curated mix of retail, dining, and entertainment, along with year-round events that make it a true gathering place for residents and visitors alike.



A STEP ABOVE



The Promenade Shops at Centerra delivers a curated tenant mix that maximizes shopper appeal and foot traffic. Blending destination retailers with distinctive local concepts, the center creates synergy that extends visits, builds loyalty, and drives stronger sales performance.



DYNAMIC MERCHANDISING MIX

Combination of traditional big & junior box retailers along with a wide variety of boutique shops, luxury brand retailers and restaurants

STRONG RETAIL STRATEGY

1.6 million sq ft. of retail/restaurant space within 1.5 miles of the center

Including Johnstown Plaza and Marketplace at Centerra - a 400,000 sq ft. large format Target-anchored center



TRADE AREA DEMOGRAPHICS

Serving the Loveland Metropolitan Statistical Area, **home to roughly 370,800 residents**, The Promenade Shops at Centerra attracts a **LOYAL, AFFLUENT AUDIENCE** spanning Loveland, Fort Collins, and Windsor. Anchored in a growing regional trade corridor, our shopping destination draws from a **PRIMARY TRADE AREA** that accounts for about **70%** of its shoppers.

POPULATION

Population 370,771
up 6.5% since 2020

Households 35,134

HOUSEHOLD INCOME

Average Household Income \$115,225

AGE

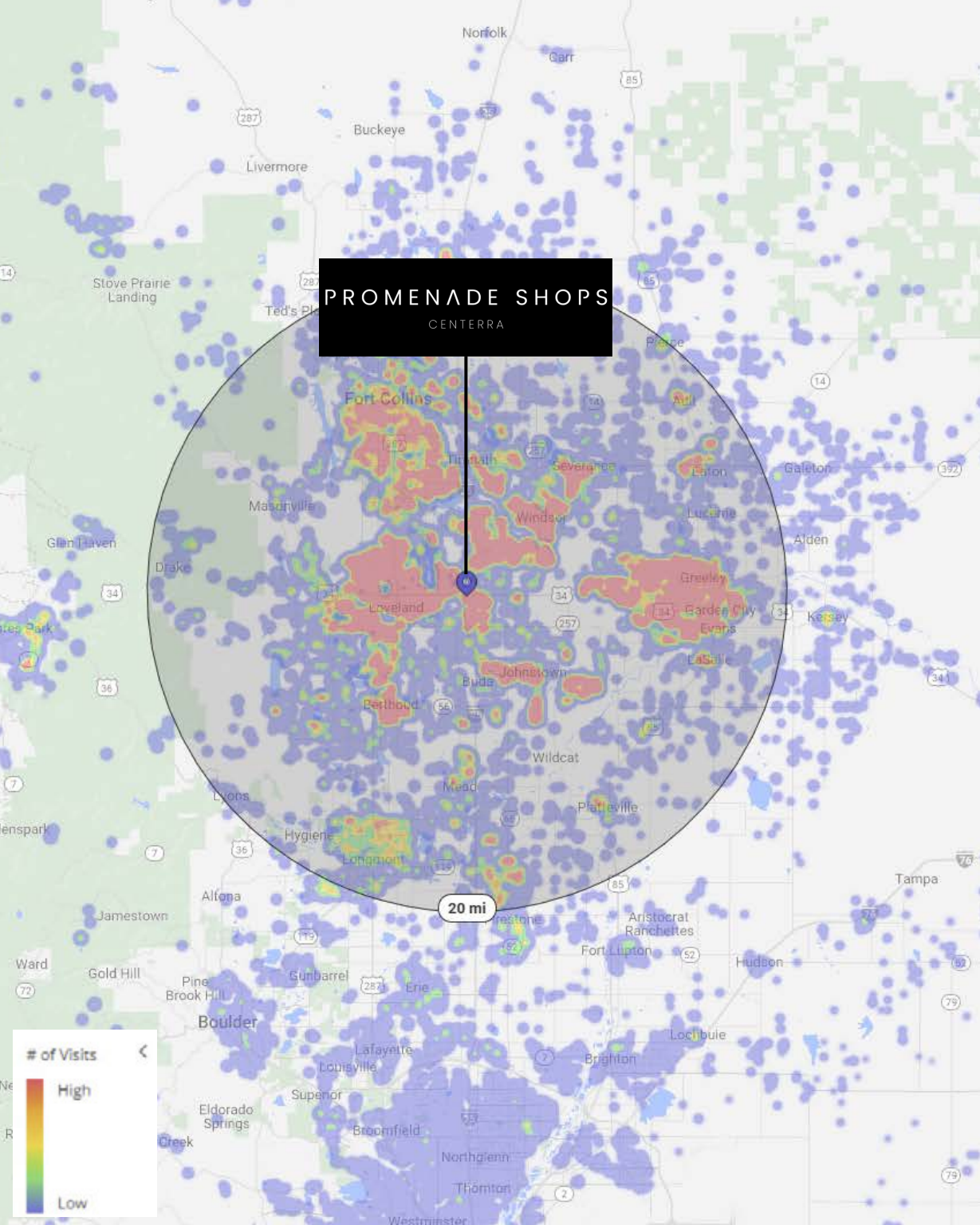
Median Age 33

DAYTIME POPULATION

Number of Businesses 2,233

Number of Employees 38,185

Placer.ai, U.S. Census, Livability.com



SHOP AT THE PROMENADE

FASHION & STYLE

AERIE • AÉROPOSTALE • AMERICAN EAGLE OUTFITTERS • MACY'S •
DICK'S SPORTING GOODS • BUCKLE • VICTORIA'S SECRET •
WHITE HOUSE BLACK MARKET • CHICO'S • J. JILL • JOS. A. BANK •
SUNGLASS HUT • LOFT • OAKLEY • PACSUN • SOMA • TALBOTS •
THE CHILDREN'S PLACE • TORRID ...*and more*

SERVICES & SPECIALTIES

HALLMARK • AT&T • BARNES & NOBLE • BEST BUY •
BUILD-A-BEAR WORKSHOP • XFINITY

BEAUTY & WELLNESS

SEPHORA • CLAIRE'S • BATH & BODY WORKS



DINE AT THE PROMENADE

From cozy cafés to chef-driven kitchens,
The Promenade Shops at Centerra blends
hometown hospitality with global flavors.



FOOD & BEVERAGE

ANCHOR BAR • BELLY BUSTER SUSHI • BIAGGI'S RISTORANTE ITALIANO
• CAFÉ ATHENS • MARY'S MOUNTAIN COOKIES • OLIVE & HERB • P.F.
CHANG'S CHINA BISTRO • PACIUGO GELATO & CAFFÉ • RED ROBIN •
ROCK BOTTOM RESTAURANT & BREWERY • SEE'S CANDIES



P.F. CHANG'S

GATHER AT THE PROMENADE

The Promenade Shops at Centerra brings the community together with **SIGNATURE EVENTS** and **YEAR-ROUND ENTERTAINMENT**. From Halloween magic and classic car showcases to ice skating, mini golf, and blockbuster movies, **IT'S WHERE MEMORIES ARE MADE.**



Top 3 Most-Visited Barnes & Noble Locations in Colorado
Macy's Welcomes **Nearly 400,000** Shoppers Each Year
Dick's Sporting Goods: **Top 4% in Recreational & Sporting Goods** in Colorado
Best Buy Draws **200,000+** Visitors Annually
#1 Most-Visited MetroLux Theater Nationwide



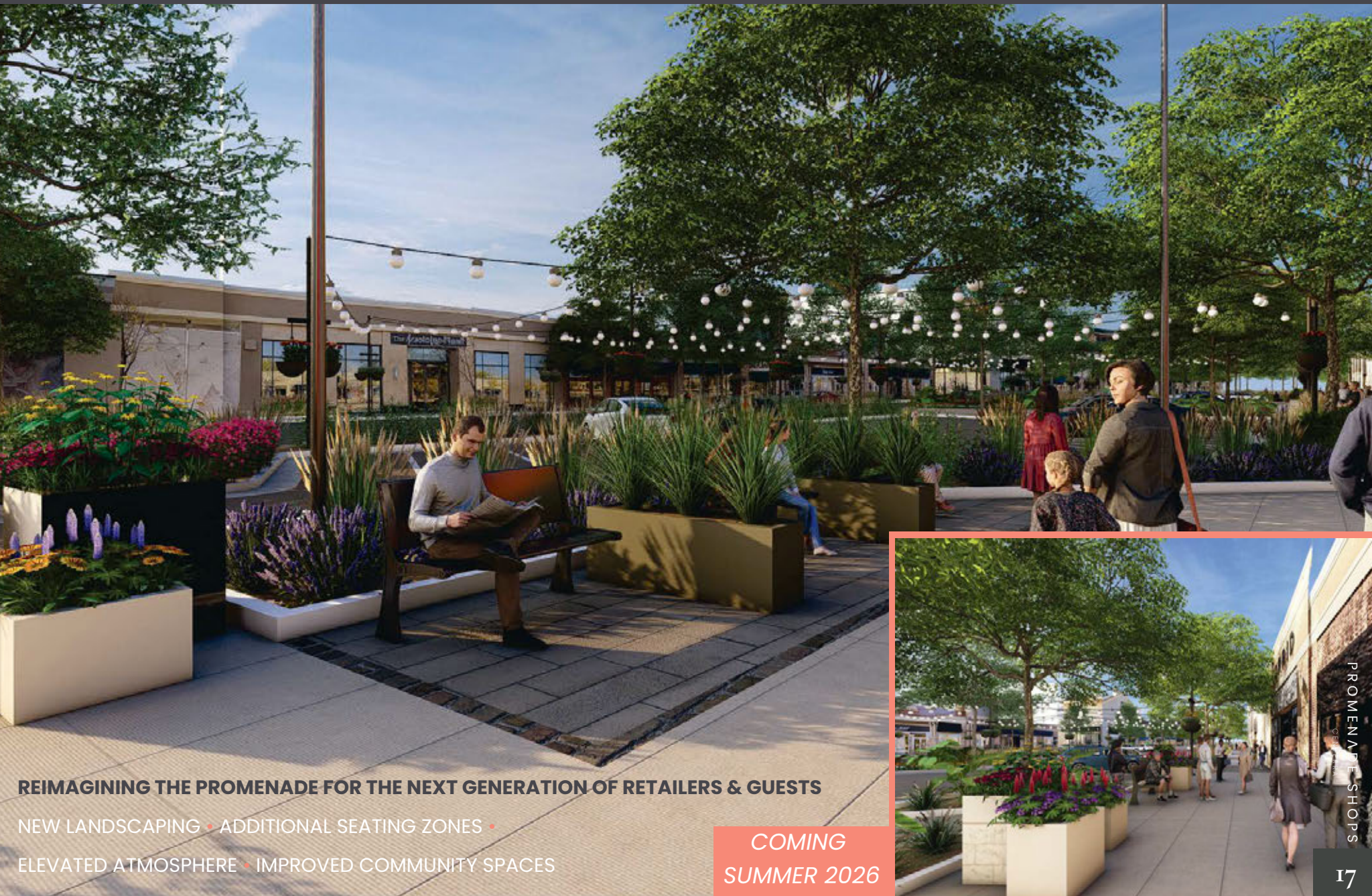
ANCHOR TENANTS



PROMENADE SHOPS
CENTRAL

NEW ERA AHEAD

A multi-million dollar property-wide investment
will bring more excitement and an elevated appeal
to the already beloved shopping destination.



REIMAGINING THE PROMENADE FOR THE NEXT GENERATION OF RETAILERS & GUESTS

- NEW LANDSCAPING • ADDITIONAL SEATING ZONES •
- ELEVATED ATMOSPHERE • IMPROVED COMMUNITY SPACES

COMING
SUMMER 2026



PROMENADE SHOPS



PROMENADE SHOPS

CENTERRA



PROMENADE SHOPS

CENTERRA

LEASING CONTACTS

Peter Siepe

(608) 772-0224
psiepe@galwaycompanies.com

Steve Doran

(608) 347-6208
sdoran@galwaycompanies.com

Cameron Flint

(720) 413-4728
cflint@legendllp.com

GALWAY LEGEND
COMPANIES PARTNERS ■■■■

