

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 CLAIRE'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 B

#1 MOST VISITED BUCKLE location in Colorado
#4 MOST VISITED BUCKLE location nationwide
102K 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

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

CHAPUNGU SCULPTURE PARK

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



PROMENADE SHOPS
CENTERRA

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
REI COOP
ROSS DRESS FOR LESS
OLD NAVY
five BELOW
PETSMART

DOWNTOWN DENVER
1 HOUR

WHOLE FOODS MARKET

LY
LOVELAND YARDS

uhealth
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

ATLANTIC 25
85,000 VPD

JARED
The Galleria Of Jewelry

COURTYARD
BY MARRIOTT

HWY 34 - 51,000 VPD
CENTERRA PKWY - 11,885 VPD

THE PROMENADE SHOPS
AT CENTERRA

CENTERRA LOVELAND
MOBILITY HUB WITH
ACCESS TUNNEL

CHAPUNGU
SCULPTURE PARK

RAILWAY
FLATS
240 LUXURY RENTAL
APARTMENTS

KINSTON
CENTERRA
3,000 ACRE
2,800 HOME DEVELOPMENT

PROMENADE SHOPS
CENTERRA

NORTH AERIAL


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

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

LOVELAND
 (POP. 79K)

BOYD LAKE & STATE PARK


NORTHERN COLORADO REGIONAL AIRPORT

WINDSOR
 (POP. 42K)
 - 10 MIN -

CENTERRA


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

UC HEALTH EXPANSION


bluearena
Health, Recreation


Hess 40 Shops
 Q3 2026
 FLAGSHIP OPENING

CENTERRA MARKETPLACE

  
TARGET **Marshall's** **REI**
DRESS FOR LESS COOP

  **OLD NAVY**
five BELOW **PETSMART**


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

85,000 VPD


25


COSTCO WHOLESALE
 FALL 2027

DENVER
 50 MIN

JOHNSTOWN PLAZA

 
at home **HOBBY LOBBY**
The Home Décor Superstore

 
ANYTIME FITNESS **BOOT BARN**

SCHEELS 
Burlington

GREELEY
 25 MINS

PROMENADE SHOPS
 CENTERRA

AERIAL



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

CENTERRA MARKETPLACE

TARGET **Marshalls** **REI CO-OP**
ROSS **OLD NAVY**
DRESS FOR LESS **PETSMART**
FIVE BELOW

83,000 ADT

51,000 ADT

COSTCO WHOLESALE
 FALL 2027

WHOLE FOODS MARKET
 FALL 2027

KING Soopers
 FALL 2027

Valvoline **QT**
Mister

JOHNSTOWN PLAZA

at home **HOBBY LOBBY**
 The Home Décor Superstore

ANYTIME FITNESS **BOOT BARN**

SCHEELS **Burlington**

THE PROMENADE SHOPS AT CENTERRA

BEST BUY **★ macy's** **WHBM**
WHITEHOUSE BLACK MARKET
ANN TAYLOR

DICK'S SPORTING GOODS **AÉROPOSTALE** **LOFT**

BARNES & NOBLE **SEPHORA** **KAY**
JEWELERS

VICTORIA'S SECRET **MINISO** **HELZBERG**
DIAMONDS.

Buckle **OAKLEY** **P.F. CHANG'S**

PACSUN **aerie** **BIAGGI'S**
RISTORANTE ITALIANO

AMERICAN EAGLE OUTFITTERS

4

160TH AVE

EISENHOWER BLVD

RONALD REGAN BLVD

25

25

PROMENADE SHOPS
 CENTERRA

PROMENADE SHOPS
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SITE PLAN



PROMENADE SHOPS

CENTERRA

LEASING PLAN

PROMENADE SHOPS

CENTERRA



LEASED	AVAILABLE	POTENTIAL FUTURE PAD SITES
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PROMENADE SHOPS

CENTERRA

SUITE	TENANT	SF
100	Macy's (NAP)	0
200	Famous Footwear	5,500
210	AVAILABLE	5,494
220	AVAILABLE	1,200
230	AVAILABLE	1,152
240	Helzberg's Diamonds	3,000
250	Management Office	5,004
255	Zales Jewelers	1,800
257	Uniform Destination	3,500
260	Aeropostale	3,960
265	Sunglass Hut	1,000
270	Paciugo Gelato Café	1,200
275	Kay Jewelers	1,800
285	Anchor Bar	5,830
290	AVAILABLE	1,496
300	Build-a-Bear Workshop	2,688
305	Miniso OPENING FALL 2026	6,000
308	AVAILABLE	3,130
310	Artisan Shoppes & Studios	7,500
325	Planks & Paint DIY Workshop	4,428
327	Jos A Banks	4,400
330	Abeile Bridal	6,500
340	AVAILABLE	10,485
370	Eddie Bauer	5,040
400	White House Black Market	3,500
405	Franks BBQ Trading Post	4,000
412	Hometown Shops	2,205
415	AVAILABLE	3,620
420	European Wax Center	1,800

SUITE	TENANT	SF
426	See's Candies, Inc	1,355
430	The Children's Place	4,000
440	AVAILABLE	2,430
450	AVAILABLE	2,590
460	Prime IV Hydration & Wellness	1,205
470	Lenscrafters	3,600
500	Barnes & Noble	26,052
600	Talbots	5,095
610	J Jill	3,600
615	Ann Taylor LOFT	6,000
625	AVAILABLE	1,400
630	Colorado Eagles	3,300
635	AVAILABLE	4,212
640	Xfinity	5,029
710	Oakley	2,550
715	Olive & Herb	2,514
720	Soma Intimates	2,089
723	Interior Design Concepts	1,885
725	AVAILABLE	2,200
740	Hallmark	4,318
750	Interior Design Concepts	2,720
755	Torrid	2,866
760	AVAILABLE	1,493
770	Chico's	4,400
771	Massage Heights	3,836
775	Café Athens	2,950
800	Dick's Sporting Goods	65,962
900	Victoria's Secret	9,500
910	AVAILABLE	7,500

SUITE	TENANT	SF
920	Bath & Body Works	3,500
930	American Eagle	5,500
1100	AVAILABLE	2,863
1105	Chibi Box	1,081
1110	Claire's	1,499
1115	Lids	800
1120	Spencer's	2,013
1125	ZUMIEZ	2,500
1135	Buckle	4,999
1140	PacSun	4,000
1150	Aerie	4,500
1160	Sephora	6,500
1200	Metrolux Theaters	50,000
1300	Best Buy	30,038
1400	Glow Golf	11,500
1500	Studio Vino	2,584
1505	Mary's Mountain Cookies	898
1510	Northern Colorado Trading Card Games	2,132
1515	Warhammer	1,600
1520	AVAILABLE	1,816
1525	Belly Buster Sushi	2,000
1530	Bloom Play Lab	2,024
1540	Jumpin'	7,838
1610	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

3.8M

AVERAGE ANNUAL VISITS

4.2

AVERAGE VISITS PER CUSTOMER

70+K

AVERAGE VISITS PER WEEK

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

Nationwide

92%

Colorado

92%

5 Miles

83%

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

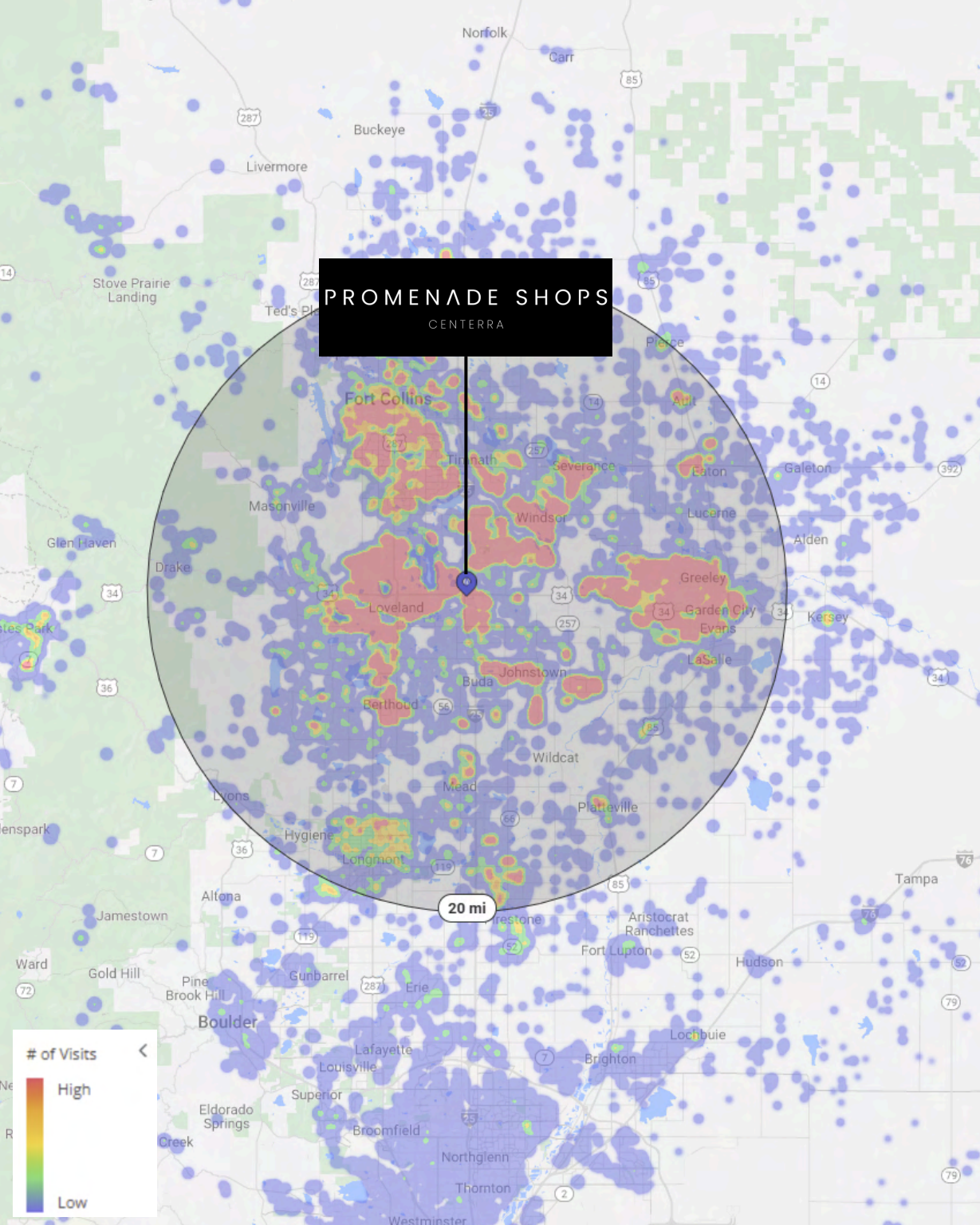
Median Age 33

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

PROMENADE SHOPS
CENTERRA

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.**



ICE RINK

PROMENADE SHOPS
CENTERRA

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

BARNES & NOBLE **METROLUX THEATRES**

macy's

DICK'S SPORTING GOODS

BEST BUY



ANCHOR TENANTS



PROMENADE SHOPS

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

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