PROMENADE SHOPS
CENTERRA

LEASING AND RENOVATION UPDATE · FALL 2026

Take another look.

Strong fundamentals. Meaningful investment.
New momentum.

LOVELAND, COLORADO · I-25 & HWY 34 · NORTHERN COLORADO



CONCEPT RENDERING

I-25 & HWY 34 · NORTHERN COLORADO

The place to be in Northern Colorado.

The Promenade sits at the confluence of I-25 and Hwy 34, where a wave of new retail is landing.

- New Costco
- Whole Foods
- King Soopers
- Bass Pro Shops flagship, now open



01 / LONG-TERM OWNERSHIP

The investment is underway.

Under Galway Companies' ownership, the property is being positioned for long-term success. Galway is a hands-on, long-hold owner focused on continued reinvestment, thoughtful merchandising and creating an environment where retailers can perform over time.

9	2M SF	2027
New tenants signed	Galway shopping center portfolio	Streetscape complete, spring



02 / LEASING MOMENTUM

The tenant mix is evolving.

Recent leasing activity reflects a focus on stronger national and regional brands that can add traffic and relevance to the center.

JD

Los Dos POTRILLOS AN AUTHENTIC FAMILY TRADITION

MINISO 名創優品

CABINET IQ

HOT TOPIC

BOXLUNCH

HOT POT GRILL

christopher & banks

WINDSOR



03 / NOW OPEN

Famous Footwear.

Open in its new storefront. The first completed facade in the renovation program.

04 / ARCHITECTURAL RENOVATION

Every building is being renovated.

CONCEPT RENDERINGS · B, D, E, J SHOWN



BUILDING B



BUILDING D



BUILDING E



BUILDING J







05 / A BETTER CUSTOMER EXPERIENCE

A greener, more inviting Main Street.

New landscaping, updated lighting and refreshed outdoor spaces

New digital directories in place; refreshed entrance signage and a new I-25 monument sign coming next

Property-wide Wi-Fi

Enhanced security and building improvements

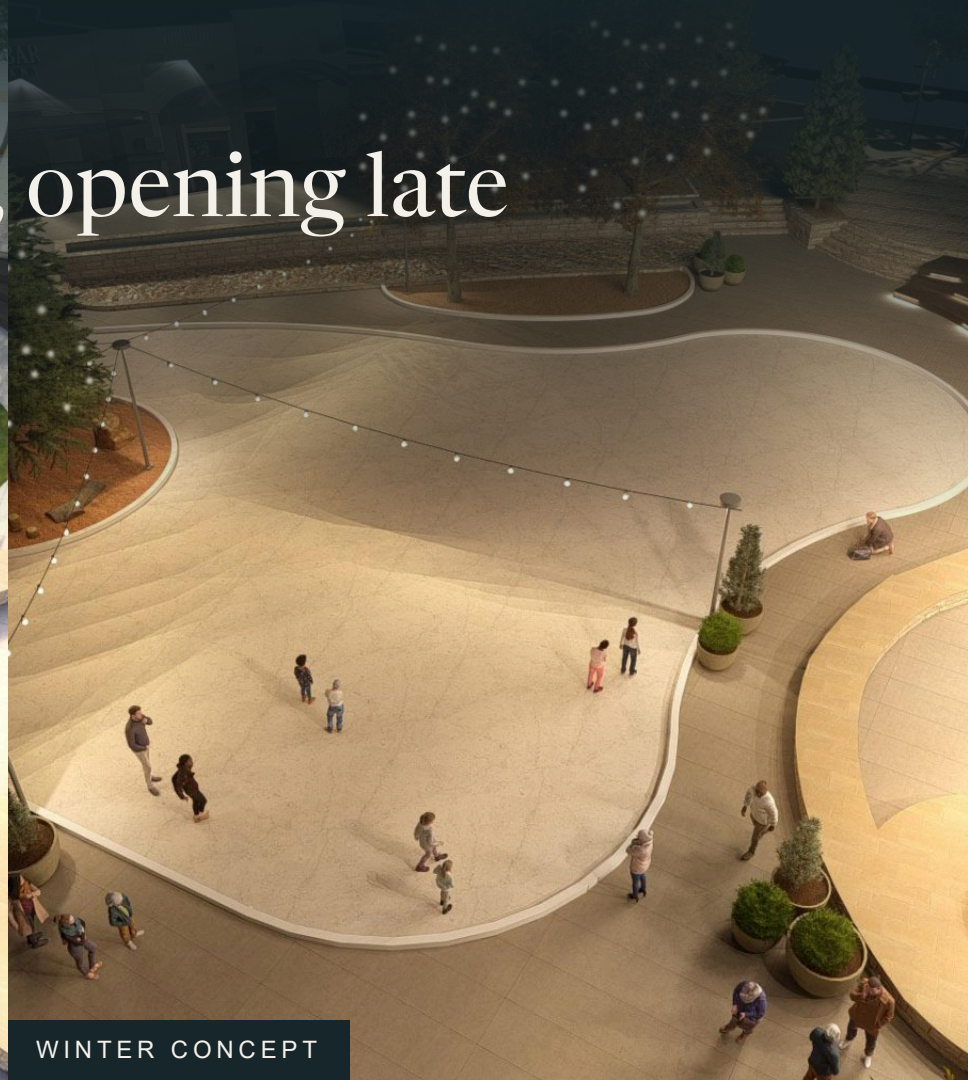
Streetscape scheduled for completion Spring 2027.

06 / A REFRESHED PLACE TO SKATE

A redesigned ice rink, opening late November 2026.



SUMMER CONCEPT



WINTER CONCEPT

07 / PROVEN CONSUMER DEMAND

The fundamentals are strong. Top 8% of shopping centers nationally.

3.8M	$109M	70K+	4.1
Annual visits	Reported tenant sales	Average visits per week	Average visits per customer

Source: Placer.ai, shopping centers, visits, Sep 21, 2025 – Sep 20, 2026. Sales as reported by tenants.

08 / STRONG TENANT PERFORMANCE

Among their brands' best locations.

Several existing tenants rank among their brands' highest-performing locations in Colorado.

#1
MetroLux Theatres in Colorado

#1
Barnes & Noble in Colorado

#1
Bath & Body Works in Colorado

#1
Victoria's Secret in Colorado

#1
Buckle in Colorado

#1
Zumiez in Colorado

#1
Aerie in Colorado

#1
Claire's in Colorado

Anchored by Macy's, Dick's Sporting Goods, Best Buy, Barnes & Noble and MetroLux Theatres. Placer.ai, Sep 2025 – Aug 2026.

09 / A GROWING TRADE AREA

One of Northern Colorado's most important retail intersections.

Along I-25 at the heart of Centerra, in a regional corridor connecting Loveland, Fort Collins, Windsor, Greeley and communities farther north.

370,800

Trade area residents, growing since 2020

$115K

Average household income

85,000

Vehicles per day on I-25

494,500

Square feet, open-air

3,000-acre Centerra master plan with 2,800 homes

240 new luxury rental apartments

Adjacent hospital expanding from 195 to 283 beds

Near Centerra Marketplace and Johnstown Plaza



10 / WHO WE'RE RIGHT FOR

A deliberate approach to merchandising.

A great fit for established national and regional retailers, restaurants, franchise operators and select local concepts looking to reach a broad, growing Northern Colorado consumer base.

The goal is to add concepts that complement the existing tenant mix, drive traffic across the property and create an environment where both new and existing retailers can perform.

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CENTERRA

GALWAY
COMPANIES

NOW LEASING

Take another look at The Promenade.

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