

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

BEST BUY

TOP 4% ELECTRONICS STORE location in Colorado

ONLY BEST BUY within 10 miles

218K 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

zumiez

#1 MOST VISITED ZUMIEZ location in Colorado

#2 MOST VISITED ZUMIEZ location Nationwide

81K VISITS over the past 12 months

macy's SHADOW ANCHOR

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



Marshalls
ROSS
DRESS FOR LESS



OLD NAVY



PETSMART

DOWNTOWN DENVER
1 HOUR

JOHNSTOWN PLAZA

at home
The Home Décor Superstore



HOBBY
LOBBY

BOOT BARN

SCHEELS Burlington

HWY 34 - 51,000 VPD

85,000 VPD

JARED
The Galleria Of Jewelry

COURTYARD
BY MARRIOTT

CENTERRA PKWY - 11,885 VPD

CHAPUNGU
SCULPTURE PARK



LOVELAND
YARDS

ucHealth
MEDICAL CENTER
OF THE ROCKIES

FORT COLLINS
20 MINS

THE PROMENADE SHOPS
AT CENTERRA


CENTERRA LOVELAND
MOBILITY HUB WITH
ACCESS TUNNEL


RAILWAY
FLATS
240 UNITS


KINSTON
CENTERRA
MASTER PLANNED
COMMUNITY WITH 2,800
HOMES AT COMPLETION

PROMENADE SHOPS

NORTH AERIAL



LEASING PLAN

PROMENADE SHOPS

CENTERRA



LEASED

VACANT

POTENTIAL FUTURE
PAD SITES

NOT INCLUDED IN
THE OFFERING

PROMENADE SHOPS

CENTERRA

SUITE	TENANT	SF
100	Macy's (NAP)	0
200	Famous Footwear	5,500
210	VACANT	5,494
220	VACANT	1,200
230	VACANT	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	VACANT	1,496
300	Build-a-Bear Workshop	2,688
305	Mall Storage	5,131
308	VACANT	4,534
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	VACANT	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	VACANT	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	VACANT	2,430
450	VACANT	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	Francesca's	1,400
630	Colorado Eagles	3,300
635	VACANT	4,212
640	Xfinity	5,029
710	Oakley	2,550
715	Olive & Herb	2,514
720	Soma Intimates	2,089
723	VACANT	1,885
725	VACANT	2,200
740	Hallmark	4,318
750	Interior Design Concepts	2,720
755	Torrid	2,866
760	VACANT	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	VACANT	7,500

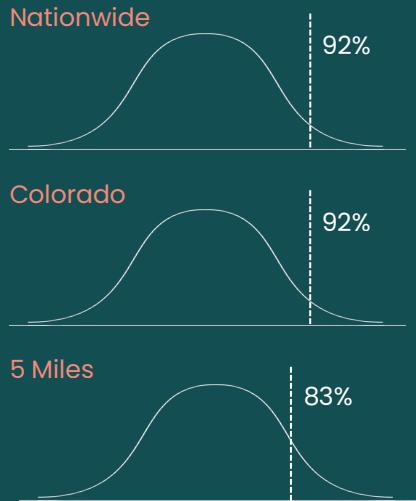
SUITE	TENANT	SF
920	Bath & Body Works	3,500
930	American Eagle	5,500
1100	VACANT	2,863
1105	Chibi Box	1,081
1110	Claire's	1,499
1115	Lids	800
1120	Spencer's	2,013
1125	ZUMIEZ	2,500
1135	Buckle	4,999
1140	PacSun	4,000
1150	Aerie	4,500
1160	Sephora	6,500
1200	Metrolux Theaters	50,000
1300	Best Buy	30,038
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	VACANT	1,816
1525	Belly Buster Sushi	2,000
1530	Tiny Town Play Café	2,024
1540	Jumpin'	7,838
1610	Ten Aveda Salon & Spa	9,000
2200	Rock Bottom Brewery	9,517
2300	VACANT	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



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

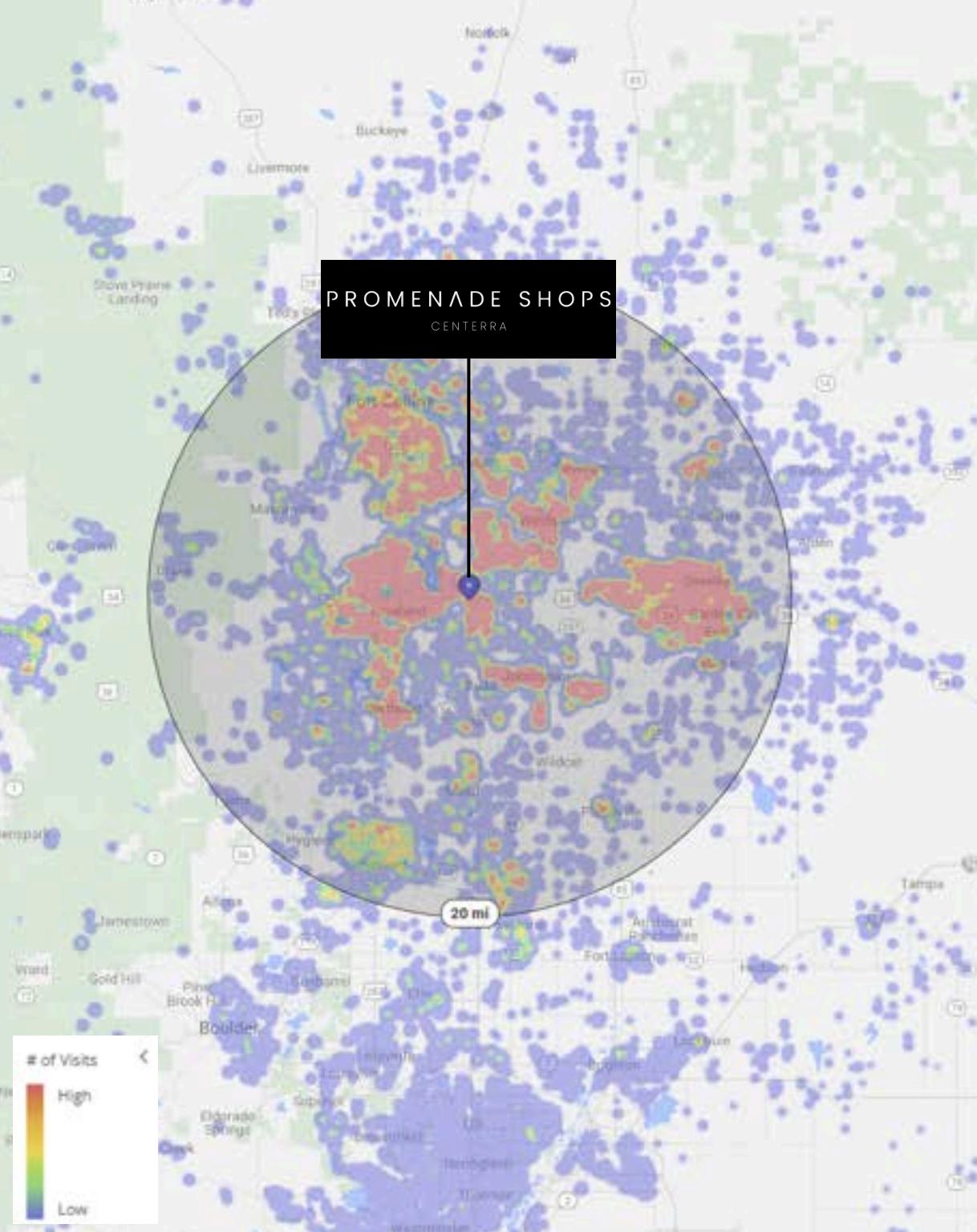
Combination of traditional big & junior box retailers along with a wide variety of boutique shops, luxury brand retailers and restaurants

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 • EDDIE BAUER • FRANCESCA'S •
J. JILL • 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



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

BARNES & NOBLE **METROLUX**
THEATRES

macy's

DICK'S
SPORTING GOODS

BEST BUY



PROMENADE SHOPS

CENTERRA

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LEGEND
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