

# 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

## macys SHADOW ANCHOR

## BEST BUY

TOP 4% ELECTRONICS STORE location in Colorado

ONLY BEST BUY within 10 miles

218K 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



## 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

## JOHNSTOWN PLAZA

at home  
The Home Décor Superstore

HOBBY  
LOBBY

ANYTIME  
FITNESS

BOOT BARN

SCHEELS Burlington



85,000 VPD

HWY 34 - 51,000 VPD

JARED  
The Galleria Of Jewelry

COURTYARD  
BY MARRIOTT

CENTERRA PKWY - 11,885 VPD

CHAPUNGU  
SCULPTURE PARK

LY  
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



COLORADO STATE UNIVERSITY  
- 20 MIN -

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

WINDSOR  
(POP. 42K)  
- 10 MIN -

NORTHERN COLORADO  
REGIONAL AIRPORT

bluearena  
INDOOR SPORTS CENTER

LOVELAND  
(POP. 79K)

BOYD LAKE &  
STATE PARK

CENTERRA

uchealth  
MEDICAL CENTER  
OF THE ROCKIES

UC HEALTH  
EXPANSION

CENTERRA MARKETPLACE  
TARGET Marshalls REI coop  
ROSS DRESS FOR LESS OLD NAVY  
five BELOW PETSMART

THE PROMENADE SHOPS  
AT CENTERRA

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

55+ Resort  
APARTMENTS  
198 SENIOR  
HOUSING UNITS

ESTES PARK  
1 HOUR

DENVER  
1 HOUR

85,000 VPD  
25  
E EISENHOWER BLVD - 51,000 VPD

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

GREELEY  
25 MINS

PROMENADE SHOPS  
CENTERRA



# LEASING PLAN



| 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  |

|  |              |                   |
|--|--------------|-------------------|
|  | <b>TOTAL</b> | <b>493,172 SF</b> |
|--|--------------|-------------------|

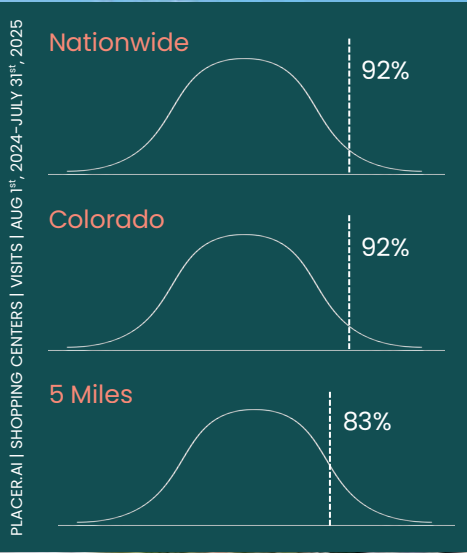


# VISITOR DATA

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 1<sup>st</sup>, 2024–JULY 31<sup>st</sup>, 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 |
|--------------------------|-----------|

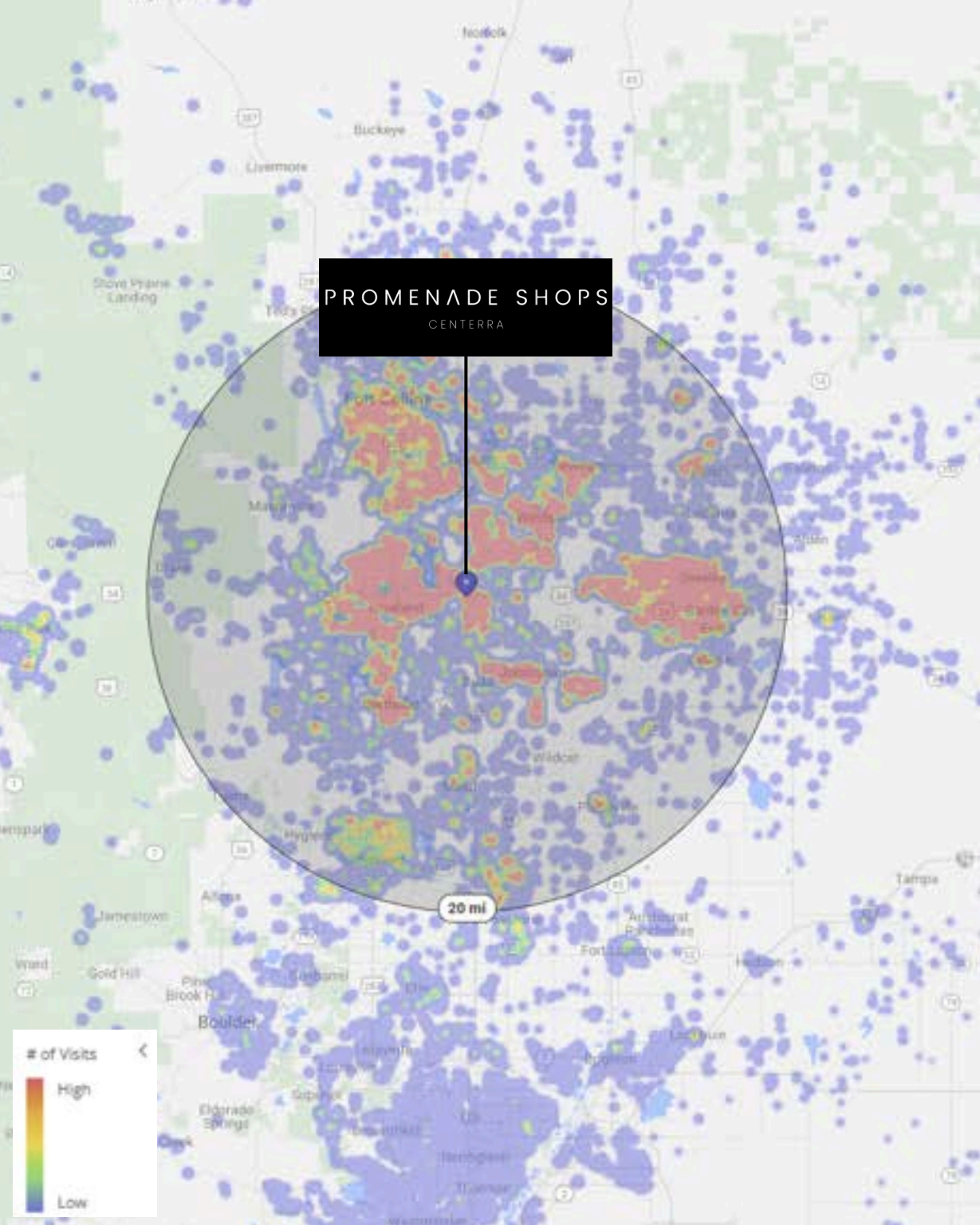
## AGE

|            |    |
|------------|----|
| 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



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.**





**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



PROMENADE SHOPS

CENTERRA

# LEASING CONTACTS

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