

CBRE



The Promenade Shops
at **CENTERRA**

5835-6085 SKY POND DRIVE LOVELAND, CO

SITE PLAN



SUITE	TENANT	SF
A-100	MACY'S	151,360
B-200	FAMOUS FOOTWEAR	5,500
B-210	AVAILABLE	5,494
B-220	APRICOT LANE	1,200
B-230	AVAILABLE	1,152
B-240	HELBURG DIAMONDS	3,000
C-255	ZALES	1,800
C-257	AVAILABLE	3,500
C-260	AEROPOSTALE	3,960
C-265	SUNGLASS HUT	1,000
C-270	PACIUGO GELATO	1,200
C-275	KAY	1,800
C-285	AVAILABLE	5,830
C-2901	AVAILABLE	,496
D-300	BUILD-A-BEAR	2,688
D-305	AVAILABLE	5,131
D-308	AVAILABLE	4,534
D-310	AVAILABLE	7,500
D-325	AVAILABLE	4,428
D-327	JOS. A. BANK	4,400
D-330	AVAILABLE	6,500
D-340	AVAILABLE	10,485
D-370	EDDIE BAUER	5,540

SUITE	TENANT	SF
E-400	WHITE HOUSE BLACK MARKET	3,500
E-405	AVAILABLE	4,000
E-412	AVAILABLE	2,205
E-415	AVAILABLE	3,620
E-420	EUROPEAN WAX CENTER	1,800
E-426	SEE'S CANDIES	1,355
E-430	THE CHILDREN'S PLACE	4,000
E-440	AT&T WIRELESS	2,430
E-450	AVAILABLE	2,599
E-460	PRIME IV HYDRATION & WELLNESS	1,205
E-470	LENSCRAFTERS	3,600
F-500	BARNES & NOBLE	26,052
F-600	TALBOT'S	5,095
F-610	J. JILL	3,600
F-615	ANN TAYLOR LOFT	6,000
F-625	FRANCESCA'S	1,400
F-630	AVAILABLE	3,300
F-635	AVAILABLE	4,212
F-640	XFINITY	5,029
G-710	OAKLEY	2,550
G-715	AVAILABLE	2,514
G-720	SOMA	2,089
G-723	YANKEE CANDLE	1,885

SUITE	TENANT	SF
G-725	SELECT COMFORT	2,200
G-740	HALLMARK	4,318
G-750	AVAILABLE	2,720
G-755	TORRID	2,866
G-760	AVAILABLE	1,493
G-771	MASSAGE HEIGHTS	3,836
G-770	CHICO'S	4,400
G-775	CAFE ATHENS	2,950
H-800	DICK'S SPORTING GOODS	65,962
J-900	VICTORIA'S SECRET	9,500
J-910	EXPRESS	7,500
J-920	BATH & BODY WORKS	3,500
J-930	AMERICAN EAGLE OUTFITTERS	5,500
K-1100	AVAILABLE	2,863
K-1105	AVAILABLE	1,081
K-1110	CLAIRE'S	1,499
K-1115	LIDS	800
K-1120	SPENCER'S	2,013
K-1125	ZUMIEZ	2,500
K-1135	BUCKLE	4,999
K-1140	PAC SUN	4,000
K-1150	AERIE	4,500
K-1160	SEPHORA	6,500

SUITE	TENANTS	F
L-1200	METROLUX	50,000
M-1300	BEST BUY	30,038
N-1400	AVAILABLE	11,500
P-1500	AVAILABLE	2,584
P-1510	AVAILABLE	2,132
P-1515	WARHAMMER	1,600
P-1520	AL'S FORMALWEAR	1,816
P-1525	AVAILABLE	2,000
P-1530	AVAILABLE	2,024
P-1540	JUMPIN	7,838
RO-2600	BIAGGI'S RISTORANTE ITALIANO	8,405
G-775	CAFE ATHENS	2,950
RO-2300	ON THE BORDER	6,897
RO-2700	P.F. CHANG'S	6,616
RO-2400	RED ROBIN	6,134
RO-220	ROCK BOTTOM BREWERY	9,517
RO-2100	PAD AVAILABLE	7,000
RO-2500	PAD AVAILABLE	7,651

AMENITIES



Over 70 specialty shops and restaurants



Newly Renovated IMAX Movie Theatre



2 Grass lawns for events, concerts and outdoor movies



Outdoor/patio seating



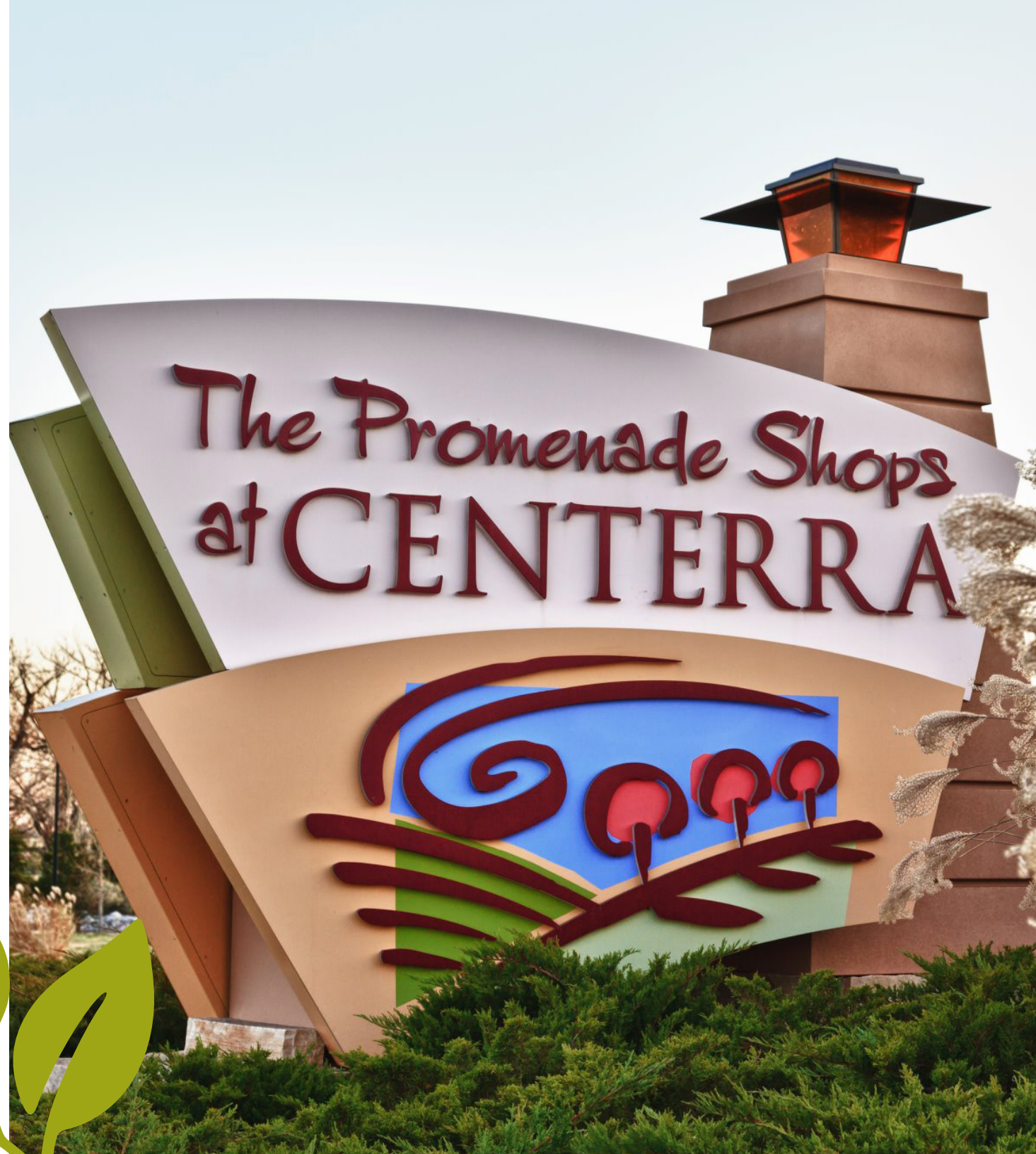
Fire pits



Main street atmosphere



Tree-lined streets





ROCKY MOUNTAIN
NATIONAL PARK

DOWNTOWN
LOVELAND

The Promenade Shops
of CENTERRA

DICK'S SPORTING GOODS BARNES & NOBLE macy's P.F. CHANG'S Red Robin

LOFT ROCK-BOTTOM BREWERY SEPHORA METROPOLITAN THEATRES BEST BUY

Hallmark Eddie Bauer ZALES THE DIAMOND STORE THE CHILDREN'S PLACE

FORT COLLINS



NORTHERN
COLORADO
REGIONAL
AIRPORT

The Lakes
at Centerra

BUDWEISER
EVENTS CENTER
I-25 NORTH
EXPRESS LANES
PROJECT

UC HEALTH
ROCKIES
FUTURE
EXPANSION

UC HEALTH MEDICAL
CENTER OF THE
ROCKIES

FUTURE ROAD
EXPANSION

HOMES ARE AVAILABLE
& CURRENTLY UNDER
CONSTRUCTION

Railway
Flats
Railway Flats
Phase II

MARKETPLACE AT CENTERRA



\$350 MILLION
OF COMMERCE/YEAR

56.5 MILLION
CARS/YEAR

CENTERRA
FUTURE
DEVELOPMENT KEY

- MIXED-USE
- RESIDENTIAL
- LIGHT INDUSTRIAL

JOHNSTOWN PLAZA



NORTHERN COLORADO
REHABILITATION HOSPITAL

FORT COLLINS



I-25 NORTH
EXPRESS LANES PROJECT

MARKETPLACE AT CENTERRA



UC HEALTH
ROCKIES FUTURE
EXPANSION

UC HEALTH MEDICAL
CENTER OF THE
ROCKIES

HOMES ARE AVAILABLE
& CURRENTLY UNDER
CONSTRUCTION

FUTURE ROAD
EXPANSION

\$350 MILLION
OF COMMERCE/YEAR

56.5 MILLION
CARS/YEAR

34



DOWNTOWN
LOVELAND

JOHNSTOWN PLAZA



HOBBY LOBBY SCHEELS



CENTERRA
FUTURE
DEVELOPMENT KEY

- MIXED-USE
- RESIDENTIAL
- LIGHT INDUSTRIAL

LOCATION

The Promenade Shops at Centerra is located 50 miles from downtown Denver and is only a 35 minute drive from Denver's suburbs.

The Center draws visitors from over 70 miles and enjoys the benefits of strong demographics, surrounding amenities, and a nearby 3,000-acre master planned community with over 2,000 homes, and growing.



Regional trade area follows a 70-mile span along I-25 from Cheyenne, WY to Longmont, CO.



Primary trade area includes Loveland, Fort Collins, and Windsor, and accounts for 70% of shoppers.



Average shopper HH income is \$86,000.

MAJOR EMPLOYERS INCLUDE:

Hewlett Packard

Intel Corporation

Hach Company

New Belgium Brewing Co.

Anheuser-Busch

Colorado State University

Agrium U.S. Headquarters

Otter Box

Woodward, Inc.

Vestas Wind Systems

JBS Food Processing

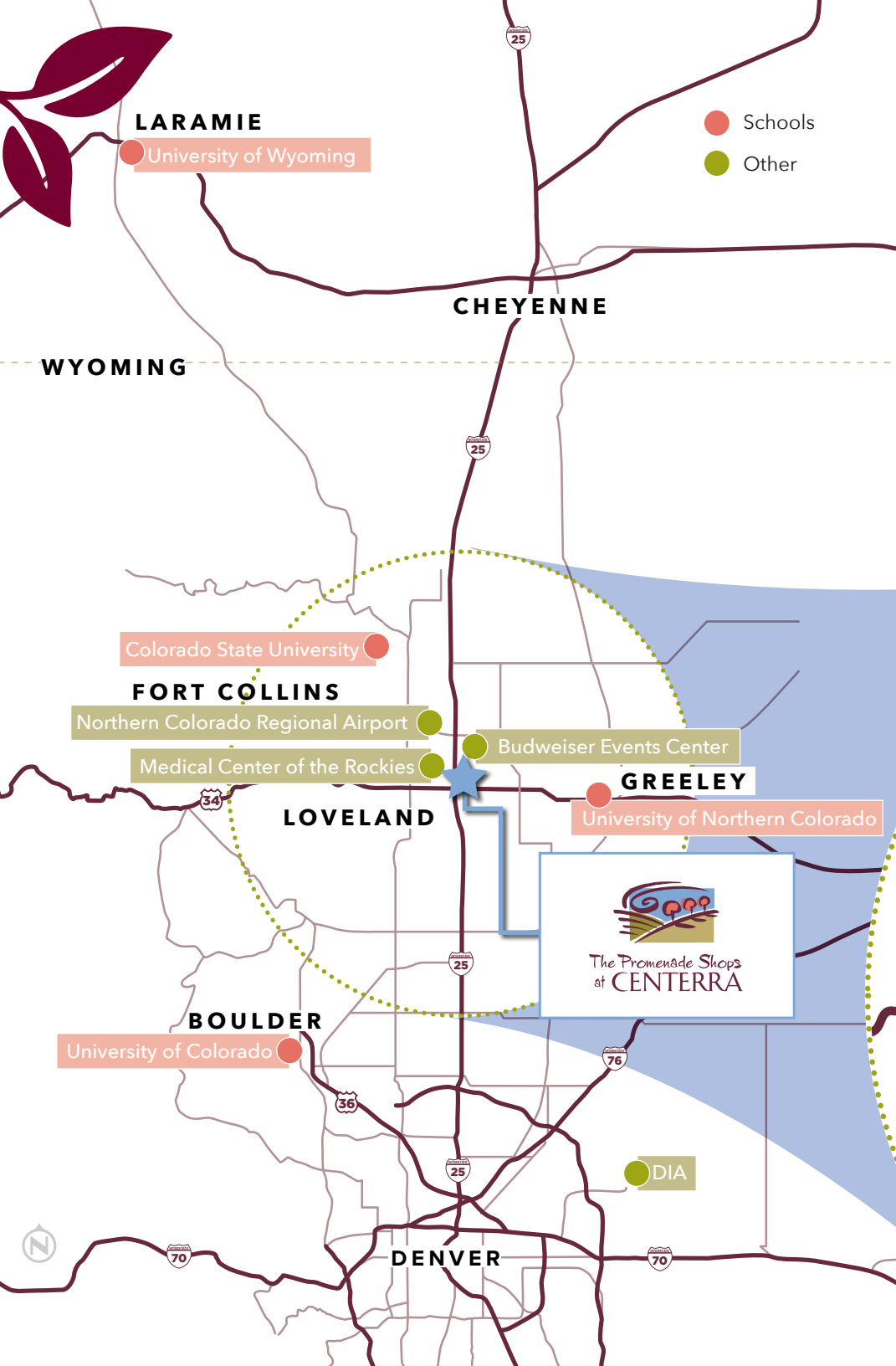
Amazon

University of Northern Colorado

Noosa

CENTERRA BENEFITS FROM I-25 VISIBILITY, REGIONAL TENANCY AND POSITIONING IN A GROWING RETAIL MARKET. THE CENTER HAS AMPLE PARKING, MULTIPLE POINTS OF ACCESS, AND RECOGNIZED SIGNAGE. CENTERRA IS HOME TO A NEWLY RENOVATED MOVIE THEATER AND MACY'S DEPARTMENT STORE AS WELL AS A NEW EXPANDED AND REMODELED VICTORIA'S SECRET.





DRIVE TIMES

LARAMIE, WY

1 HR. 20 MIN.

CHEYENNE, WY

45 MIN.

DENVER, CO

50 MIN.

GREELEY, CO

20 MIN.

FORT COLLINS, CO

20 MIN.



DEMOGRAPHICS



POPULATION

5 Mile	10 Mile	15 Mile
45,667	218,421	450,927



2023 PROJECTED POPULATION

5 Mile	10 Mile	15 Mile
52,323	243,842	496,490



AVERAGE HH INCOME

5 Mile	10 Mile	15 Mile
\$105,121	\$111,036	\$99,707



2023 PROJECTED AVERAGE HH INCOME

5 Mile	10 Mile	15 Mile
\$105,121	\$111,036	\$99,707



NUMBER OF HOUSEHOLDS

5 Mile	10 Mile	15 Mile
18,198	83,644	173,603



2032 PROJECTED # OF HOUSEHOLDS

5 Mile	10 Mile	15 Mile
20,782	93,128	190,808



DAYTIME POPULATION

5 Mile	10 Mile	15 Mile
55,972	201,735	426,198





The Promenade Shops at CENTERRA

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CBRE

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