



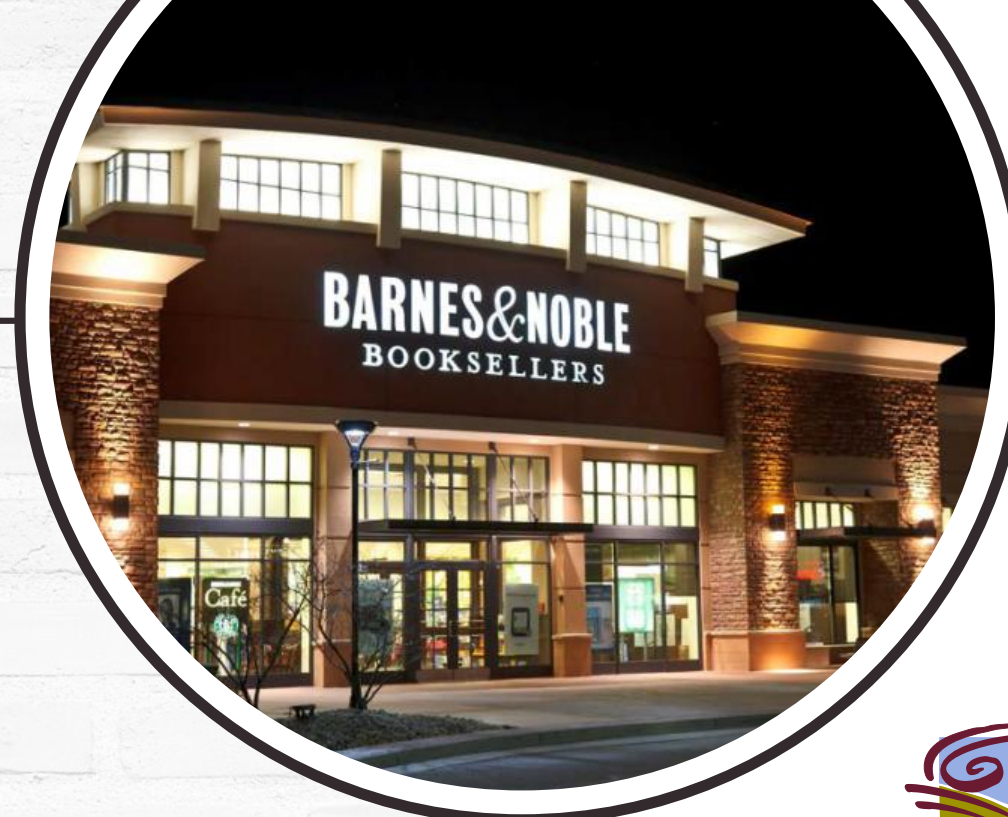
The Promenade Shops at CENTERRA

NORTHEAST CORNER OF I-25 AND HWY 34

...

NORTHERN COLORADO'S ONE-STOP
Shopping Destination

CBRE



The Promenade Shops at CENTERRA

The Promenade Shops at Centerra offers more than just shopping. It's an experience and a place for the community to gather.

Located at the cross section of I-25 and HWY 34 in Loveland with visibility to more than 123,000 vehicles per day, The Promenade Shops at Centerra is Northern Colorado's dominant shopping destination. The unique, outdoor experience encourages people to relax, have fun, and stay awhile.

The Center also features a wide range of coveted national and regional retailers and restaurants. Guests can enjoy dog-friendly shopping, patio dining, and convenient storefront parking.

CONTACTS

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5802-6085 Sky Pond Drive, Loveland, CO



AMENITIES



Over 70 specialty shops and restaurants



Newly Renovated Luxury Movie Theatre



Park for events, concerts & outdoor movies



Outdoor/patio seating



Fire pits



Seasonal ice skating rink



Main street atmosphere



Tree-lined streets



Pop-jet fountain for kids to run through

“NORTHERN COLORADO WILL REMAIN THE
Strongest Growing Region
OF THE STATE IN 2018”

- SENIOR ECONOMIST RICHARD WOBBEKIND

The Promenade Shops at Centerra (Centerra) is a well-positioned, destination retail center in Northern Colorado bringing in consumers from Longmont, Loveland, Greeley, Fort Collins, Windsor and Cheyenne. The center is also a destination tourist location at the gateway to Rocky Mountain National Park.





RETAILERS INCLUDE:

Suite	Tenant	SF
1300	BEST BUY	30,038
1400	GLOWGOLF	11,500
1500	AVAILABLE	2,584
1505	MARY'S MOUNTAIN COOKIES	898
1510	GNC	2,132
1515	WARHAMMER	1,600
1520	AL'S FORMAL WEAR	1,816
1525	BLUE FIN SUSHI	2,000
1530	AVAILABLE	2,024
1540	JUMPIN	7,838
1610	AVEDA	9,000
100	MACY'S	151,360
200	FAMOUS FOOTWEAR	5,500
210	AVAILABLE	5,494
220	MOTHERHOOD MATERNITY	1,200
230	AVAILABLE	1,152
240	HELZBERG	3,000
255	ZALES	1,800

Suite	Tenant	SF
257	CJ BANKS	3,500
260	AEROPOSTALE	3,960
265	SUNGLASS HUT	1,000
270	PACUGO GELATO	1,200
275	KAY JEWELERS	1,800
285	BENT FORK GRILL	5,830
290	D.O.G.S	1,496
300	BUILD-A-BEAR	2,688
305	AVAILABLE	5,131
308	AVAILABLE	4,534
310	BANANA REPUBLIC	7,500
325	LIDS	4,428
327	JOS A BANK	4,400
330	AVAILABLE	6,500
340	AVAILABLE	10,485
370	EDDIE BAUER	5,040
400	WHITE HOUSE BLACK MARKET	3,500
405	JUSTICE	4,000

Suite	Tenant	SF
412	NICHE DESIGN HOUSE	2,205
415	MEDICINE BOW FURNISHINGS	3,620
420	PORTRAIT INNOVATIONS	1,800
426	SEE'S CANDIES	1,355
430	THE CHILDREN'S PLACE	4,000
440	AT&T	2,430
450	PRESIDENTIAL BROKERAGE	2,590
460	SCOUT & MOLLY'S	1,205
470	LENSCRAFTERS	3,600
500	BARNES & NOBLE	26,052
600	TALBOT'S	5,095
610	J. JILL	3,600
615	ANN TAYLOR LOFT	6,000
625	FRANCESCA'S	1,400
630	CHRISTOPHER & BANKS	3,300
635	COZY COTTAGE ANTIQUES	4,212
640	XFINITY	5,029
710	OAKLEY	2,500

Suite	Tenant	SF
715	HARRY & DAVID	2,514
720	SOMA	2,089
723	YANKEE CANDLE	1,885
725	SLEEP NUMBER	2,200
740	HALLMARK	4,318
750	CLARK'S	2,720
755	TORRID	2,866
760	AVAILABLE	1,493
770	CHICO'S	4,400
771	MASSAGE HEIGHTS	3,836
775	CAFE ATHENS	2,950
800	DICK'S SPORTING GOODS	65,950
900	VICTORIA'S SECRET	9,500
910	EXPRESS	7,500
920	BATH & BODY WORKS	3,500
930	AMERICAN EAGLE OUTFITTERS	5,500
1100	EAST COAST PIZZA	2,863
1105	AVAILABLE	1,081

Suite	Tenant	SF
1110	CLAIRE'S	1,499
1115	LIDS	800
1120	SPENCER'S GIFTS	2,013
1125	ZUMIEZ	2,500
1135	BUCKLE	4,999
1140	PAC SUN	4,000
1150	AVAILABLE	4,500
1160	CHARLOTTE RUSSE	6,500
2200	ROCK BOTTOM	9,517
2300	ON THE BORDER	6,897
2400	RED ROBIN	6,134
2600	BIAGGI'S ITALIAN BISTRO	8,405
2700	PF CHANG'S	6,616
PAD 1	AVAILABLE PAD	7,651
PAD 2	AVAILABLE PAD	10,000



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
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:

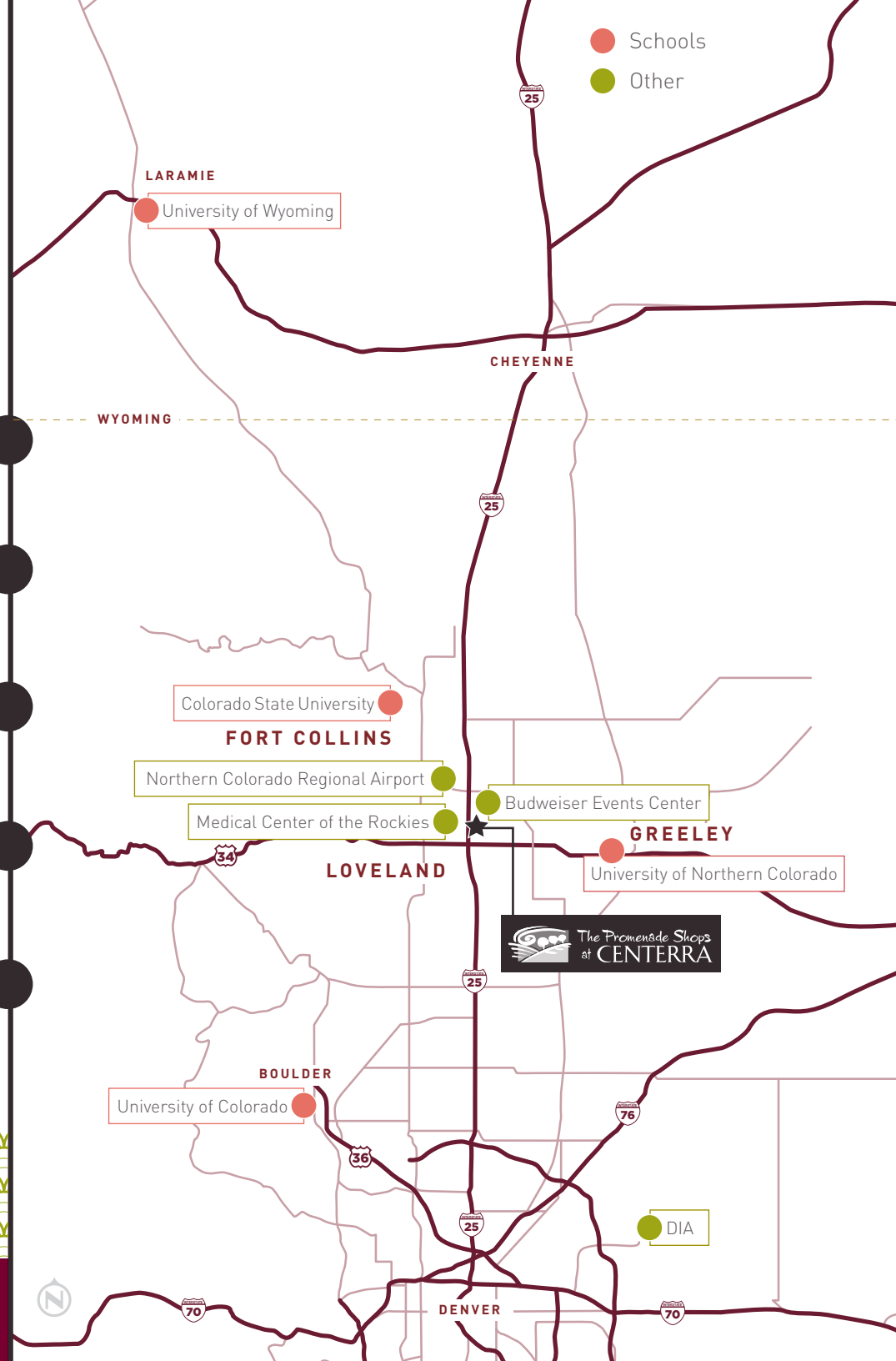
GREELEY
20 MIN

FORT COLLINS
20 MIN

CHEYENNE
45 MIN

DENVER
50 MIN

LARAMIE
1 HR & 20 MIN





... Population

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

... 2022 Projected Population

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

... Avg. HtH Income

5 Mile	10 Mile	15 Mile
\$90,663	\$96,540	\$86,387

... 2022 Projected Avg. HtH Income

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

... # of Households

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

... 2022 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

DEMOGRAPHICS



The Promenade Shops at CENTERRA

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