



ASANA
PARTNERS

「AM
PS」



The Promenade Shops
at BRIARGATE

INTRODUCTION

The Promenade Shops at Briargate is uniquely positioned as the premier open-air lifestyle center serving Colorado Springs and its surrounding trade area. With sustained population growth, strong household incomes, and increasing national retailer demand for the region, the center is well-situated for an elevated merchandising strategy and sustained rent growth.

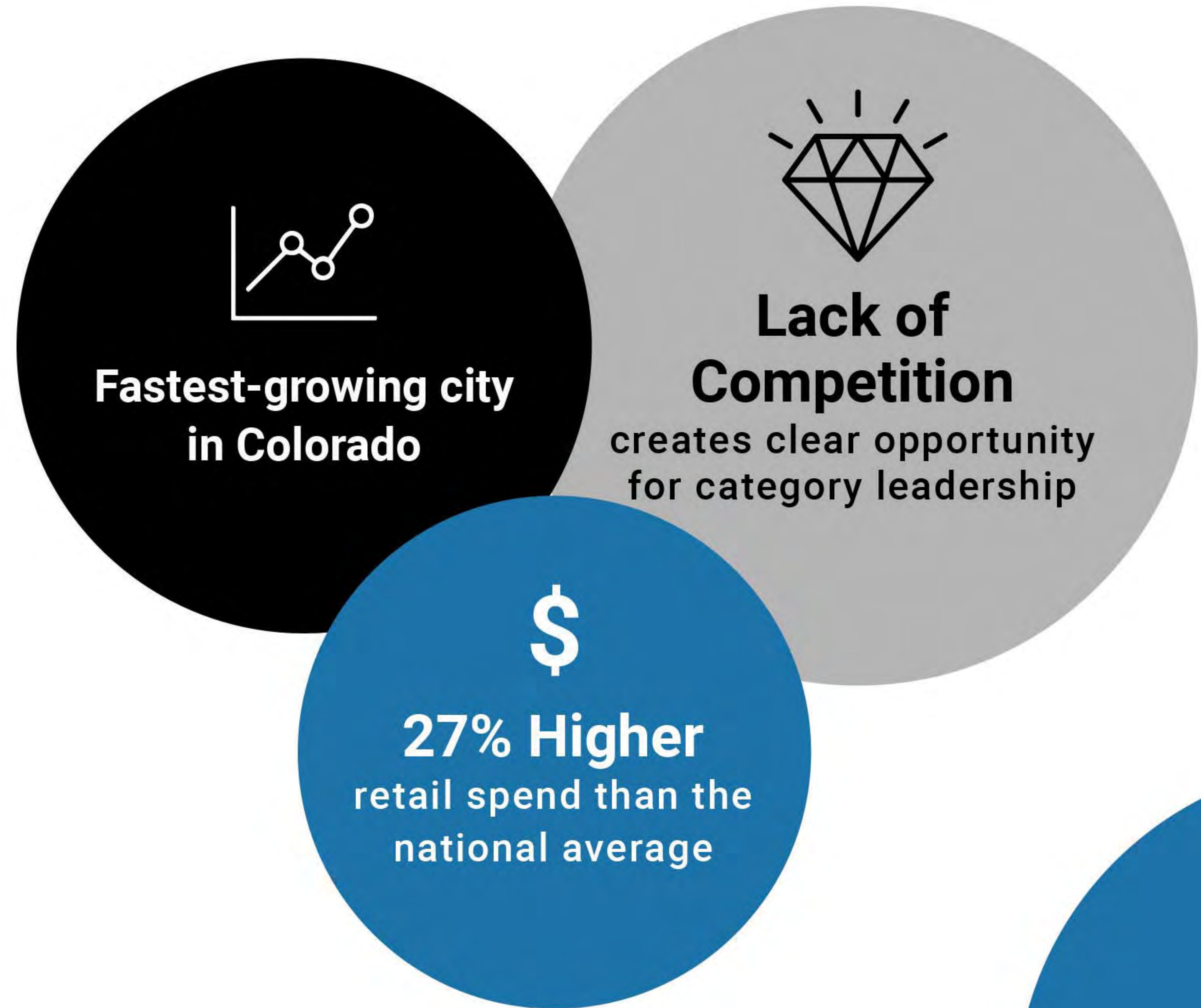
Our team's objective is to:

- Increase the quality and prestige of the tenant mix
- Drive meaningful rent roll growth
- Strengthen long-term asset value
- Improve traffic, dwell time, and customer experience through our leasing efforts.

AM-PS will execute a data-driven, relationship-powered strategy that targets best-in-class brands, curates a balanced merchandising plan, and leverages our national relationships to deliver high-impact leases.



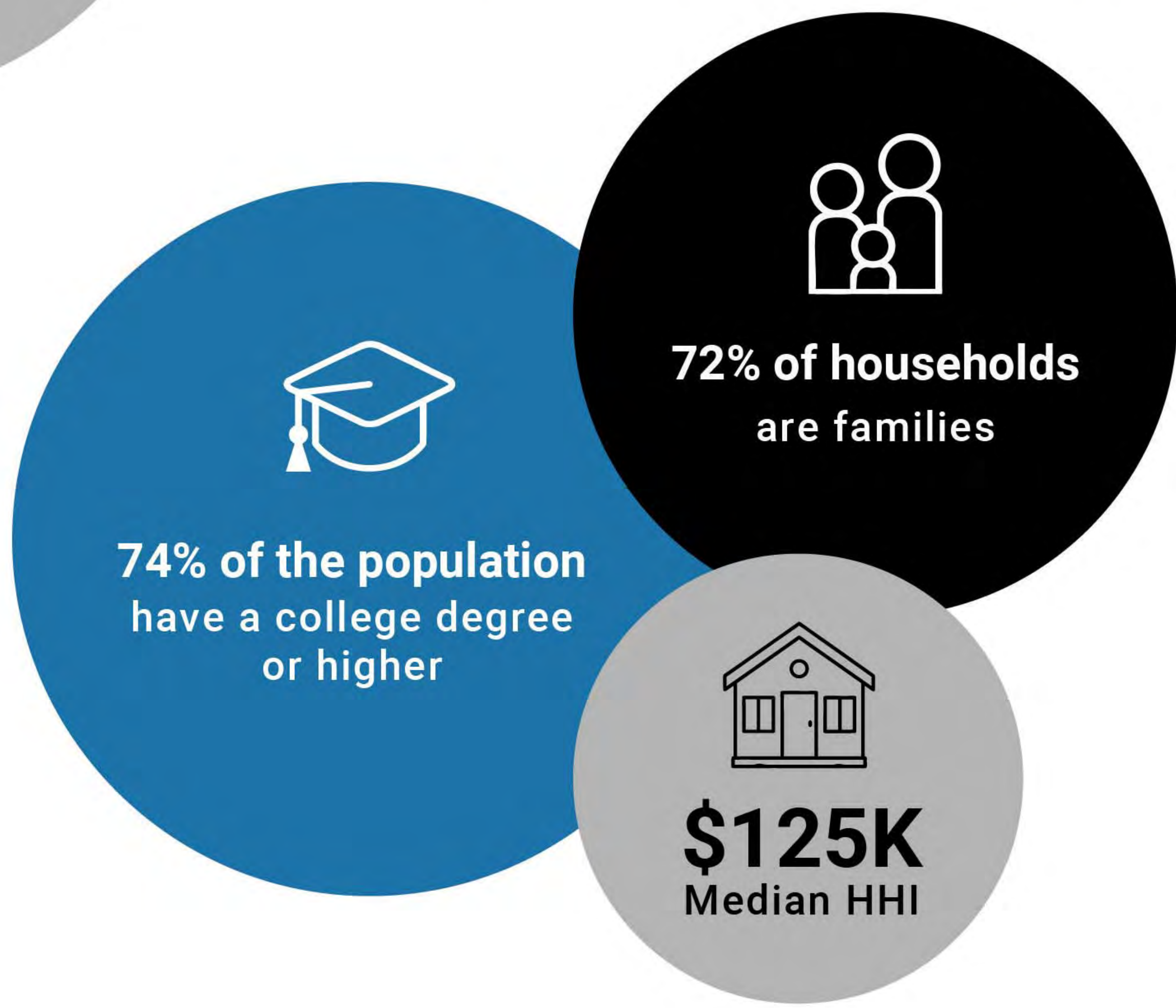
KEY STRENGTHS OF THE MARKET AREA



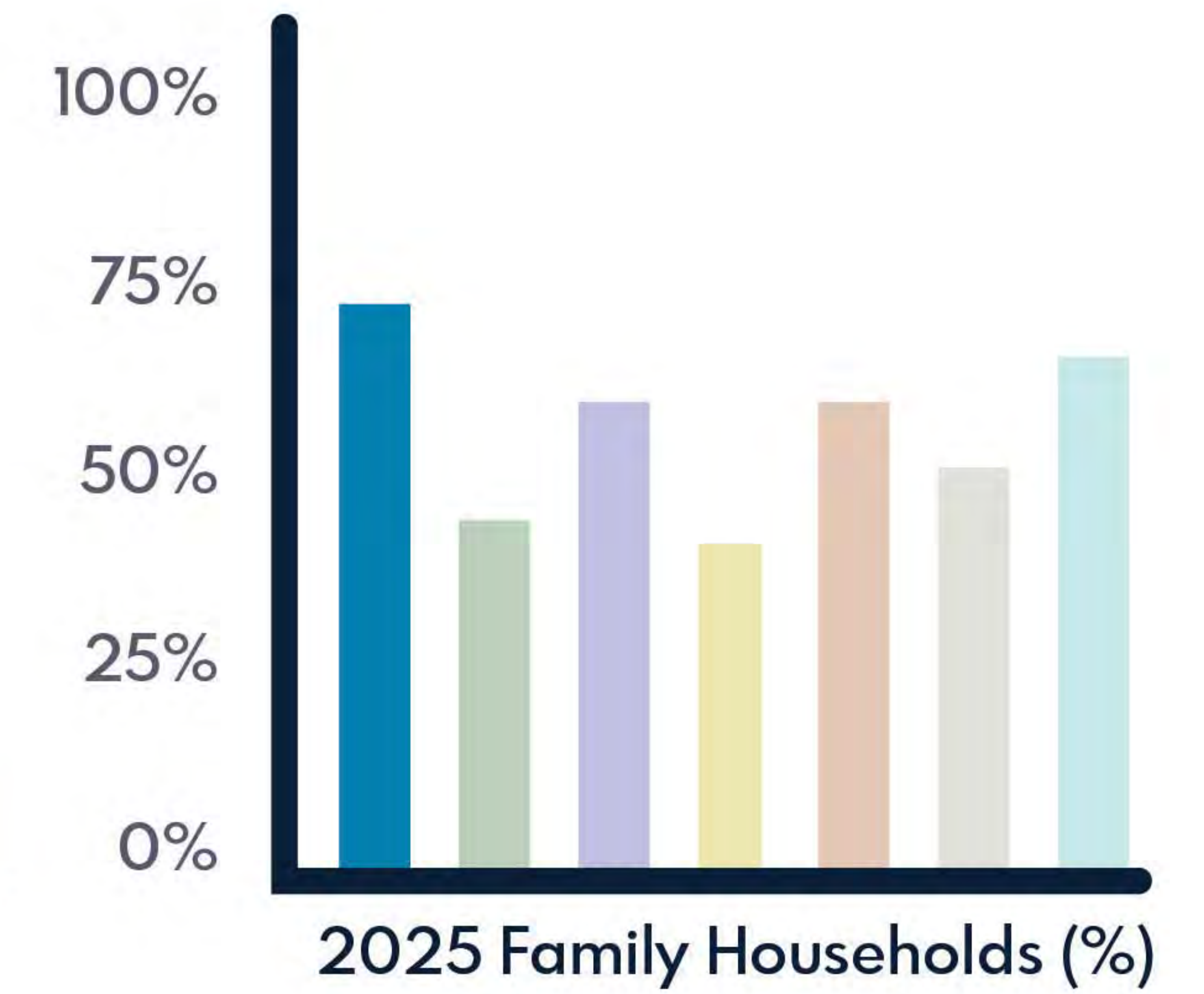
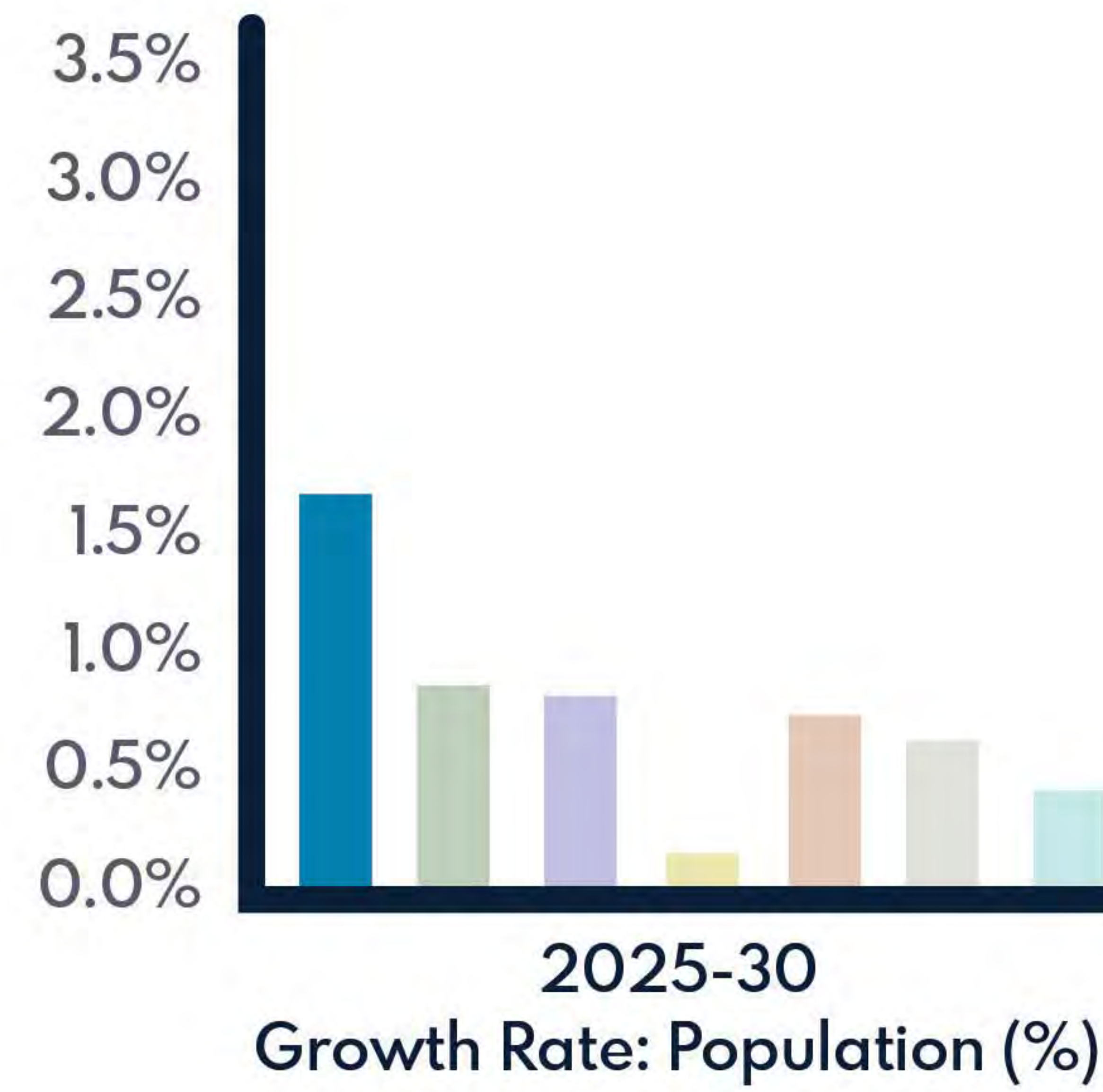
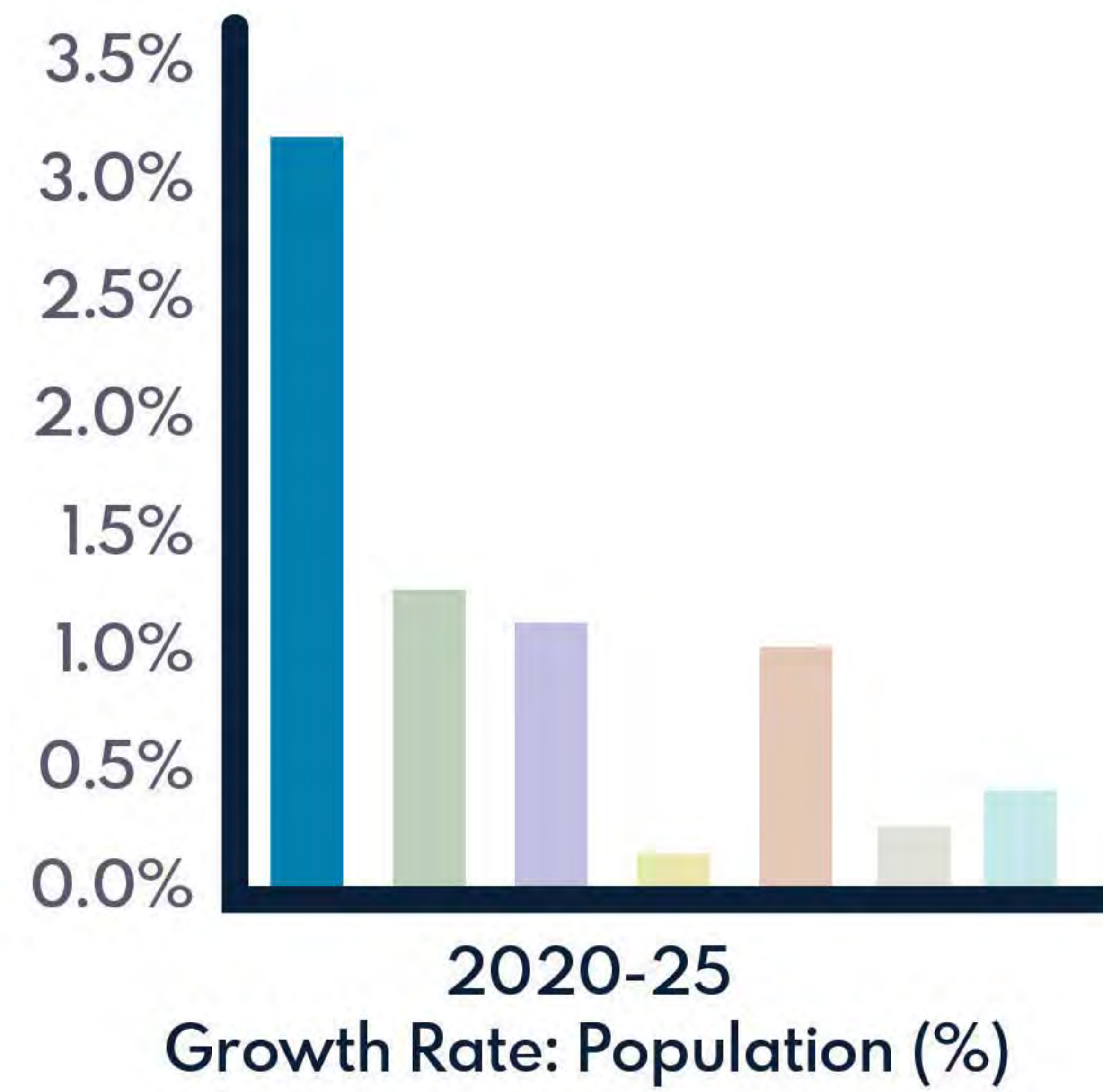
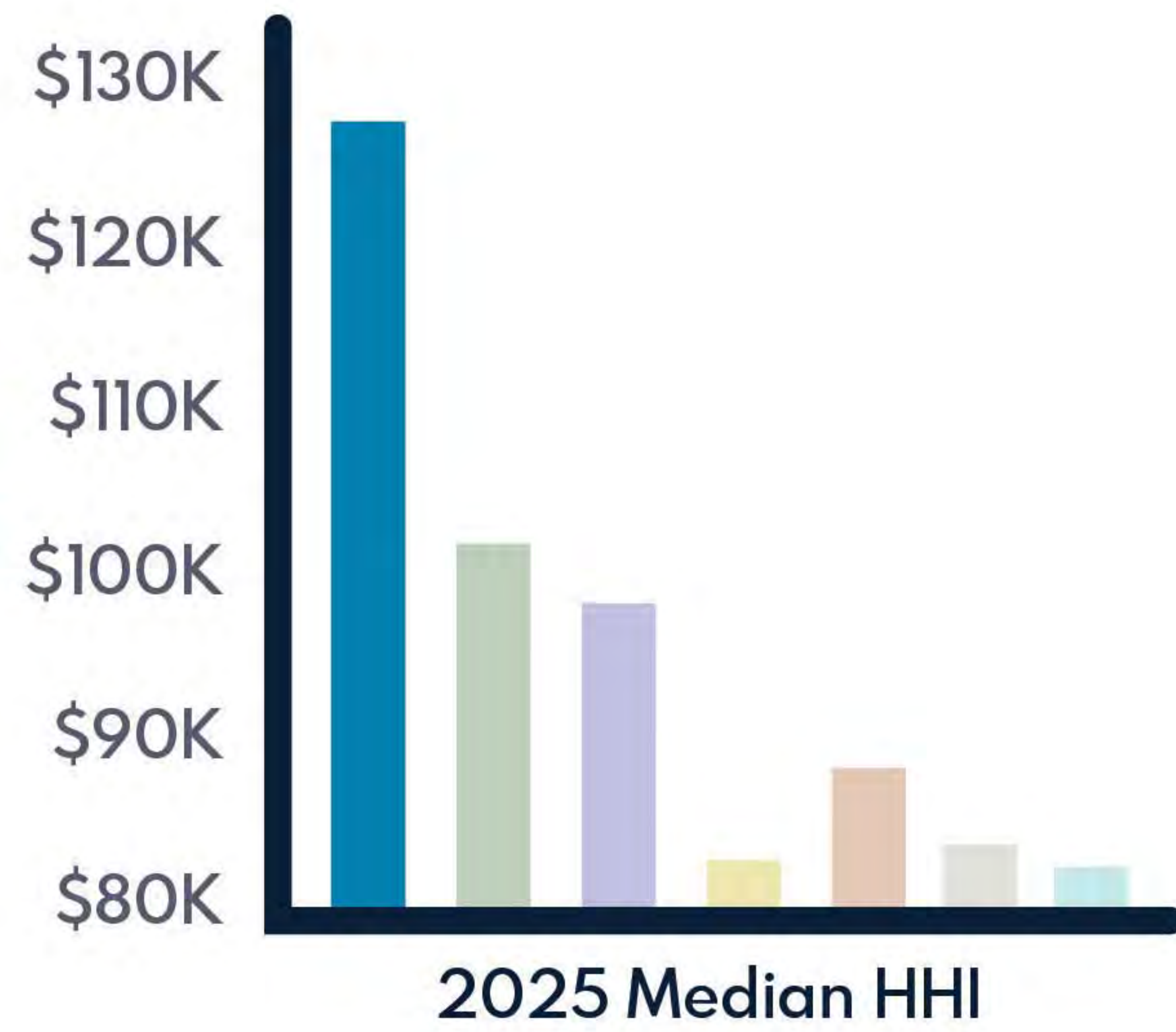
AM-PS TAKEAWAY

The center can command high-quality, brand-elevating tenants with market driving rents.

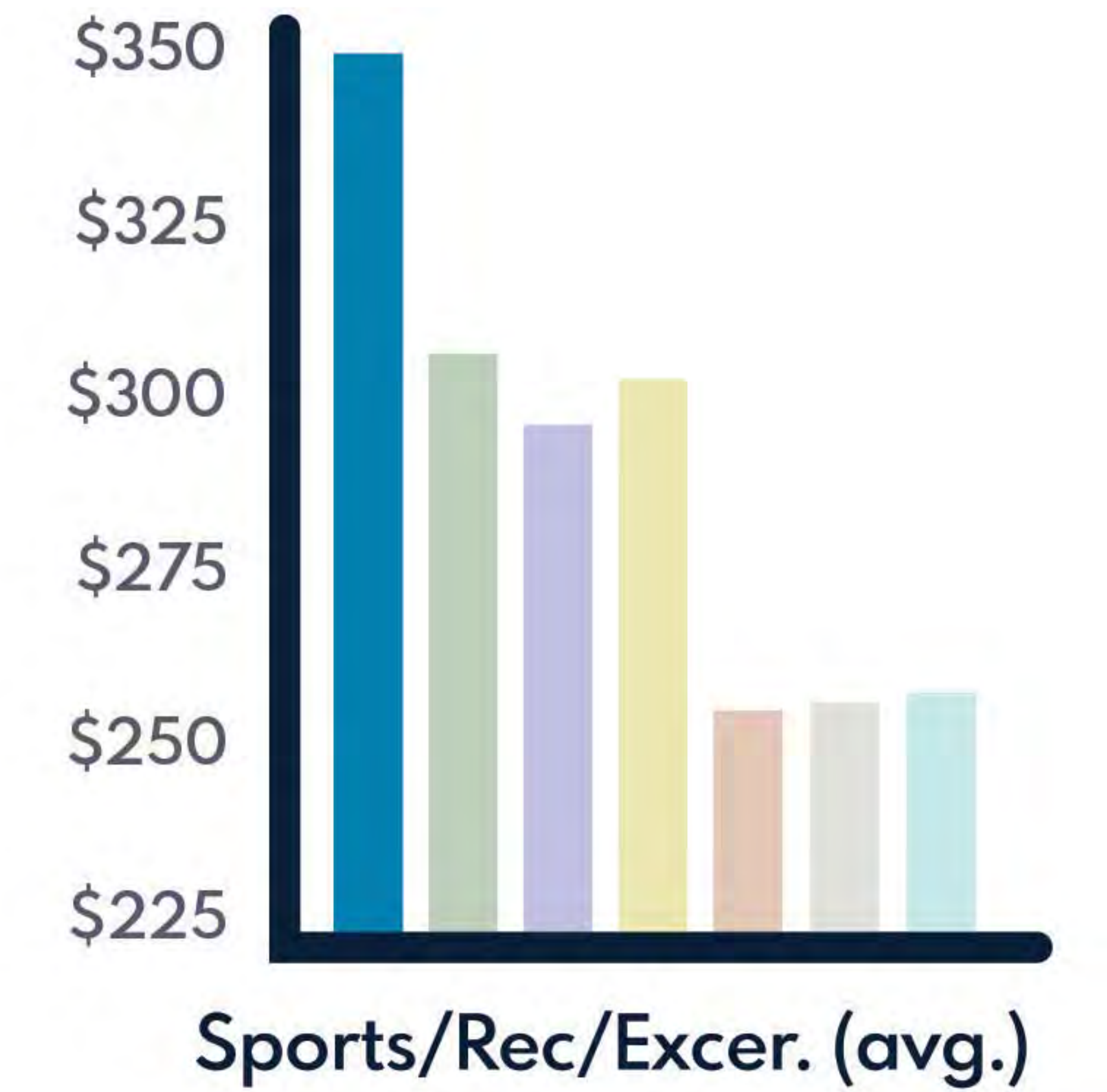
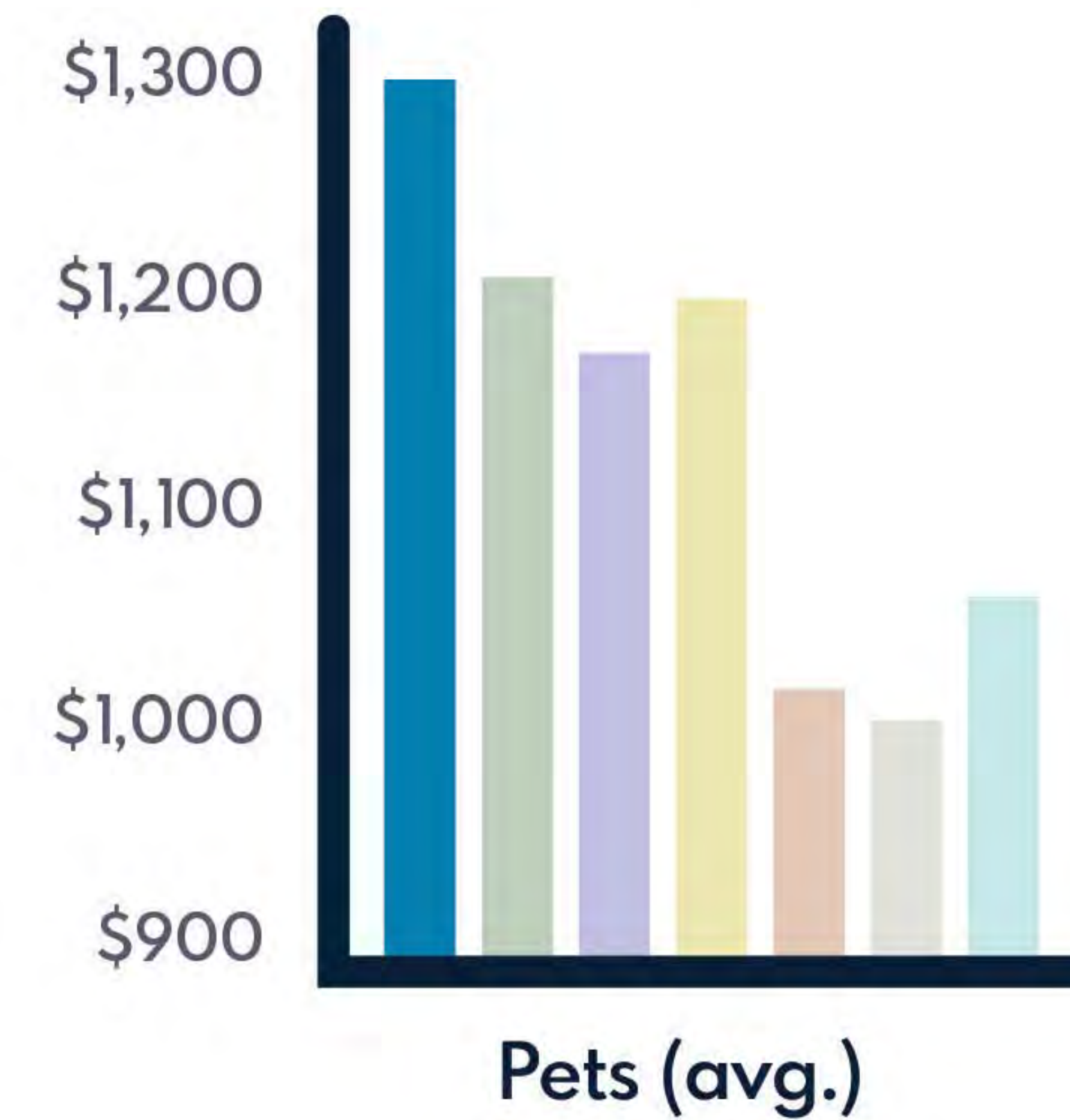
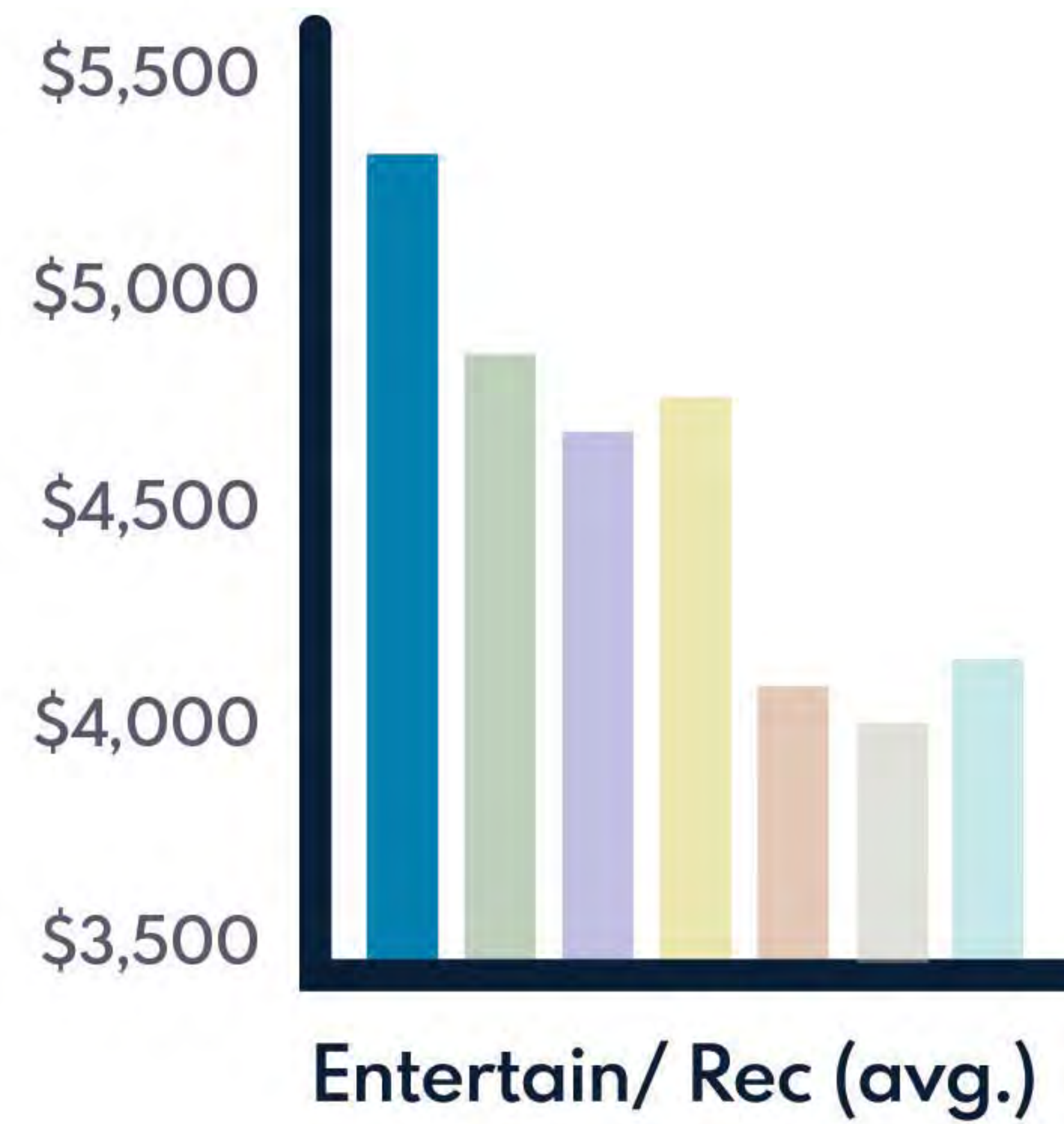
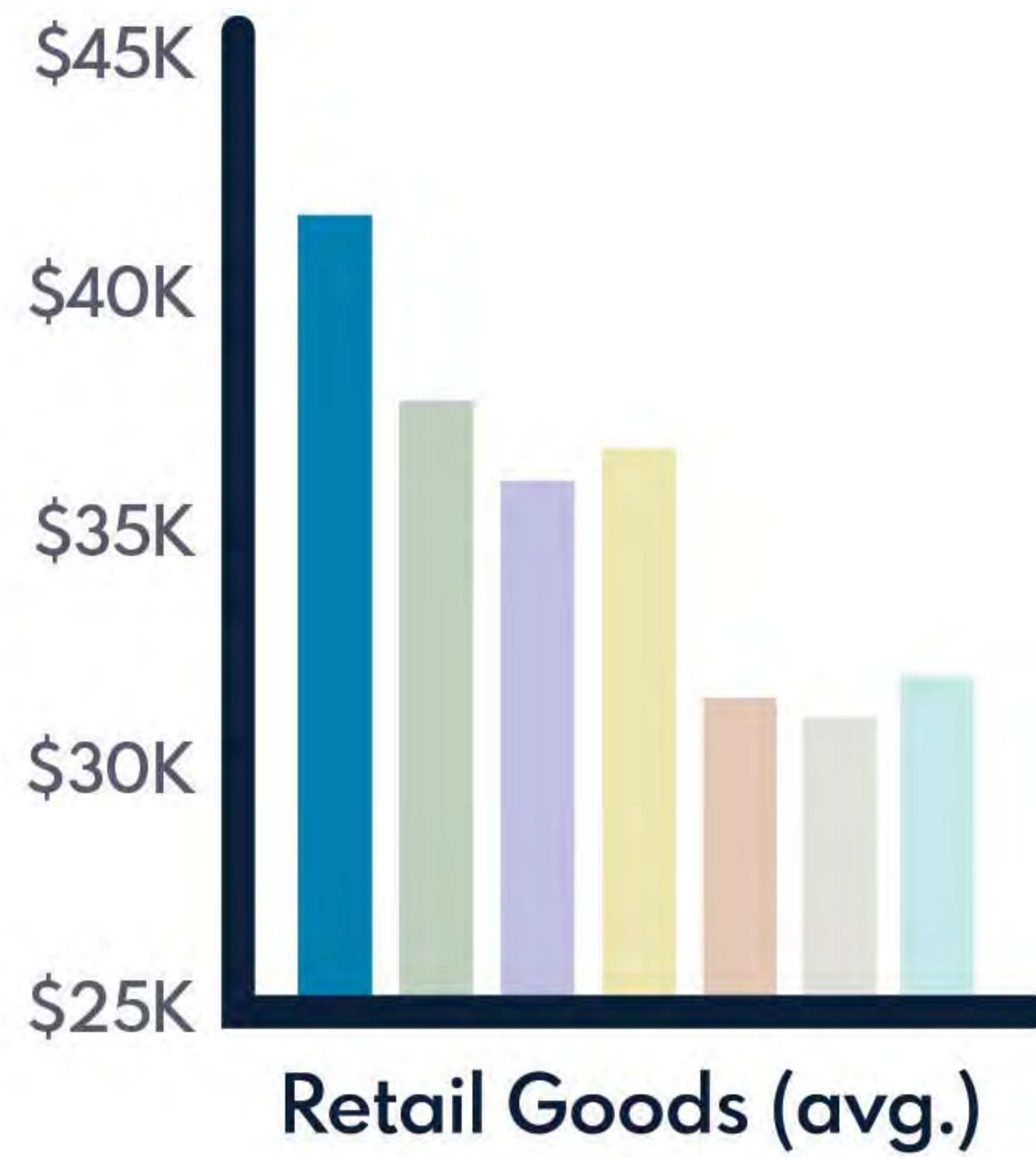
TARGET TRADE AREA INDICATORS



DEMOGRAPHIC INFO



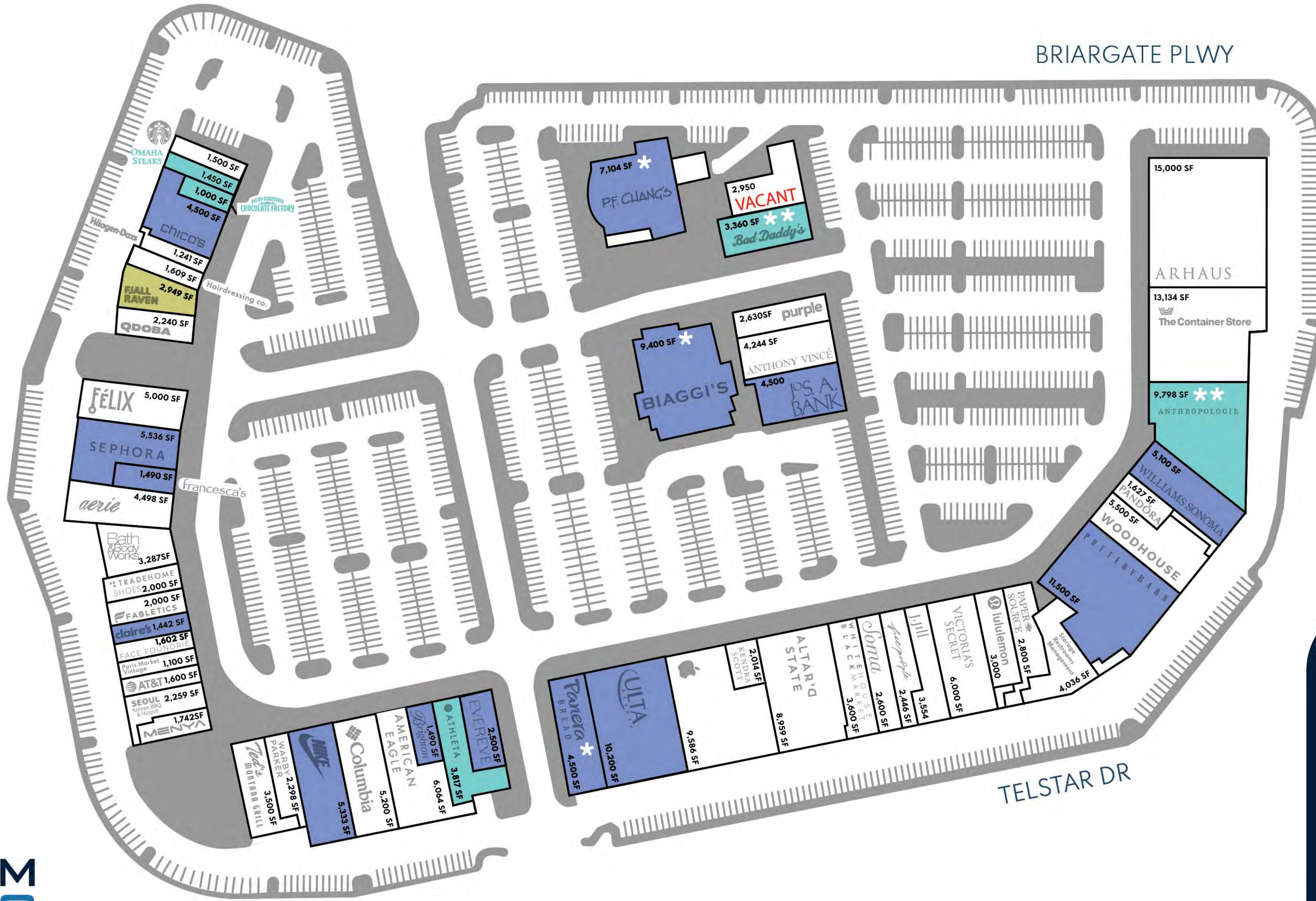
2025 CONSUMPTION BY CATEGORY



KEY

- Briargate
- Colorado
- Colorado Springs, CO
- Denver City, CO
- Boulder City, CO
- Fort Collins City, CO
- United States

SITE PLAN



EXPLORER DR

BRIARGATE PLWY

TELSTAR DR

KEY

- 2026 Expiration
- 2027 Expiration
- 2028 Expiration
- * Number of 5-year Options

