

2025 Year-End

# RETAIL MARKET REPORT



# PRICE EDWARDS

AND COMPANY



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This market survey tracks 31.3 million square feet in 273 developments of over 25,000 square feet and 19.1 million square feet of stand-alone buildings for a total market of 50.4 million square feet.

There continues to be a significant number of smaller strip centers in the market that are under 25,000 square feet in size. We estimate there are close to 13.5 million square feet of these properties in the market.

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# Year-End 2025 & Outlook for 2026

Retail real estate continues to defy easy explanations. On the surface, the numbers suggest stability: nationally, retail vacancy remains near historic lows, consumer spending continues to drive economic growth, and limited new construction has kept supply in check. But, as has been the case the past few years, the story beneath the surface is more nuanced. Retail is healthy, but unevenly so, and the gap between the strongest properties and the rest of the market continues to widen.

Both nationally and here in Oklahoma City, a clear two-tiered retail market has emerged. At the top end are newer, well-located centers, often anchored by national and regional tenants, that remain in high demand. These properties tend to be well occupied, enjoy steady leasing activity, and command rents that would have seemed aggressive just a few years ago. On the other end of the spectrum are older centers, particularly those in secondary locations or with outdated layouts, where leasing activity is slower and vacancy more persistent. This growing divide has been a consistent theme over the past three years, but in 2025 it became more pronounced.

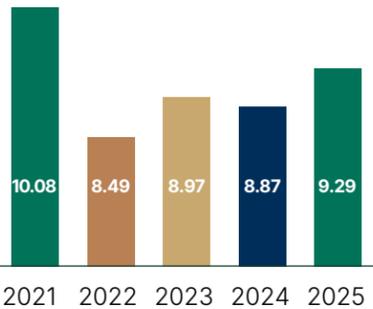
Nationally, retail demand has been supported by continued consumer spending and limited new supply. The U.S. economy grew at a strong pace in the third quarter, with retail consumption accounting for a meaningful share of that growth. Retailers, particularly those focused on value, services, food, and experiences, continue to expand selectively, and this has helped keep vacancy near long-term lows. That said, demand is increasingly concentrated in higher-quality assets, while secondary and tertiary properties see less tenant interest and greater pressure on rents.

The slowest segment of the retail market remains small, local tenants. This has been true for several years, but 2025 reinforced just how challenging the environment has become for mom-and-pop operators. Much of this pressure can be traced to factors largely outside their

**Total OKC Retail Market Inventory**  
(SF in Millions)

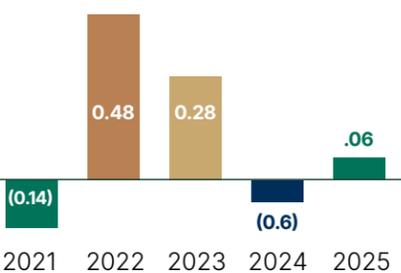


**OKC Retail Market Vacancy**  
(% Vacant)



“Retail is healthy, but unevenly so, and the gap between the strongest properties and the rest of the market continues to widen.”

**OKC Retail Market Absorption**  
(SF in Millions)



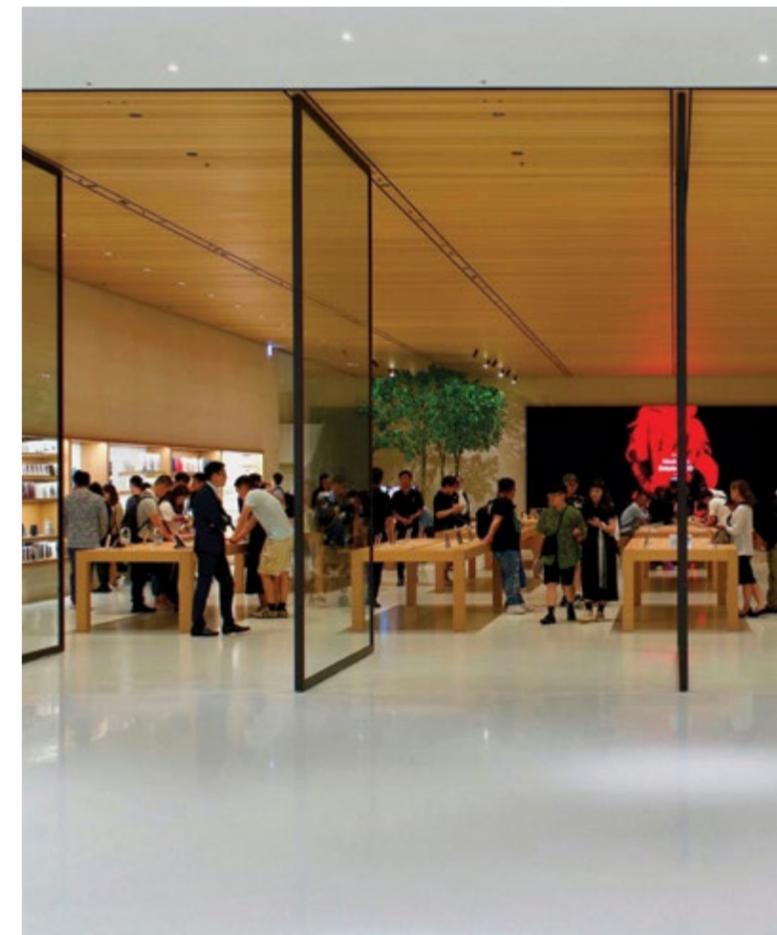
control: sharply higher tenant improvement costs, higher borrowing costs, and a broader sense of economic uncertainty tied to inflation, tariffs, and politics. Build-out costs, in particular, have become a major impediment to deals of all sizes, but they are especially painful for smaller tenants without deep balance sheets. These costs show little sign of coming down. As a result, the only real long-term solution is for rents to go up.

Oklahoma City continues to reflect these same dynamics, albeit with a twist. While overall vacancy remains higher than the national average, the metro is seeing a meaningful amount of new retail development and leasing activity, which somewhat belies the headwinds facing the broader economy. Oak and Grove Power Center have opened and are finishing up leasing efforts, while Rose Creek and Legacy at Covell are both in the midst of active lease-up. Phase Three of University Town Center in Norman is also moving forward, and major projects such as the second phase of The Half and the Scheels development continue to advance. This does not even include several additional projects underway across the metro such as Sooner Development’s Target project on South Porter in Norman. The level of activity speaks to both developer confidence and continued retailer interest in the Oklahoma City market, particularly in our strong growth corridors.

At the same time, there are clear warning signs. Consumers are borrowing more than ever, job growth has slowed, and inflation remains higher than anyone would like. Layer on ongoing political and trade uncertainty, and it is easy to make a case for caution. Yet, at least so far, shoppers appear largely unfazed. Retail sales have held up, restaurants remain busy, and well-located centers continue to perform. As has often been the case in retail, behavior on the ground has been more optimistic than the headlines would suggest.

Looking ahead to 2026, the most likely outcome is more of the same: continued strength in top-tier retail assets, ongoing challenges for older and poorly located centers, and a slow but steady push toward higher rents as landlords and tenants alike adapt to a higher-cost environment. Retail is unlikely to be immune from broader economic pressures, but its fundamentals remain solid. For better or worse, the market is increasingly sorting itself into winners and losers, and that trend shows no signs of reversing in the year ahead.

*Jim Parrack*  
Senior VP, Price Edwards and Company





from the retail team at  
**PRICE EDWARDS AND COMPANY**

### Retail Investment Sales: A Selective but Active Market

Nationally, retail investment sales are gaining momentum after a slow couple of years, even though activity has not fully returned to historical norms. Buyer and seller expectations are more aligned than they have been in recent years, despite higher interest rates pushing cap rates upward. Net lease deals with strong national credit are trading in the mid-6% range, grocery-anchored centers around 7%, and well-occupied strip centers in the upper 7% to low 8% range.

In Oklahoma City, these same dynamics are visible. Grocery-anchored and well-maintained strip centers continue to attract interest, but buyers are negotiating harder and taking more time to commit. Properties with tenant risk or capital needs are slower to transact, while well-leased centers in proven locations continue to trade.

By George Williams



### Restaurants and the Experience Economy

Restaurant expansion and experiential retail remain two of the most dynamic forces shaping the retail landscape. As consumer expectations shift toward memorable, immersive, and convenience-driven experiences, operators are evolving their physical footprints. The normalization of dining out following the pandemic has accelerated investment in hybrid concepts, tech-enabled formats, and entertainment-driven spaces.

“concepts such as Flight Club, Puttery, Back 9 Golf, Pinstack, and Sinkers Lounge are exploring the market”

Experiential retail has become a critical strategy for brick-and-mortar relevance. Stores increasingly function as brand showrooms, entertainment venues, and community hubs. In Oklahoma City, concepts such as Flight Club, Puttery, Back 9 Golf, Pinstack, and Sinkers Lounge are exploring the market, reflecting continued demand for experience-driven tenants.

By Ev Ernst



### The New Reality of Tenant Improvement Costs

Walk any new retail project in Oklahoma City and you will hear the same refrain from owners and tenants alike: build-out costs continue to climb, and everyone is recalibrating how deals get done. Inflation may be cooling, but prices are not falling. Labor remains expensive, materials continue to fluctuate, and anything involving mechanical or kitchen infrastructure leaves little room for value engineering.

A second-generation retail conversion that once cost \$50 to \$70 per square foot can now exceed \$120 per square foot, while first-generation buildouts often surprise tenants even more.

As a result, deal structure has become just as important as rent. Landlords are still willing to provide tenant improvement allowances, but with firmer expectations around tenant quality, credit, and experience. Instead of turnkey deals, negotiations now focus on shared contributions, with tenants bridging gaps through cash, simplified layouts, or amortizing a portion of the build-out into rent. Longer lease terms, renewal options, and second-generation space have become key tools to manage risk.

By Girma Moaning



### Retail Resilience Heading into 2026

Oklahoma's retail market enters 2026 with real structural strength. Vacancy remains below national averages, supported by demand in suburban corridors such as Edmond and Moore/Norman. With new construction constrained by rising costs, landlords are likely to retain pricing power in a limited-supply environment.

“With new construction constrained by rising costs, landlords are likely to retain pricing power in a limited-supply environment.”

At the same time, retailers are entering a more disciplined era focused on profitability. Expect increased use of AI for inventory management, cost control, and personalization. While digital platforms continue to grow, brick-and-mortar retail remains resilient and adaptive heading into the year ahead.

By Aaron Diehl



### Local Retailers: Resilient but Pressured

Locally owned retailers and restaurants across Oklahoma City experienced moderate sales growth in 2025, though many continue to face challenges from rising costs, staffing shortages, and competition from e-commerce. Restaurants in particular are contending with higher food prices and labor constraints, leading to closures for some operators.

Despite these pressures, many independent businesses remain resilient. Owners are finding creative ways to market, maximize their space, and connect with customers, supported by a generally strong local economy and growing community engagement.

By Rosha Wood



### Steady Ground: A Measured Recovery in Rural Markets

What rural markets are experiencing today is one of the slowest recoveries in recent memory. While national economic growth has remained positive, it has been modest and uneven, mirroring what many of us see in rural land and investment sales across southern Oklahoma.

Land sales are taking longer as businesses defer expansion and households prioritize essentials. Still, infrastructure investment and new developments are strengthening long-term value. For landowners, patience and realistic pricing remain essential as the market continues its gradual recovery.

By Brandy Rundel

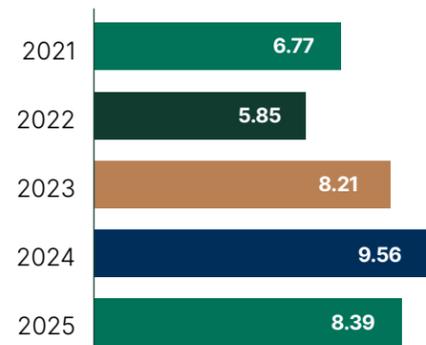




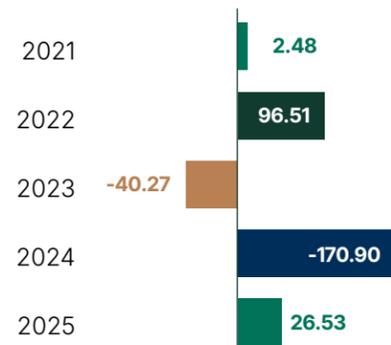
The North submarket continues to drive retail growth in the Oklahoma City metro. Anchored by the Memorial Road corridor, this submarket remains the most active and diverse retail market we track, and despite ongoing national store closures, it continues to post strong overall performance. Vacancy ended 2025 at approximately 8.4 percent, which remains healthy given the sheer size of the submarket and the amount of space absorbed over the past several years.

The North submarket is also seeing some of the most significant retail development in the metro. The Half continues to move forward with additional phases, Grove Power Center has opened, and Rose Creek Plaza continues their lease-up. In addition, Scheels has announced plans to enter the market, further reinforcing the corridor's role as a regional retail destination. These projects, combined with the recent opening of OAK and ongoing infill along North May and North Portland, underscore the depth of retailer demand in this area. While national store closures have added some temporary vacancy, demand for well-located space remains strong, and most of the newly vacant space is expected to be backfilled over time.

North Submarket Vacancy  
(% Vacant)



North Submarket Absorption  
(SF in Thousands)



North	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
50 Penn Place NW 50th St & N Pennsylvania Ave	1973/2000/2013	Chad Khoury Solas Real Estate	100,000	7,070	7.07%	19.50	16.50	Full Circle Books, VINCIT Construction
6900 Place 6900 N May Ave	1981/1992	David Hartnack/Sam Swanson/ Nathan Wilson   NAI Red	49,502	23,854	48.19%	10.00	17.50	Ted's Mexican, The Honey Baked Ham
Belle Isle Station NW Expressway & N Classen Blvd	2000	Mark Inman/Stuart Graham/ Wil Scofield   CBRE/OKLA	433,333	26,117	6.03%	0.00	0.00	Walmart Supercenter, Old Navy, Nordstrom Rack
Britton Plaza Shopping Center 2648 W Britton Rd	1975	Gerald Gamble Gerald Gamble Co	27,800	0	0.00%	12.00	12.00	Johnnie's Charcoal Broiler
Britton Square 9501-9509 N May Ave	1983	Michael Almaraz Newmark Robinson Park	107,821	20,105	18.65%	13.00	13.00	Mill Creek, Goodwill
Camelot Square NW 122nd St & N Pennsylvania Ave	1989	Jeff Bolding Blanton Property Company	107,799	0	0.00%	12.00	12.00	Wingstop
Casady Square W Britton Rd & N Pennsylvania Ave	1953/1995	George Huffman/Heather Wolf Interwest Realty	141,140	51,056	36.17%	16.50	16.50	CVS Pharmacy, Walgreens, 1492 New World Latin Cuisine
Centennial Plaza 5801 N May Ave	1993	Mark Inman CBRE/OKLA	233,794	0	0.00%	0.00	0.00	Best Buy, Dick's Warehouse Sale, Home Depot
Chisholm Creek Memorial & Pawnee Drive	2016	Whitney Rainbolt Medallion Group	262,452	18,280	6.97%	30.00	40.00	Top Golf, Uncle Julio's, Costco, Cabela's, Walmart
Classen Curve 5820 NW Grand Blvd	2008	Tim Collier 11 North Partners	123,629	0	0.00%	0.00	0.00	Rye 51, Warby Parker, lululemon
Collonade Shopping Center 9600 N May Avenue	1984	Ali Ghaniabadi Brady's Properties	59,000	5,285	8.96%	12.00	12.00	Lindsey Medical
Colonial Plaza 9225 N May Ave	2003	Eric Roberts Colonial Center, Ltd	141,456	0	0.00%	18.00	8.00	Homeland, The Garage, Cato, Woodcraft, Grand Cru
Country Club Corner 6410 N May Ave	1959/1985	Elise Lopez JAH Realty	53,481	0	0.00%	16.00	25.00	Sprouts, Half Price Books
Country Club Village 2800 W Country Club Dr	1970/2003	Kelsey Gilbert CBRE/OKLA	30,846	0	0.00%	20.50	16.00	Beau's Wine Bin
Cross Rock Shops 3521-3561 W Memorial Rd	2001	Whitney Rainbolt Medallion Group	24,578	6,183	25.16%	21.00	28.00	ERA Courtyard Homes, McAlister's Deli, Prism Bank
Fenwick Plaza 16524 N Pennsylvania Ave	2009/2015	Jessica Brunner Fidelity Real Estate	41,804	0	0.00%	14.18	0.00	Allstate, Fenwick Liquor
French Market Mall 2836 NW 63rd St	1985	Mark Inman/Stuart Graham CBRE/OKLA	244,724	92,020	37.60%	8.00	25.00	Burlington, Hobby Lobby, The Tile Shop, Dollar Tree
Gold's Gym Center 2301 W. Memorial	1982/2008	Stuart Graham/Mark Inman/ Logan Sadler   CBRE/OKLA	66,662	1,000	1.50%	15.00	22.00	ATT Flagship Store, Gold's Gym, Chuck E Cheese
Golden Court 1121 NW 23rd St	2010	Ryan Storer Plains Commercial Real Estate	26,000	0	0.00%	12.00	16.00	Teapioca Lounge, Rent-A-Center
Grove Marketplace NW 178th & Portland	2025	Stuart Graham/Mark Inman CBRE/OKLA	121,816	14,547	11.94%	0.00	0.00	Ross, Five Below, Dollar Tree
Highland Park Shopping Center W 178th St & N Western Ave	2009	Stuart Graham/Mark Inman/ Logan Sadler   CBRE/OKLA	42,428	9,022	21.26%	21.00	20.00	Louie's, The Sushi Bar
Lakehurst Plaza 8028 N May Ave	1978/2009	Grant Group Owner Managed	32,637	2,400	7.35%	15.00	18.00	Gulfport Fish Market, Movement Innovations Dance
Lakeside Shops 7401-7535 N May Ave	1964/2013	Phil Pippin Pippin Properties	68,179	7,840	11.50%	16.00	20.00	Firestone/Bridgestone, Vintage Stock
Lakewood Shopping Center 6901 N May Ave	1980/2015	David Hartnack/Sam Swanson/ Nathan Wilson   NAI Red	64,937	11,434	17.61%	15.00	15.00	Four Star Fitness
Mathis Brothers Village 3400 W Memorial Rd	2016	Owner Managed Owner Managed	80,000	0	0.00%	0.00	0.00	Mathis Brothers Sleep Center, Ashley Furniture
Mayfair Place 2900 NW 63rd St	1978	Elise Lopez JAH Realty	95,000	35,426	37.29%	12.00	16.00	Chick Fil-A, PetSmart
Memorial Square 13730 N Pennsylvania	2006	Mark Inman/Stuart Graham CBRE/OKLA	225,000	14,017	6.23%	0.00	0.00	Super Target, Marshalls, DSW
Midland Center NW Expressway & Independence	1961	George Williams Price Edwards and Company	54,272	31,385	57.83%	0.00	0.00	Starbucks, Panera Bread
Nichols Hills Crossing 7310 N Western Ave	1959/2010	Elise Lopez JAH Realty	22,252	1,700	7.64%	0.00	0.00	Kamp's Meat Market, Bin 73, NexGen Fitness

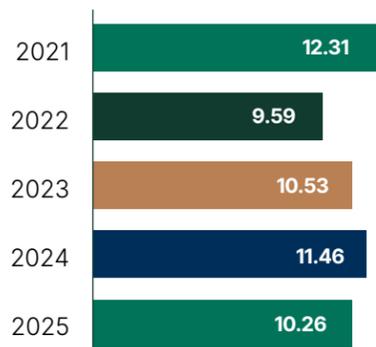
North	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Nichols Hills Plaza 6501 Avondale Dr	1963	Tim Collier 11 North Partners	144,672	5,056	3.49%	0.00	0.00	Trader Joes, Orange Theory Fitness, Starbucks
North Penn Plaza 5601 N Pennsylvania Ave	1970/1971	AJ Tolbert/Ethan Slavin/ Aden Struble   Creek   CRE	32,000	6,652	20.79%	15.00	15.00	Duncan Bros. Salon
Oak 5101 N Pennsylvania Ave	2024	Owner Managed Owner Managed	75,155	0	0.00%	0.00	0.00	Williams Sonoma, Tommy Bahama Marlin Bar
Penn Square Mall 1901 NW Expressway	1960/1988	Robert Alexander Simon Property Group	1,080,000	13,500	1.25%	40.00	60.00	Apple, Dillard's, Macy's
Penn-Hefner Plaza 2121 W Hefner Rd	1973/1977	Owner Managed Owner Managed	67,805	16,922	24.96%	11.00	13.00	Beauty World, Il Bellagio Event Center
Plaza at Quail Springs 2221 NW 138th St	2005	Elise Lopez JAH Realty	149,632	2,580	1.72%	20.00	20.00	At Home, Dollar Tree
Quail Plaza 10950 N May Ave	1965/1991	Kevyn Colburn Morris Enterprises	194,510	18,383	9.45%	12.00	18.00	Dollar Tree, Planet Fitness, Goodyear Tire
Quail Springs Mall W Memorial Rd & N Penn Ave	1980/1999	Tyler Cassell/Chris Milkie Brookfield Properties	1,150,627	28,500	2.48%	40.00	0.00	Dillard's, Lifetime Fitness, Von Maur
Quail Springs MarketPlace W Memorial Rd & N Penn Ave	1998	George Williams Price Edwards and Company	410,613	44,738	10.90%	15.00	30.00	Old Navy, Michaels, Office Depot, Ulta
Quail Springs Village 13801 N Pennsylvania Ave	1983	Elise Lopez JAH Realty	26,350	0	0.00%	25.00	20.00	Cowboy Chicken, Champion BBQ Supply, Once Upon A Child
Quail Village 14101 N May Ave	2007	Matthew Pennock IAG	49,845	3,802	7.63%	0.00	0.00	Triad, Lush
Shoppes At Northpark 12100 N May Ave	1971/1981	Kevyn Colburn Morris Enterprises	202,106	41,272	20.42%	13.74	16.79	B.C. Clark, Shogun Steak House
Shoppes at Quail Springs 13601 N May Avenue	2016	George Williams Price Edwards and Company	73,000	11,136	15.25%	28.00	25.00	Salons by JC, Starbucks, Metro Diner
Shoppes on May 9494 N May Ave	1963/1996	Ethan Slavin/AJ Tolbert Creek   CRE	91,176	8,390	9.20%	20.00	8.00	Harbor Freight, Mr Gatti's Pizza
Shops @ Quail Springs NW 140th & Pennsylvania	2012	Tom Blanton Blanton Property Company	90,856	0	0.00%	0.00	0.00	Dick's Sporting Goods, Petco, Cava
Shops At North Penn NW/C 150th & N Pennsylvania	2017	Logan Sadler/Stuart Graham/ Mark Inman   CBRE/OKLA	33,750	1,200	3.56%	24.50	24.50	Neighborhood Jam, Ted's Cafe Escondido
Shops At The Veranda 150th St & N Western Ave	2006	Veronica Baker Creek   CRE	29,712	8,748	29.44%	19.00	22.00	Stella Nova, Walgreens
Shops on 150th 2420-2424 NW 150th	2021	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	31,033	3,710	11.96%	22.00	18.00	Pizza Hut, BBQ Chicken
Spring Creek North 12200 N May Ave	1981	Elise Lopez JAH Realty	89,006	11,190	12.57%	14.00	12.00	Family Dollar, Crunch Fitness, Sally Beauty, Tez Wingz
Ten-01 West Retail Center 1001 W Memorial Rd	2018	Jay Cohlmlia/Michael Rapella Newmark Robinson Park	43,444	1,590	3.66%	28.00	28.00	Smoothie King, Athletico, Jimmy John's
The Rise 511 NW 23rd St	1920/2014	Troy Humphrey Creek   CRE	40,407	3,482	8.62%	20.00	25.00	Anytime Fitness, Good Egg
The Shoppes at North Pointe W Memorial Rd & N May Ave	2002	George Williams Price Edwards and Company	37,684	12,975	34.43%	20.00	20.00	Jimmy's Egg, City National Bank
The Triangle @ Classen Curve 6001 N Western	2009	Tim Collier 11 North Partners	74,881	0	0.00%	0.00	0.00	Whole Foods, West Elm, Anthropologie
Town & Country Village Shopping Center 12325 N May Ave	1982/1992	Ali Ghaniabadi Brady's Properties	43,491	0	0.00%	12.00	12.00	Lumpy's, Subway, At the Beach
Town Center In The Village 2202-2222 W Hefner Rd	2009	Bob Sullivan/Abbey Sullivan NAI Red	31,284	0	0.00%	12.00	15.00	Bike Lab
Village at Quail Springs 2201 W Memorial Rd	2004	Owner Managed Owner Managed	100,404	0	0.00%	14.00	14.00	Best Buy, Hobby Lobby
Village Park South 10405 N May Ave	1972/2016	David Hartnack/SamSwanson/ Nathan Wilson   NAI Red	42,573	5,610	13.18%	10.00	12.00	Happy Plants OKC, Core Extreme Sport
Village Plaza 1501 - 1529 W Britton Rd	1964/1989	George Williams Price Edwards and Company	47,580	7,600	15.97%	8.00	10.00	Westlake Hardware, Dollar General
Wilshire Village W Wilshire Blvd & N Western Ave	1986	Jay Cohlmlia/Michael Rapella Newmark Robinson Park	25,890	1,400	5.41%	24.00	24.00	Sherwin Williams, The Oil Tree, Learning Tree
		<b>North Totals</b>	<b>7,591,828</b>	<b>637,177</b>	<b>8.39%</b>			



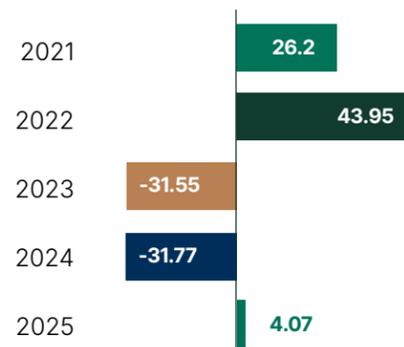
The Northwest submarket remains the smallest and most mature market we track. Vacancy ended 2025 at approximately 10.3 percent, reflecting modest increases tied to limited new development and slower leasing activity. For many national retailers, this submarket is a third or fourth choice, resulting in greater volatility in occupancy.

May Avenue remains a key retail corridor, and redevelopment efforts such as Mayfair Village continue to incrementally improve the area. However, limited demographic growth and aging retail product continue to present challenges.

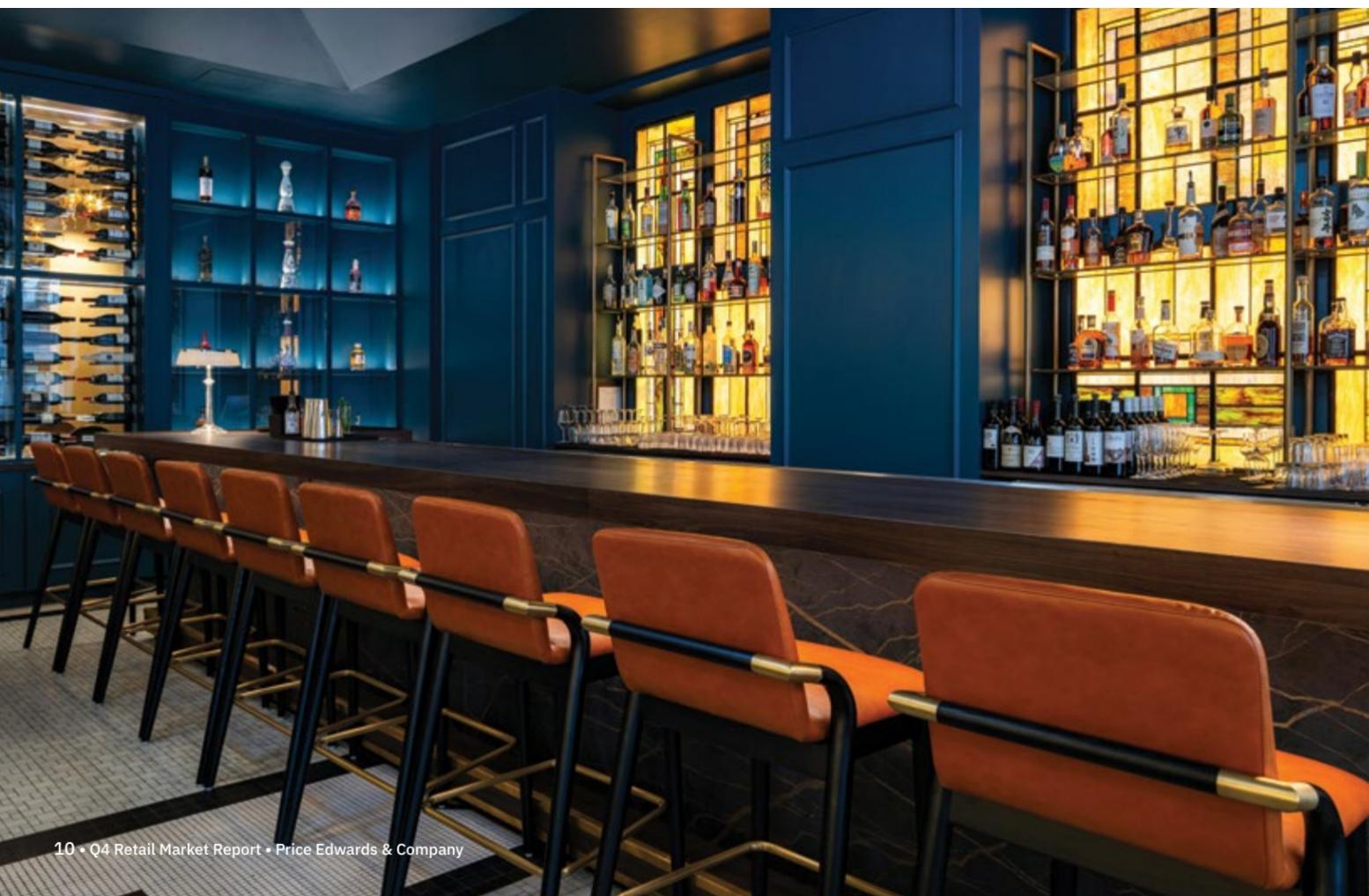
Northwest Submarket Vacancy  
(% Vacant)



Northwest Submarket Absorption  
(SF in Thousands)



Northwest	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
2016 NW 39th St 2016 NW 39th St	1973	Dan Dill Dan Dill Property	33,408	0	0.00%	12.00	12.00	Goodwill
3625 Center 3617 - 3651 NW Expressway	1992	Mark Inman/Stuart Graham CBRE/OKLA	55,646	48,162	86.55%	16.00	12.00	Affordable Dentures, Access Medical
Brixton Square 7101 NW Expressway	1985	Danny Ojeda/Charlie Covington/ Anderson Inman   Retail Site Group	122,042	0	0.00%	20.00	14.00	Panera Bread, Clearsight Center
Cornerstone Crossing NW 39th St & N MacArthur Blvd	1958/2007	David Hartnack/Sam Swanson/ Nathan Wilson   NAI Red	65,285	2,500	3.83%	15.00	9.00	Ocean Dental, City Bites, Dollar Tree
Council Crossing 8101 NW Expressway	1986/2014	Elise Lopez JAH Realty	141,700	29,009	20.47%	16.00	14.00	Ollie's Bargain Outlet, Goodwill, Harbor Freight Tools
Courtyard Plaza 6401 NW Expressway	1984	Charlie Covington/Anderson Inman/ Danny Ojeda   Retail Site Grop	38,998	12,419	31.85%	18.00	18.00	Billy Sims BBQ, Gentle Dental
Lakeshore Shopping Center 4200 NW Expressway	2002	Owner Managed The Pilchers Group	139,447	0	0.00%	15.00	15.00	Academy Sporting Goods, Planet Fitness, Dollar Tree
Lakeshore Shops 7930 N MacArthur Blvd	1998	Owner Managed Owner Managed	30,000	0	0.00%	8.00	10.00	Freedom Pawn, Al's Bicycles
MacArthur Shops 5801 W Britton Rd	1983	Owner Managed Owner Managed	23,645	0	0.00%	9.00	9.00	Deals Outlet
Market Place OKC 5501 NW Expressway	1985	Jim Rose Newmark Robinson Park	178,854	6,738	3.77%	18.50	10.00	Life Church, Bike One
Market Plaza 7001 NW Expressway	1981/1982	Stuart Graham/Mark Inman/ Wil Scofield   CBRE/OKLA	152,726	2,973	1.95%	12.00	12.00	Aldi, PetCo, Westlake Hardware
Mayfair Village NW 50th St & N May Ave	1948/2022	Caleb Hill Precor Ruffin	82,642	3,200	3.87%	25.00	25.00	Michael's, Aldi
Newport Shopping Center 9120 N MacArthur Blvd	2020	AJ Tolbert/Aden Struble/ Ethan Slavin   Creek   CRE	26,390	18,056	68.42%	12.00	17.31	Sunshine Laundry, Taqueria El Camino
Oak Grove Plaza NW 122nd & MacArthur	2015	Terryl Zerby Zerby Interests	70,249	4,871	6.93%	28.00	28.00	Sprouts, Orange Theory Fitness, Mercy GoHealth, Hollywood Feed
OKC Market Square 8400 NW Expressway	1983/2000	John D Thomas Marquette Realty Investments	143,579	12,713	8.85%	8.00	12.00	Family Leisure, Dollar Tree
Olympia Plaza 7202 W Hefner Rd	1990/98	George Williams Price Edwards and Company	34,900	25,100	71.92%	10.00	8.00	Allstate Insurance
Peppertree Square 6444 NW Expressway	1984	Jim Rose Newmark Robinson Park	77,938	12,742	16.35%	9.00	9.00	AutoZone, My Dentist
Portland Plaza NW 39th St & N Portland Ave	1966	Elise Lopez JAH Realty	183,312	13,942	7.61%	0.00	0.00	Great Clips, Wing Stop, Decades Revisited, Colaw Fitness
Quailbrook Plaza 4401 W Memorial Rd	1987	George Williams Price Edwards and Company	90,228	11,067	12.27%	15.00	15.00	Mercy Health Center, Phycon
Rock Center 6714 NW Expressway	1992	John Cohlma Newmark Robinson Park	29,000	4,454	15.36%	14.00	14.00	Farmers Insurance
Rockwell Crossing 12100 N Rockwell Ave	1986	Mitra Senemar Senemar & Associates, LLC	30,200	0	0.00%	12.00	8.00	Pizza Hut
Rockwell Northwest 7000 NW Expressway	1985/1999	Elise Lopez JAH Realty	154,944	6,494	4.19%	20.00	15.00	Hobby Lobby, Starbucks, Trader Joe's, Burlington
Rockwell Plaza 7104 NW Expressway	1981/2000	Lee Zimmerman RCG Ventures	414,507	78,794	19.01%	0.00	0.00	Target, PetSmart, Ross Dress For Less
Silver Springs Pointe 7640 NW Expressway	2000	Stuart Graham/Mark Inman/ Wil Scofield   CBRE/OKLA	700,000	27,378	3.91%	15.00	20.00	Wal-Mart, Mattress Firm, Home Depot, Sam's Club
Springbrook Shopping Center 6207 NW Expressway	1968	Louis Almaraz Newmark Robinson Park	50,000	0	0.00%	10.00	12.00	10 Gym Fitness
Springdale Shops NW 50th St & N Meridian Ave	1962/2014	Owner Managed Owner Managed	126,000	21,935	17.41%	10.00	10.00	Dollar General, Super Mercado
Walnut Village 12301 N Rockwell Ave	1986/2000	David Box Box Real Estate	55,515	0	0.00%	13.00	16.00	Leslie's Pool Supplies
Warr Acres Shops NW 50th St & N MacArthur Blvd	1960/1994	Brock Lytton Moriah Real Estate Company	34,400	0	0.00%	6.00	7.50	Big Red Shop
Warwick Crossing 6909 W Hefner Rd	1995	Christina Vescovo Sell Logic	31,804	4,135	13.00%	12.50	30.00	FX Salon, Danks
Warwick Plaza NW 122nd St & N MacArthur Blvd	1984	Jim Rose Newmark Robinson Park	60,443	0	0.00%	16.50	9.00	Swiss Cleaners
<b>Northwest Totals</b>			<b>3,377,802</b>	<b>346,682</b>	<b>10.26%</b>			

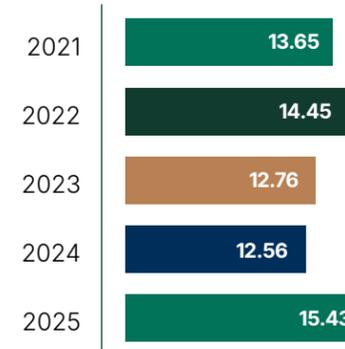


South Oklahoma City saw vacancy increase in 2025, ending the year at approximately 15.4 percent. A significant portion of this increase can be attributed to Big Lots store closures along with slower mom & pop demand. Beyond those closures, vacancy in the submarket remains heavily concentrated in a relatively small number of older centers with obsolete layouts and difficult-to-lease space.

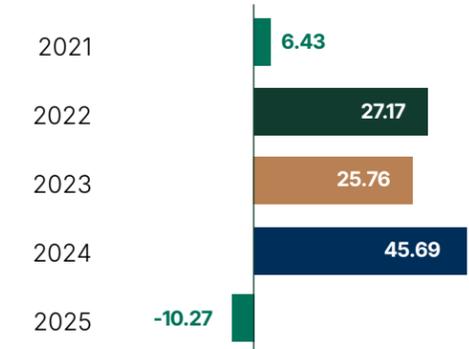
The South submarket also has a higher concentration of stand-alone buildings and small strip centers, particularly along 29th Street and 44th Street. These properties are more dependent on local tenants, who continue to face headwinds from higher build-out costs, financing constraints, and broader economic uncertainty. While there have been bright spots, leasing velocity remains uneven.



South Submarket Vacancy  
(% Vacant)



South Submarket Absorption  
(SF in Thousands)



South	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
240 Penn Park 1409 W I-240	2005	George Williams Price Edwards and Company	241,831	25,600	10.59%	12.00	24.00	Ross, Michaels, PetSmart, Marshalls
240 Penn Park Phase II 1609 - 1615 Penn Park Blvd	2017-2018	Jacob Simon Price Edwards and Company	70,658	0	0.00%	22.00	25.00	Slick City Action Park, Skechers
74 South Centre SW 74th St & S Pennsylvania Ave	1973/2006	Paul Odom Paul B. Odom Construction	50,000	2,400	4.80%	11.00	17.00	Red Wing
800 SW 44th St. 800 SW 44th St.	1969/2018	Stuart Graham/Mark Inman CBRE/OKLA	146,207	60,000	41.04%	8.00	18.00	Westlake Hardware, Auto Zone, Dollar Tree
89'er Plaza SW 89th St & S Walker Ave	1984	Lauren Weyhe Lauren Weyhe	30,000	1,200	4.00%	6.00	10.00	Flying Eagle Coins
Airline Shopping Center 3200 SW 29th St	1999	Owner Managed Owner Managed	123,065	18,574	15.09%	9.00	13.00	Tom's Tires, El Rodeo Carniceria
Almonte Square 6100 S May Ave	1963/2014	David Hartnack NAI	107,676	35,963	33.40%	0.00	0.00	Planet Fitness, Family Dollar, Dollar Tree
Brookwood North I & II SW 89th St & S Western Ave	1998	Owner Managed Owner Managed	57,795	0	0.00%	6.00	8.00	China Wok, Chelino's
Brookwood Shopping Center SW 89th St & S Western Ave	1984/2012	Rick Pritchett Precor Ruffin	80,615	2,000	2.48%	14.00	16.00	Planet Fitness, Goodwill, Game HQ
Centre 8400 8400 S Western Ave	1984	Rick Pritchett Precor Ruffin	29,220	13,680	46.82%	12.00	14.00	H&R Block, Valir Health
Charlie Plaza 12201 & 12301 S Western Ave	2018	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	24,892	0	0.00%	18.00	18.00	Club Pilates, Nhinja Sushi
Chatenay Square SW 104th St & Pennsylvania Ave	2000	Girma Moaning/Jacob Simon/ Ev Ernst   Price Edwards and Co.	120,000	9,080	7.57%	18.00	18.00	World Fresh Int'l Market, Panera Bread, Bricktown Brewery
Country Park Shopping Center 5906 S Agnew Ave	1978/2014	Owner Managed Creek   CRE	24,360	6,900	28.33%	5.40	7.80	Value Thrift
Crest Shopping Center 3000 SW 104th	2012	John Cohlma Newmark Robinson Park	99,000	0	0.00%	19.00	17.50	Crest, Subway, Cox
Crossroads Shopping Center 7100 S I-35 Service Rd.	1987	Rick Pritchett Precor Ruffin	58,871	31,269	53.11%	10.00	10.00	
Economy Square SW 29th St & S May Ave	1963/98	Michael Almaraz/Louis Almaraz Newmark Robinson Park	209,098	56,900	27.21%	21.00	21.00	Dollar General, dd Discount, Walgreens, Dollar Tree
Grant Square SW 44th St & S Pennsylvania Ave	1958/1992	Owner Managed Owner Managed	103,810	14,000	13.49%	11.00	11.00	Family Dollar
Greenbriar Square 12230 S. Pennsylvania Ave.	2018	Caleb Hill Precor Ruffin	37,200	0	0.00%	18.00	22.00	Sprouts, Great Clips
Greenway Plaza SW 119th St & S Western Ave	1985	Jim Rose Newmark Robinson Park	117,251	6,000	5.12%	14.00	16.00	Westlake Hardware
Hillcrest Shopping Center 2100 SW 59th St	1971	Owner Managed Owner Managed	50,000	0	0.00%	0.00	0.00	Athena Greek, Montoro Mexican Restaurant, Deals Outlet Bin Store
I-240 Plaza 7800 S Western	1988	Ali Ghaniabadi Brady's Properties	24,500	1,200	4.90%	12.00	12.00	Atomik Pop! Comics, ProNail

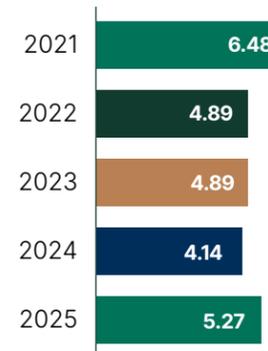
South	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Kentucky Shops SW 29th St & S Kentucky Ave	1970	Young Shin L & S Real Estate	32,500	0	0.00%	4.00	0.00	Family Dollar, T&N Wholesale Restaurant Supplies
Lightning Creek Apartments 8121 S Western Ave	1985	Debra Gutierrez Lightning Creek Complex	48,005	2,400	5.00%	17.15	17.50	Allstate
Mayridge Shopping Center SW 44th & S May Ave	1956	Bob Sullivan NAI Red	35,083	0	0.00%	8.00	8.00	Dollar General, Cricket
Palagio Shops SW 104th St & S Western Ave	2005	Paul Odom III P.B. Odom III Construction Co	47,547	3,425	7.20%	18.50	0.00	Pizza Hut, Jump Zone, McAlister's Deli, Sports Clips
Reding Shopping Center Grand Blvd & S Western Ave	1972	Elise Lopez JAH Realty	86,335	0	0.00%	12.00	7.00	La Michoacana, Wing Stop, Dollar General, FAA Credit Union
Shields Plaza SW 74th & S Shields Blvd	1972/2011	Terryl Zerby Zerby Interests	138,000	0	0.00%	12.00	12.00	Burlington, Harbor Freight
South Meridian Plaza 1025 S Meridian Ave	1983	Ethan Slavin/AJ Tolbert/ Aden Struble   Creek   CRE	36,100	8,000	22.16%	13.50	13.50	Cowboy Cleaners
South Park 4500 S May Ave	1975	AJ Tolbert/Aden Struble/ Ethan Slavin   Creek   CRE	86,848	0	0.00%	10.00	5.00	Carniceria El Rodeo #2, Gold Event Center
South Penn Plaza 1620 SW 89th St	1984	Owner Managed Owner Managed	143,407	0	0.00%	12.00	10.00	Panang Thai Restaurant, SuperCuts
Southeast Plaza SE 44th St & S High Ave	1964	Owner Managed Owner Managed	195,266	34,000	17.41%	8.00	10.00	SmartSaver, OKC Plaza Latina
Southern Hills SW 74th St & S Pennsylvania Ave	1964/1990	Mark Inman/Stuart Graham/ Wil Schofield   CBRE/OKLA	202,247	64,970	32.12%	9.00	30.00	Northern Tool, Dollar Tree
Southwestern Plaza 6002-6072 S Western Ave	1962/1987	Maqsood Chaudhry Owner Managed	122,527	4,200	3.43%	10.00	12.00	Family Dollar, Cocino De Mino Mexican Restaurant
Stonebriar Shopping Center 13316 S Western Ave	2005	Ali Ghaniabadi Brady's Properties	30,000	8,850	29.50%	14.00	12.00	Farmers Insurance, Dental Innovations
Summit Pointe Plaza SW 89th St & S Western Ave	2008	Ali Ghaniabadi Brady Properties	30,414	6,077	19.98%	16.00	14.00	Louie's, T-Mobile
SW 119th Street Marketplace 801 SW 119th St	2009	Shonda Mobley/Josh White Fleske Commercial Group	28,676	3,270	11.40%	17.50	21.00	Dental Expressions, Cornish Smokehouse
Towne South Plaza SW 74th St & S Walker Ave	2004/2010	Ethan Slavin/AJ Tolbert/ Aden Struble   Creek   CRE	130,000	5,558	4.28%	20.00	13.00	Heartland Dental, Chuck E Cheese
Walker Square SW 59th St & S Walker Ave	1983	Rick Pritchett Precor Ruffin	100,430	39,015	38.85%	10.00	12.00	Supermercado Buy For Less
Walnut Square 2209 SW 74th St	1985	Logan Sadler/Mark Inman/Stuart Graham CBRE/OKLA	309,023	107,577	34.81%	12.00	18.00	Big Lots, Hobby Lobby, Green Acres Market, dd's Discount
Westernview Center 7107 S Western Ave	1958/78	Jay Cohlma/Shawn Corso/Michael Rapella Newmark Robinson Park	110,961	11,572	10.43%	13.00	15.00	Taste of China, Dollar General
Westminster Village 10625 S Western	1986	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	79,500	2,600	3.27%	12.00	14.00	Lumpy's, Bella Capelli Salon
<b>South Totals</b>			<b>3,798,918</b>	<b>586,280</b>	<b>15.43%</b>			

**West-Central Oklahoma City** continues to be one of the fastest-growing and strongest-performing retail submarkets in the metro. Vacancy ended 2025 at approximately 5.3 percent, among the lowest of any submarket.

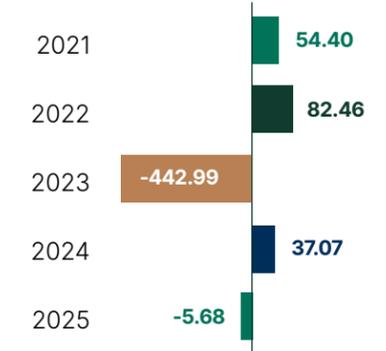
Performance continues to be driven by newer centers such as Westgate Marketplace, Yukon Village, The Market at Czech Hall, West End Pointe, and the OKC Shoppes. Strong residential growth in Yukon, Mustang, and west Oklahoma City continues to fuel demand, while the Interstate 40 and Portland corridor remains the region's dominant furniture retail hub.



**West-Central Submarket Vacancy**  
(% Vacant)



**West-Central Submarket Absorption**  
(SF in Thousands)



West-Central	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
16th Street Plaza 1708 N Indiana Ave	2002	Owner Managed Owner Managed	26,000	0	0.00%	5.00	9.00	Dig It Boutique, Bad Granny's Bazaar
36th & May Center NW 36th St & N May Ave	1986	Terry McGuire B.D. Eddie Enterprises	97,500	0	0.00%	12.00	10.00	Locke Supply, Swiss Cleaners
Ann Arbor Terrace 4913 NW 23rd St	1971	Owner Managed Owner Managed	30,000	0	0.00%	0.00	0.00	Feria Latina Super Market, Ultimate Thrift Store
Bethany Shopping Center 8000 NW 39th	2016	Alex Chang Ace Group Realty	28,250	6,395	22.64%	14.00	14.00	Subway, Family Dollar
Chisholm Shopping Center I-40 & Garth Brooks Blvd	1972/2007	Stuart Graham/Mark Inman CBRE/OKLA	227,630	40,845	17.94%	12.00	22.00	Sprouts, Planet Fitness
DeVille Shopping Center 2408 N Council Road	1962/1994	Owner Managed Owner Managed	125,407	0	0.00%	2.00	7.00	El Gallo Supermarket, Heart and Hand Thrift Center
Glen Oaks NW 23rd St & N Rockwell Ave	1968/98	Elise Lopez JAH Realty	49,161	1,800	3.66%	16.00	12.00	Ace Hardware, Dollar Tree, Anytime Fitness
MacArthur Court 3804 N MacArthur Blvd	1985/2018	Ethan Slavin/Aden Struble/ AJ Tolbert   Creek   CRE	51,198	16,650	32.52%	16.00	10.00	The Formal Niche, Homestead Senior Care
MacArthur Park Shopping Center 2300 N MacArthur Blvd	1997	Owner Managed Owner Managed	60,472	1,900	3.14%	13.00	13.72	Community Thrift Store, Queen of Sheba Restaurant
Meridian Plaza 4546 NW 16th St	2016	Bill Reid Baker First Commercial Real Estate	92,524	1,211	1.31%	7.00	10.00	H&R Block, James Lighting
Morgan Creek Plaza 1701 S Morgan Rd	1988	Sherry Hamilton Mayflower Realty	35,930	0	0.00%	10.00	14.00	State Farm
Mustang Creek Plaza 701-877 S Mustang Rd	2001	Megan Denison Mayflower Realty	51,488	1,000	1.94%	14.94	15.6	ButterSweet Cupcakes, My Tee Designs
Mustang Crossing 15th & Mustang Rd	2015/2018	Owner Managed Owner Managed	30,000	0	0.00%	18.00	20.00	JoJo's, Pho Hieu
Mustang Shopping Center 216 N Mustang Mall Terr	2004	Jake Anthon MRO Capital Group	35,846	0	0.00%	12.00	16.00	Anytime Fitness, Cato, Dollar Tree
Mustang Trade Center Hwy 152 & S Mustang Rd.	2015	Eric Williams McGee Commercial Real Estate	133,678	1,275	0.95%	23.00	25.00	Pizza Hut, Stage
OKC Outlets NE C of I-40 & Council Rd	2011	Marc Gurstel Ignite Retail Partners	394,240	16,692	4.23%	30.00	14.00	Nike, Polo, Coach, Michael Kors
Old Mill Plaza 301 Elm Ave	1974	Ray Wright Deer Horn Development	82,730	1,500	1.81%	10.00	10.00	Locke Supply
Penn Crossing NW 23rd St & N Pennsylvania Ave	1994	Grant Stewart/Ian Sioux Wiggins Properties	133,356	8,000	6.00%	14.00	8.00	Wal-Mart Neighborhood Market, Dollar Tree, Mazzio's, Westlake Hardware
Plaza DeVille 2409 N Council Road	1970/2012	Owner Managed Owner Managed	24,565	6,000	24.42%	4.00	8.00	Heart & Hand Thrift Center, El Gallo Supermarket
Plaza Shoppes of Turtle Creek 917-953 S Cornwell Dr	1986/2000	Samuel Dunham/Gracie Chipman NAI RED	27,436	6,374	23.23%	13.00	13.00	Bath Planet
Portland Square NW 23rd St & N Portland Ave	1958/1987	Owner Managed Owner Managed	38,000	0	0.00%	4.00	0.00	Sam's Wholesale Liquor, Children's Health Thrift

West-Central	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Rocklen Retail Center 1500 N Rockwell Ave	1994	Owner Managed Owner Managed	25,308	0	0.00%	3.50	0.00	Well Club
Shartel Plaza 5225 N Shartel Ave	1965	Aaron Diehl Price Edwards and Company	40,736	9,075	22.28%	18.00	18.00	CVS, Shartel Cafe
Silver City Town Center 101 N Mustang Rd	1974/2015	George Huffman/Heather Wolf Interwest Realty	88,851	5,930	6.67%	14.00	16.00	Tractor Supply, Four Star Fitness
Ten-M 4501-4527 NW 10th	1958/2017	Dean Lemons Dean Lemons & Associates	33,100	4,600	13.90%	12.00	12.00	Liberty Tax, Assist Wireless
The Market at Czech Hall NW 10th & Interstate 40	2017	Alan Lloyd/Nick Carone GBT Realty Corporation	161,636	2,800	1.73%	26.00	26.00	Academy, Ross, Ulta, Petco, Marshalls
The Plaza at Stone Mill 1348 S Yukon Parkway	2015	Owner Managed Owner Managed	36,000	3,000	8.33%	23.00	23.00	Pizza Inn, Great Nations Bank
The Stacks 12708 NW 10th St	2025	Tanner Sparks Medallion Group	26,000	10,745	41.33%	0.00	0.00	CAVA, Pickleman's, Integris Allset Urgent Care
Walnut Creek 1110 N MacArthur Blvd	1974	ZA Investments ZA Investments	54,382	25,000	45.97%	0.00	0.00	Affordable Furniture
West End Pointe I-40 & Garth Brooks Blvd	2015	Eric Williams McGee Commercial Real Estate	522,500	0	0.00%	22.00	26.00	Lowe's, Staples, AMC, Gold's Gym, Kohl's
West Pointe Plaza 320 S Mustang Rd	2000	Owner Managed Owner Managed	25,680	0	0.00%	10.00	12.00	Subway, Hunan Express
West Pointe Shoppes Phase II 700-742 S Mustang Rd	2008	Robert Wright Collett Retail	24,856	4,974	20.01%	14.00	18.00	State Farm, One Health Chiropractic
Westgate Marketplace I-40 & S MacArthur Blvd	2000/2014	Mark Inman/Stuart Graham/ Wil Scofield/Logan Sadler CBRE/OKLA	900,500	39,148	4.35%	17.00	22.00	Wal Mart, Burlington, Home Depot, Best Buy, Ulta, Dick's Sporting Goods
Westoaks Village NW 10th & N Rockwell Ave	1964	Bill Reid Baker First Commercial Real Estate	93,270	0	0.00%	5.00	5.00	Family Dollar, AutoZone, Builders Warehouse
WestPointe Plaza 300 S Mustang Rd	2006	Owner Managed Owner Managed	27,004	0	0.00%	13.00	13.00	State Farm, Affordable Dentistry, OK Institute of Allergy, Asthma & Immunology
Will Rogers Park Plaza 3100 N Portland Ave	1982	Owner Managed Owner Managed	160,000	0	0.00%	4.00	6.00	Oriental Imports
Windsor Hills 4601 NW 23rd St	1960/1998	Ethan Slavin/AJ Tolbert Creek   CRE	256,250	3,960	1.55%	6.00	14.00	Crest Foods, dd's Discount
Windsor Park 2536 N Meridian Ave	1982	Michael Almaraz Newmark Robinson Park	26,500	0	0.00%	15.00	15.00	Ci Ci's Pizza, Jackson Hewitt
Yukon Hills Shopping Center S Cornwell Dr & E Vandament Ave	1975/2019	Elise Lopez JAH Realty	125,465	11,668	9.30%	15.00	8.00	Ollie's Bargain Outlet, We Rock The Spectrum, Dollar General, Four Star Fitness
Yukon Shopping Center I-40 & Garth Brooks Blvd	2005	Jake Anthon MRO Capital Group	211,500	0	0.00%	14.00	16.00	Dollar Tree, Gamestop, Cato
Yukon Village I-40 & Garth Brooks Blvd	2009	Shannon Farley Chase Properties	332,571	30,000	9.02%	12.00	25.00	Target, Hobby Lobby, PetSmart
<b>West-Central Totals</b>			<b>4,947,520</b>	<b>260,542</b>	<b>5.27%</b>			

Edmond experienced an increase in vacancy during 2025, ending the year at approximately 11.9 percent, but this figure overstates the longer-term risk in the market. Much of the vacancy reflects transitional space and timing rather than a fundamental shift in demand. Edmond benefits from strong demographics, high household incomes, and consistent population growth, all of which make it one of the most desirable submarkets for retailers.

The biggest story in Edmond remains the Interstate 35 corridor and the continued expansion of Legacy at Covell. During 2025, the project announced the addition of Whole Foods, Hobby Lobby, and Dick’s Sporting Goods along with a number of restaurants, firmly establishing Legacy at Covell as one of the most significant retail developments in the metro. Growth in east Edmond is expected to continue as residential density increases, and over the long term, Edmond remains well positioned to attract both national and regional tenants seeking stable, high-income trade areas.

**Edmond Submarket Vacancy**  
(% Vacant)



**Edmond Submarket Absorption**  
(SF in Thousands)

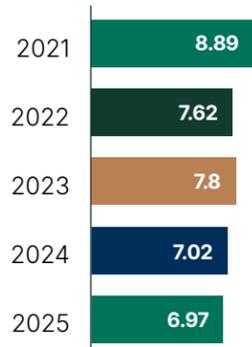


Edmond	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
33rd & Boulevard 3300 S Boulevard	1982	Lee Segal Owner Managed	49,400	0	0.00%	10.00	15.00	Mardel's
Alta Mesa 301 S Bryant Ave	2008	Elisa Lopez JAH Realty	30,798	3,310	10.75%	26.00	26.00	Qdoba, OU Medical Center, Panda Express
Boulevard Village 3404-3456 S Boulevard St	1985	Nathan Wilson NAI Red	36,173	15,286	42.26%	11.00	11.00	The Study Hub, Pizza Hut
Broadway South 3314-3414 S Broadway	1977	Michael Rapella/Jay Cohlmlia Newmark Robinson Park	61,524	3,535	5.75%	18.00	25.00	Edmond Music
Broadway Square 3601 S Broadway	1968/2006	Troy Humphrey Creek   CRE	93,488	47,323	50.62%	13.00	16.00	City Bites, Duncan Brothers Salon
Bryant Square E 2nd St & N Bryant Ave	1973/1992	Mark Inman/Stuart Graham/Wil Scofield CBRE/OKLA	272,135	23,897	8.78%	0.00	0.00	Ross, Burlington, ULTA, Petco
Danforth Plaza 2000 W Danforth Rd	2004	George Williams Price Edwards and Company	29,962	6,300	21.03%	13.00	13.00	Sports Clips, H&R Block
Danforth Square W Danforth Rd & S Kelly Ave	1999	Troy Humphrey Creek   CRE	108,000	4,918	4.55%	14.00	14.00	Hallmark, Los Arcos, Kyuramen
Edmond Crossing 24 E 33rd St	1995	Ev Ernst/George Williams/Girma Moaning Price Edwards and Company	160,818	13,188	8.20%	12.00	16.00	TJ Maxx, HomeGoods, Rack Room Shoes
Edmond Exchange 3233 S Broadway	2003	Elisa Lopez JAH Realty	71,218	37,171	52.19%	0.00	0.00	T-Mobile, Brent's Cajun Seafood, Regus
Edmond Market Place 3301 S Boulevard	1980/2014	Jay Cohlmlia/Michael Rapella Newmark Robinson Park	96,185	2,768	2.88%	25.00	25.00	Natural Grocers, Orange Theory Fitness
Edmond Plaza E 15th St & Broadway Ext.	1964/2005	Ev Ernst/George Williams/Girma Moaning Price Edwards and Company	158,373	3,350	2.12%	9.00	14.00	Good Stuff Edmond, Goodwill, Anytime Fitness
Edmond Trails 289 S Santa Fe Ave	2007	Danny Ojeda/Charlie Covington/ Anderson Inman   Retail Site Group	25,215	4,000	15.86%	20.00	22.00	Paper Arts, Joey's Cafe
Hampton Village 1529 - 1601 S Broadway	2010	Amanda Sullivan/Bob Sullivan NAI Red	22,975	12,287	53.48%	26.00	26.00	Chipotle, Firehouse Sub, Beltone
Homestead Center W Danforth Rd & N Santa Fe Ave	2003	Ethan Slavin Creek   CRE	45,882	0	0.00%	20.00	20.00	A-1 Pet Emporium, The Big Biscuit
Kelly Center Shopping Center 610 S Kelly Ave	2003	Ted Holmes/Matthew Hodge/ Carla Richardson   Rock Property Group	43,763	0	0.00%	13.00	15.00	Dance Makers
Kelly Plaza W Edmond Rd & S Kelly Ave	1984/2011	Ethan Slavin/AJ Tolbert/ Aden Struble   Creek   CRE	86,427	2,903	3.36%	13.00	20.00	10Gym, Ollie's Bargain Outlet
Kickingbird Square 1323 W Danforth Rd	1985/1988	George Williams Price Edwards and Company	110,000	8,905	8.10%	18.00	20.00	Pet Supply Plus, Icon Cinema
Market at Cedar Lake E Waterloo & Broadway	2018	Emily Duncan Belusko/Josh White Equity Commercial Realty	38,020	2,050	5.39%	16.00	16.00	Subway, Farmers Insurance
Market Depot 3409 S. Broadway	1965/2004	Brock Lytton/Jake Wilburn Moriah Real Estate Company	82,235	1,500	1.82%	16.50	23.92	Charleston's
North Oaks 821 W Danforth Rd	1983/1989	Stuart Graham/Mark Inman/Wil Scofield CBRE/OKLA	70,672	24,822	35.12%	0.00	0.00	Dollar General, Dental Care of Edmond
Oak Brook Shopping Center Edmond Rd & Santa Fe	1982/2016	Grant Stewart/Ian Sioux Wiggins Properties	86,711	12,107	13.96%	16.00	13.00	Planet Fitness, Salvation Army
Oxford Pointe Shops E 2nd St & S Bryant Ave	1986	John Cohlmlia Newmark Robinson Park	26,500	1,125	4.25%	15.00	15.00	Jimmy John's, All American Pizza
Pebble Creek W Danforth Rd & N Sante Fe	2014	Mark Inman/Stuart Graham CBRE/OKLA	107,944	41,000	37.98%	18.00	0.00	Kohl's, Dollar Tree
Shoppes at Cheyenne Ridge 3308 - 3416 S Bryant Ave	2018	Ethan Slavin Creek   CRE	27,493	0	0.00%	26.00		Joey's Cafe
Shoppes at Edmond University E 2nd St & S Bryant Ave	2000	George Williams Price Edwards and Company	77,543	0	0.00%	16.00	22.00	Wal-Mart Neighborhood Market, Daiso, AT&T
Shoppes at Fox Lake 941 W. I-35 Frontage Road	2016	George Williams Price Edwards and Company	26,802	0	0.00%	24.00	22.00	Ortho Plus, Great Clips
Shoppes On Broadway E 33rd St & S Broadway	2008	Ev Ernst/George Williams/Jacob Simon Price Edwards and Company	160,000	23,726	14.83%	16.00	22.50	Hobby Lobby, AT&T, Bella Strada Spa & Salon
Signal Ridge Shopping Center 1700 S Kelly Ave	1986	Jake Hinckley Plains Commercial Real Estate	35,000	13,125	37.50%	15.00	12.00	Daylight Donuts, Farmers Insurance, Valir Physical Therapy
Spring Creek Plaza E 15th St & S Bryant Ave	2001	Kendra Roberts/Jacob Logsdon Shop Companies	63,000	4,381	6.95%	35.00		Panera Bread, LOFT, Kendra Scott, Jos.A Bank
Spring Creek Village of Edmond E 15th St & S Bryant Ave	2007	Ev Ernst/George Williams/ Girma Moaning/Aaron Diehl Price Edwards and Company	72,273	14,408	19.94%	25.00	28.00	Starbucks, Lucca, Louie's, Chico's Mexican Restaurant
University Plaza E 2nd St & S Bryant Ave	2000	Ali Ghaniabadi Brady's Properties	400,000	0	0.00%	14.00	16.00	Target Super Center, Lowe's
Uptown Grocery Center 1230 W Covell Rd	2011	Susan Binkowski Experanza Real Estate Investments	73,350	0	0.00%	28.00	32.00	Uptown Grocery
Village Center at Coffee Creek 775 - 805 W Covell Rd	2003	Stuart Graham/Mark Inman/Logan Sadler CBRE/OKLA	27,618	7,571	27.41%	24.00	24.00	Legacy Cleaners, Old School Bagel
Westbrook Shopping Center W 15th St & S Broadway	2002	Samuel Dunham NAI Red	35,612	0	0.00%	0.00	0.00	Office Depot, Nhinja Sushi & Wok
Willow Creek E 2nd St & N Santa Fe Ave	1985	Sam Washington Xcess LLC	31,200	14,300	45.83%	16.00	0.00	Daylight Donuts, Taco Bell, Edmond Tailor & Shoe Repair
<b>Edmond Totals:</b>			<b>2,944,309</b>	<b>349,256</b>	<b>11.86%</b>			

The Moore-Norman submarket remains one of the stronger and more consistent performers in the metro. Vacancy ended 2025 at approximately 7.0 percent, essentially unchanged from prior years and well below the metro average. Retailers continue to favor this submarket for its interstate access, strong traffic counts, and solid demographic fundamentals.

The Interstate 35 corridor in both Moore and Norman remains the focal point of activity. University Town Center continues to market its third phase and has added several stand-alone buildings. The former Sears space at Sooner Mall remains among the few sizable vacancies in the market, but overall availability of quality space is limited.

Moore-Norman Submarket Vacancy  
(% Vacant)



Moore-Norman Submarket Absorption  
(SF in Thousands)

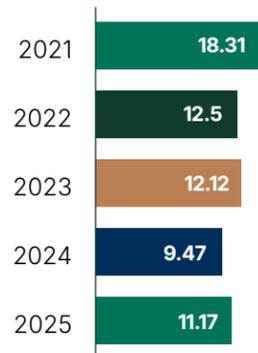


Moore-Norman	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Alameda Square 12th Ave SE & E Alameda St	1984	Aaron Diehl Price Edwards and Company	93,858	26,461	28.19%	16.00	10.00	Planet Fitness, Dollar Tree
Anatole Shopping Center 12th Ave SE & E Alameda St	1985	George Williams Price Edwards and Company	64,555	11,978	18.55%	17.00	12.00	Harbor Freight Tools, Sherwin Williams
Broadway Plaza 2200 N Broadway St	2004	Owner Managed Owner Managed	34,000	0	0.00%	10.00	14.00	Home Creations
Broadway Retail Center 1700 - 1704 S Broadway	2005	Emily Duncan Belusko Fleske Commercial Group	50,964	5,766	11.31%	15.50	15.50	Early Steps Daycare, Forgotten Labyrinth
Brookhaven Village 36th Ave NW & W Robinson St	1985	Aaron Diehl Price Edwards and Company	154,374	58,556	37.93%	16.00	22.00	Chico's, Loft, Louie's, Pub W
Camden Village 1003-1035 SW 19th St	2006/2014	Mark Hyde Equity Commercial Realty	31,972	1,950	6.10%	20.00	20.00	Cheers, Therapy in Motion, Okie Tonk Cafe
Campus Corner Shops 301 W Boyd St	1911/1993	Gayla Artman Equity Commercial Realty	225,000	3,188	1.42%	15.00	20.00	Louie's, Lucca
Carriage Plaza 2001 W Main St	1983	Troy Humphrey Creek   CRE	25,500	0	0.00%	17.00	16.00	City Bites, Cayman's
Center on Main 500 Main St	1965	Heather O'Connell Heather O'Connell	60,000	6,100	10.17%	0.00	0.00	Firestone, CiCis Pizza
Colonial Estates 12th Ave SE & E Lindsey St	1988	Norman Hoppenstein Hoppenstein Properties, Inc	104,225	0	0.00%	4.50	9.00	Dollar General, Buddy's Home Furnishings
Crimson Center 2627 Classen Blvd	2005	Eric Fleske Fleske Commercial Group	39,204	0	0.00%	19.50	16.00	Slim Chickens
Cross Timber Retail Center 10740 S May Avenue	2016	Stuart Graham/Mark Inman CBRE/OKLA	24,331	0	0.00%	23.50	23.50	Pub W, SuperCuts
Downtown Shopping Center 555 W Main Street	1974/2009	Ali Ghaniabadi Brady's Properties	50,000	0	0.00%	8.00	10.00	Sprouts, Cellar Wine and Spirits
Eastmoor Shopping Center 811 SE 4th	2006	Mark Hyde Equity Commercial Realty	25,508	3,114	12.21%	15.00	23.00	Dollar General, Subway, Cleveland County Health Dept.
Empire Plaza 3040- 3058 Classen Blvd	2006	Scott Heiple HCB Commercial Real Estate	30,000	1,490	4.97%	21.00	21.00	Subway, Beltone Hearing Aid Center
Fritts Farm SW 19th Street & Telephone Rd	2006/2012/2021	Jason Fritts Fritts Farm	540,824	0	0.00%	24.00	26.00	Home Depot, Target, Costco, Dick's, Burlington
Heisman Square 12th Ave SE & E Alameda St	1999	Aaron Diehl Price Edwards and Company	93,000	3,750	4.03%	19.50	13.00	Homeland, Westlake Hardware
Hollywood Center 1600 W Lindsey St	1964	Gage Foreman EXP Realty	127,600	3,125	2.45%	0.00	0.00	Homeland, Dollar Tree
Madison Square Shopping Center 480 24th NW	2014	Jake Hinkley/Cole Smith/Paul Stuke Plains Commercial Real Estate	45,070	21,569	47.86%	18.00	18.00	First American Title, Events @ Madison Square
Malibu Shopping Center 824 NW 12th St	1975/2010	Gerald Gamble Gerald Gamble Co	21,000	1,250	5.95%	14.00	0.00	Armstrong McCall, Rent-A-Center
Merkle Creek Plaza 2203 W Main St	1985	Gayla Artman Equity Commercial Realty	33,753	0	0.00%	16.00		Play It Again Sports
Moore Town Center I-35 & SW 19th St	2005	Ethan Slavin/AJ Tolbert Creek   CRE	35,000	0	0.00%	16.00		McAlester's, Mazzio's Pizza
New City Center 605 N Moore Ave.	1963/1998	Rick Pritchett Precor Ruffin	181,894	19,303	10.61%	11.00	9.00	Supermercados Morelos, 4 Wheel Parts
Normandy Creek 2200 W Main St	1990	David Hartnack/Sam Swanson/ Nathan Wilson   NAI Red	72,670	10,186	14.02%	12.00	20.00	Gilliam Music, We Rock The Spectrum, Crunch Fitness
North Park Plaza 1024 N Flood	1960	Owner Managed Owner Managed	37,000	0	0.00%	8.00	12.00	Liquor Market, Sooner Tactical
Parkway Plaza 520 - 700 Ed Noble Parkway	1996	Stuart Graham/Mark Inman CBRE/OKLA	375,000	70,441	18.78%	12.00	24.00	PetSmart, Boot Barn, Ross, Burlington
Redbud Plaza 239 & 247 34th Ave SW	1997/2016	Gayla Artman Equity Commercial Realty	24,000	2,902	12.09%	18.00	20.00	Juan Del Fuego, Thawan Thai
River Oaks Plaza 36th Ave SW & W Main St	1981	Gayla Artman/Karina Balschuweit Equity Commercial Realty	68,440	17,550	25.64%	12.00	20.00	Noah's Amish Furniture, Henry Hudson's Pub
Riverwalk Centre I-35 & SW 19th St	2000	Mark Inman/Stuart Graham CBRE/OKLA	165,665	5,060	3.05%	25.00	25.00	Kohl's, Gamestop, Urban Air
Riverwalk Plaza 2109-2139 Riverwalk Dr	2000	Rick Pritchett Precor Ruffin	26,939	12,795	47.50%	20.00	18.00	The UPS Store, Tropical Cafe
Riverwalk Shops 2745 S I-35 Service Rd	2006	AJ Tolbert/Ethan Slavin/Aden Struble Creek   CRE	33,166	1,200	3.62%	22.00	28.00	Hidalgo's, Daisy Exchange, Metro Flooring
Robinson Crossing 1300 N Interstate Dr	1986/1989	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	116,400	12,826	11.02%	14.00	12.00	Dominos Pizza
Royal Rock 19th & Fritts Blvd.	2015	Randy Vaillancourt/Kayci Haley Avenue CRE	164,914	2,307	1.40%	38.00	18.00	Winco, At Home, Schlotz- zsky's, T-Mobile
Shops at Moore 2650 S I-35 Rd	2007/2014	Stuart Graham/Mark Inman CBRE/OKLA	568,679	1,501	0.26%	0.00	0.00	Ross, PetsMart, Total Wine, Best Buy, Hobby Lobby
Silver Leaf NE 12th St & N Eastern Ave	1985	Sun Lee Bright Star Realty	110,740	3,000	2.71%	8.50	18.00	Silverleaf Furniture, Family Dollar
Sooner Bowling Center 550 24th Ave NW	1984/2017	Judy Hatfield/Tyler Steer Equity Commercial Realty	31,558	1,100	3.49%	13.75	16.00	Sooner Bowling Center, Escape This Norman
Sooner Mall I-35 & W Main St	1976/1999	Matthew O'Connor Brookfield Properties	511,569	77,000	15.05%	38.00	0.00	Dillard's, JCPenney, Shoe Dept
Sooner Shopping Center NW 5th St & N Broadway Ave	1966	Kylie Johnson Owner Managed	50,000	0	0.00%	11.50	12.57	Moore Tag Agency, Moore Escape Room
The Main Center 24th & Main St	2005	Mark Inman/Stuart Graham CBRE/OKLA	106,307	0	0.00%	0.00	0.00	Hobby Lobby, Mardel's
University Town Center 1500 24th Ave NW	2008	David Hartnack/Sam Swanson/ Nathan Wilson   NAI Red	1,129,119	10,478	0.93%	14.00	31.00	Kohl's, Target, Crest Foods, Academy, HomeGoods
West Port Shopping Center 1200 N Santa Fe Ave	1980	Tosha Fennell TJ Property Solutions	40,898	3,250	7.95%	12.92	13.50	Four Star Fitness
<b>Moore-Norman Totals</b>			<b>5,724,696</b>	<b>399,196</b>	<b>6.97%</b>			

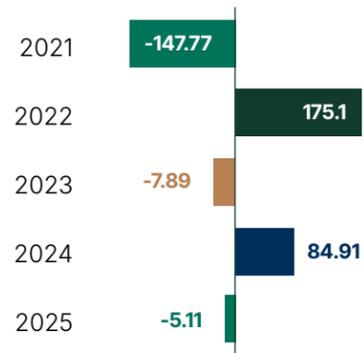
**E**astern Oklahoma County vacancy ticked up in 2025 to approximately 11.2 percent, largely due to Big Lots closures which account for much of the additional vacancy. Outside of those closures, the submarket continues to benefit from limited new construction and steady demand tied to Tinker Air Force Base and improving local demographics.

Retail growth has primarily come from stand-alone buildings and small neighborhood centers. Several older centers have shown improvement through repositioning efforts, and any redevelopment of legacy assets, including the former Heritage Park Mall site, is expected to include little to no traditional retail.

**Eastern Submarket Vacancy**  
(% Vacant)



**Eastern Submarket Absorption**  
(SF in Thousands)



Eastern OK County	Built/Updated	Broker	Total Space	Avail Space	Vacant	Rate 1	Rate 2	Anchor Tenants
1900 Air Depot Center 1900 S Air Depot Blvd	2005	George Williams Price Edwards and Company	25,300	1,300	5.14%	12.00	12.00	Uptown Thrift, Summer Dental, Lovely Nails
23 Post Plaza NE 23rd St & N Post Rd	1986	Owner Managed Owner Managed	35,000	4,080	11.66%	10.00	10.00	DigTech Security, 23 Post Pawn
Boulevard Marketplace 101 N Douglas Blvd	1984	Ethan Slavin/AJ Tolbert/ Aden Struble; Creek   CRE	35,765	9,980	27.90%	20.00	15.00	Crest Foods, Dollar Tree
Choctaw Plaza 14407 NE 23rd St	1974/1984	Owner Managed Owner Managed	131,000	0	0.00%	8.00	8.00	Chase Bank, Petsense, Harbor Freight
Decker Center 1200 S Air Depot Blvd	1982	George Huffman/Heather Wolf Interwest Realty	36,365	8,860	24.36%	14.00	14.00	Adventure Dental & Vision, Red River Credit
Del City Crossing I-40 & Sooner Rd	2012	Stuart Graham/Mark Inman/ Logan Sadler   CBRE/OKLA	24,200	2,400	9.92%	22.50	22.50	Ted's Cafe Escondido, The Garage
Del Crest Center SE 15th & I-40	1957/2016	Rob James HMX Realty Advisors	95,563	0	0.00%	19.00	16.00	Harbor Freight, Boot Barn, Peak Fitness
Del Crest Shops SE 15th & Sunnyslane	1957/2016	Owner Managed BH Properties	59,000	19,689	33.37%	8.00	10.00	Dollar Tree, AutoZone
Dickson Plaza SE 15th St & S Post Rd	1978/1980	Joe Leon Midwest Business Investments	34,900	0	0.00%	8.00	0.00	Shape Fitness
Eastgate Shopping Center 1100 N Midwest Blvd	1965	Owner Managed Owner Managed	51,520	38,175	74.10%	7.00	8.00	Queen's Beauty Supply
Gateway Plaza SE 15th St & S Air Depot Blvd	1985	Stuart Graham CBRE/OKLA	87,512	0	0.00%	7.00	15.00	Ollie's Outlet, Dollar Tree
Hartsdel Shops SE 44th St & S Bryant Ave	1995	Owner Managed Owner Managed	49,726	0	0.00%	4.00	7.00	Family Dollar, Discount Beauty Supply
Heritage Plaza 351 N Air Depot Blvd	1987	Taylor Marks Woodcrest Capital	75,071	7,643	10.18%	8.00	12.00	Select Physical Therapy, People's Church
Hilltop Village 1100 S Air Depot Blvd	1974/2015	Rod Baker Baker First Commercial Real Estate	86,652	14,332	16.54%	6.00	13.50	Lucky's Bingo
Northeast Town Center 1124 NE 36th St	1970/2017	Abby Sullivan/Samual Dunham NAI Red	96,000	20,983	21.86%	14.00	14.00	Dollar Tree, Ice Events Center & Grill
Oakcliff Shopping Center 3102 SE 44th Street	1966	Aden Struble, AJ Tolbert, Ethan Slavin; Creek   CRE	51,200	8,000	15.63%	5.00	7.00	Tom's Tires, Karen's Treasures
Park Estates 3700 Springlake Dr	1993	Owner Managed Owner Managed	38,399	0	0.00%	3.00	8.00	Divya Beauty Supply
Park Estates Shopping Center NE 36th & N Kelly Ave	1952	Owner Managed Owner Managed	38,000	0	0.00%	4.50	4.50	Braggybraids
Sooner Market Place E Reno Ave & N Sooner Rd	1995	Owner Managed Owner Managed	63,063	0	0.00%	8.00	10.00	Chelino's
Sooner Rose SE 15th & Sooner Road	2016/2019	Brandy Rundel Price Edwards and Company	496,988	0	0.00%	12.00	25.00	Hobby Lobby, Burlington, Academy
Spencer's Center NE 23rd St & N Spencer Rd	2000	Owner Managed Salah Properties	40,000	35,000	87.50%	5.00	7.00	
Sunnyslane Plaza SE 44th St & S Sunnyslane Rd	1979		84,888	40,000	47.12%	6.00	5.00	Anna's Beauty Supply, Family Dollar
Tenth Street Plaza 9207 NE 10th St	1960	Owner Managed Owner Managed	33,000	0	0.00%	6.00	0.00	Dollar General
Town & Country Center E Reno Ave & N Air Depot Ave	1966/1989	Wil Schofield/Mark Inman/ Stuart Graham/Logan Sadler CBRE/OKLA	133,916	29,221	21.82%	10.00	16.00	Ross, Aaron's, Westlake Hardware
Town Center Plaza SE 29th St & S Air Depot Blvd	2005	Brad Goodwin Sooner Investment	795,000	25,430	3.20%	0.00	0.00	Target, Lowe's, Kohl's
Uptown Plaza 7430 SE 15th St	1958/2006	AJ Tolbert/Aden Struble/Ethan Slavin Creek   CRE	194,033	55,661	28.69%	8.00	18.00	Crunch Fitness, Family Dollar, Locke Supply
Village Oak Shopping Center 1000 S Douglas Blvd	1981	Jay Nicholas Nicholas Commercial	27,500	4,200	15.27%	12.00	8.00	Papa John's Pizza
Village Shopping Center 4718 - 4754 SE 29th St	1973	Ryan Polar/Nassar Naib	31,634	11,292	35.70%	12.00	12.00	Rent-A-Center, Akropolis Greek Restaurant
Westminster Shopping Center 2401 N Westminster	1963	Owner Managed Owner Managed	58,000	0	0.00%	5.00	6.00	23rd Street Auction, Miles Thomas Millwork
<b>Eastern OK Totals:</b>			<b>3,009,195</b>	<b>336,246</b>	<b>11.17%</b>			

**R**etail investment sales gained real traction in 2025, marking an important shift after nearly two years of limited activity. The increase in transaction velocity over the past year is meaningful — especially given that interest rates stayed relatively high throughout most of the year. Rather than waiting on rate relief, the market appears to have accepted the current environment and adjusted accordingly.

Nationally, the dominant theme in retail investment sales continues to be a clear flight to quality, and Oklahoma City was no exception. Well-located, high-performing assets traded at higher-than-expected prices, while secondary properties remained more difficult to transact. Pricing in 2025 showed a wide range of outcomes, with top-tier centers achieving price per square foot numbers that would have seemed aggressive just a few years ago, particularly in today's rate environment, reinforcing the idea that capital is not leaving retail, but instead becoming more selective and more disciplined.

Locally, several high-profile transactions clearly reflected this trend. The sale of Classen Curve, The Triangle, and Nichols Hills Plaza to 11 North along with the fourth-quarter sale of Belle Isle further reinforced investor confidence in quality retail assets in established corridors. These deals were not driven by distress or forced selling, but by buyers willing to pay a premium for assets they believe will hold up over the long term.

One of the more encouraging signs from 2025 was that sales activity was not confined to a single burst of momentum. Transactions occurred steadily throughout the year, suggesting the market is beginning to normalize. Investors appear more comfortable underwriting deals at today's interest rates, and expectations between buyers and sellers are increasingly aligned.

Another factor driving activity has been timing. A number of sellers reached a natural point in their ownership cycle in 2025 and chose to transact despite higher borrowing costs. That dynamic has helped bring quality product to market and has supported pricing in a way many did not expect a year or two ago. At the same time, the widely predicted wave of distress tied to loan maturities has largely failed to materialize. Lenders have been more flexible than anticipated, and capital remains available for well-structured deals.

Looking ahead, retail investment sales are likely to remain uneven but improved. High-quality assets should continue to trade at aggressive pricing, while older or less well-located properties may require pricing adjustments to attract buyers. Overall, 2025 marked a meaningful step forward for the retail investment market — a year defined less by fear of rates and more by a growing willingness to move forward in a new, more realistic environment.



## Shopping Center Investment Sales 2025

Property	Address	Submarket	Building Square Feet	Sales Price	Price PSF	Sale Date
Holiday Square	1114 S Air Depot	Mid-Del	86,200	\$4,350,000.00	\$50.46	3/31/25
Almonte Shopping Center	2906-2962 SW 59th St	South	111,257	\$5,350,000.00	\$48.09	4/4/25
Kickingbird Square	1235-1732 Danforth	Edmond	44,559	\$4,700,000.00	\$105.48	5/1/25
Whole Foods	6001 N Western	North	38,989	\$23,318,860.00	\$598.09	6/25/25
Triangle at Classen Curve	6100-6150 N Western	North	31,965	\$21,281,415.00	\$665.77	6/25/25
Nichols Hills Plaza North	6400-6492 Avondale	North	52,540	\$20,405,548.00	\$388.38	6/25/25
Nichols Hills Plaza	6409-6431 Avondale	North	47,176	\$15,741,913.00	\$333.68	6/25/25
Nichols Hill Plaza	6443-6475 Avondale	North	222,746	\$9,449,204.00	\$415.42	6/25/25
Classen Curve	5801 N Classen	North	123,629	\$108,718,000.00	\$879.39	6/25/25
Centennial Plaza	2930 NW 59th	Northwest	237,146	\$20,554,000.00	\$86.67	6/4/25
Village at Quail Springs	2201 W Memorial	North	100,403	\$10,677,000.00	\$106.34	6/10/25
Almonte	2908 SW 59th	Southwest	111,257	\$6,050,000.00	\$54.38	6/13/25
Mayridge Shopping Center	4501-4606 S May Ave.	South	33,283	\$2,000,000.00	\$60.09	4/4/25
Portland Square	2410-2412 N Portland	West/ Central	36,127	\$1,900,000.00	\$52.59	7/10/25
Boulevard Marketplace	101 N Douglas	Mid/ Del	35,930	\$5,000,000.00	\$139.16	7/10/25
OKC Market Square	8416-8494 NW Expressway	Northwest	116,346	\$5,300,000.00	45.55	7/14/25
Gatewood Plaza	1300-1401 Gateway Plaza	Mid/Del	103,611	\$8,320,000.00	\$80.33	11/12/25
Edmond Plaza (partial sale)	28 E 15th, Edmond	Edmond	51,306	\$3,205,000.00	\$62.47	12/19/25
Belle Isle Station	1701-1741 Belle Isle Blvd.	NW	207,783	\$45,000,000.00	\$261.57	12/2/25
Mayfair Place	2924-3010 NW 63rd	NW	94,321	\$10,250,000.00	\$108.67	12/13/25

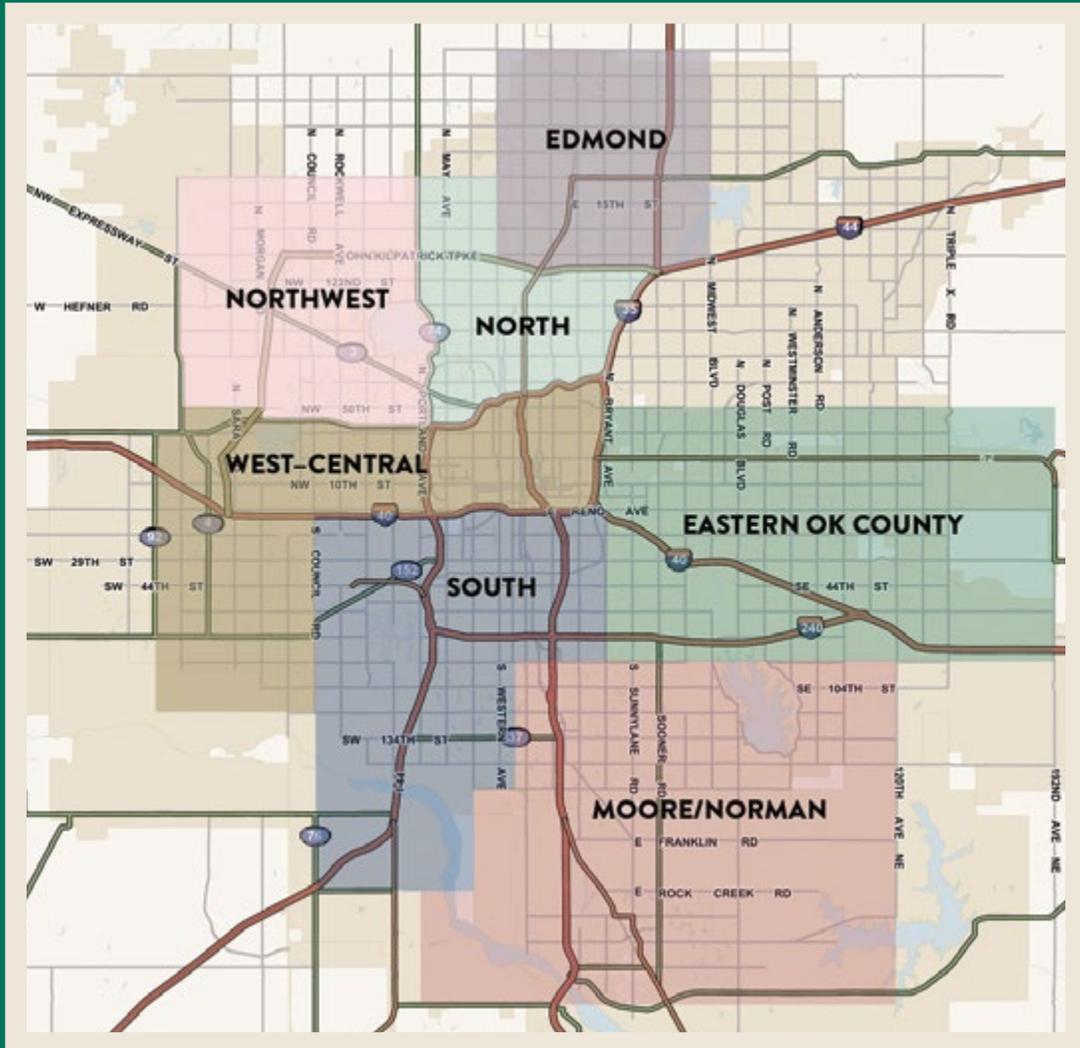
Note: Centennial Plaza sold in March of 2025 as part of a portfolio which included 59 properties for approximately \$1.1 Billion dollars. Centennial Plaza is 233,794 square feet anchored by Home Depot and Best Buy.





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# Oklahoma City Retail Submarket Map



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