



PRICE  
EDWARDS  
AND COMPANY

**OKC MID-YEAR  
RETAIL MARKET REPORT  
2022**

# PRICE EDWARDS

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## CONTENTS

**1** Market Overview

---

**4** Broker Shorts

---

**8** North Submarket

---

**11** Northwest Submarket

---

**14** South Submarket

---

**17** West-Central Submarket

---

**20** Edmond Submarket

---

**23** Moore/Norman Submarket

---

**26** Eastern OK County Submarket

---

**28** Retail Investment Sales Summary

---

**30** Submarket Map (back)

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# OKC MID-YEAR RETAIL MARKET REPORT 2022

“As the economy reopened and people went back to work, there was a shift from durable goods, people spending money on their homes, to clothing and services.”

As expected, the overall retail market continued to do well through the first half of the year. Overall market vacancy declined to 9.2 percent from 10.1 at the end of last year. The improvement was fairly broad across all submarkets and retailers. At this point, the economy is fully open and virtually all retail sectors have recovered from the pandemic. There remains a shift toward value which has favored discounters and is being reinforced by current rising prices.

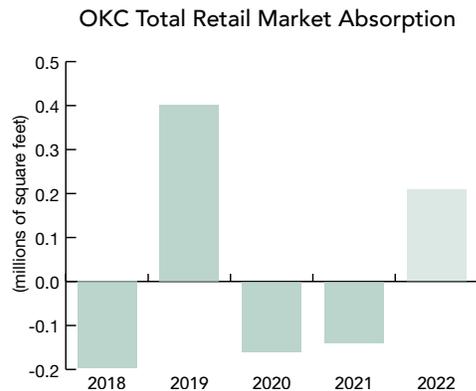
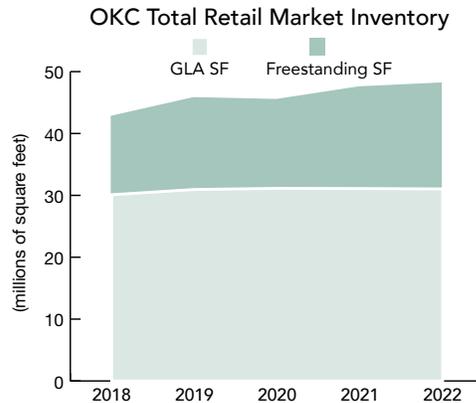
As the economy reopened and people went back to work, there was a shift from durable goods, people spending money on their homes, to clothing and services. Spending habits are more or less returning to pre-pandemic patterns. This includes the pandemic influenced rise in online shopping which rose

above 20 percent of all retail sales at the height of the pandemic but has since dropped to 13-14 percent... still above 2019 levels but manageable. Probably nothing signals this change more than Amazon shutting down their warehouse development and actually selling a few warehouses because of excess capacity.

Money and consumer confidence drive retail sales. Americans are flush with money, nearly \$4 trillion more than the first quarter of 2020 according to the Wall Street Journal. You add to that all the money that businesses are sitting on, the unspent government ARPA funds and infrastructure money,



“ There does seem to be a tug-of-war going on between all the money in the economy and the good it is doing and all the money in the economy and the bad it is doing. ”



and you'd expect continued market strength. But consumer confidence has been suffering and we all know why – inflation is over 8 percent, most economists assume we'll have a recession in 2023, and there's plenty of local, national and international political turmoil to go around. You would expect these issues to begin hurting our market, but we haven't seen it yet in the numbers. In fact, our market, our economy, is better than it seems like it should be.

There does seem to be a tug-of-war going on between all the money in the economy and the good it is doing and all the

money in the economy and the bad it is doing. Not sure which side will win, we've never been here before. We do expect continued growth in our retail market through the end of the year albeit as a somewhat slower rate.

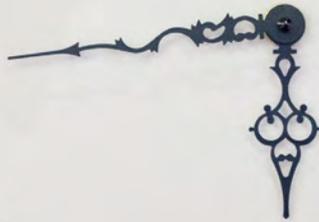
On the real estate side, you would typically assume that the rise in rates and higher construction costs would slow down activity. We haven't seen this yet either although both new development and structuring lease deals has been made more difficult. Our market saw less new development through the pandemic which helped our vacancy, but a number of our long-planned new development projects are scheduled to break ground later this year, Oak being first up. There is a chance that increasing economic concerns will delay some of these planned projects.

We are cautiously optimistic about the retail market even in the face of a possible recession. It gets back to consumers having more money at their disposal and significant liquidity in market at the same time. In Oklahoma, the energy industry may very well help make any downturn less severe. The next year should make for an interesting and unprecedented time in Oklahoma City real estate.

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Our market report tracks 31.0 million square feet in 270 buildings of over 25,000 square feet and 17.1 million square feet of stand-alone buildings for a total market of 48.1 million square feet. There continues to be a significant number of smaller strip centers in the market (under 25,000 SF in size). We estimate there are close to 12.9 million square feet of these properties in the market.

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GEORGE  
WILLIAMS



EV  
ERNST

# BROKER



## Ultra-Fast Grocery Delivery

The popular ultra-fast grocery delivery services have been operating in larger markets for a while now — a list that currently includes Getir, Buyk, Jokr, Fridge No More, Gorillas, 1520 and DoorDash. But, much of the rest of the country, including Oklahoma, has only seen the more traditional grocery delivery done by Walmart and other grocers. This is changing and changing in big way. The ultra-fast grocery delivery services in Oklahoma currently include GoPuff, with others set to expand in our market soon, including startup JackBe and the well-known restaurant delivery service DoorDash. It's not surprising that DoorDash would enter it at this point in time. They have an expansive customer base that can be leveraged to quickly gain market share. The trend toward convenience was accelerated during the pandemic and ultra-fast concepts push convenience to the edge, although they make up a very small percentage of overall online grocery. This will allow room for growth and other operators to expand in our market.

– George Williams



## New to the Market: CYL Sauna Studio

In May of this year, I had the pleasure of assisting a new tenant in the market with her second location. CYL Sauna Studio is a franchise-based concept that opened its first location at May and Grand Boulevard last year. Franchisee Meredith Robinson secured her second location in Edmond at 15th and Bryant in Spring Creek Village. CYL Sauna Studio is a luxury infrared sauna studio that stands for Change Your Life. This is a newer tenant to the vastly growing health and wellness tenant niche of retail that I only see growing over the next 10 years and beyond, as the look of retail continues to grow and change post pandemic. Look for the new location to be open in Edmond later this summer into early fall.

– Ev Ernst

# SHORTS



## The Joinery

The recent opening of The Joinery in Bricktown has been a nice addition for both locals and visitors to the Bricktown district. This is a multi-floor concept that includes a full-service restaurant and bar, speakeasy (Are we allowed to talk about it? Good,Good?), and a golf entertainment bar and top floor event venue for private events. I didn't think it was possible to utilize this historic building fully, but the ownership, Community Through Beer, has programmed every square inch.

– Allison Bailey



## Coffee is Hot!

Coffee is a staple of American life. It can jumpstart your metabolism, give you energy, allow for better focus, or be a source of social interaction (I also guess some people just like it). The real estate market has seen a huge demand for drive-thru concepts to make it convenient for the consumer to pick up food or drinks as they continue on with their day. Scooter's Coffee is one of the new brands in our market that have opened several locations. Their model is very simple, a 500 square foot building with a drive-thru and stacking lane. They need approximately 20,000 square feet of land. Dutch Bros Coffee and Black Rifle Coffee Company are two other brands that have been active lately in our market. With this huge uptick in coffee concepts, it raises the question, how many of these locations can we support? We know that consumers' love of coffee is one thing that won't go away. We love to set up meetings with a morning coffee, grab a cup after lunch for an afternoon pick-me-up, or on a long drive where energy is needed. I see no end in either the demand for coffee or the expansion of these drive-thru concepts.

– Jacob Simon



ALLISON  
BAILEY



JACOB  
SIMON



ROSHA  
WOOD



AARON  
DIEHL



## Peruvian Food at its Best

Zambrano's Peruvian cuisine opened this past year at 308 W Edmond Road... an amazing concept featuring dishes such as Milanese Pollo, Lomo Saltado and Peruvian cocktails like Pisco Sour, Machupichu and everyone's favorite, Sangria. What I love about this concept is the backstory. This space was once occupied by C'est Si Bon for many years, until, tragically, the owner passed away. I remember showing up one day to check on our tenants and noticed a sign on the door with a picture of the owner in regards to his passing and that the business was closing. I couldn't believe it. If you've ever visited C'est Si Bon, pronounced "Say C Bon", you'd know that their food was always so good! They left everything behind. It was sad to see that everything was literally left as if they were open. As a Landlord Rep, it was tough at that time to try and backfill a restaurant space, especially after COVID. A majority of restaurant users were searching for smaller footprints with drive-thru, and this space was close to 3,000 SF without a drive-thru. The space stayed vacant for a while until Samara Ramos and her husband fell in love with it. I loved their excitement to bring their new Peruvian concept to Edmond and even more so loved that he wanted to keep some of C'est Si Bon's memory alive in their space as well! This is why I love what I do. You get to be a part of someone's dreams from beginning to end. If you're in Edmond, please check out Zambrano's and say hi to Mr. Ramos. You'll love what he's done with this space and what he's added to the corner of Fretz and 2nd!

– Rosha Wood



## One of Oklahoma's Own

As the crowd poured into the new Homeland Grocery store at 36th and Lincoln on September 1, 2021, they were greeted by a modern building adorned with murals, high-polish concrete floors, a vibrant produce selection and the smell of rotisserie chicken and barbeque. This new design was light-years different and one of many stepping stones of Homeland's new concept. Homeland renovated the location at 18th and Classen in 2020. The renovation aligned with a new vision for Homeland that was re-affirmed with the development of the new Homeland at 36th and Lincoln. The new location is result of a public-private partnership which included a TIFF and a new market tax credit, to help address the 'food dessert' on the east side of Oklahoma City. "This was a partnership with the city where everyone had to stretch to get this deal done, but we were committed to it. It would not have been possible without the

support of Cathy O'Connor, Councilwoman Nikki Nice, and Mayor David Holt," says Director of Real Estate for Homeland, Mike Galiga. "The renovation of 18th and Classen, the new location at 36th and Lincoln, and the new development at Rose Creek are a quantum leap forward for HAC," said Mike Galiga, "We've got a new leadership team putting together plans beyond Rose Creek and we are well positioned to use these three locations as the example of our direction and our momentum." Next up is the announcement of a new ground-up Homeland location at the Rose Creek Development at N. May and 164th St. The new development lead by local investor and developer Marc Fischer and Steven Callendar of Skybridge Development, is designed as a high-end lifestyle development including a golf cart path that connects to the golf course, fountains, and valet parking.

– Aaron Diehl



## The Highs of Lowe's

Lowe's has found multiple ways to thrive when other retailers struggled. As the economy shows signs of cooling down, and a potential consumer recession is in the cards, discretionary retailers like Lowe's could be at risk of greater downside. Lowe's isn't standing still. Instead, they are making changes that will provide tangible long-term benefits. Recently, the company announced its intention to enter the metaverse, where consumers can visualize projects. Lowe's also announced it was teaming up with Petco to put shop-in-shops into its stores. At first, opening a metaverse store doesn't sound like an impactful play. The game-changing opportunities can be found by answering the questions that most DIYers have. The metaverse can provide interactive how-to simulations tailored to your project and give you access to trade experts that can answer technical questions. As technology grows, its utilization will improve in ways not imagined today and creating a better customer experience will dramatically improve brand loyalty. As for Petco, nearly seventy percent of American households have at least one pet. Pets need food, bedding, grooming, toys, and much more. This creates a three-way impulse buy conversation opportunity that allows customers to come in for home improvement, their pet's food and entertainment needs. Lowe's CEO Marvin Ellison has to make more critical decisions over the next few quarters but so far he's getting it right by driving innovation while improving upon the customer experience.

– Girma Moaning



GIRMA  
MOANING

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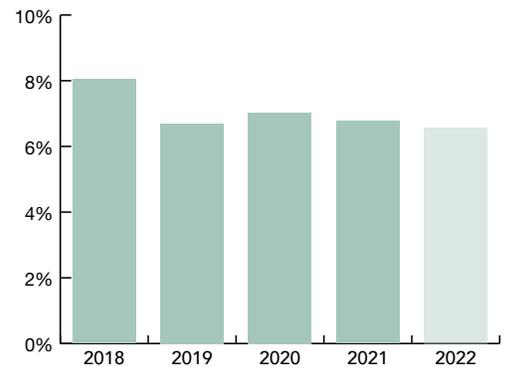
### Plenty Mercantile

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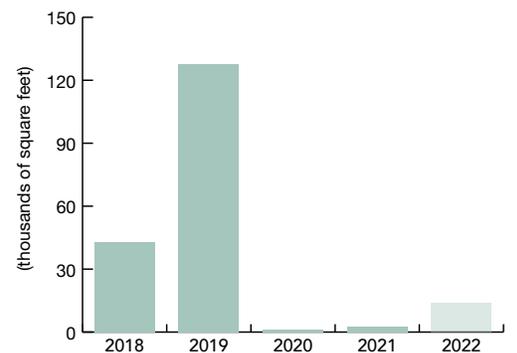
The North submarket is historically our strongest retail corridor and the one area that almost all national retailers want to be in. The corridor ended last year in a good position, 6.8 percent vacant and was stable through the first half of the year with 6.7 percent vacancy.

This submarket contains 7.3 million square feet of space, nearly a quarter of the centers we track in the metro. And over half of that square footage is along the Memorial Road Corridor. All to say that this is our most important retail area and how it goes is how the market goes. The metros' two primary malls, Penn Square and Quail Springs are both located in this submarket and together are 2.23 million square feet. The area around Penn Square Mall, Oklahoma's leading mall, is probably even more highly desired among retailers, but there is limited availability of land for development. Both Quail Springs Mall and Penn Square Mall have been able to keep their anchors and stay full although both have some small space tenants that can probably be characterized as temporary. The long-planned Oak mixed-use development is expected to break ground on phase I which will include multi-family later this year. Both Chisholm Creek and Half, which include mixed-use components, are adding apartments.

#### North OKC Submarket Vacancy



#### North OKC Submarket Absorption



North	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
50 Penn Place NW 50th St & N Penn Ave	1973/2000	In-Rel Properties Chad Khoury	86,802	34,043	39.22%	14.00	14.00	Full Circle Books, Belle Isle Brewery
6900 Place 6900 N May Ave	1981/1992	CBRE/OKLA Stuart Graham/Mark Inman	49,502	10,843	21.90%	10.00	15.00	Ted's Cafe Escondido, Four Star Fitness
Belle Isle Station NW Expressway & N Classen Blvd	2000	CBRE/OKLA Mark Inman/Stuart Graham	433,333	26,117	6.03%	20.00	28.00	Walmart Supercenter, Old Navy, Nordstrom Rack
Britton Plaza Shopping Center 2648 W Britton Rd	1975	Gerald Gamble Co Gerald Gamble	27,800	3,410	12.27%	12.00	12.00	Johnnie's Charcoal Broiler
Britton Square N May Ave & NW Britton Rd	1983	Rally Group David Box/Izzy Streetmaker	107,821	1,200	1.11%	9.00	12.00	A-1 Pet Emporium, The Smoking Boar
Camelot Square NW 122nd St & N Penn Ave	1989	Blanton Property Company Jeff Bolding	107,799	0	0.00%	12.00	12.00	Cox Communications, Casa Perico's, Wingstop
Casady Square W Britton Rd & N Penn Ave	1953/1995	Interwest Realty George Huffman	141,140	24,372	17.27%	14.50	16.00	CVS Pharmacy, Walgreens
Centennial Plaza 5801 N May Ave	1993	CBRE/OKLA Mark Inman/Stuart Graham	233,794	1,150	0.49%	12.00	16.00	Best Buy, Dick's, Home Depot
Classen Curve 5820 NW Grand Blvd	2008	Washington Prime Group Ben Deiser	123,629	0	0.00%	0.00	0.00	Rye 51, Warby Parker, lululemon
Collonade Shopping Center 9600 N May Avenue	1984	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	59,000	5,845	9.91%	12.00	14.00	Lindsey Medical, Cafe' Pranzo
Colonial Plaza 9225 N May Ave	2003	Colonial Center, Ltd Eric Roberts	141,456	0	0.00%	18.00	8.00	Homeland, The Garage, Cato
Country Club Corner 6410 N May Ave	1959/1985	JAH Realty Elise Lopez	53,481	0	0.00%	16.00	25.00	Sprouts, Half Price Books
Country Club Village 2800 W Country Club Dr	1970/2003	CBRE/OKLA Kelsey Gilbert	30,846	0	0.00%	20.50	16.00	Beau's Wine Bin, Edward Jones
Cross Rock Shops 3521-3561 W Memorial Rd	2001	Medallion Group Whitney Rainbolt	24,578	10,423	42.41%	22.00	22.00	ERA Courtyard Homes, McAlister's Deli
Fenwick Plaza 16524 N Pennsylvania Ave	2009/2015	Legacy Warehouses, LLC Gretchen Bybee	41,804	0	0.00%	14.18	0.00	Allstate, Fenwick Liquor
French Market Mall 2836 NW 63rd St	1985	CBRE/OKLA Mark Inman/Stuart Graham	244,724	55,373	22.63%	8.00	25.00	Bed Bath & Beyond, Staples, Petco
Gold's Gym Center 2301 W. Memorial	1982/2008	Owner Managed Owner Manager	66,662	0	0.00%	18.00	22.00	ATT Flagship Store, Gold's Gym, Chuck E Cheese
Golden Court 1121 NW 23rd St	2010	CBRE/OKLA Kendra Roberts	26,000	0	0.00%	12.00	16.00	T-Mobile, Rent-A-Center
Highland Park Shopping Center W 178th St & N Western Ave	2009	CBRE/OKLA Stuart Graham/Mark Inman	42,428	10,200	24.04%	20.00	20.00	Louie's, Upper Crust Pizza, The Sushi Bar
Lakehurst Plaza 8028 N May Ave	1978/2009	Jacmor, Inc Owner Managed	32,637	0	0.00%	11.00	13.50	Gulfport Fish Market, Movement Innovations Dance
Lakeside Shops 7401-7535 N May Ave	1964/2011	Pippin Properties Phil Pippin	68,179	2,250	3.30%	16.00	16.00	Firestone/Bridgestone, Fredy's Frozen Custard
Lakewood Shopping Center 6901 N May Ave	1980/2015	Price Edwards and Company Everest Ernst	64,937	12,434	19.15%	11.00	12.00	Natural Grocers
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	Price Edwards and Company George Williams	95,000	11,091	11.67%	12.00	16.00	Akin's, Chick Fil-A, PetSmart, Big Lots
Memorial Square 13730 N Penn Ave	2006	CBRE/OKLA Mark Inman	225,000	0	0.00%	23.00	26.50	Super Target, Marshalls, DSW
Midland Center NW Expressway & Independence	1961	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning	54,272	3,503	6.45%	0.00	0.00	Conn's, Panera Bread
Nichols Hills Plaza 6501 Avondale Dr	1963	Washington Prime Group Ben Deiser	144,672	0	0.00%	0.00	0.00	Trader Joes, Orange Theory Fitness, Starbucks
North Penn Plaza 5601 N Penn Ave	1970/1971	Price Edwards and Company Girma Moaning	32,000	7,832	24.48%	20.00	0.00	Bank of The West, Duncan Brothers Salon

North	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Penn Square Mall 1901 NW Expressway	1960/1988	Simon Property Group Robert Alexander	1,080,000	29,500	2.73%	0.00	0.00	Apple, Dillard's, Macy's
Penn-Hefner Plaza 2121 W Hefner Rd	1973/1977	Price Edwards and Company Aaron Diehl	67,805	9,800	14.45%	11.00	13.00	Beauty World
Plaza at Quail Springs 2221 NW 138th St	2005	JAH Realty Elise Lopez	149,632	9,740	6.51%	20.00	0.00	At Home, Dollar Tree
Quail Plaza 10950 N May Ave	1965/1991	Morris Enterprises Kevyn Colburn	194,510	17,302	8.90%	12.00	17.00	Dollar Tree, Planet Fitness, Goodyear Tire
Quail Springs Mall W Memorial Rd & N Penn Ave	1980/1999	Brookfield Properties Tyler Cassell/Chris Milkie	1,150,627	27,000	2.35%	0.00	0.00	Dillard's, Lifetime Fitness, Von Maur
Quail Springs Market Place W Memorial Rd & N Penn Ave	1998	CBRE/OKLA Mark Inman/Stuart Graham	410,613	37,656	9.17%	15.00	30.00	Old Navy, Michaels, Office Depot, Ulta
Quail Springs Village 13801 N Penn Ave	1983	JAH Realty Elise Lopez	26,350	1,400	5.31%	25.00	20.00	Cowboy Chicken, Champion BBQ Supply, Once Upon A Child
Quail Village 14101 N May Ave	2007	IAG Matthew Pennock	49,845	10,085	20.23%	28.00	32.00	Cafe 7, Lush
Shoppes At Northpark 12100 N May Ave	1971/1981	Morris Enterprises Kevyn Colburn	202,106	44,065	21.80%	13.74	16.79	B.C. Clark
Shoppes at Quail Springs 13601 N May Avenue	2016	Price Edwards and Company George Williams	73,000	0	0.00%	28.00	25.00	Salons by JC, Starbucks, Metro Diner, CoolGreens
Shoppes on May 9494 N May Ave	1963/1996	Creek Commercial Realty, LLC Ethan Slavin	91,176	19,833	21.75%	10.00	18.00	Tuesday Morning, Crate, Valir Physical Therapy
Shops @ Quail Springs NW 146th & Penn Ave	2012	Blanton Property Company Tom Blanton	90,856	0	0.00%	0.00	0.00	Dick's Sporting Goods, Petco, Cava
Shops At North Penn NW/C 150th & N Penn Ave	2017	CBRE/OKLA Stuart Graham/Mark Inman	33,750	4,800	14.22%	22.50	23.00	Hollie's, Neighborhood Jam, Ted's Cafe Escondido
Shops At The Veranda 150th St & N Western Ave	2006	Price Edwards and Company George Williams/Paul Ravecraft/Ian Self	29,712	16,397	55.19%	20.00	16.00	Precision Footwear, American Footwear
Spring Creek North 12200 N May Ave	1981	JAH Realty Elise Lopez	89,006	13,184	14.81%	14.00	12.00	Family Dollar, Sally Beauty
Ten-01 West Retail Center 1001 W Memorial Rd	2018	Newmark Robinson Park Jay Cohlmiya/Michael Rapella	43,444	2,934	6.75%	28.00	28.00	Smoothie King, Club Champion, Jimmy John's
The Pointe at Chisholm Creek Memorial & Pawnee Drive	2016	Medallion Group Whitney Rainbolt	262,452	0	0.00%	30.00	40.00	Top Golf, I-Fly, Republic, Cabela's, Fuzzy's
The Rise 511 NW 23rd St	1920/2014	Land Run Commercial Troy Humphrey/Sarah Ingle	40,407	1,274	3.15%	22.00	18.00	Anytime Fitness, Cox Cable, Interior Gilt
The Shoppes at North Pointe W Memorial Rd & N May Ave	2002	Price Edwards and Company George Williams	37,684	3,350	8.89%	20.00	20.00	Jimmy's Egg, City National Bank
The Triangle @ Classen Curve 6001 N Western	2009	Washington Prime Group Ben Deiser	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	Brady's Properties Ali Ghaniabadi	43,491	5,750	13.22%	12.00	12.00	Backwoods, Subway, At the Beach
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	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	42,573	5,861	13.77%	10.00	12.00	Classic Silks, Core Board Shop
Village Plaza 1501-1529 W Britton Rd	1964/1989	Price Edwards and Company George Williams	47,580	0	0.00%	8.00	8.00	Westlake Hardware, Dollar General
Wilshire Village W Wilshire Blvd & N Western Ave	1986	Owner Managed Owner Managed	27,000	0	0.00%	11.00	12.00	Sherwin Williams, Makeup Bar, The Oil Tree
Wilshire Village W Wilshire Blvd & N Western Ave	1986	Owner Managed Owner Managed	27,000	0	0.00%	11.00	12.00	Sherwin Williams, Makeup Bar, The Oil Tree
<b>North Totals</b>			<b>7,298,200</b>	<b>480,017</b>	<b>6.58%</b>			

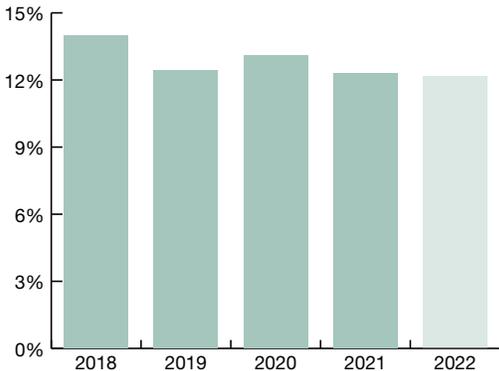


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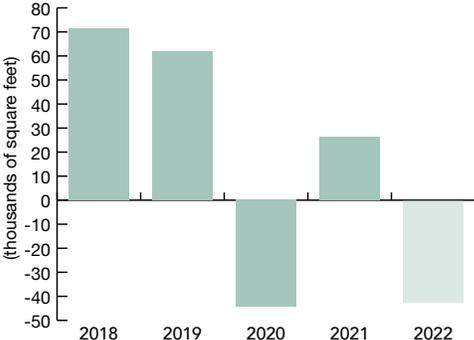
The Northwest submarket vacancy was relatively flat, ending June at 12.2 percent versus 12.3 percent at year-end. It is one of the more mature submarkets in the city and continues to see limited new development. However, the owners of Mayfair Village are doing a significant re-development of this long-standing center. As part of that re-development, several buildings were torn down and will be replaced by pad sites. They also purchased and demolished the church across the street which is expected to be part of the project. For many national retailers, this market is their third or fourth choice. This is reflective of the area demographics and the distressed condition of some of these properties: the northwest submarket is characterized by established neighborhoods with limited population growth and relatively unchanged demographics.



Northwest OKC Submarket Vacancy



Northwest OKC Submarket Absorption



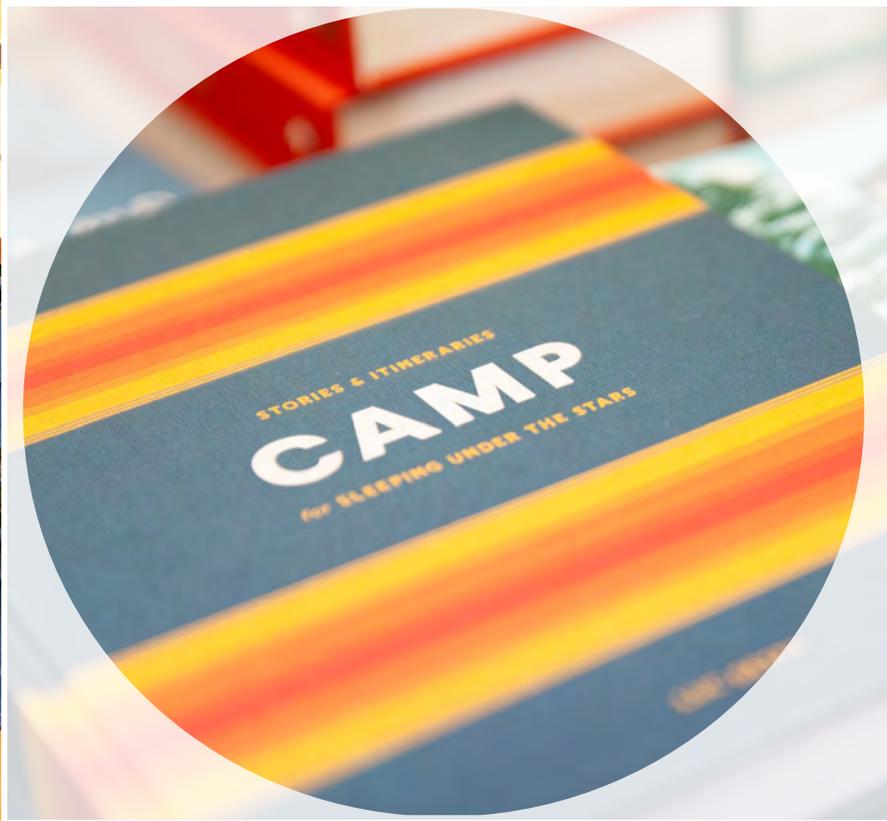
Northwest	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
2016 NW 39th St 2016 NW 39th St	1973	Dan Dill Property Dan Dill	33,408	0	0.00%	12.00	12.00	Goodwill
3625 Center 3617 - 3651 NW Expressway	1992	Cali Realty Investments Drew Christopher	55,646	10,000	17.97%	15.00	15.00	Gold's Gym, Affordable Dentures
Brixton Square 7101 NW Expressway	1985	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	122,042	13,942	11.42%	8.00	16.00	Panera Bread, ClearSight Center
Cornerstone Crossing NW 39th St & N MacArthur Blvd	1958/2007	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan	65,285	13,300	20.37%	12.00	9.00	Family Dollar, City Bites, Ocean Dental
Council Crossing 8101 NW Expressway	1986/2014	JAH Realty Elise Lopez	141,700	40,082	28.29%	16.00	14.00	Ollie's Bargain Outlet, Goodwill, Harbor Freight Tools
Courtyard Plaza 6401 NW Expressway	1984	CBRE/OKLA Stuart Graham/Mark Inman	38,998	9,919	25.43%	12.00	16.00	Billy Sims BBQ, Gentle Dental
Lakeshore Shopping Center 4200 NW Expressway	2002	Price Edwards and Company Everest Ernst	139,447	7,838	5.62%	17.00	17.00	Academy Sporting Goods, Planet Fitness, Dollar Tree
Lakeshore Shops 7930 N MacArthur Blvd	1998	Charles Shadid Charles Shadid	30,000	0	0.00%	5.00	8.00	Freedom Pawn, Al's Bicycles
MacArthur Shops W Britton Rd & N MacArthur Blvd	1983	Owner Managed Owner Managed	23,645	0	0.00%	9.00	9.00	State Farm, Spotted Zebra
Market Place OKC 5501 NW Expressway	1985	Newmark Robinson Park Jim Rose	178,854	10,805	6.04%	18.50	18.50	Life Church, Bike One
Market Plaza 7001 NW Expressway	1981/1982	CBRE/OKLA Stuart Graham/Mark Inman	152,726	27,974	18.32%	6.00	12.00	Aldi, PetCo, Westlake Hardware
Mayfair Village NW 50th St & N May Ave	1948/2022	Precor Ruffin Caleb Hill	82,642	6,240	7.55%	25.00	25.00	Michael's, Aldi
Newport Shopping Center 9120 N MacArthur Blvd	2020	Avenue CRE Randy Vaillancourt	26,390	15,046	57.01%	12.00	16.00	Sunshine Laundry
Oak Grove Plaza NW 122nd & MacArthur	2015	Zerby Interests W. Scott Bentley	70,249	7,500	10.68%	28.00	28.00	Sprouts, Orange Theory Fitness, Mercy GoHealth, Hollywood Feed
OKC Market Square 8400 NW Expressway	1983/2000	Marquett Realty Investments John D Thomas	143,579	10,000	6.96%	12.00	12.00	Family Leisure, TJ Maxx, Dollar Tree
Olympia Plaza 7202 W Hefner Rd	1990/98	Price Edwards and Company George Williams	34,900	25,100	71.92%	10.00	8.00	Let's Do Greek Restaurant
Peppertree Square 6444 NW Expressway	1984	Newmark Robinson Park Jim Rose	77,938	12,765	16.38%	9.00	9.00	AutoZone, My Dentist
Portland Plaza NW 39th St & N Portland Ave	1966	JAH Realty Elise Lopez	183,312	8,417	4.59%	0.00	0.00	Winco, Colaw Fitness, Integrus Baptist Medical Center
Quailbrook Plaza 4401 W Memorial Rd	1987	Price Edwards and Company George Williams	90,228	12,495	13.85%	15.00	15.00	Phycon, OTA PikePass Office, Mercy Health Center
Rock Center 6714 NW Expressway	1992	Newmark Robinson Park John Cohlma	29,000	4,454	15.36%	14.00	14.00	Farmers Insurance

Northwest	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Rockwell Crossing 12100 N Rockwell Ave	1986	Churchill Brown Realtors Mitra Senemar	30,200	13,650	45.20%	12.00	8.00	YMCA, Pizza Hut
Rockwell Northwest 7000 NW Expressway	1985/1999	JAH Realty Elise Lopez	154,944	6,721	4.34%	20.00	15.00	Hobby Lobby, Party City, Tuesday Morning, Chick-Fil-A
Rockwell Plaza 7104 NW Expressway	1981/2000	RCG Ventures Wesley Padgett	414,507	88,486	21.35%	0.00	0.00	Target, PetSmart, Ross Dress for Less
Silver Springs Pointe 7640 NW Expressway	2000	CBRE/OKLA Stuart Graham/Mark Inman	700,000	28,770	4.11%	15.00	20.00	Wal-Mart, Mattress Firm, Home Depot
Springbrook Shopping Center 6207 NW Expressway	1968	Newmark Robinson Park Louis Almaraz	50,000	0	0.00%	10.00	12.00	10 Gym Fitness
Springdale Shops NW 50th St & N Meridian Ave	1962/2014	Price Edwards and Company George Williams	126,000	22,225	17.64%	10.00	10.00	Dollar General, Super Mercado
Walnut Village 12301 N Rockwell Ave	1986/2000	Rally Group David Box	55,515	1,750	3.15%	13.00	16.00	Nhinja Sushi, Leslie's Pool Supplies
Warr Acres Shops NW 50th St & N MacArthur Blvd	1960/1994	Moriah Real Estate Company Brock Lytton	34,400	0	0.00%	6.00	7.50	Big Red Shop
Warwick Crossing 6909 W Hefner Rd	1995	Price Edwards and Company Aaron Diehl	31,804	9,882	31.07%	12.00	14.00	Watch Me Grow Childcare
Warwick Plaza NW 122nd St & N MacArthur Blvd	1984	Newmark Robinson Park Jim Rose	60,443	3,000	4.96%	16.50	16.50	Swiss Cleaners
<b>Northwest Totals</b>			<b>3,377,802</b>	<b>410,361</b>	<b>12.15%</b>			

### "ALL THE BEER, NO IDEA" CARD GAME

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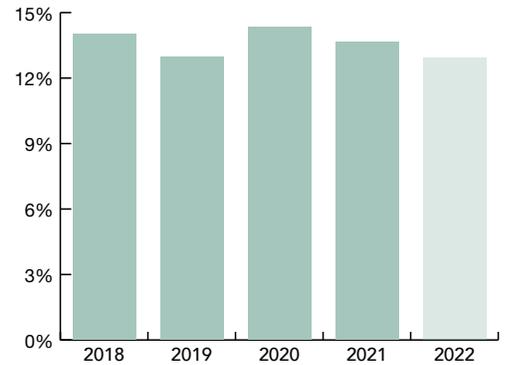




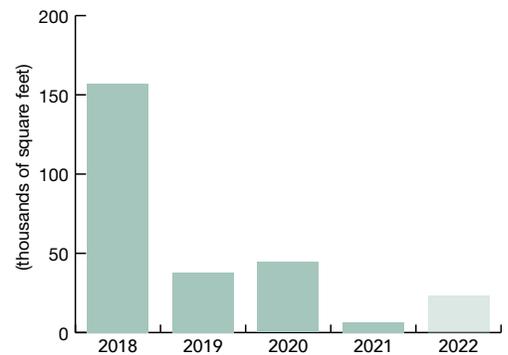


This submarket gives you a good read on the broader market as it is an amalgamation of smaller markets, a few larger centers along Interstate 240, lots of smaller, older centers, a number of stand-alone big boxes and the small, local tenant dominated Hispanic market. For the first six months of 2022, vacancy improved to 12.9 percent from 13.7. Vacancy in this submarket is concentrated in seven centers which contain 65 percent of the overall vacancy. Much of this space is in older centers that are either now in the wrong location or have poorly configured, hard to lease spaces. This is another submarket with no significant developments planned; most of the new construction in this market are small strip centers and stand-alone restaurants.

South OKC Submarket Vacancy



South OKC Submarket Absorption



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**CAMP BOOK & VINTAGE POSTCARD, BLUE SEVEN**  
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South	Built/Updated	Broker	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
240 Penn Park 1409 W I-240	2005	RCG Ventures Wesley Padgett	241,831	0	0.00%	12.00	20.00	Ross, Michaels, PetSmart, Marshalls
240 Penn Park Phase II 1609 - 1615 Penn Park Blvd	2017-2018	P.B. Odom III Construction Co Paul Odom III	70,658	0	0.00%	17.50	17.50	Conn's, Skechers
74 South Centre SW 74th St & S Pennsylvania Ave	1973/2006	Paul B. Odom Construction Paul Odom	50,000	0	0.00%	11.00	17.00	At the Beach, Red Wing
800 SW 44th St. 800 SW 44th St.	1969/2018	CBRE/OKLA Mark Inman/Stuart Graham	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	Price Edwards and Company Aaron Diehl	123,065	18,574	15.09%	9.00	13.00	Tom's Tires, El Rodeo Carniceria
Almonte Square 6100 S May Ave	1963/2014	Price Edwards and Company Ev Ernst	107,676	35,963	33.40%	0.00	0.00	Oklahoma Metropolitan Library, Family Dollar, Planet Fitness
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 Restaurant, Chelino's Restaurant
Brookwood Shopping Center SW 89th St & S Western Ave	1984/2012	Precor Ruffin Rick Pritchett	80,615	2,411	2.99%	14.00	16.00	Planet Fitness, Goodwill, Game HQ
Centre 8400 8400 S Western Ave	1984	Precor Ruffin Rick Pritchett	29,220	4,320	14.78%	12.00	14.00	H&R Block, Valir Health, Subway
Charlie Plaza 12201 & 12301 S Western Ave	2018	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	24,892	2,100	8.44%	18.00	18.00	Club Pilates, Nhinja Sushi

South	Built/Updated	Broker	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Chatenay Square SW 104th St & Penn Ave	2000	Price Edwards and Company Girma Moaning/Jacob Simon/Ev Ernst	114,115	17,910	15.69%	17.50	0.00	World Fresh Int'l Market, Panera Bread
Country Park Shopping Center 5906 S Agnew Ave	1978/2014	Adept Commercial Real Estate Andrew Hwang	24,360	0	0.00%	7.00	7.00	Value Thrift
Crest Shopping Center 3000 SW 104th	2012	Newmark Robinson Park John Cohlma	99,000	0	0.00%	19.00	17.50	Crest, Subway, Cox
Crossroads Shopping Center 7100 S I-35 Service Rd	1987	Precor Ruffin Rick Pritchett	58,871	36,055	61.24%	10.00	10.00	Crossroad Nails
Economy Square SW 29th St & S May Ave	1963/98	Newmark Robinson Park Michael Almaraz/Louis Almaraz	203,451	31,532	15.50%	15.00	21.00	Buy For Less, dd Discount, Walgreens, Dollar General
Grant Square SW 44th St & S Penn Ave	1958/1992	Emersons Commercial Real Estate Terry Watson	103,810	7,500	7.22%	9.00	10.00	Aaron's
Greenbriar Square 12230 S Penn Ave	2018	Precor Ruffin Caleb Hill	37,200	0	0.00%	18.00	22.00	Sprouts, Great Clips
Greenway Plaza SW 119th St & S Western Ave	1985	Newmark Robinson Park Jim Rose	117,251	3,600	3.07%	16.00	16.00	Westlake Hardware, Tuesday Morning
Hillcrest Shopping Center 2100 SW 59th St	1971	Owner Managed Owner Managed	50,000	40,000	80.00%	0.00	0.00	Athena Greek
I-240 Plaza 7800 S Western	1988	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	27,120	0	0.00%	12.00	12.00	Pro Nails, Jackson Hewitt
Kentucky Shops SW 29th St & S Kentucky Ave	1970	L & S Real Estate Young Shin	32,500	0	0.00%	4.00	0.00	Family Dollar
Lightning Creek Square 8121 S Western Ave	1985	Lightning Creek Complex Debra Gutierrez	48,005	3,498	7.29%	17.15	17.50	Allstate
Mayridge Shopping Center SW 44th & S May Ave	1956	NAI Sullivan Group Bob Sullivan	35,083	10,000	28.50%	8.00	8.00	Dollar General
Palagio Shops SW 104th St & S Western Ave	2005	P.B. Odom III Construction Co Paul Odom III	47,547	0	0.00%	17.50	0.00	Pizza Hut, Jump Zone, McAlister's Deli, Sports Clips
Reding Shopping Center Grand Blvd & S Western Ave	1972	JAH Realty Elise Lopez	86,335	9,698	11.23%	12.00	7.00	La Michoacana, Dollar General
Shields Plaza SW 74th & S Shields Blvd	1972/2011	Zerby Interests W. Scott Bentley	138,000	4,300	3.12%	14.00	12.00	Burlington, Harbor Freight
South Meridian Plaza 1025 S Meridian Ave	1983	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	36,100	1,000	2.77%	13.50	13.50	Billy Sims BBQ, Cowboy Cleaners
South Park 4500 S May Ave	1975	Owner Managed Henry Tien Nguyen	86,848	0	0.00%	10.00	5.00	Carniceria El Rodeo #2
South Penn Plaza 1620 SW 89th St	1984	Emersons Commercial Real Estate Terry Watson	143,407	3,400	2.37%	12.00	10.00	Panang Thai Restaurant, SuperCuts
Southeast Plaza SE 44th St & S High Ave	1964	Emersons Commercial Real Estate Terry Watson	195,266	21,400	10.96%	8.00	9.00	SmartSaver, OKC Plaza Latina, Family Dollar
Southern Hills SW 74th St & S Penn Ave	1964/1990	CBRE/OKLA Mark Inman/Stuart Graham	202,247	64,970	32.12%	6.00	18.00	Northern Tool, Dollar Tree
Southwestern Plaza SW 59th St & S Western Ave	1962/1987	Coldwell Banker Commercial Jerry Hocker/Jack James	122,527	3,600	2.94%	7.00	8.00	Family Dollar, Cocino De Mino Mexican Restaurant
Stonebriar Shopping Center 13316 S Western Ave	2005	Brady's Properties Ali Ghaniabadi	30,000	2,600	8.67%	12.00	12.00	Farmers Insurance, Dental Innovations
Summit Pointe Plaza SW 89th St & S Western Ave	2008	Price Edwards and Company George Williams	30,414	2,400	7.89%	16.00	14.00	Louie's, T-Mobile
SW 119th Street Marketplace 801 SW 119th St	2009	HCB Commercial Real Estate Co Scott Heiple	28,676	0	0.00%	12.00	14.00	Dental Expressions, Papa Murphy's
Towne South Plaza SW 74th St & S Walker Ave	2004/2010	Brady's Properties Sue Yoon/Mason Ghanibadi	130,000	900	0.69%	20.00	13.00	Heartland Dental, Chuck E Cheese
Walker Square SW 59th St & S Walker Ave	1983	Precor Ruffin Rick Pritchett	100,430	27,393	27.28%	9.00	22.00	Supermercado Buy For Less, ABC Dental
Walnut Square 2209 SW 74th St	1985	Price Edwards and Company Ev Ernst/Aaron Diehl	309,023	48,029	15.54%	12.00	18.00	Big Lots, Hobby Lobby, Green Acres Market, dd's Discount
Westernview Center 7107 S Western Ave	1958/78	Price Edwards and Company Rosha Wood	104,000	7,110	6.84%	10.00	12.00	Taste of China, Dollar General
Westminster Village 10625 S Western Ave	1986	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	79,500	16,885	21.24%	8.00	26.00	Lumpy's, Bella Capelli Salon, Huntington Fine Jewelers
<b>South Totals</b>			<b>3,783,045</b>	<b>488,348</b>	<b>12.91%</b>			

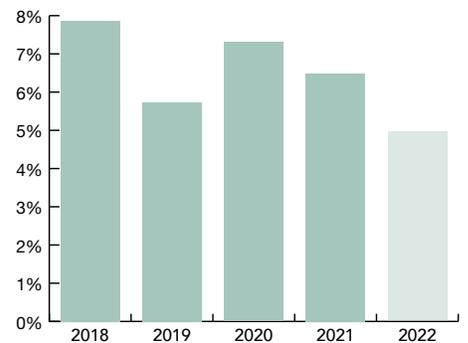


The West Central submarket has been one of the best performing retail areas for several years now with a mid-year vacancy of 5.0 percent, down from 6.5 last year. The newer centers in the market, Westgate Marketplace, Yukon Village, The Market at Czech Hall, and West End Pointe and the OKC Shoppes are doing well and staying well-occupied. Taken together, they comprise nearly half the square footage of the submarket and are 96.7 percent occupied. OKC Shoppes was able to backfill a few vacancies and improve its position. Pad sites are being added at The Market at Czech Hall. These centers and the overall submarket draw not only from the Interstate-40 traffic but from a large swath of homes north of Interstate-40 that have limited access to retail. The Interstate-40 and Portland area, home to 42 stores, containing over 2.7 million square feet that specialize in furniture and accessories, remains the hub of furniture sales for the City. Given the single family home building/remodeling boom, the industry should continue to do well and maintain occupancy. This portion of the market has a 5.2 percent vacancy, reflecting its overall health.

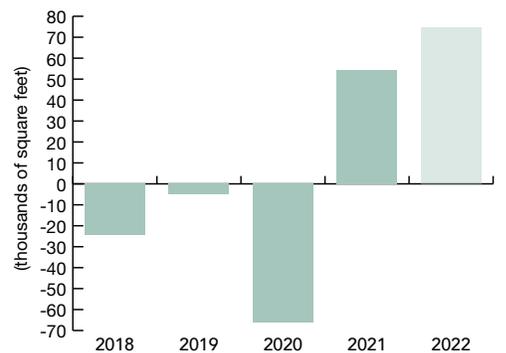
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West-Central Submarket Vacancy



West-Central Submarket Absorption





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	Scorecards Sports Bar, Bad Granny's Bazaar
36th & May Center NW 36th St & N May Ave	1986	B.D. Eddie Enterprises Terry McGuire	97,500	3,750	3.85%	10.00	12.00	Locke Supply, Swiss Cleaners
Ann Arbor Terrace 4913 NW 23rd St	1971	Owner Managed Owner Managed	30,000	0	0.00%	6.00	0.00	Feria Latina Super Market, Ultimate Thrift Store
Bethany Shopping Center 8000 NW 39th	2016	Newmark Robinson Park Michael Almaraz	28,250	0	0.00%	17.00	17.00	Family Dollar, Subway
Chisholm Shopping Center I-40 & Garth Brooks Blvd	1972/2007	CBRE/OKLA Mark Inman/Stuart Graham	227,630	57,579	25.29%	5.00	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	Buy For Less, Thrift Store
Glen Oaks NW 23rd St & N Rockwell Ave	1968/98	JAH Realty Elise Lopez	49,161	2,472	5.03%	16.00	12.00	Ace Hardware, Dollar Tree, Anytime Fitness
MacArthur Court 3804 N MacArthur Blvd	1985/2018	Creek Commercial Realty, LLC Ethan Slavin/Tyler Huxley/AJ Tolbert	51,198	11,950	23.34%	9.50	14.00	GSA, Homestead Senior Care
MacArthur Park Shopping Center 2300 N MacArthur Blvd	1997	Price Edwards and Company Aaron Diehl	60,472	1,900	3.14%	13.00	13.72	Community Thrift Store, Queen of Sheba Restaurant
Meridian Plaza 4546 NW 16th St	2016	Baker First Commercial Real Estate Rod Baker/Bill Reid	92,524	0	0.00%	6.00	6.00	H&R Block, James Lighting
Morgan Creek Plaza 1701 S Morgan Rd	1988	Owner Managed Sandy Troutt	35,930	0	0.00%	9.42	10.11	State Farm, Clint Pitt, DDS
Mustang Creek Plaza 701-877 S Mustang Rd	2001	Mayflower Realty Megan Denison	51,488	1,125	2.18%	13.92	0	ButterSweet
Mustang Crossing 15th & Mustang Rd	2015/2018	Hayes Brokerage Don Hayes	30,000	0	0.00%	18.00	20.00	JoJo's, Pho Hieu
Mustang Shopping Center 216 N Mustang Mall Terr	2004	Schostak Brothers & Company Rebecca Dragin	35,846	3,200	8.93%	12.00	16.00	Anytime Fitness, Cato, Dollar Tree
Mustang Trade Center Hwy 152 & S Mustang Rd.	2015	McGee Commercial Real Estate Chad Arnold	133,678	1,255	0.94%	22.00	22.00	CashSaver, Goodwill
OKC Outlets NE C of I-40 & Council Rd	2011	Torg Marc Gurstel	394,240	31,740	8.05%	30.00	14.00	Nike, Polo, Coach, Michael Kors
Old Mill Plaza 301 Elm Ave	1974	Deer Horn Development Ray Wright	82,730	0	0.00%	8.00	4.00	Locke Supply
Penn Crossing NW 23rd St & N Penn Ave	1994	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	133,356	24,350	18.26%	12.00	6.00	WalMart Neighborhood Market, Dollar Tree, Mazzio's, Westlake Hardware
Plaza DeVille 2409 N Council Road	1970/2012	Owner Managed Owner Managed	24,565	0	0.00%	4.00	8.00	Omega Health Foods, Electrolux Vacuum
Plaza Shoppes of Turtle Creek 917-953 S Cornwell Dr	1986/2000	Plains Commercial Real Estate Grant Hudiburg/Ryan Storer	23,000	0	0.00%	10.50	12.00	Hair Expressions
Portland Square NW 23rd St & N Portland Ave	1958/1987	J.R. Fulton & Associates Monty Stricker	38,000	0	0.00%	4.00	0.00	Sam's Wholesale Liquor, OK Family Thrift



West-Central	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Rockglen 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	Price Edwards and Company Tom Fields	40,736	3,834	9.41%	17.50	17.50	CVS
Silver City Town Center 101 N Mustang Rd	1974/2015	Interwest Realty George Huffman	88,851	0	0.00%	14.00	14.00	Tractor Supply, Bronco Bowl
Ten-M NW 10th St & N Meridian Ave	1958/2017	Owner Managed Owner Managed	33,100	0	0.00%	10.00	12.00	Liberty Tax
The Market at Czech Hall NW 10th & Interstate 40	2017	GBT Realty Corporation Alan Lloyd	161,636	1,400	0.87%	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	0	0.00%	18.00	18.00	Pie Five Pizza, Great Nations Bank
Walnut Creek 1110 N MacArthur Blvd	1974	Owner Managed Owner Managed	54,382	24,350	44.78%	3.00	3.95	Thermo Roll Shutters
West End Pointe I-40 & Garth Brooks Blvd	2015	McGee Commercial Real Estate Chad Arnold	522,500	13,233	2.53%	21.00	25.00	Lowe's, Staples, AMC, Gold's Gym, Kohl's
West Pointe Plaza 320 S Mustang Rd	2000	CH4 Development Daniel Le	25,680	0	0.00%	10.00	12.00	Subway, Hunan Express
West Pointe Shoppes Phase II 700-742 S Mustang Rd	2008	Baker First Commercial Real Estate Rod Baker/Bill Reid	24,856	4,316	17.36%	13.00	13.00	State Farm, Affordable Dentistry, OK Institute of Allergy Asthma & Immunology
Westgate Marketplace I-40 & S MacArthur Blvd	2000/2014	Zerby Interests W. Scott Bentley	900,500	13,814	1.53%	17.00	28.00	Wal Mart, Burlington, Home Depot, Best Buy, Ulta, Dick's Sporting Goods
Westoaks Village NW 10th & N Rockwell Ave	1964	Baker First Commercial Real Estate Jay Baker	93,270	0	0.00%	5.00	5.00	Family Dollar, Builders Warehouse
WestPointe Plaza 300 S Mustang Rd	2006	CH4 Development Daniel Le	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	12,250	7.66%	4.00	6.00	Oriental Imports
Windsor Hills 4601 NW 23rd St	1960/1998	Newmark Robinson Park Danny Ojeda/Jay Cohlmlia/Jim Rose	256,250	14,287	5.58%	7.00	12.00	Crest Foods, Ross, dd's Discount
Windsor Park 2536 N Meridian Ave	1982	Newmark Robinson Park Michael Almaraz	26,500	1,400	5.28%	14.00	14.00	Ci Ci's Pizza, Jackson Hewitt
Yukon Hills Shopping Center S Cornwell Dr & E Vandament	1975/2019	JAH Realty Elise Lopez	125,465	5,506	4.39%	15.00	8.00	Rent-A-Center, Smart Saver, Dollar General
Yukon Shopping Center I-40 & Garth Brooks Blvd	2005	Schostak Brothers & Company Rebecca Dragin	211,500	4,800	2.27%	14.00	16.00	Dollar Tree, Cato
Yukon Village I-40 & Garth Brooks Blvd	2009	Chase Properties Shannon Farley	332,571	5,500	1.65%	12.00	25.00	Target, Hobby Lobby, Big Lots, PetSmart
<b>West-Central Totals</b>			<b>4,917,084</b>	<b>244,011</b>	<b>4.96%</b>			



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Pinball Machine

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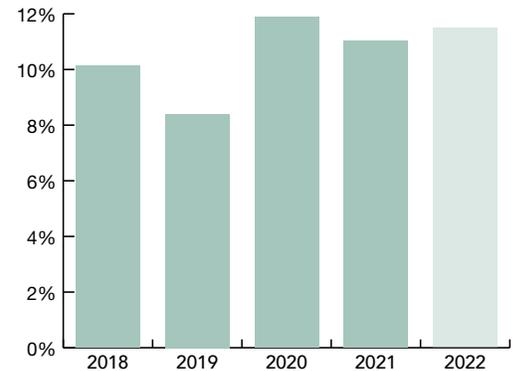
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Deluxe Super

IT'S A BEAUTIFUL DAY

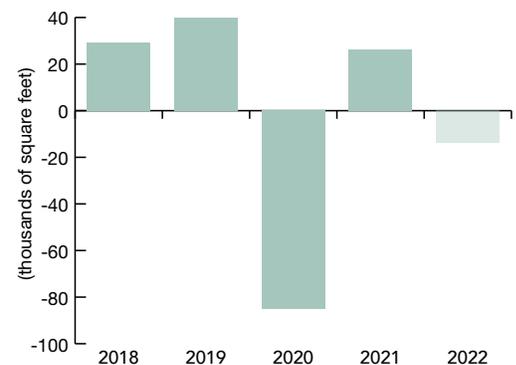


Edmond Submarket Vacancy



Overall vacancy came in at 11.5 percent at mid-year compared to 11.0 at year-end 2021. Edmond continued to see wide-spread improvement. Bryant Square just leased 36,000 square feet to the Painted Tree Boutique, which will improve market occupancy. Edmond's demographics, particularly incomes and disposable spending, remain strong and it continues to be a strong market for retailers. But as Edmond's population continues to grow and the center of the city moves east toward Interstate 35, Edmond will become even more in demand as a retail location. Crest recently announced that they are moving forward with building their Sooner & Covell store. And, there have been some recent national tenant tours in the same area. This north Interstate 35 corridor will ultimately be a retail hub for Edmond.

Edmond Submarket Absorption



Edmond	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
33rd & Boulevard 33rd & Boulevard	1982	Owner Managed Lee Segal	49,400	0	0.00%	10.00	15.00	Mardel's
Alta Mesa 301 S Bryant Ave	2008	JAH Realty Elisa Lopez	30,798	7,769	25.23%	26.00	0.00	Qdoba, OU Physical Therapy, Panda Express
Berkshire Plaza W 15th St & S Broadway	2002	Creek Commercial Realty, LLC AJ Tolbert/Ethan Slavin	35,612	0	0.00%	16.00	18.00	Office Depot, Nhinja Sushi & Wok
Boulevard Village 3404-3456 S Boulevard	1985	NAI Sullivan Group Amir Shams/Nathan Wilson	36,173	9,415	26.03%	12.00	12.00	Family Dollar
Broadway South 3320 S Broadway	1977	Cushman & Wakefield Philip Farha	61,524	0	0.00%	18.00	22.00	Edmond Music
Broadway Square 3601 S Broadway	1968/2006	Land Run Commercial Troy Humphrey	93,488	0	0.00%	9.00	15.00	City Bites, Duncan Brothers Salon
Bryant Square E 2nd St & N Bryant Ave	1973/1992	JAH Realty Elise Lopez	272,135	48,919	17.98%	28.00	18.00	Ross, Old Navy, Party City, Bed Bath & Beyond
Danforth Plaza 2000 W Danforth Rd	2004	Price Edwards and Company George Williams	29,962	1,500	5.01%	13.00	13.00	State Farm, H&R Block
Danforth Square W Danforth Rd & S Kelly Ave	1999	Land Run Commercial Troy Humphrey/Sarah Ingle	108,000	3,657	3.39%	14.00	14.00	Hobby Lobby, Los Arcos
Edmond Crossing 24 E 33rd St	1995	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning	151,664	3,600	2.37%	12.00	16.00	TJ Maxx, HomeGoods, Tuesday Morning

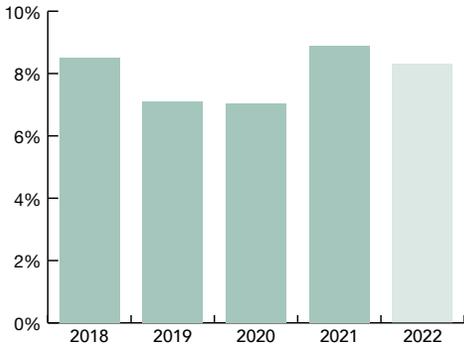
Edmond	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Edmond Exchange 3233 S Broadway	2003	JAH Realty Elisa Lopez	71,218	23,543	33.06%	0.00	0.00	On the Border, T-Mobile, Dunkin Donuts
Edmond Market Place 3301 S Boulevard	1980/2014	Newmark Robinson Park Michael Rapella/Jay Cohlmlia	96,185	38,481	40.01%	25.00	25.00	Natural Grocers, Orange Theory Fitness
Edmond Plaza E 15th St & Broadway Ext.	1964/2005	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning	158,373	5,635	3.56%	9.00	14.00	Westlake Hardware, Big Lots, Goodwill
Edmond Trails 289 S Santa Fe Ave	2007	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	25,215	7,000	27.76%	14.00	14.00	Kumon Learning Center, Joey's Cafe
Hampton Village 1529 - 1601 S Broadway	2010	The Palmer Company Chris Palmer	22,975	6,779	29.51%	22.00	20.00	Chipotle, Mattress Firm, AT&T, Luxe
Homestead Center W Danforth Rd & N Santa Fe	2003	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	45,882	0	0.00%	16.00		Anytime Fitness, Kobe Sushi, Big Biscuit
Kelly Centre Shopping Center 610 S Kelly Ave	2003	Rock Property Group Ted Holmes/Matthew Hodge	43,763	9,100	20.79%	13.00	15.00	Dance Makers
Kelly Plaza W Edmond Rd & S Kelly Ave	1984/2011	Creek Commercial Realty Ethan Slavin/AJ Tolbert	86,427	16,273	18.83%	10.00	18.00	10Gym, Kid's Galaxy
Kickingbird Square 1323 W Danforth Rd	1985/1988	Newmark Robinson Park Jim Rose	110,000	3,165	2.88%	14.00	18.00	Pet Supply Plus, Kickingbird Cinema
Market at Cedar Lake E Waterloo & Broadway	2018	Equity Commercial Realty Paul Swales/Josh White	38,020	980	2.58%	14.00	15.00	Subway
Market Depot 3409 S. Broadway	1965/2004	Moriah Real Estate Company Brock Lytton	82,235	733	0.89%	16.50	24.41	Charleston's, Alfredo's Restaurant
North Oaks 821 W Danforth Rd	1983/1989	Hayes Brokerage Don Hayes	70,672	21,262	30.09%	14.00	16.00	Dollar General, My Dentist
Oak Brook Shopping Center 2113 W Edmond Rd	1982/2016	Wiggin Properties Grant Stewart	86,711	10,859	12.52%	9.50	14.50	Planet Fitness, The Salvation Army
Oxford Pointe Shops E 2nd St & S Bryant Ave	1986	Newmark Robinson Park John Cohlmlia	26,500	1,750	6.60%	15.00	15.00	Vision Center
Pebble Creek W Danforth Rd & N Sante Fe	2014	Owner Managed Owner Managed	107,944	41,000	37.98%	18.00	0.00	Kohl's, Dollar Tree
Shoppes at Cheyenne Ridge 3308 - 3416 S Bryant Ave	2018	Creek Commercial Realty, LLC Ethan Slavin	27,493	5,284	19.22%	22.00	26.00	Joey's Cafe, Ellis Island Coffee
Shoppes at Edmond University E 2nd St & S Bryant Ave	2000	Price Edwards and Company George Williams	77,543	11,600	14.96%	22.00	22.00	Wal Mart Neighborhood Market, Pei Wei, AT&T
Shoppes at Fox Lake 941 W. I-35 Frontage Road	2016	Price Edwards and Company George Williams	26,802	0	0.00%	24.00	22.00	Ortho Plus, Great Clips
Shoppes On Broadway E 33rd St & S Broadway	2008	Price Edwards and Company Ev Ernst/George Williams/Jacob Simon	160,000	17,671	11.04%	16.00	22.50	Hobby Lobby, AT&T, Bella Strada Spa & Salon
Signal Ridge Shopping Center 1700 S Kelly Ave	1986	Fotis Enterprises Fotis Bargeliotes	35,000	5,400	15.43%	10.00	16.00	Daylight Donuts
Spring Creek Plaza E 15th St & S Bryant Ave	2001	Shop Companies Kendra Roberts	63,000	3,148	5.00%	35.00		Panera Bread, Kendra Scott
Spring Creek Village of Edmond E 15th St & S Bryant Ave	2007	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning/ Aaron Diehl	72,273	25,651	35.49%	25.00	28.00	Starbucks, Taziki's, Louie's, Lucca
University Plaza E 2nd St & S Bryant Ave	2000	Brady's Properties Ali Ghaniabadi	400,000	0	0.00%	14.00	16.00	Target Super Center, Lowe's
Uptown Grocery Center 1230 W Covell Rd	2011	Experanza Real Estate Investments Susan Binkowski	73,350	0	0.00%	28.00	32.00	Uptown Grocery
Willow Creek E 2nd St & N Santa Fe Ave	1985	Owner Managed Owner Managed	31,200	4,800	15.38%	18.00	0.00	State Farm, Santa Fe Tag Agency
<b>Edmond Totals</b>			<b>2,907,537</b>	<b>334,974</b>	<b>11.52%</b>			



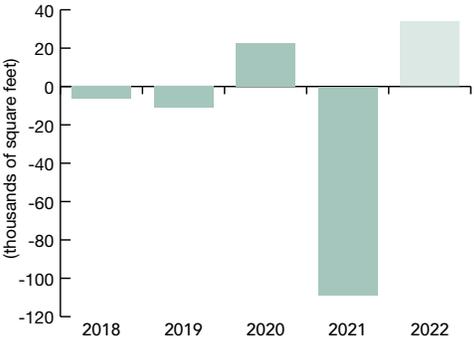
**Blue Seven**  
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The Moore-Norman submarket saw modest improvement over the first half of the year with vacancy at 8.3 percent, down from 8.8 in our year-end report. The larger retail nodes in this submarket are along Interstate 35 in Moore and Norman. These centers have matured and have limited room for additional growth. There's no significant new development on the drawing board but there are several new retailers coming into the OKC metro area that will most likely want to have a location here. The demographic fundamentals of this submarket are strong. The former Sears at Sooner Mall and the former Hemispheres at Fritts Farm remain vacant.

Moore/Norman Submarket Vacancy



Moore/Norman Submarket Absorption



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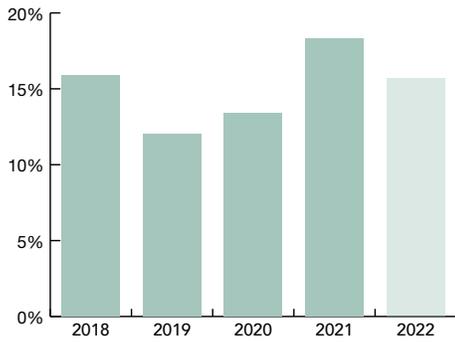


Moore/Norman	Built/Updated	Broker	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
550 24th Ave NW 550 24th Ave NW	1984/2017	Equity Commercial Realty Judy Hatfield	31,558	1,100	3.49%	12.50	13.75	Norman Bowling Center
Alameda Square 12th Ave SE & E Alameda St	1984	Price Edwards and Company Aaron Diehl	93,858	24,679	26.29%	16.00	10.00	Planet Fitness, Dollar Tree
Anatole Shopping Center 12th Ave SE & E Alameda St	1985	Equity Commercial Realty Gayla Artman	64,555	1,250	1.94%	16.00	16.00	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	Equity Commercial Realty Eric Fleske/Josh White/Nick Tyler	50,964	16,200	31.79%	13.00	13.50	OSSPT, SOS Pools
Brookhaven Village 36th Ave NW & W Robinson	1985	Price Edwards and Company Aaron Diehl	154,374	41,031	26.58%	16.00	22.00	Chico's, Loft, Louie's, Pub W
Camden Village 1003-1035 SW 19th St	2006/2014	NAI Sullivan Group Michael Rapella/Jay Cohlma	31,100	2,600	8.36%	25.00	25.00	Cheers, Therapy in Motion, Okie Tonk Cafe
Campus Corner Shops 301 W Boyd St	1911/1993	Equity Commercial Realty Judy Hatfield/Gayla Artman	225,000	0	0.00%	18.50	21.50	Louie's, Lucca
Carriage Plaza 2001 W Main St	1983	Land Run Commercial Troy Humphrey	25,500	1,335	5.24%	17.00	17.00	City Bites, Cayman's
Center on Main 500 Main St	1965	Heather O'Connell Heather O'Connell	60,000	0	0.00%	0.00	0.00	Firestone
Colonial Estates 12th Ave SE & E Lindsey St	1988	Hoppenstein Properties, Inc Norman Hoppenstein	104,225	49,344	47.34%	4.50	9.00	Buy For Less, Dollar General, Rent-A-Center
Crimson Centre 2627 N Classen Blvd	2005	Fleske Commercial Group Josh White/Nick Taylor	39,204	3,020	7.70%	19.50	19.50	Slim Chickens, Glo Tanning
Cross Timber Retail Center 10740 S May Avenue	2016	CBRE/OKLA Stuart Graham/Mark Inman	24,331	2,800	11.51%	23.50	22.00	Pub W, SuperCuts
Downtown Shopping Center 555 W Main Street	1974/2009	Brady's Properties Ali Ghaniabadi	50,000	0	0.00%	8.00	10.00	Sprouts, Cellar Wine and Spirits
Eastmoor Shopping Center 811 SE 4th	2006	Equity Commercial Realty Mark Hyde	25,857	985	3.81%	15.00	13.00	Dollar General, Subway, Cleveland County Health Dept.
Empire Plaza 3040- 3058 Classen Blvd	2006	J.R. Fulton Monty Stricker	30,000	0	0.00%	15.00	15.00	Subway, Hearing Aid Express
Fritts Farm SW 19th Street & Telephone Rd	2006/2012	Fritts Farm Jason Fritts	535,924	53,714	10.02%	24.00	26.00	Home Depot; Target, Dick's, Burlington
Heisman Square 12th Ave SE & E Alameda St	1999	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	93,000	3,750	4.03%	15.00	15.00	Homeland, Westlake Hardware, At the Beach
Hollywood Center 1600 W Lindsey St	1964	eXp Realty Wendy Foreman	127,600	0	0.00%	9.00	12.00	Homeland, Dollar Tree
Madison Square Shopping Center	2014	Owner Managed Owner Managed	45,070	26,403	58.58%	20.00	22.00	BA Fitness, Sherwin Williams, OEC
Malibu Shopping Center 824 NW 12th St	1975/2010	Gerald Gamble Co Gerald Gamble	21,000	1,250	5.95%	14.00	0.00	Armstrong McCall, Rent-A-Center
Merkle Creek Plaza 2203 W Main St	1985	Equity Commercial Realty Gayla Artman	33,753	2,239	6.63%	15.00	18.00	Play It Again Sports, World Acceptance Corporation

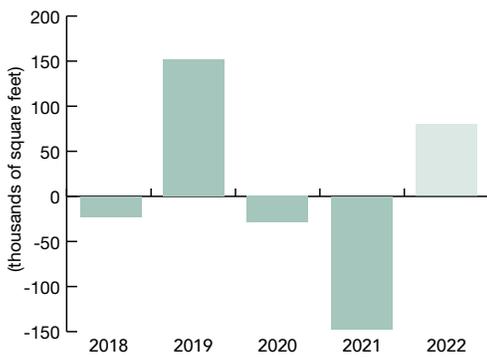


Moore/Norman	Built/Updated	Broker	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Moore Town Center I-35 & SW 19th St	2005	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	35,000	1,274	3.64%	18.00		McAlester's, Mazzio's Pizza
New City Center 605 N Moore Ave.	1963/1998	Precor Ruffin Rick Pritchett	181,894	2,430	1.34%	10.00	10.00	Supermercados Morelos, 4 Wheel Parts
Normandy Creek 2200 W Main St	1990	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	72,670	22,937	31.56%	12.00	20.00	Gillian Music, Shall We Dance, Hobby Town
North Park Plaza 1024 N Flood	1960	Owner Managed Phoenix Central	37,000	0	0.00%	8.00	12.00	Liquor Market
Parkway Plaza 520 - 700 Ed Noble Parkway	1996	CBRE/OKLA Stuart Graham/Mark Inman	375,000	48,408	12.91%	18.00	28.00	Barnes & Noble, PetSmart, Bed Bath & Beyond
Redbud Plaza 239 & 247 34th Ave SW	1997/2016	Equity Commercial Realty Gayla Artman	24,000	5,476	22.82%	18.00	20.00	Juan Del Fuego, Thawan Thai
Riverwalk Centre I-35 & SW 19th St	2000	CBRE/OKLA Mark Inman/Stuart Graham	165,665	10,720	6.47%	12.00	10.00	Kohl's, Gamestop, Catherine's, Urban Air
Riverwalk Plaza 2109-2139 Riverwalk Dr	2000	Precor Ruffin Rick Pritchett	26,939	8,715	32.35%	22.00	22.00	Integris Physical Therapy, Chelino's
Riverwalk Shops 2713 S I-35 Service Rd	2006	HCB Commercial Real Estate Co Scott Heiple	33,166	2,700	8.14%	20.00	20.00	Alfredo's, Cox Communications
Robinson Crossing 1300 N Interstate Dr	1986/1989	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	116,400	10,600	9.11%	12.00	14.00	Dominos Pizza
Royal Rock 19th & Fritts Blvd.	2015	Avenue CRE Randy Vaillancourt	164,914	2,745	1.66%	29.00	18.00	Wincos, At-Home, Schlotzsky's, T-Mobile
Shops at Moore 2650 S I-35 Rd	2007/2014	CBRE/OKLA Mark Inman/Stuart Graham	568,679	19,263	3.39%	0.00	0.00	Ross, Bed Bath & Beyond, Best Buy, Hobby Lobby
Silver Leaf NE 12th St & N Eastern Ave	1985	Bright Star Realty Sun Lee	110,740	4,500	4.06%	8.50	15.00	Silverleaf Furniture, Family Dollar
Sooner Mall I-35 & W Main St	1976/1999	Brookfield Properties Matthew O'Connor	511,569	86,000	16.81%	0.00	0.00	Dillard's, JCPenney, Shoe Dept
Sooner West/River Oaks Plaza 36th Ave SW & W Main St	1981	Equity Commercial Realty Gayla Artman	68,440	3,000	4.38%	17.50	17.50	Tuesday Morning, Henry Hudson's Pub
Stubbeman Village Elm Ave & Elmwood Dr	1972	University of Oklahoma	33,475	0	0.00%	0.00	0.00	Papa John's, Ratcliffe's Bookstore
Suites on Broadway NW 5th St & N Broadway St	1966	Owner Managed Kylie Johnson	50,000	0	0.00%	11.50	12.57	AD, Inc, Moore Escape Room
The Main Center 24th & Main St	2005	Owner Manager - Rieger Realty Dana Rieger	106,307	0	0.00%	9.00	0.00	Hobby Lobby, Mardel's
University Town Center 1500 24th Ave NW	2008	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	1,129,119	15,072	1.33%	14.00	31.00	Kohl's, Target, Crest, Academy, HomeGoods
West Port Shopping Center 1200 N Santa Fe Ave	1980	TJ Property Management Tony Westlake	40,898	2,500	6.11%	8.00	14.50	Moore Family Clinic, Cash Saver
<b>Moore/Norman Totals</b>			<b>5,752,748</b>	<b>478,040</b>	<b>8.31%</b>			

Eastern OK County Submarket Vacancy



Eastern OK Submarket Absorption



Eastern Oklahoma County has slowly pulled itself back from the higher level of vacancy is experienced during the pandemic. Vacancy at mid-year was 15.7 percent. To reach pre-pandemic occupancy, the former JCP at Town Center Plaza will need to be backfilled and 100,000 square foot stores are hard to come by. This submarket has the greatest discrepancy between the haves and the have nots as much of the product is older with significant deferred maintenance or difficult configurations. The larger spaces in these older centers have proven more difficult to lease. But the newer centers in the market are generally well-occupied.

Eastern OK County	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
23 Post Plaza NE 23rd St & N Post Rd	1986	Nancy Brewer Nancy Brewer	35,000	0	0.00%	0.00	0.00	Spencer's Smokehouse, Farmer's Insurance
Boulevard Marketplace 101 N Douglas Ave	1984	Precor Ruffin Caleb Hill	35,765	9,760	27.29%	20.00	20.00	Crest Grocery, Dollar Tree
Choctaw Plaza 14407 NE 23rd St	1974/1984	Newmark Robinson Park Michael Almaraz	131,000	55,912	42.68%	9.95	9.95	Chase Bank, Dollar General
Decker Center 1200 S Air Depot Blvd	1982	Interwest Realty George Huffman/Zack Fick	36,365	2,505	6.89%	13.00	14.00	World Finance, Red River Credit
Del City Crossing I-40 & Sooner Rd	2012	CBRE/OKLA Stuart Graham/Mark Inman	24,200	3,600	14.88%	22.50	22.50	Ted's Cafe Escondido, The Garage
Del Crest Center SE 15th & I-40	1957/2016	NAI Sullivan Group David Hartnack/SamSwanson/Nathan Wilson	95,563	12,900	13.50%	19.00	17.00	Family Dollar, Harbor Freight
Del Crest Shops SE 15th & Sunnylane	1957/2016	NAI Sullivan Group David Hartnack/Sam Swenson/Nathan Wilson	59,000	40,064	67.91%	6.00	10.00	Dollar Tree
Dickson Plaza SE 15th St & S Post Rd	1978/1980	Midwest Business Investments Joe Leon	34,900	0	0.00%	8.00	0.00	Shapes Gym, Farmers Insurance

# Space A to Z Puzzle

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Eastern OK County	Built/ Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
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	1985	Owner Managed Karen Quartuccio	87,512	20,000	22.85%	7.00	15.00	Ollie's Outlet, Dollar Tree
Hartsdel Shops SE 44th St & S Bryant Ave	1995	Shadid Properties Charlie Shadid	49,726	0	0.00%	4.00	7.00	Family Dollar, Beauty Supply
Heritage Plaza 351 N Air Depot	1987	Woodcrest Capital Taylor Marks/Hunter Ryffel	75,071	12,487	16.63%	8.00	12.00	Select Physical Therapy, Economy Hearing Aid, People's Church
Hilltop Village 1100 S Air Depot Blvd	1974/2015	Equity Commercial Realty Mark Hyde	86,652	28,031	32.35%	6.00	13.50	The Dance Department, Los Vacqueros
Northeast Town Center 1124 NE 36th St	1970/2017	Shadid Properties Charlie Shadid	93,825	41,483	44.21%	4.00	10.00	Dollar Tree, Ice Events Center & Grill
Oakcliff Shopping Center 3102 SE 44th Street	1966	Charles Shadid Charles Shadid	51,200	0	0.00%	5.00	7.00	Tom's Tires, Karen's Treasures
Park Estates NE 36th & N Kelly Ave	1952	Owner Managed Ushman Rashid	38,000	8,000	21.05%	4.50	4.50	Beauty Town
Park Plaza 3700 Springlake Dr	1993	Owner Managed Owner Managed	38,399	0	0.00%	3.00	8.00	Diva Beauty Supply
Sooner Market Place E Reno Ave & N Sooner Rd	1995	Owner Managed Owner Managed	63,063	0	0.00%	5.00	7.00	Chelino's
Sooner Rose SE 15th & Sooner Road	2016/2019	Velocity Retail Group Dean Ingram	496,988	1,200	0.24%	12.00	25.00	Hobby Lobby, Burlington, Academy
Spencer's Center NE 23rd St & N Spencer Rd	2000	Charles Shadid Charles Shadid	40,000	0	0.00%	5.00	7.00	Conoco
Sunnylane Plaza SE 44th St & S Sunnylane	1979	Owner Managed Owner Managed	84,888	42,314	49.85%	6.00	5.00	Advance America, Family Dollar
Tan & Tone America Center 1900 S Air Depot	2005	Ta Real Estate Moon Ta	25,300	0	0.00%	7.00	12.00	Uptown Thrift, Mid-Del Complete Dental Care
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	1966/1989	Price Edwards and Company Ev Ernst/Jacob Simon	133,916	5,200	3.88%	9.50	16.00	Ross, Big Lots, Westlake Hardware, Aaron's
Town Center Plaza SE 29th St & S Air Depot	2005	Sooner Investment Brad Goodwin	795,000	105,000	13.21%	24.00	0.00	Target, Lowe's, Kohl's
Uptown Plaza 7430 SE 15th St	1958/2006	Price Edwards and Company Ev Ernst/Jacob Simon	194,033	44,540	22.95%	12.00	16.00	Langston's, Family Dollar, Tuesday Morning, Locke Supply
Village Oak Shopping Ctr 1000 S Douglas Blvd	1981	Nicholas Commercial Jay Nicholas	27,500	0	0.00%	10.00	8.00	Lupe's Restaurant, Papa John's Pizza
Village Shopping Center 4718 - 4754 SE 29th St	1973	Newmark Robinson Park Danny Ojeda	31,634	0	0.00%	10.00	12.00	Rent-A-Center, Akropolis Greek Restaurant
Westminster Shopping Ctr 2401 N Westminster	1963	Owner Managed Owner Managed	58,000	0	0.00%	5.00	6.00	23rd Street Auction, Thomas Miles Millwork, Ratti Kool Print Shop
<b>Eastern OK County Totals</b>			<b>3,007,020</b>	<b>471,171</b>	<b>15.67%</b>			

“The trend is that there is no trend.”

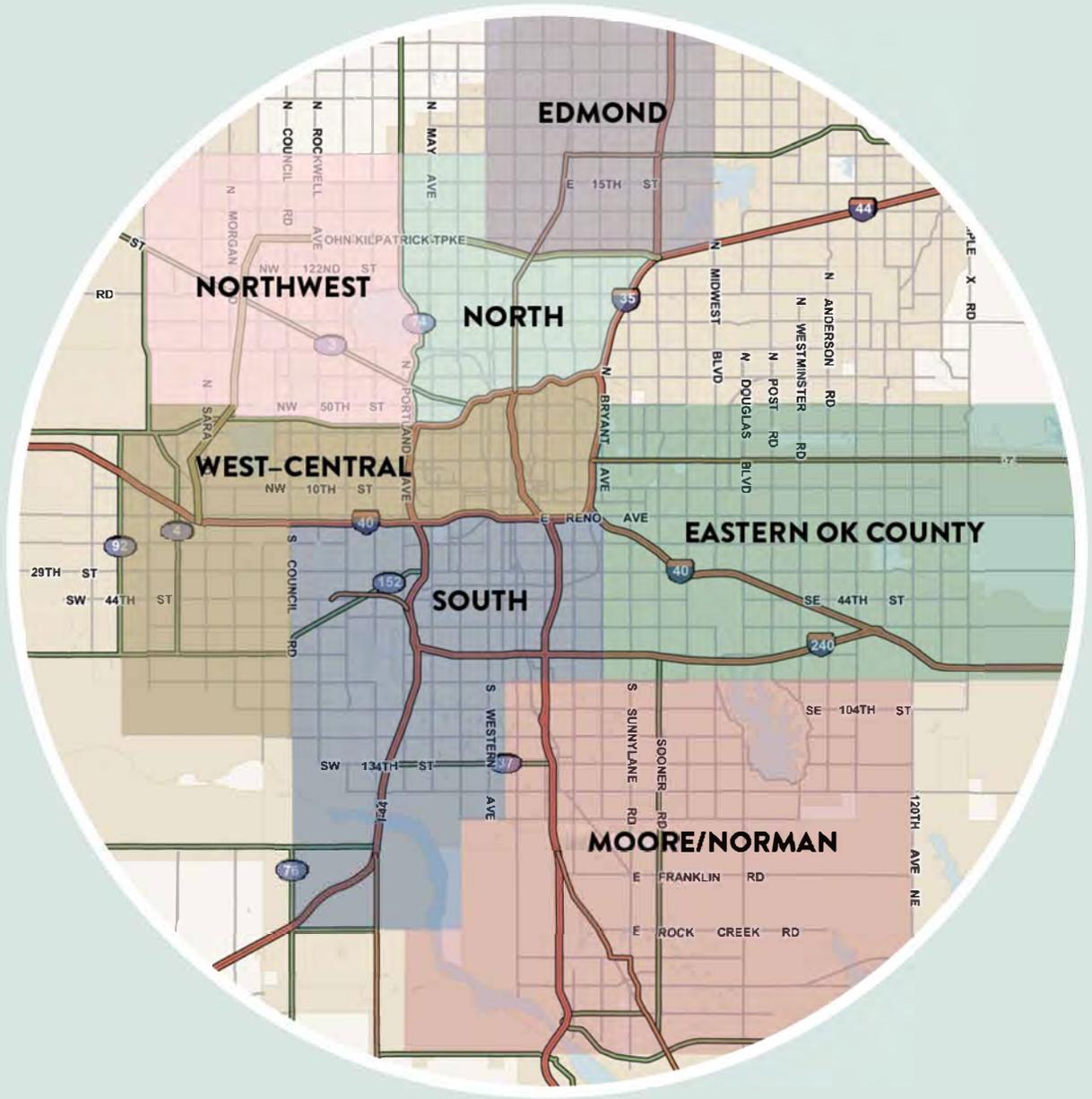
Limited sales activity for multi-tenant shopping centers over 25,000 square feet is now a familiar refrain. The trend is that there is no trend. A couple of neighborhood centers are currently under contract; and, there are two larger centers being marketed for sale currently – Edmond Crossing and Walnut Square Shopping Center. What’s interesting is that there have been plenty of similar sales across the country, just not here.

Since the pandemic, retail capitalization rates have trended upwards (to the extent we have enough sales to measure it). This is a reflection of additional perceived risk for retail in the current environment and, more recently, the uptick in interest rates. But, generally returns are good for existing investors, which, combined with limited investment alternatives, creates little motivation on the seller side. The result is much lower sales volume. But, that doesn’t entirely explain why activity is slower in Oklahoma City. A significant number of the properties we track in our survey are held by local ownership who hold and don’t often sell. It also hurts us that we have very few grocery anchored centers which are very popular with investors post-pandemic. Our market is still viewed as a secondary or tertiary market and when there is additional perceived risk in a market, investors tend to prefer the bigger markets. Multi-family (though slowing due to interest rates) and industrial investment sales remain strong here.

So we may have a bump in activity this fall with what’s currently in the pipeline. But, as discussed earlier in this report, inflation, a possible recession, national anxiety... only adds to the retail uncertainty in the market. Consequently, don’t look for any sustained increase in activity through 2023.

## OKC METRO SHOPPING CENTER SALES

Property	Address	Submarket	Building SF	Sales Price	Price PSF	Sale Date
Ten M Shopping Center	4501-4527 NW 10th	Northwest	33,100	\$3,050,000	\$92	4/11/22
10th Street Plaza	4201-4223 NW 10th	Northwest	45,232	\$2,000,000	\$44	4/17/22



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