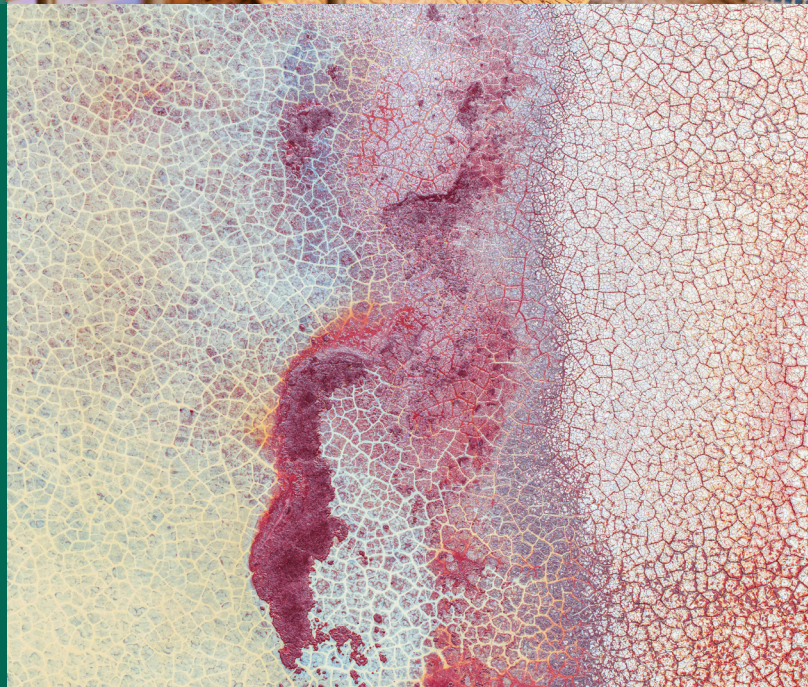


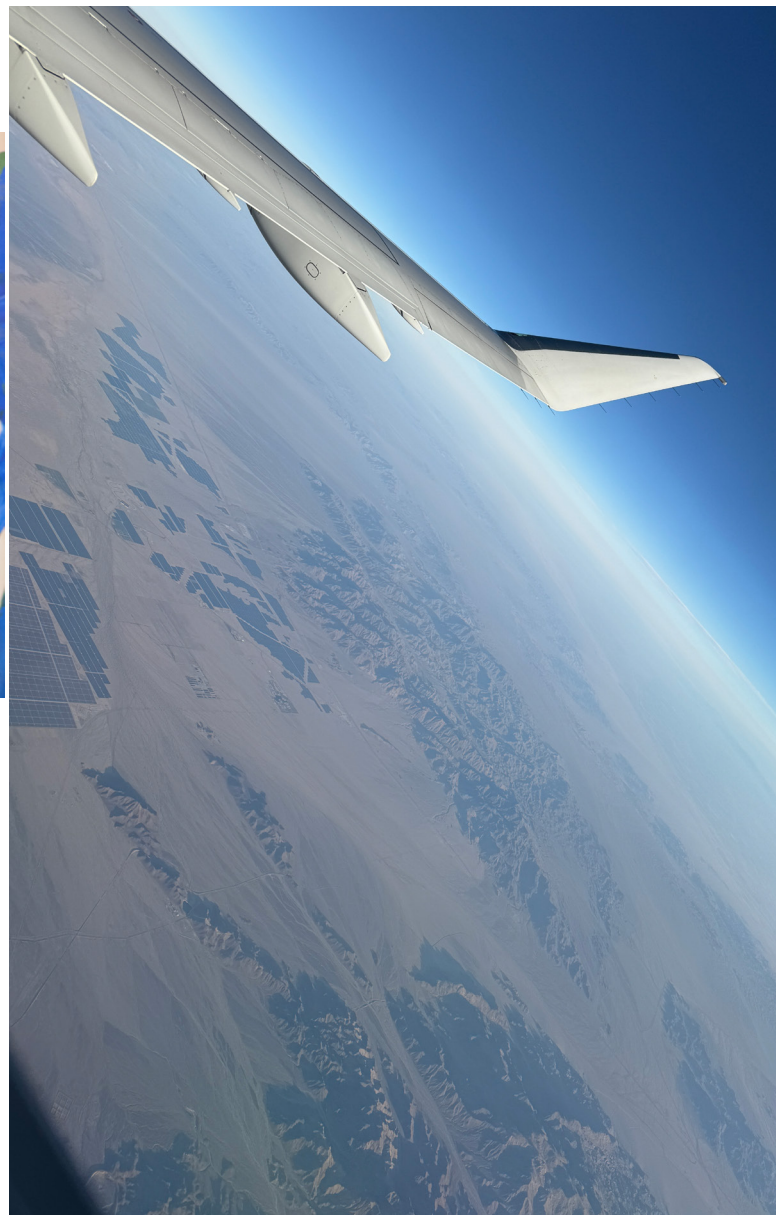
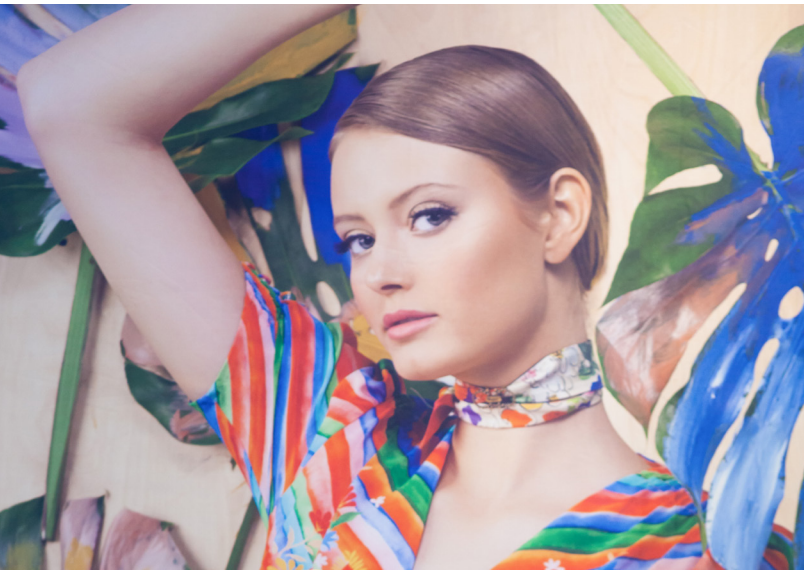
2024 Midyear

RETAIL MARKET REPORT



PRICE
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AND COMPANY

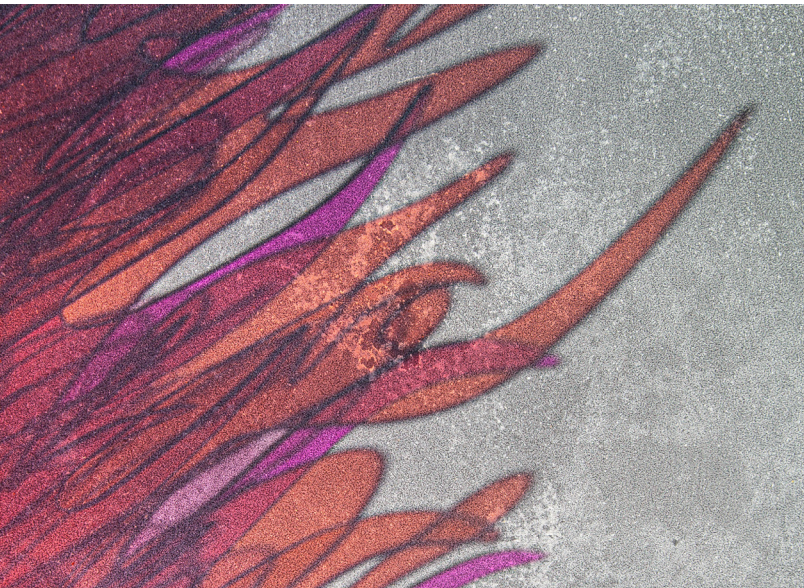




Cover | L: "Visit OKC" Mural at Will Rogers World Airport, Oklahoma City
TR: Ben Iwara Photo (Unsplash.com) **MR:** Display at Betsy King Shoes, Paseo (photo by Lindsey Torres) **BR:** Dan Meyers Photo (Unsplash.com)
This page | TL: Display at J Balliet's, Nichols Hills (Lindsey Torres)
BL: Abstract image at Stella, 1201 N Walker (Lindsey Torres)
TR: "Travel Season" **Opposite |** "Saturday at the LA Farmer's Market"

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CHAINLINKS RETAIL ADVISORS

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Our survey tracks 31.1 million square feet in 272 developments of over 25,000 square feet and 19.2 million square feet of stand-alone buildings for a total market of 50.3 million square feet. There continues to be a significant number of smaller strip centers in the market (under 25,000 s.f. in size). We estimate there are close to 13.6 million square feet of these properties in the market.

The good news continues for Oklahoma City retail. There is limited space available to lease, particularly in well-located centers, the local economy remains healthy, and consumers have money to spend. As a result, overall occupancy ticked up in the first half of the year .4 percent, up to 91.6 percent. And, as noted at year-end, centers built in the last 15 years are over 95 percent occupied.

Retailers' performance is not uniform though. Discounters continue to grab a growing share of the market – Five Below, Boot Barn, Harbor Freight, Dollar General are some of our most active retailers. The restaurant and fitness categories continue to be active as well. Given limited new construction, finding places for these expanding tenants in desired locations is harder. Continued high construction costs make structuring deals challenging as well. These higher costs, along with some economic uncertainty, is why the slowest activity is among smaller, more local tenants. Local tenants often have to bear more of the cost of their build-out given their lack of credit quality. Combined with high interest rates, this places additional financial pressure on the locals.

As we look ahead, expect moderate growth for the remainder of the year and into 2025. But, there are concerns. The Federal Reserve Bank has been trying to slow the economy...and it appears to be working. The resulting higher unemployment and slower wage growth will temper retail. Consumers who have been on a high the past three years due both to increased pandemic savings and higher debt loads are running out of both. All of this creates uncertainty and lessens consumer confidence, neither of which bodes well for retail.

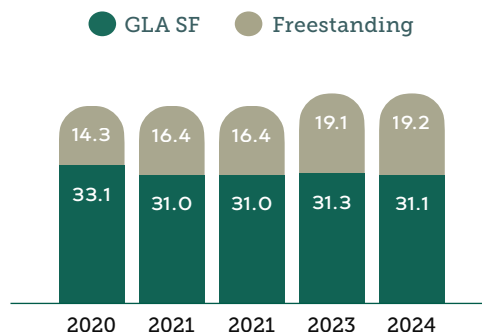
Locally, we're in much better shape than some of the rest of the country. This is reflected in some very exciting ongoing and planned projects. The first to open will be the high-end mixed-use OAK, a retail, luxury apartment, hotel, and office project that will be a hub of activity that our market hasn't seen. OKANA is another very unique offering that will open in early 2025 very much focused on entertainment and dining. A slightly smaller version of Tract 30 will open later this year, called The Stacks, bringing a new array of dining and shopping options to the Yukon market. There are a number of other planned projects equally exciting, perhaps the most talked about being the restaurant and entertainment district to be built adjacent to OU's new arena at University North Park. All in all, a number of developers are making big bets on Oklahoma City Retail.

Three of our biggest retail projects are our regional malls. They remain a huge driver of retail sales and their success ebbs and flows like the overall market. Walking through them today gives you a much different feel than it did 10 years ago. Sooner is the smallest and has the most vacancy, primarily due to the vacant Sears store (owned separately from the mall). You notice the vacancy when you go there and it is beginning to look a little tired. The same is true of Quail Springs Mall, although they've seen some success the last

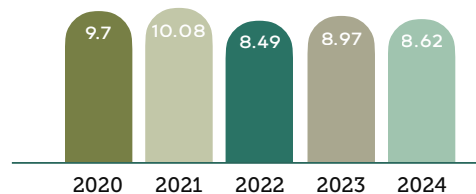
few years filling large vacancies with Blue Zoo and Rounds 1. But, the west upper level of the mall is a bit problematic. Penn Square remains our premier mall and generates significant traffic and sales even as it has a few of what you would think of as temporary tenants. Simon, the mall owner, has entered into a number of relationships to in essence buy failing tenants, like Forever 21, allowing them stay open. Expect the look and feel of the malls to continue to change over time, but we have confidence that Simon and Brookfield (Sooner & Quail) will do what's needed to evolve with consumer tastes.

– Jim Parrack, Senior VP

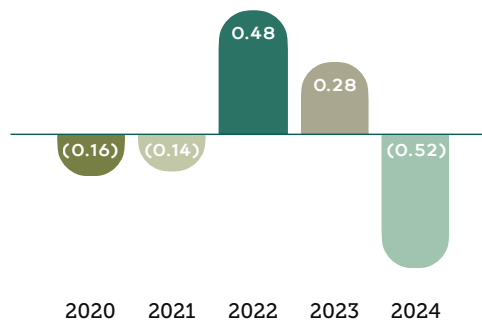
Total OKC Retail Market Inventory
(SF in Millions)




Total OKC Retail Market Vacancy
(% Vacant)



Total OKC Retail Market Absorption
(SF in Millions)





Style
is a way to say
who you are
without having
to speak.

RACHEL ZOE



Innovation + Adaptation

The face of retail has evolved since the shopping cart was invented in 1937. Advances in technology & changing consumer behaviors are driving this universal transformation.

Retail's Ever-changing Landscape

The retail sector is facing a multi-faceted array of challenges that are reshaping its landscape, with labor shortages in the restaurant industry, changing consumer behaviors, and retail theft being among the most pressing.

Labor shortages, particularly in the restaurant sector, have become a critical issue as the industry struggles to find and retain staff. This shortage impacts service quality, operational efficiency, and ultimately the customer experience. Restaurants are often forced to operate with reduced hours or limited menus, leading to potential revenue losses and customer dissatisfaction. The challenge is further compounded by the need to offer competitive wages and benefits to attract workers, which increases operational costs.

Changing consumer behaviors add another layer of complexity to the retail sector. Today's consumers are more digitally savvy and demand convenience, personalization, and seamless omnichannel experiences. The shift towards online shopping and the expectation for fast delivery and easy returns require retailers to invest heavily in their digital infrastructure and logistics.

Consumers are also increasingly prioritizing sustainability and ethical practices, pushing retailers to adapt their supply chains and product offerings accordingly. Alongside these challenges, retail theft has seen a concerning rise, driven by both organized crime and opportunistic theft. This not only results in direct financial losses but also increases security and insurance costs. Retailers must implement advanced security measures and loss prevention strategies to combat theft, all while maintaining a welcoming shopping environment. Balancing these diverse challenges demands innovation, flexibility, and significant investment from the retail sector.

Innovation and Adaption

The face of retail has evolved significantly since the shopping cart was invented in 1937. Advances in technology and changing consumer behaviors are driving this universal transformation.

Cybersecurity with Blockchain: Blockchain technology, known for its security, protects retailers from cyberattacks. In 2020, the FBI reported over 2000 cyberattacks daily on American businesses. Rapid blockchain adoption safeguards sensitive consumer data. Walmart uses blockchain for supply chain transparency, ensuring product authenticity and tracking food safety.

Augmented Reality (AR): AR enhances consumer interaction and sales. Harvard Business Review reported a 25% increase in returns due to AR's ability to engage consumers, increase purchase likelihood, and reduce product returns. Ikea and Sephora are early adopters, allowing customers to 'test' products from home.

Self-Checkout: Self-checkout is increasingly popular. OnCue has implemented it in mega gas stations, Amazon Go uses it for seamless shopping, and Kroger's "Kroger Edge" allows mobile scanning and self-checkout.

AI with Wi-Vi Technology: Artificial intelligence combined with wi-vi (wireless vision), tracks consumer movements using wi-fi signals. Developed for security and inventory management, it now helps retailers create 3D renderings of consumers and predict future sales. Large retailers like Walmart and Target have used this technology since 2020.

Less than 100 years after the invention of the shopping cart, retail is transforming through technology and personalized consumer experiences. Retailers must embrace these innovations to stay competitive.

RETAIL

in the middle.

Consumers are Growingly Eco-Friendly and Eco-conscious

Consumer preferences in today's market are driven by key factors that reflect the ever-changing societal trends and technological advancements. One trend in particular that's growing is the preference for sustainability and moral consumption. Consumers are more considerate of the environmental impact of their purchases, creating a demand for eco-friendly products and packaging.

This change in our society has caused many companies to adapt quickly and to become more innovative in what they offer such as, sustainable alternatives, and providing more recyclable materials, energy-efficient products, and ethically sourced ingredients. Brands that fall in line with these values can often gain a competitive edge and create stronger customer loyalty.

Another important aspect of current consumer preferences is the significance in convenience and ideal shopping experiences. With the increase of demand for e-commerce and digital platforms, consumers expect quick and efficient transactions, personalized recommendations, and easy access to product information, much of which is driven by social media, especially Gen Z, 73% of which utilize social media to inform their purchasing decisions. Social media seems to be the new search engine, and I must agree, as I use it more for that purpose as well. This preference has caused the development of online retail giants and subscription services to cater to diverse consumer needs, from groceries to luxury goods.

Retailers are using a combination of artificial intelligence and machine learning to transform how they analyze consumer behavior and tailor their offerings.. Will the personal experience of shopping is being missed? Consumers value efficiency, however they still long for personal connections as well. It will be interesting to see the effect of the continued march of technology and how it changes us.

There is also a significant move towards experiential consumption over traditional material goods. Current consumers seem to prioritize experiences such as travel, dining out, and entertainment, viewing them as investments in personal well-being and social status, we are seeing more of this from the Gen Z, and Gen X. We are currently seeing this in our market with new restaurant concepts providing an experience as you dine as well as developments like OKANA and OAK.

– Rosha Wood

Mid-year Retail Trends

1 Sustainable, Eco-friendly Products

Consumers are increasingly prioritizing sustainability, driving demand for products that are ethically sourced, environmentally friendly and have minimal impact on the planet.

2 Health and Wellness

This category includes everything from organic foods and supplements to fitness equipment and wearable health tech. The focus is on products that promote physical and mental well-being.

3 Ethical & Transparent Brands

Consumers are gravitating towards brands that demonstrate transparency in their sourcing, manufacturing processes, and corporate values. This includes fair trade products and companies with strong social responsibility initiatives.

4 Smart Home Technology

Smart home devices such as connected appliances, security systems, and energy-saving gadgets are becoming increasingly popular.

5 Personalized Products

Customization allows consumers to tailor products to their individual preferences, whether it's clothing, accessories, or even food and beverages.

6 Online Groceries & Meal Kits

The convenience of online shopping extends to groceries and meal kits, providing busy consumers with fresh ingredients and prepared meals delivered to their doorstep.

7 Virtual/Augmented Experiences

Retailers are exploring VR and AR technologies to create immersive shopping experiences that allow customers to visualize products and try them out virtually.

8 Secondhand or Upcycled Goods

There's a growing market for pre-owned items and products made from recycled materials, driven by concerns about waste and environmental impact.

9 Subscription Services

From beauty products to meal subscriptions, this model offers consumers convenience and the excitement of regularly receiving curated goods.

– Ev Ernst

A Remarkable Shift

There are many ways technology has bridged the gap in real estate today. From Artificial Intelligence (AI) to mobile tracking, such technology has helped retailers and property owners be more successful on a day to day basis. Real estate professionals can also use AI powered tools to analyze market conditions, evaluate property values, and identify invest opportunities with greater precision.

One of the most common software is Chat GPT which uses an algorithm that will spit out whatever you need in seconds. For example, if I were to need to summarize some of the most recent developments happening in OKC, I could ask Chat GPT to provide this in a matter of no time. I could also have it summarize some of the major points to a lease or contract if it were uploaded and it could clarify what I think was important. There's all types of speculation about what you can and can't do with AI and what jobs it might replace. For now, its an increasingly powerful assistant.

Another common use of technology in retail today is with mobile tracking. Placer.ai and Alphamap are two among many software companies that track mobile devices to help report how much traffic a specific area is getting. This helps give retailers a great understanding of how much traffic a specific location gets, the demographics of that traffic, and patterns, that is, where shoppers came from and where they went afterwards. Not only is this productive on the retailer side, but it can also be very beneficial to property owners as well.

Another use of AI is to see what buildings, buildouts, and spaces could potentially look like. In the blink of an eye with todays technology, AI can help paint this picture. You can literally use software to come up with "whatever" you want to see, and it will deliver it in seconds. For example, if you want to design a new restaurant space constructed from a former coffee shop, you give it with specific criteria and it will 'build' it for you. While this is still a bit new, it will only continue to help us be more productive in delivering our clients potential opportunities.

—Jacob Simon

Retail's Dramatic Transformation

When comparing the best retail centers around the country there are many ways to measure the success of a retail development - sales per square foot, average lease rate, dwell time, number of Instagram tags, traffic counts, and consumer polls among others. Successful retail developments often hinge on a combination of strategic location, innovative design and a focus on customer experience. One standout example is the revitalization of the Seaport District in Boston. This waterfront area, once an underutilized industrial zone, has been transformed into a vibrant

vllies in its blend of experiential-based retail, featuring unique shopping and dining experiences that draw both locals and tourists. Its walkability is a key factor, with wide pedestrian paths, green spaces, and convenient access to public transportation. These elements encourage longer dwell times, as visitors can easily spend a whole day exploring the area.

Another exemplary project is the redevelopment of The Domain in Austin, Texas. Originally a traditional shopping center, The Domain has evolved into a bustling urban village with a mix of high-end retailers, trendy restaurants, office spaces, and residential units. This development emphasizes the importance of creating a sense of community and place. Walkability is a central feature, with well-designed streetscapes and public spaces that invite people to linger. Additionally, events and entertainment options are regularly integrated into the retail environment, enhancing the overall experience and boosting foot traffic. These successful case studies demonstrate that modern retail developments thrive when they prioritize curation of tenants, experiential elements, walkability, and a holistic approach to community engagement.

—Girma Moaning

Development Challenges in Retail's Rural Oklahoma Markets

Developing and leasing commercial real estate in rural Oklahoma presents distinct challenges compared to urban environments. The smaller populations in rural areas result in fewer potential tenants and longer vacancy periods, making it more difficult for property owners to maintain consistent income.

Limited or aging infrastructure, such as road networks, water treatment plants, and inadequate utilities, create additional costs for developers. Navigating local zoning laws and regulations can also lead to potential delays and increased costs. Understanding and working within these constraints is crucial. Securing financing for commercial projects in rural areas is another significant challenge. Lenders perceive these investments as riskier, resulting in higher interest rates and stricter lending criteria.

Marketing properties in rural areas requires localized efforts, building relationships with local business owners, city & county leaders, and maintaining networking efforts with regional and national tenants. However, with strategic planning, close collaboration with municipalities, and an in-depth understanding of the local market, these challenges can be successfully managed.

—Brandy Rundel

SALAD PIZZA WINE



Cookbook | Available at MUSE by Lucca

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Photo | Pattern on Voluspa Candle
Available at MUSE by Lucca
[@musebylucca](https://www.instagram.com/musebylucca) / musebylucca.com

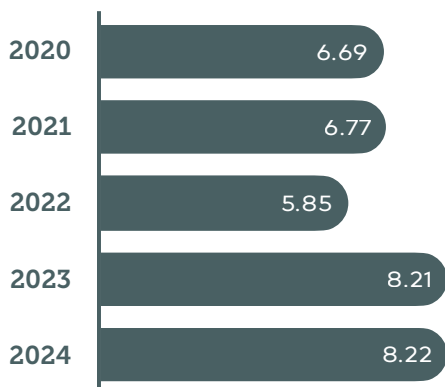


The North submarket remains the dominant retail area in the metro anchored by the Memorial Road Corridor and typically has stable occupancy. At the end of June, vacancy was 8.2 percent relatively unchanged from year-end. OAK, the mixed-use project, will open in phases starting later this year; the development includes apartments, a hotel, office as well as a number of new to market retailers.

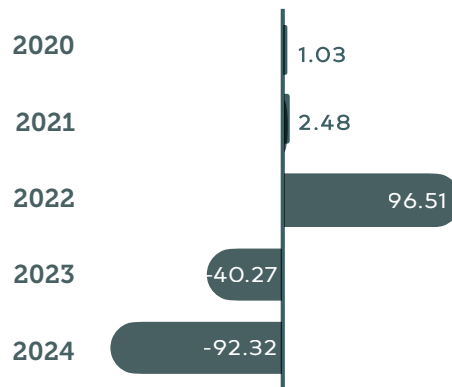
The other significant new development in the market is Rose Creek Plaza – the Homeland is open and work has started on a small-shop building. Outparcels are to include a Broadway 10, Hatch and Sidecar. This area, along north May Avenue and north Portland Avenue is poised to become another major retail corridor given the housing growth and favorable area demographics, several projects are in the works. In addition, Dick’s House of Sports will open in the second half of the year along north Pennsylvania and Andretti’s at the Half will follow in 2025.

This submarket contains 7.5 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. The metros’ two primary malls, Penn Square and Quail Springs are both located in this submarket and together are 2.23 million square feet.

North Submarket Vacancy
% Vacant



North Submarket Absorption
SF in Thousands



North

NORTH	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Camelot Square NW 122nd St & N Pennsylvania Ave	1989	Jeff Bolding Blanton Property Company	107,799	0	0.00%	12.00	12.00	Wingstop
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
Britton Square N May Ave & W Britton Rd	1983	David Box Box Real Estate	107,821	0	0.00%	9.00	12.00	A-1 Pet Emporium
Collonade Shopping Center 9600 N May Avenue	1984	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	59,000	4,225	7.16%	10.00	12.00	Lindsey Medical
Shops on 150th 2420/2422/2424 NW 150th	2021	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	31,033	0	0.00%	22.00	22.00	Pizza Hut, bbq Chicken
Town & Country Village 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
Quail Springs Mall W Memorial Rd & N Penn Ave	1980/1999	Tyler Cassell/Chris Milkie Brookfield Properties	1,150,627	24,900	2.16%	40.00	0.00	Dillard's, Lifetime Fitness, Von Maur
6900 Place 6900 N May Ave	1981/1992	Stuart Graham/Mark Inman CBRE/OKLA	49,502	20,843	42.11%	10.00	17.50	Four Star Fitness
Belle Isle Station NW Expressway & N Classen Blvd	2000	Mark Inman/Stuart Graham/Wil Scofield CBRE/OKLA	433,333	26,117	6.03%	20.00	28.00	Walmart Supercenter, Old Navy, Nordstrom Rack
Centennial Plaza 5801 N May Ave	1993	Mark Inman/Stuart Graham CBRE/OKLA	233,794	49,638	21.23%	0.00	0.00	Best Buy, Home Depot
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
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, Staples, Petco
Golden Court 1121 NW 23rd St	2010	Kendra Roberts CBRE/OKLA	26,000	0	0.00%	12.00	16.00	Teapiooca Lounge, Rent-A-Center
Highland Park Shopping Center W 178th St & N Western Ave	2009	Stuart Graham/Mark Inman CBRE/OKLA	42,428	7,822	18.44%	21.00	20.00	Louie's, The Sushi Bar
Memorial Square 13730 N Pennsylvania	2006	Mark Inman/Stuart Graham CBRE/OKLA	225,000	8,656	3.85%	0.00	0.00	Super Target, Marshalls, DSW
Shops At North Penn NW/C 150th & N Pennsylvania	2017	Stuart Graham/Mark Inman CBRE/OKLA	33,750	4,800	14.22%	22.50	23.00	Neighborhood Jam, Ted's Cafe Escondido
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, Pet Supply Plus
Shoppes on May 9494 N May Ave	1963/1996	Ethan Slavin Creek Commercial Realty, LLC	91,176	18,847	20.67%	20.00	10.00	Harbor Freight, Mr Gatti's Pizza
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
Britton Plaza Shopping Center 2648 W Britton Rd	1975	Gerald Gamble Gerald Gamble Co	27,800	3,410	12.27%	12.00	12.00	Johnnie's Charcoal Broiler
Shops at the Veranda 150th St & N Western Ave	2006	Nicole Mayes Horizon Commercial Real Estate	29,712	5,813	19.56%	18.00	18.00	Precision Footwear
Quail Village 14101 N May Ave	2007	Matthew Pennock IAG	49,845	2,387	4.79%	0.00	0.00	Cafe 7, Lush
Casady Square W Britton Rd & N Penn Ave	1953/1995	George Huffman/Heather Wolf Interwest Realty	141,140	35,636	25.25%	12.00	16.00	CVS Pharmacy, Walgreens
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
Plaza at Quail Springs 2221 NW 138th St	2005	Elise Lopez JAH Realty	149,632	9,740	6.51%	20.00	0.00	At Home, Dollar Tree
Quail Springs Village 13801 N Penn Ave	1983	Elise Lopez JAH Realty	26,350	0	0.00%	25.00	20.00	Cowboy Chicken, Champion BBQ Supply, Once Upon A Child
Spring Creek North 12200 N May Ave	1981	Elise Lopez JAH Realty	89,006	11,190	12.57%	14.00	12.00	Family Dollar, Sally Beauty, Tez Wingz
The Rise 511 NW 23rd St	1920/2014	Troy Humphrey Land Run Commercial	40,407	6,050	14.97%	20.00	25.00	Anytime Fitness, Good Egg

NORTH	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Chisholm Creek Memorial & Pawnee Drive	2016	Whitney Rainbolt Medallion Group	262,452	1,200	0.46%	30.00	40.00	Top Golf, I-Fly, Republic, Cabela's, Fuzzy's
Cross Rock Shops 3521-3561 W Memorial Rd	2001	Whitney Rainbolt Medallion Group	24,578	1,520	6.18%	21.00	28.00	ERA Courtyard Homes, McAlister's Deli
Quail Plaza 10950 N May Ave	1965/1991	Kebyn Colburn Morris Enterprises	194,510	23,405	12.03%	12.00	17.00	Dollar Tree, Planet Fitness, Goodyear Tire
Shoppes At Northpark 12100 N May Ave	1971/1981	Kebyn Colburn Morris Enterprises	202,106	41,272	20.42%	13.74	16.79	B.C. Clark, Shogun Steak House
Lakewood Shopping Center 6901 N May Ave	1980/2015	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan Group	64,937	7,434	11.45%	15.00	15.00	Davita
Town Center In The Village 2202-2222 W Hefner Rd	2009	Bob Sullivan/Abbey Sullivan NAI Sullivan Group	31,284	31,284	100.00%	12.00	15.00	0.00
Village Park South 10405 N May Ave	1972/2016	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan Group	42,573	5,610	13.18%	10.00	12.00	Happy Plants OKC, Core Board Shop
Ten-01 West Retail Center 1001 W Memorial Rd	2018	Jay Cohlmiel/Michael Rapella Newmark Robinson Park	43,444	0	0.00%	28.00	28.00	Smoothie King, Club Champion, Jimmy John's
Gold's Gym Center 2301 W. Memorial	1982/2008	Owner Managed Owner Managed	66,662	0	0.00%	18.00	22.00	ATT Flagship Store, Gold's Gym, Chuck E Cheese
Lakehurst Plaza 8028 N May Ave	1978/2009	Owner Managed Owner Managed	32,637	0	0.00%	15.00	15.00	Gulfport Fish Market, Movement Innovations Dance
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
North Penn Plaza 5601 N Pennsylvania Ave	1970/1971	Owner Managed Owner Managed	32,000	7,832	24.48%	20.00	27.00	Duncan Bros. Salon
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
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
Wilshire Village W Wilshire Blvd & N Western Ave	1986	Owner Managed Owner Managed	27,500	0	0.00%	24.00		Sherwin Williams, The Oil Tree, Learning Tree
Lakeside Shops 7401-7535 N May Ave	1964/2011	Phil Pippin Pippin Properties	68,179	2,700	3.96%	16.00	20.00	Firestone/Bridgestone, Vintage Stock
Mayfair Place 2900 NW 63rd St	1978	George Williams Price Edwards and Company	95,000	35,426	37.29%	12.00	16.00	Chick Fil-A, PetSmart, Big Lots
Midland Center NW Expressway & Independence	1961	George Williams Price Edwards and Company	54,272	3,503	6.45%	0.00	0.00	Conn's, Panera Bread
Quail Springs MarketPlace W Memorial Rd & N Pennsylvania Ave	1998	Aaron Diehl/George Williams Price Edwards and Company	410,613	37,656	9.17%	15.00	30.00	Old Navy, Michaels, Office Depot, Ulta
Shoppes at Quail Springs 13601 N May Avenue	2016	George Williams Price Edwards and Company	73,000	5,098	6.98%	28.00	25.00	Salons by JC, Starbucks, Metro Diner
The Shoppes at North Pointe W Memorial Rd & N May Ave	2002	George Williams Price Edwards and Company	37,684	1,956	5.19%	20.00	20.00	Jimmy's Egg, City National Bank
Village Plaza 1501 - 1529 W Britton Rd	1964/1989	George Williams Price Edwards and Company	47,580	0	0.00%	8.00	8.00	Westlake Hardware, Dollar General
Penn Square Mall 1901 NW Expressway	1960/1988	Robert Alexander Simon Property Group	1,080,000	18,500	1.71%	40.00	60.00	Apple, Dillard's, Macy's
50 Penn Place NW 50th St & N Pennsylvania Ave	1973/2000/2013	Chad Khoury Solas Real Estate	100,000	12,883	12.88%	16.50	16.00	Full Circle Books, Belle Isle Brewer
Classen Curve 5820 NW Grand Blvd	2008	Shelby Moore Washington Prime Group	123,629	9,500	7.68%	0.00	0.00	Rye 51, Warby Parker, lululemon
Nichols Hills Plaza 6501 Avondale Dr	1963	Shelby Moore Washington Prime Group	144,672	10,500	7.26%	0.00	0.00	Trader Joes, Orange Theory Fitness, Starbucks
The Triangle @ Classen Curve 6001 N Western	2009	Shelby Moore Washington Prime Group	74,881	0	0.00%	0.00	0.00	Whole Foods, West Elm, Anthropologie

NORTH TOTALS 7,374,215 606,295 8.22%



SALAD PIZZA WINE

MUSE BY LUCCA

LOCATIONS

Spring Creek Village
1389 E 15th St,
Edmond, OK

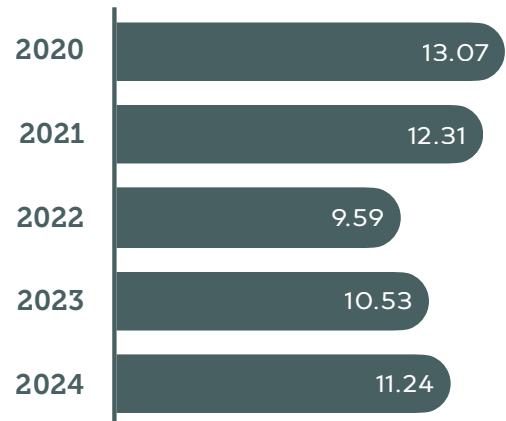
Penn Square
1901 NW Expressway
OKC, OK

Campus Corner
319 W Boyd St
Norman, OK

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Northwest Submarket Vacancy
% VACANT



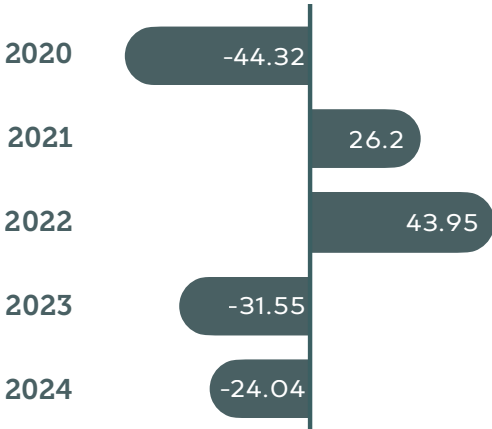


northwest

The Northwest Submarket is the smallest submarket we track and is one of the more mature markets. Vacancy increased slightly to 11.2 from 10.5 percent. It continues to see limited new development and is more sensitive to the vagaries of the economy. Mayfair Village has started construction on a small multi-tenant building on the northwest corner of 50th and May and has a few pad sites remaining in their redevelopment. May Avenue was the original retail corridor for Oklahoma City and continues to be a significant retail presence for the metro. For many national retailers, this market is their third or fourth choice; as a result, the submarket tends to have more swings in occupancy. 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 Submarket Absorption
SF in Thousands



Northwest

NORTHWEST	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Newport Shopping Center 9120 N MacArthur Blvd	2020	Randy Vaillancourt Avenue CRE	26,390	7,858	29.78%	12.00	16.00	Sunshine Laundry
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
3625 Center 3617 - 3651 NW Expressway	1992	Wil Scofield/Mark Inman/Stuart Graham CBRE/OKLA	55,646	38,162	68.58%	16.00	12.00	Affordable Dentures
Courtyard Plaza 6401 NW Expressway	1984	Stuart Graham/Mark Inman CBRE/OKLA	38,998	9,919	25.43%	12.00	16.00	Billy Sims BBQ, Gentle Dental
Market Plaza 7001 NW Expressway	1981/1982	Stuart Graham/Mark Inman CBRE/OKLA	152,726	27,974	18.32%	6.00	12.00	Aldi, PetCo, Westlake Hardware
Silver Springs Pointe 7640 NW Expressway	2000	Stuart Graham/Mark Inman CBRE/OKLA	700,000	28,770	4.11%	15.00	20.00	Wal-Mart, Mattress Firm, Home Depot
Rockwell Crossing 12100 N Rockwell Ave	1986	Mitra Senemar Churchill Brown Realtors	30,200	9,000	29.80%	12.00	8.00	Pizza Hut
Brixton Square 7101 NW Expressway	1985	Ethan Slavin/AJ Tolbert Creek Commercial Realty, LLC	122,042	6,014	4.93%	20.00	14.00	Panera Bread, ClearSight Center
2016 NW 39th St 2016 NW 39th St	1973	Dan Dill Dan Dill Property	33,408	0	0.00%	12.00	12.00	Goodwill
Council Crossing 8101 NW Expressway	1986/2014	Elise Lopez JAH Realty	141,700	20,083	14.17%	16.00	14.00	Ollie's Bargain Outlet, Goodwill, Harbor Freight Tools
Portland Plaza NW 39th St & N Portland Ave	1966	Elise Lopez JAH Realty	183,312	8,417	4.59%	0.00	0.00	Great Clips, Wing Stop, Jefferson Dental, Colaw Fitness
Rockwell Northwest 7000 NW Expressway	1985/1999	Elise Lopez JAH Realty	154,944	29,263	18.89%	20.00	15.00	Hobby Lobby, Starbucks, Chick-Fil-A, Burlington
OKC Market Square 8400 NW Expressway	1983/2000	John D Thomas Marquette Realty Investments	143,579	12,713	8.85%	10.00	12.00	Family Leisure, Dollar Tree
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
Cornerstone Crossing NW 39th St & N MacArthur Blvd	1958/2007	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan Group	65,285	10,625	16.27%	12.00	9.00	Ocean Dental, City Bites
Lakeshore Shopping Center 4200 NW Expressway	2002	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan Group	139,447	3,222	2.31%	15.00	15.00	Academy Sporting Goods, Planet Fitness, Dollar Tree
Market Place OKC 5501 NW Expressway	1985	Jim Rose Newmark Robinson Park	178,854	16,927	9.46%	18.50	10.00	Life Church, Bike One
Peppertree Square 6444 NW Expressway	1984	Jim Rose Newmark Robinson Park	77,938	7,493	9.61%	9.00	9.00	AutoZone, My Dentist
Rock Center 6714 NW Expressway	1992	John Cohlma Newmark Robinson Park	29,000	4,454	15.36%	14.00	14.00	Farmers Insurance
Springbrook Shopping Center 6207 NW Expressway	1968	Louis Almaraz Newmark Robinson Park	50,000	0	0.00%	10.00	12.00	10 Gym Fitness
Warwick Plaza NW 122nd St & N MacArthur Blvd	1984	Jim Rose Newmark Robinson Park	60,443	1,763	2.92%	16.50	9.00	Swiss Cleaners
Lakeshore Shops 7930 N MacArthur Blvd	1998	Owner Managed Owner Managed	30,000	7,500	25.00%	8.00	10.00	Freedom Pawn, AI's Bicycles
MacArthur Shops 5801 W Britton Rd	1983	Owner Managed Owner Managed	23,645	3,650	15.44%	9.00	9.00	Deals Outlet
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
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
Quailbrook Plaza 4401 W Memorial Rd	1987	George Williams Price Edwards and Company	90,228	19,046	21.11%	15.00	15.00	Mercy Health Center, Phycon
Springdale Shops NW 50th St & N Meridian Ave	1962/2014	George Williams Price Edwards and Company	126,000	21,935	17.41%	10.00	10.00	Dollar General, Super Mercado
Rockwell Plaza 7104 NW Expressway	1981/2000	Kevin Donegan RCG Ventures	414,507	38,935	9.39%	0.00	0.00	Target, PetSmart, Ross Dress For Less
Warwick Crossing 6909 W Hefner Rd	1995	Christina Vescovo Sell Logic	31,804	10,548	33.17%	12.50	30.00	0.00
Oak Grove Plaza NW 122nd & MacArthur	2015	Terryl Zerby Zerby Interests	70,249	7,064	10.06%	28.00	28.00	Sprouts, Orange Theory Fitness, Mercy GoHealth, Hollywood Feed
NORTHWEST TOTALS			3,377,802	379,635	11.24%			



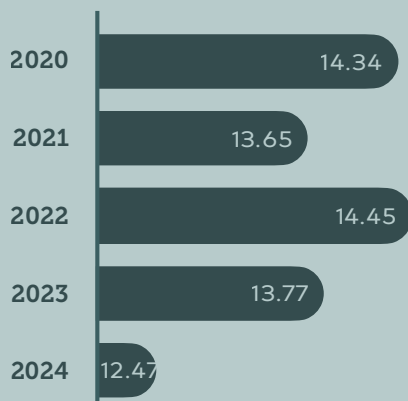
Monterosso al Mare
Coastal Village in Southern Italy



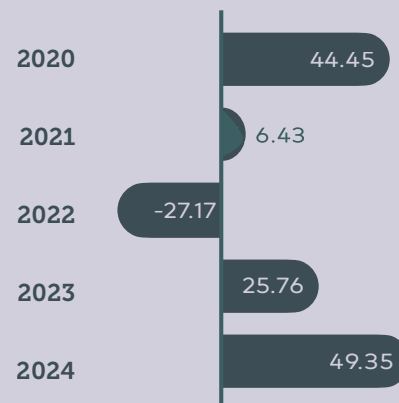


South is another submarket that saw improvement the first half of the year with vacancy coming down to 12.5 percent from 13.8 at the end of last year. Hillcrest Plaza saw some of the largest gains with the additions of several retailers. Sixty percent of vacancy in this submarket is concentrated in seven centers which are older with some hard to lease obsolete space. Aside from the multi-tenant buildings over 25,000 square feet measured in this survey, the South submarket includes many stand-alone buildings and smaller centers, particularly along 29th street and 44th street. This type of retail is more concentrated in local tenants who are more susceptible to variations in the economy and changing consumer tastes.

South Submarket Vacancy
% Vacant



South Submarket Absorption
SF in Thousands



South

SOUTH	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Summit Pointe Plaza SW 89th St & S Western Ave	2008	Ali Ghaniabadi Brady Properties	30,414	2,400	7.89%	17.00	17.00	Louie's, T-Mobile
Charlie Plaza 12201 & 12301 S Western Ave	2018	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	24,892	1,572	6.32%	18.00	18.00	Club Pilates, Nhinja Sushi
I-240 Plaza 7800 S Western	1988	Ali Ghaniabadi Brady's Properties	24,500	0	0.00%	12.00	12.00	Atomik Pop! Comics, ProNail
Stonebriar Shopping Center 13316 S Western Ave	2005	Ali Ghaniabadi Brady's Properties	30,000	0	0.00%	14.00	12.00	Farmers Insurance, Dental Innovations
Towne South Plaza SW 74th St & S Walker Ave	2004/2010	Sue Yoon/Mason Ghanibadi Brady's Properties	130,000	1,000	0.77%	20.00	13.00	Heartland Dental, Chuck E Cheese
Westminster Village 10625 S Western	1986	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	79,500	5,575	7.01%	12.00	10.00	Lumpy's, Bella Capelli Salon
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
Southern Hills SW 74th St & S Penn Ave	1964/1990	Mark Inman/Stuart Graham/Wil Schofield CBRE/OKLA	202,247	64,970	32.12%	6.00	30.00	Northern Tool, Dollar Tree
South Meridian Plaza 1025 S Meridian Ave	1983	Ethan Slavin/AJ Tolbert Creek Commercial Realty, LLC	36,100	7,000	19.39%	13.50	13.50	Billy Sims BBQ, Cowboy Cleaners
SW 119th Street Marketplace 801 SW 119th St	2009	Emily Duncan Belusko/Kendra Streeter Fleske Commercial Group	28,676	6,000	20.92%	17.50	17.50	Dental Expressions, Cornish Smokehouse
Reding Shopping Center Grand Blvd & S Western Ave	1972	Elise Lopez JAH Realty	86,335	53,628	62.12%	12.00	7.00	La Michoacana, Wing Stop, Dollar General, FAA Credit Union
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
Country Park Shopping Center 5906 S Agnew Ave	1978/2014	Owner Managed Land Run Commercial	24,360	0	0.00%	7.00	7.00	Value Thrift
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
Lightning Creek Square 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 Sullivan Group	35,083	10,000	28.50%	8.00	8.00	Dollar General
Crest Shopping Center 3000 SW 104th	2012	John Cohlma Newmark Robinson Park	99,000	0	0.00%	19.00	17.50	Crest, Subway, Cox
Economy Square SW 29th St & S May Ave	1963/98	Michael Almaraz/Louis Almaraz Newmark Robinson Park	209,098	27,460	13.13%	21.00	21.00	Buy For Less, dd Discount, Walgreens, Dollar General
Greenway Plaza SW 119th St & S Western Ave	1985	Jim Rose Newmark Robinson Park	117,251	10,750	9.17%	16.00	16.00	Westlake Hardware
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
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
South Park 4500 S May Ave	1975	Henry Tien Nguyen Owner Managed	86,848	8,000	9.21%	10.00	5.00	Carniceria El Rodeo #2
Southwestern Plaza 6002-6072 S Western Ave	1962/1987	Maqsood Chaudhry Owner Managed	122,527	8,000	6.53%	10.00	12.00	Family Dollar, Cocino De Mino Mexican Restaurant
240 Penn Park Phase II 1609 - 1615 Penn Park Blvd	2017-2018	Paul Odom III P.B. Odom III Construction Co	70,658	2,500	3.54%	24.00	24.00	Conn's, Skechers
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
74 South Centre SW 74th St & S Penn Ave	1973/2006	Paul Odom Paul B. Odom Construction	50,000	0	0.00%	11.00	17.00	Red Wing



SOUTH	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Brookwood Shopping Center SW 89th St & S Western Ave	1984/2012	Rick Pritchett Precor Ruffin	80,615	0	0.00%	14.00	16.00	Planet Fitness, Goodwill, Game HQ
Centre 8400 8400 S Western Ave	1984	Rick Pritchett Precor Ruffin	29,220	5,880	20.12%	12.00	14.00	H&R Block, Valir Health
Crossroads Shopping Center 7100 S I-35 Service Rd.	1987	Rick Pritchett Precor Ruffin	58,871	31,269	53.11%	10.00	10.00	0.00
Greenbriar Square 12230 S. Pennsylvania Ave.	2018	Caleb Hill Precor Ruffin	37,200	0	0.00%	18.00	22.00	Sprouts, Great Clips
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
240 Penn Park 1409 W I-240	2005	George Williams Price Edwards and Company	241,831	1,600	0.66%	12.00	24.00	Ross, Michaels, PetSmart, Marshalls
Airline Shopping Center 3200 SW 29th St	1999	Aaron Diehl Price Edwards and Company	123,065	18,574	15.09%	9.00	13.00	Tom's Tires, El Rodeo Carniceria
Almonte Square 6100 S May Ave	1963/2014	Ev Ernst Price Edwards and Company	107,676	35,963	33.40%	0.00	0.00	Planet Fitness, Family Dollar, Dollar Tree
Chatenay Square SW 104th St & Pennsylvania Ave	2000	Girma Moaning/Jacob Simon/Ev Ernst Price Edwards and Company	120,000	10,500	8.75%	18.50	35.00	World Fresh Int'l Market, Panera Bread, Bricktown Brewery
Walnut Square 2209 SW 74th St	1985	Ev Ernst/Aaron Diehl/George Williams/ Jacob Simon Price Edwards and Company	309,023	31,425	10.17%	12.00	18.00	Big Lots, Hobby Lobby, Green Acres Market, dd's Discount
Westernview Center 7107 S Western Ave	1958/78	Rosha Wood Price Edwards and Company	104,000	7,824	7.52%	12.00	18.50	Taste of China, Dollar General
Grant Square SW 44th St & S Penn Ave	1958/1992	Terry Watson Velocity Commercial Real Estate	103,810	7,500	7.22%	11.00	11.00	Family Dollar
South Penn Plaza 1620 SW 89th St	1984	Terry Watson Velocity Commercial Real Estate	143,407	0	0.00%	12.00	10.00	Panang Thai Restaurant, SuperCuts
Southeast Plaza SE 44th St & S High Ave	1964	Terry Watson Velocity Commercial Real Estate	195,266	7,500	3.84%	8.00	10.00	SmartSaver, OKC Plaza Latina, Family Dollar
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 TOTALS			3,791,957	472,930	12.47%			



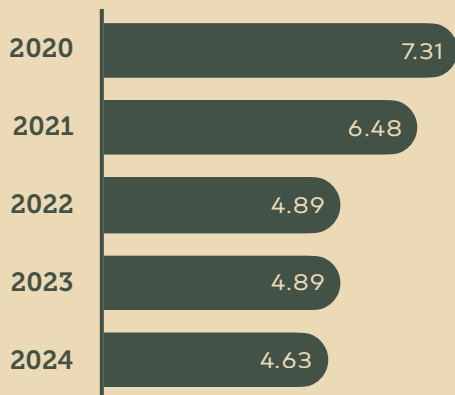
MUSE | Spring Creek Village Shopping Center
@musebyLucca



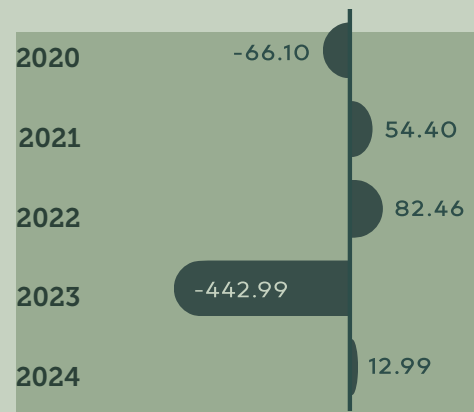
The West-Central market continues to perform well, ending June with 4.6 percent vacancy. Westgate Marketplace, Yukon Village, The Market at Czech Hall, West End Pointe and the OKC Shoppes are less than 2 percent vacant each and, taken together, comprise nearly 40 percent of the square footage of the submarket. Stacks, a new restaurant and boutique shop development, by the Medallion Group, will open later this year, adding restaurants and a more urban component. The Yukon/Mustang/West OKC area is the fastest growing single family home market in the metro, even with the rise in interest rates. This growth should continue to fuel retail in the submarket.

The Interstate-40 and Portland area, home to 44 stores, containing over 2.8 million square feet that specialize in furniture and accessories, remains the hub of furniture sales. The single-family home building boom has slowed due to rising interest rates but the slowdown has yet to affect the occupancy of this specialty corner of the market.

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
Bethany Shopping Center 8000 NW 39th	2016	Alex Chang Ace Group Realty	28,250	6,500	23.01%	14.00	14.00	Subway
Mustang Crossing 15th & Mustang Rd	2015/2018	Jim Tapp Ashton Gray Real Estate	30,000	0	0.00%	18.00	20.00	JoJo's, Pho Hieu
36th & May Center NW 36th St & N May Ave	1986	Terry McGuire B.D. Eddie Enterprises	97,500	1,250	1.28%	12.00		Locke Supply, Swiss Cleaners
Meridian Plaza 4546 NW 16th St	2016	Bill Reid Baker First Commercial Real Estate	92,524	0	0.00%	7.00	7.00	H&R Block, James Lighting
Chisholm Shopping Center I-40 & Garth Brooks Blvd	1972/2007	Mark Inman/Stuart Graham/Wil Scofield CBRE/OKLA	227,630	39,972	17.56%	12.00	22.00	Sprouts, Planet Fitness
Yukon Village I-40 & Garth Brooks Blvd	2009	Shannon Farley Chase Properties	332,571	3,750	1.13%	12.00	25.00	Target, Hobby Lobby, Big Lots, PetSmart
West Pointe Shoppes Phase II 700-742 S Mustang Rd	2008	Robert Wright Collett Retail	24,856	5,766	23.20%	13.00	13.00	State Farm, Affordable Dentistry, OK Institute of Allergy Asthma & Immunology
MacArthur Court 3804 N MacArthur Blvd	1985/2018	Ethan Slavin/Tyler Huxley/AJ Tolbert Creek Commercial Realty, LLC	51,198	14,950	29.20%	14.00	11.00	The Formal Niche, Homestead Senior Care
Windsor Hills 4601 NW 23rd St	1960/1998	Ethan Slavin/AJ Tolbert Creek Commercial Realty, LLC	256,250	22,109	8.63%	10.00	12.00	Crest Foods, dd's Discount
Old Mill Plaza 301 Elm Ave	1974	Ray Wright Deer Horn Development	82,730	0	0.00%	12.00	8.00	Locke Supply
The Market at Czech Hall NW 10th & Interstate 40	2017	Alan Lloyd/Nick Carone GBT Realty Corporation	161,636	1,400	0.87%	26.00	26.00	Academy, Ross, Ulta, Petco, Marshalls
Silver City Town Center 101 N Mustang Rd	1974/2015	George Huffman/Heather Wolf Interwest Realty	88,851	3,000	3.38%	14.00	14.40	Tractor Supply, Four Star Fitness
Glen Oaks NW 23rd St & N Rockwell Ave	1968/98	Elise Lopez JAH Realty	49,161	3,000	6.10%	16.00	12.00	Ace Hardware, Dollar Tree, Anytime Fitness
Yukon Hills Shopping Center S Cornwell Dr & E Vandament	1975/2019	Elise Lopez JAH Realty	125,465	2,738	2.18%	15.00	8.00	Rent-A-Center, We Rock The Spectrum, Dollar General, Four Star Fitness
Morgan Creek Plaza 1701 S Morgan Rd	1988	Sherry Hamilton Mayflower Realty	35,930	950	2.64%	9.42	12.57	State Farm, Bank 2
Mustang Creek Plaza 701-877 S Mustang Rd	2001	Megan Denison Mayflower Realty	51,488	0	0.00%	14.94	15.6	BitterSweet, Glo Tanning
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
West End Pointe I-40 & Garth Brooks Blvd	2015	Eric Williams McGee Commercial Real Estate	522,500	6,519	1.25%	22.00	26.00	Lowe's, Staples, AMC, Gold's Gym, Kohl's
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
16th Street Plaza 1708 N Indiana Ave	2002	Owner Managed Owner Managed	26,000	0	0.00%	5.00	9.00	Digit, Bad Granny's Bazaar
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
DeVill 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
Plaza DeVille 2409 N Council Road	1970/2012	Owner Managed Owner Managed	24,565	0	0.00%	4.00	8.00	Omega Health Foods
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
Rockglen Retail Center 1500 N Rockwell Ave	1994	Owner Managed Owner Managed	25,308	0	0.00%	3.50	0.00	Well Club
Ten-M 4501-4527 NW 10th	1958/2017	Derek O'Daniell Owner Managed	33,100	4,500	13.60%	10.00	12.00	Liberty Tax, Assist Wireless
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



39th Street Mural by Armando Ortiz
@armandooriginals

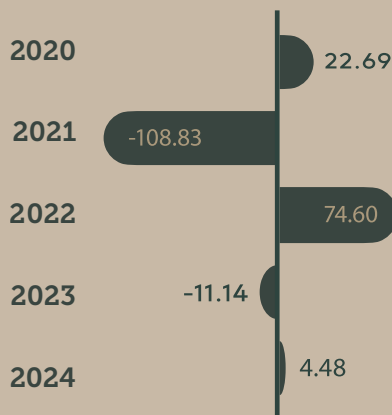
WEST-CENTRAL	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Walnut Creek 1110 N MacArthur Blvd	1974	Owner Managed Owner Managed	54,382	44,455	81.75%	3.00	3.95	
West Pointe Plaza 320 S Mustang Rd	2000	Owner Managed Owner Managed	25,680	0	0.00%	10.00	12.00	Subway, Hunan Express
Westoaks Village NW 10th & N Rockwell Ave	1964	Owner Managed Owner Managed	93,270	0	0.00%	5.00	5.00	Family Dollar, 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
Plaza Shoppes of Turtle Creek 917-953 S Cornwell Dr	1986/2000	Grant Hudiburg/Jake Hincley Plains Commercial Real Estate	27,436	6,410	23.36%	10.50	12.00	Hair Expressions
MacArthur Park Shopping Ctr 2300 N MacArthur Blvd	1997	Aaron Diehl Price Edwards and Company	60,472	1,900	3.14%	13.00	13.72	Community Thrift Store, Queen of Sheba Restaurant
Shartel Plaza 5225 N Shartel Ave	1965	Aaron Diehl/Tom Fields Price Edwards and Company	40,736	4,470	10.97%	17.50	17.50	CVS, Shartel Cafe
Mustang Shopping Center 216 N Mustang Mall Terr	2004	Rebecca Dragin Schostak Brothers & Company	35,846	2,400	6.70%	12.00	16.00	Anytime Fitness, Cato, Dollar Tree
Yukon Shopping Center I-40 & Garth Brooks Blvd	2005	Rebecca Dragin Schostak Brothers & Company	211,500	7,500	3.55%	14.00	16.00	Dollar Tree, Gamestop, Cato
OKC Outlets NE C of I-40 & Council Rd	2011	Marc Gurstel Torg	394,240	16,753	4.25%	30.00	14.00	Nike, Polo, Coach, Michael Kors
Penn Crossing NW 23rd St & N Penn Ave	1994	Ian Siouxi Wiggins Properties	133,356	19,350	14.51%	14.00	7.00	Wal-Mart Neighborhood Market, Dollar Tree, Mazzio's, Westlake Hardware
Westgate Marketplace I-40 & S MacArthur Blvd	2000/2014	Terryl Zerby Zerby Interests	900,500	6,923	0.77%	22.00	26.00	Wal Mart, Burlington, Home Depot, Best Buy, Ulta, Dick's Sporting Goods
WEST-CENTRAL TOTALS			4,921,520	227,840	4.63%			



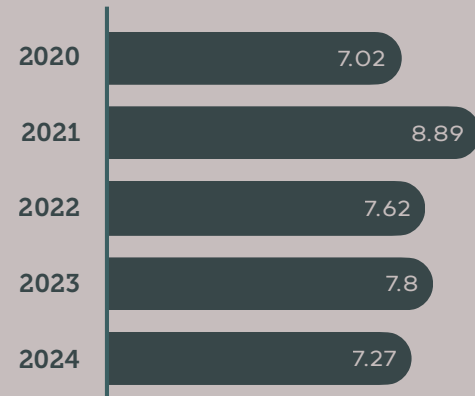
Mural by Jules Muck
@muckrock

The Moore-Norman market saw some general improvement over the first half of the year with vacancy declining to 7.3 percent. This submarket benefits from the trend of national tenants wanting to locate along interstates. The heart of this submarket for retail is the Interstate 35 corridor in Moore & Norman. The demographic fundamentals of this submarket are strong, keeping the centers relatively full. University Town Center is marketing its third phase, but no construction has started yet. The OU stadium project at University Town Center appears to be on track with City approval anticipated later in the year. As envisioned, it will include a retail/entertainment component. The former Sears at Sooner Mall and a portion of the former Hemispheres at Fritts Farm remain vacant, but there aren't many sizable spaces in the market that are available. Overall, the market is healthy and a preferred location for retailers.

Moore-Norman Submarket Absorption
SF in Thousands



Moore-Norman Submarket Vacancy
% Vacant



MOORE-NORMAN	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Royal Rock 19th & Fritts Blvd.	2015	Randy Vaillancourt Avenue CRE	164,914	2,200	1.33%	29.00	18.00	Winco, At Home, Schlotzsky's, T-Mobile
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
Robinson Crossing 1300 N Interstate Dr	1986/1989	Ali Ghaniabadi/Mason Ghaniabadi Brady's Properties	116,400	10,135	8.71%	14.00	12.00	Dominos Pizza
Silver Leaf NE 12th St & N Eastern Ave	1985	Sun Lee Bright Star Realty	110,740	0	0.00%	8.50	18.00	Silverleaf Furniture, Family Dollar
Sooner Mall I-35 & W Main St	1976/1999	Matthew O'Connor Brookfield Properties	511,569	98,234	19.20%	38.00	0.00	Dillard's, JCPenney, Shoe Dept
Cross Timber Retail Center 10740 S May Avenue	2016	Stuart Graham/Mark Inman CBRE/OKLA	24,331	2,800	11.51%	23.00	23.50	Pub W, SuperCuts
Heisman Square 12th Ave SE & E Alameda St	1999	Mark Inman/Stuart Graham CBRE/OKLA	93,000	3,750	4.03%	19.00	13.00	Homeland, Westlake Hardware
Parkway Plaza 520 - 700 Ed Noble Parkway	1996	Stuart Graham/Mark Inman CBRE/OKLA	375,000	34,655	9.24%	12.00	28.00	Barnes & Noble, PetSmart, Ross
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
Shops at Moore 2650 S I-35 Rd	2007/2014	Mark Inman/Stuart Graham CBRE/OKLA	568,679	24,901	4.38%	0.00	0.00	Ross, PetsMart, Best Buy, Hobby Lobby
Moore Town Center I-35 & SW 19th St	2005	Ethan Slavin/AJ Tolbert Creek Commercial Realty, LLC	35,000	0	0.00%	16.00		McAlester's, Mazzi's Pizza
Anatole Shopping Center 12th Ave SE & E Alameda St	1985	Gayla Artman Equity Commercial Realty	64,555	11,978	18.55%	17.00	12.00	Harbor Freight Tools, Sherwin Williams
Broadway Retail Center 1700 - 1704 S Broadway	2005	Nick Tyler/Josh White Equity Commercial Realty	50,964	7,980	15.66%	15.50	15.50	OSSPT, S&S Pools
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	1,702	0.76%	15.00	21.50	Louie's, Lucca
Eastmoor Shopping Center 811 SE 4th	2006	Mark Hyde Equity Commercial Realty	25,508	0	0.00%	15.00	19.00	Dollar General, Subway, Cleveland County Health Dept.
Merkle Creek Plaza 2203 W Main St	1985	Gayla Artman Equity Commercial Realty	33,753	0	0.00%	16.00		Play It Again Sports, World Acceptance Corp.
Redbud Plaza 239 & 247 34th Ave SW	1997/2016	Gayla Artman Equity Commercial Realty	24,000	7,198	29.99%	17.00	20.00	Juan Del Fuego, Thawan Thai
River Oaks Plaza 36th Ave SW & W Main St	1981	Gayla Artman Equity Commercial Realty	68,440	18,080	26.42%	12.00	20.00	Noah's Amish Furniture, Henry Hudson's Pub
Hollywood Center 1600 W Lindsey St	1964	Gage Foreman EXP Realty	127,600	4,400	3.45%	0.00	0.00	Homeland, Dollar Tree
Crimson Center 2627 N Classen Blvd	2005	Kendra Streeter/Nick Tyler/ Eric Fleske/Josh White Fleske Commercial Group	39,204	7,860	20.05%	19.50	19.50	Slim Chickens
Riverwalk Shops 2713 S I-35 Service Rd	2006	Eric Fleske Fleske Commercial Group	33,166	0	0.00%	20.00	28.00	Hidalgo's, Daisy Exchange, Metro Flooring
Fritts Farm SW 19th Street & Telephone Rd	2006/2012/2021	Jason Fritts Fritts Farm	540,824	19,700	3.64%	24.00	26.00	Home Depot, Target, Costco, Dick's, Burlington
Malibu Shopping Center 824 NW 12th St	1975/2010	Gerald Gamble Gerald Gamble Co	21,000	0	0.00%	14.00	0.00	Armstrong McCall, Rent-A-Center
Empire Plaza 3040- 3058 Classen Blvd	2006	Scott Heiple HCB Commercial Real Estate	30,000	0	0.00%	15.00	15.00	Subway, Beltone Hearing Aid Center
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	Norman Hoppenstein Hoppenstein Properties, Inc	104,225	0	0.00%	4.50	9.00	Dollar General, Buddy's Home Furnishings
Carriage Plaza 2001 W Main St	1983	Troy Humphrey Land Run Commercial	25,500	0	0.00%	17.00	16.00	City Bites, Cayman's
Normandy Creek 2200 W Main St	1990	David Hartnack/SamSwanson/Nathan Wilson NAI Sullivan Group	72,670	5,370	7.39%	12.00	20.00	Gilliam Music, Shall We Dance, Hobby Town
University Town Center 1500 24th Ave NW	2008	David Hartnack/SamSwanson/Nathan Wilson NAI Sullivan Group	1,129,119	13,464	1.19%	14.00	31.00	Kohl's, Target, Crest Foods, Academy, HomeGoods
Broadway Plaza 2200 N Broadway St	2004	Owner Managed Owner Managed	34,000	0	0.00%	10.00	14.00	Home Creations
North Park Plaza 1024 N Flood	1960	Owner Managed Owner Managed	37,000	0	0.00%	8.00	12.00	Liquor Market
Sooner Shopping Center NW 5th St & N Broadway St	1966	Kylie Johnson Owner Managed	50,000	0	0.00%	11.50	12.57	Moore Tag Agency, Moore Escape Room
Sooner Bowling Center 550 24th Ave NW	1984/2017	Mandy Haws, General Manager Owner manager	31,558	1,500	4.75%	13.00	16.00	Sooner Bowling Center
The Main Center 24th & Main St	2005	Dana Rieger Owner Manager / Rieger Realty	106,307	0	0.00%	9.00	0.00	Hobby Lobby, Mardel's
New City Center 605 N Moore Ave.	1963/1998	Rick Pritchett Precor Ruffin	181,894	22,352	12.29%	11.00	11.00	Supermercados Morelos, 4 Wheel Parts
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
Alameda Square 12th Ave SE & E Alameda St	1984	Aaron Diehl Price Edwards and Company	93,858	25,852	27.54%	16.00	10.00	Planet Fitness, Dollar Tree
Brookhaven Village 36th Ave NW & W Robinson St	1985	Aaron Diehl Price Edwards and Company	154,374	52,463	33.98%	16.00	22.00	Chico's, Loft, Louie's, Pub W
West Port Shopping Center 1200 N Santa Fe Ave	1980	Rosha Wood Price Edwards and Company	40,898	5,500	13.45%	11.00	13.50	Four Star Fitness
Madison Square Shopping Ctr 480 24th NW	2014	Isaac Christian ROI Real Estate	45,070	14,092	31.27%	18.00	18.00	First American Title, Events @ Madison Square
MOORE-NORMAN TOTALS			5,724,696	415,971	7.27%			

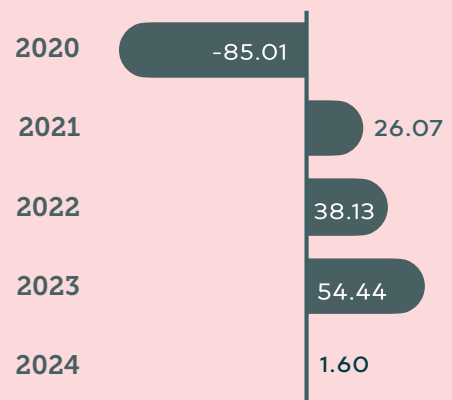


The Edmond market was stable over the first six months of the year, ending June at 8.3 percent compared to 8.1 percent at year-end. Demographics, particularly incomes and disposable spending, remain strong and it continues to be a desired market for retailers. The larger centers that make up the heart of Edmond retail generally remain full. Growth will be centered in planned centers along Interstate 35. This north Interstate 35 corridor will ultimately be a major retail corridor as housing density increases in east Edmond. A number of national tenants are looking in this corridor; it's a matter of time before a project for them comes together.

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
Village Center at Coffee Creek 775 - 805 W Covell Rd	2003	Stuart Graham/Mark Inman/Logan Sadler CBRE/OKLA	27,618	5,800	21.00%	24.00	24.00	Legacy Cleaners, Old School Bagel
Berkshire Plaza W 15th St & S Broadway	2002	AJ Tolbert/Ethan Slavin Creek Commercial Realty, LLC	35,612	900	2.53%	18.00		Office Depot, Nhinja Sushi & Wok
Homestead Center W Danforth Rd & N Santa Fe Ave	2003	Ethan Slavin/AJ Tolbert Creek Commercial Realty, LLC	45,882	1,906	4.15%	20.00		The Big Biscuit, The Frosted Mug
Kelly Plaza W Edmond Rd & S Kelly Ave	1984/2011	Ethan Slavin/AJ Tolbert Creek Commercial Realty, LLC	86,427	14,861	17.19%	10.00	15.00	10Gym, Good Stuff
Shoppes at Cheyenne Ridge 3308 - 3416 S Bryant Ave	2018	Ethan Slavin Creek Commercial Realty, LLC	27,493	0	0.00%	26.00		Joey's Cafe
Market at Cedar Lake E Waterloo & Broadway	2018	Nick Tyler/Josh White Equity Commercial Realty	38,020	1,070	2.81%	17.00	17.00	Subway
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
North Oaks 821 W Danforth Rd	1983/1989	Don Hayes Hayes Brokerage	70,672	30,000	42.45%	14.00	16.00	Dollar General, Dental Care of Edmond
Danforth Square W Danforth Rd & S Kelly Ave	1999	Todd Herndon Herndon & Kelley Company	108,000	1,200	1.11%	14.00	14.00	Hobby Lobby, Los Arcos
Alta Mesa 301 S Bryant Ave	2008	Elisa Lopez JAH Realty	30,798	3,310	10.75%	26.00	0.00	Qdoba, OU Medical Center, Panda Express
Bryant Square E 2nd St & N Bryant Ave	1973/1992	Elise Lopez JAH Realty	272,135	8,054	2.96%	28.00	18.00	Ross, Old Navy, Party City, Painted Tree
Edmond Exchange 3233 S Broadway	2003	Elisa Lopez JAH Realty	71,218	19,995	28.08%	0.00	0.00	On the Border, T-Mobile, Regus
Broadway Square 3601 S Broadway	1968/2006	Troy Humphrey Land Run Commercial	93,488	3,026	3.24%	13.00	16.00	City Bites, Duncan Brothers Salon
Market Depot 3409 S. Broadway	1965/2004	Brock Lytton Moriah Real Estate Company	82,235	0	0.00%	16.50	23.92	Charleston's, Alfredo's Restaurant
Boulevard Village 3404-3456 S Boulevard St	1985	Amir Shams/Nathan Wilson NAI Sullivan Group	36,173	12,215	33.77%	11.00	11.00	Irish Realty
Hampton Village 1529 - 1601 S Broadway	2010	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan Group	22,975	4,608	20.06%	26.00	26.00	Chipotle, Mattress Firm, Beltone
Broadway South 3314-3414 S Broadway	1977	Michael Rapella/Jay Cohlmia Newmark Robinson Park	61,524	4,835	7.86%	18.00	25.00	Edmond Music
Edmond Market Place 3301 S Boulevard	1980/2014	Jay Cohlmia/Michael Rapella Newmark Robinson Park	96,185	35,781	37.20%	25.00	25.00	Natural Grocers, Orange Theory Fitness
Oxford Pointe Shops E 2nd St & S Bryant Ave	1986	John Cohlmia Newmark Robinson Park	26,500	1,125	4.25%	15.00	15.00	Jimmy John's, All American Pizza
33rd & Boulevard 3300 S Boulevard	1982	Lee Segal Owner Managed	49,400	0	0.00%	10.00	15.00	Mardel's
Pebble Creek W Danforth Rd & N Santa Fe	2014	Owner Managed Owner Managed	107,944	0	0.00%	18.00	0.00	Kohl's, Dollar Tree
Signal Ridge Shopping Center 1700 S Kelly Ave	1986	Jake Hinkley Plains Commercial Real Estate	35,000	9,524	27.21%	15.00	12.00	Daylight Donuts, Farmers Insurance, Valir Physical Therapy
Edmond Trails 289 S Santa Fe Ave	2007	Owner Managed Precor Ruffin	25,215	0	0.00%	20.00	15.00	Paper Arts, Joey's Cafe
Danforth Plaza 2000 W Danforth Rd	2004	George Williams Price Edwards and Company	29,962	4,900	16.35%	13.00	13.00	Sports Clips, H&R Block
Edmond Crossing 24 E 33rd St	1995	Ev Ernst/George Williams/Girma Moaning Price Edwards and Company	151,664	13,188	8.70%	12.00	16.00	TJ Maxx, HomeGoods, Rack Room Shoes
Edmond Plaza E 15th St & Broadway Ext.	1964/2005	Ev Ernst/George Williams/Girma Moaning Price Edwards and Company	158,373	7,180	4.53%	9.00	14.00	Westlake Hardware, Big Lots, Goodwill
Kickingbird Square 1323 W Danforth Rd	1985/1988	George Williams Price Edwards and Company	110,000	9,170	8.34%	18.00	20.00	Pet Supply Plus, Kickingbird Cinema
Shoppes at Edmond University E 2nd St & S Bryant Ave	2000	George Williams Price Edwards and Company	77,543	10,000	12.90%	16.00	22.00	Wal-Mart Neighborhood Market, Pei Wei, 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	13,738	8.59%	7.00	22.50	Hobby Lobby, AT&T, Bella Strada Spa & Salon
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	16,940	23.44%	25.00	28.00	Starbucks, Lucca, Louie's, Chico's Mexican Restaurant
Kelly Centre Shopping Center 610 S Kelly Ave	2003	Ted Holmes/Matthew Hodge/Carla Richardson Rock Property Group	43,763	5,600	12.80%	13.00	15.00	Dance Makers
Spring Creek Plaza E 15th St & S Bryant Ave	2001	Kendra Roberts/Jacob Logsdon Shop Companies	63,000	10,481	16.64%	35.00		Panera Bread, Kendra Scott, Jos.A Bank
Oak Brook Shopping Center 2201 W Edmond Rd	1982/2016	Grant Stewart Wiggins Properties	86,711	1,241	1.43%	15.00	10.00	Planet Fitness, Salvation Army
University Plaza E 2nd St & S Bryant Ave	2000	Sam Washington Xcess LLC	400,000	0	0.00%	14.00	16.00	Target Super Center, Lowe's
Willow Creek E 2nd St & N Santa Fe Ave	1985	Sam Washington Xcess LLC	31,200	16,800	53.85%	18.00	0.00	State Farm, Santa Fe Tag Agency

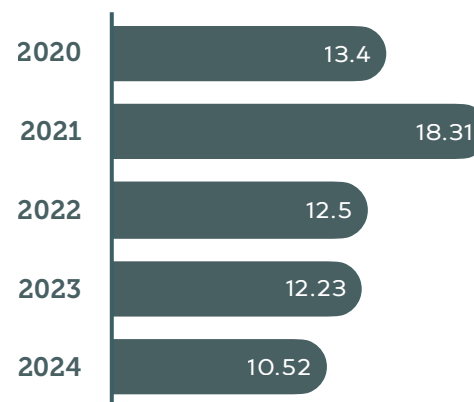
EDMOND TOTALS 2,935,155 254,507 8.67%

Eastern

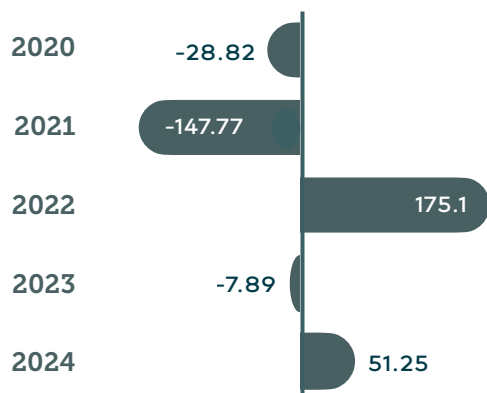
This submarket has long led the metro in vacancy but is starting to see some retail momentum. Vacancy in June was 10.5 percent, a significant improvement from the 12.2 percent at year-end. Most of the retail growth in this market since the development of Sooner Rose has been stand-alone buildings and a few small centers. While there still is a significant amount of older product in the market, some of it is being repurposed and the market's demographics are improving. Several older centers, like Choctaw Plaza and Del Crest, have led the improvement. The condemnation of Heritage Park Mall continues; it is anticipated that it will be owned outright by the City by year-end.



Eastern Submarket Vacancy
% Vacant



Eastern Submarket Absorption
SF in Thousands





Historical Catholic Church
Rome, Italy

Eastern

EASTERN OK COUNTY	BUILT/ UPDATED	BROKER	TOTAL SPACE	AVAIL. SPACE	VACANT	RATE 1	RATE 2	ANCHOR TENANTS
Boulevard Marketplace 101 N Douglas Blvd	1984	Stuart Graham/Mark Inman/Wil Scofield CBRE/OKLA	35,765	8,715	24.37%	20.00	15.00	Crest Foods, Dollar Tree
Del City Crossing I-40 & Sooner Rd	2012	Stuart Graham/Mark Inman CBRE/OKLA	24,200	2,400	9.92%	22.50	22.50	Ted's Cafe Escondido, The Garage
23 Post Plaza NE 23rd St & N Post Rd	1986	Charlie Covington/AJ Tolbert/Ethan Slavin Creek CRE	35,000	4,080	11.66%	10.00	10.00	Bibbs BBQ, 23 Post Pawn
Hilltop Village 1100 S Air Depot Blvd	1974/2015	Mark Hyde Equity Commercial Realty	86,652	17,738	20.47%	6.00	13.50	Los Vacqueros
Decker Center 1200 S Air Depot Blvd	1982	George Huffman/Heather Wolf Interwest Realty	36,365	12,268	33.74%	7.00	13.00	Fedex, Red River Credit
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
Uptown Plaza 7430 SE 15th St	1958/2006	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan	194,033	54,854	28.27%	12.00	16.00	Langston's, Family Dollar, Locke Supply
Del Crest Shops SE 15th & Sunnyslane	1957/2016	David Hartnack/Sam Swanson/Nathan Wilson NAI Sullivan Group	59,000	19,689	33.37%	6.00	10.00	Dollar Tree
Village Oak Shopping Center 1000 S Douglas Blvd	1981	Jay Nicholas Nicholas Commercial	27,500	6,000	21.82%	12.00	8.00	Papa John's Pizza
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	Karen Quartuccio Owner Managed	87,512	2,000	2.29%	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
Oakcliff Shopping Center 3102 SE 44th Street	1966	Owner Managed Owner Managed	51,200	0	0.00%	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	Diva 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	Beauty Town
Sooner Market Place E Reno Ave & N Sooner Rd	1995	Owner Managed Owner Managed	63,063	2,000	3.17%	8.00	10.00	Chelino's
Tenth Street Plaza 9207 NE 10th St	1960	Owner Managed Owner Managed	33,000	0	0.00%	6.00	0.00	Dollar General
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
Choctaw Plaza 14407 NE 23rd St	1974/1984	Price Edwards / Newmark Robinson Park	131,000	18,000	13.74%	8.00	8.00	Chase Bank, Petsense, Harbor Freight
1900 Air Depot Center 1900 S Air Depot Blvd	2005	George Williams Price Edwards and Company	25,300	1,300	5.14%	7.00	12.00	Uptown Thrift, Smmer Dental, Lovely Nails
Del Crest Center SE 15th & I-40	1957/2016	Brandy Rundel Price Edwards and Company	95,563	9,180	9.61%	19.00	16.00	Harbor Freight, Peak
Town & Country Center E Reno Ave & N Air Depot Ave	1966/1989	Ev Ernst/Jacob Simon Price Edwards and Company	133,916	1,500	1.12%	12.00	16.00	Ross, Big Lots, Westlake Hardware, Aaron's
Northeast Town Center 1124 NE 36th St	1970/2017	Owner Managed Salah Properties	93,825	28,000	29.84%	4.00	10.00	Dollar Tree, Ice Events Center & Grill
Spencer's Center NE 23rd St & N Spencer Rd	2000	Owner Managed Salah Properties	40,000	0	0.00%	5.00	7.00	Spencer Food Mart
Sooner Rose SE 15th & Sooner Road	2016/2019	Kendra Roberts/Jack Weir/Jacob Logsdon Shop Companies	496,988	2,800	0.56%	12.00	25.00	Hobby Lobby, Burlington, Academy
Town Center Plaza SE 29th St & S Air Depot Blvd	2005	Brad Goodwin Sooner Investment	795,000	30,000	3.77%	24.00	0.00	Target, Lowe's, Kohl's
Village Shopping Center 4718 - 4754 SE 29th St	1973	Ian Duty-Dean The Greyhound Group	31,634	10,600	33.51%	10.00	10.00	Rent-A-Center, Akropolis Greek Restaurant
Heritage Plaza 351 N Air Depot Blvd	1987	Taylor Marks/Chase Parten Woodcrest Capital	75,071	7,298	9.72%	8.00	12.00	Select Physical Therapy, People's Church
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

EASTERN OK TOTALS 3,007,020 316,597 10.53%



Art at DNA Galleries

Artist Unknown | Photo by Lindsey Torres
dnagalleries.com/@dnagalleries



Metro OKC Shopping Center Investment Sales

Property	Location	Submarket	SF	Sale Price	\$/PSF	Sale Date
Penn Crossing	2101-2137 NW 23rd St	Northwest	102,500	\$10,060,500.00	\$98.15	1/23/24
Springdale Shopping Center	4403-4493 NW 50th	Northwest	126,305	\$7,500,000.00	\$59.38	3/18/24
Northeast Town Center	1148 NE 36th St	Northeast	93,537	\$2,874,918.00	\$30.74	5/14/24
Spencer SC	8467 NE 23rd St	Northeast	20,166	\$1,404,753.00	\$69.66	5/14/24
Uptown Town Center	7505 SE 15th St	Northeast	198,467	\$8,250,000.00	\$41.57	5/14/24
Summit Pointe Plaza	9101 S Western Ave	South	34,674	\$7,250,000.00	\$209.09	5/29/24
Courtyard Plaza	6401 NW Expressway	Northwest	39,080	\$4,780,000.00	\$122.31	7/1/24

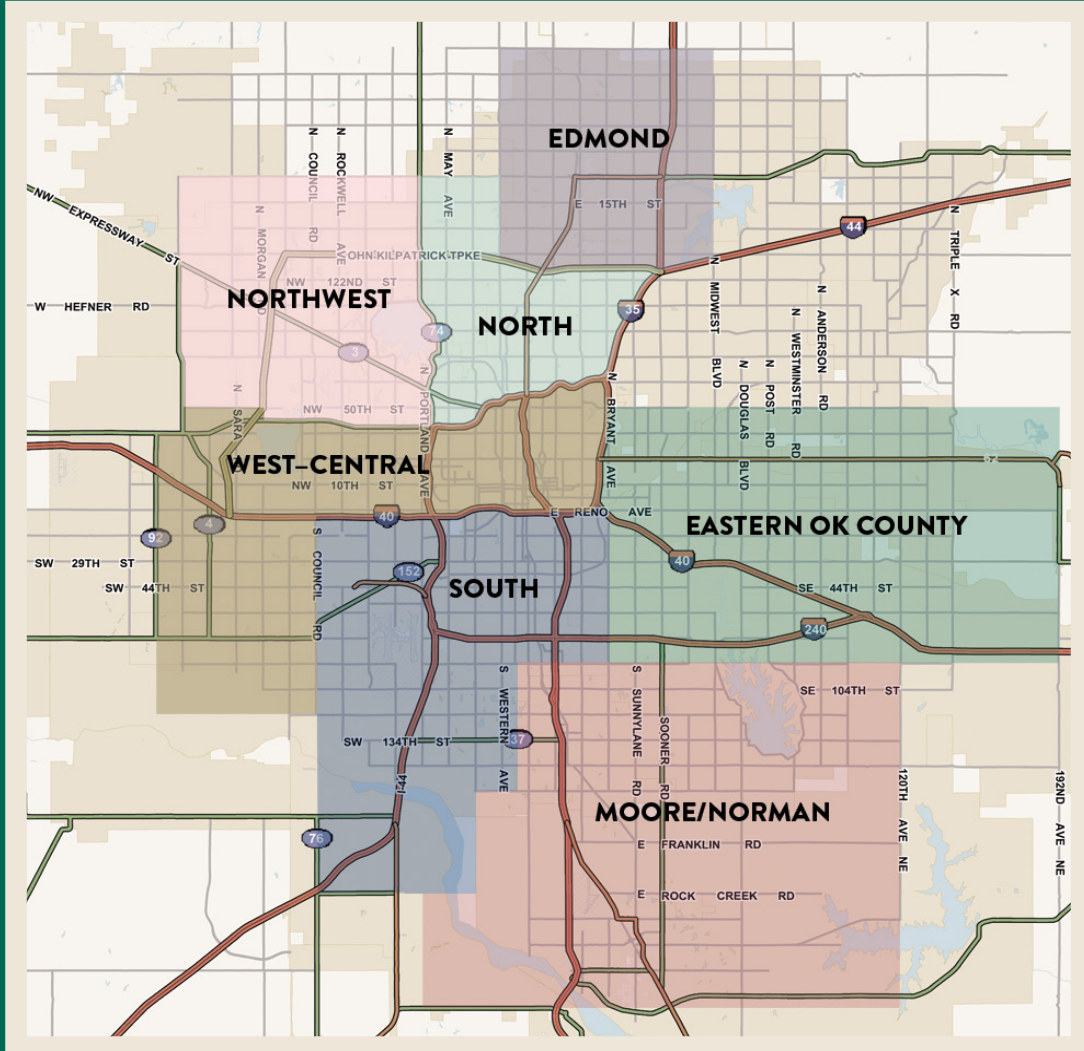
Investment sales continue to be sluggish both locally and nationally as the result of continued high interest rates and the corresponding higher capitalization rates. For much of the last 18 months, there's been a feeling among many sellers that interest rates were coming down, causing them to delay plans in hopes of higher prices. But, as we all know, interest rates have remained stubbornly high as economic growth continues and the Federal Reserve Bank is still prioritizing controlling inflation.

We're starting to see a few more sales as investors are becoming more comfortable with the idea that interest rates are going to be higher than expected for a while. It's also helped that capitalization rates have not increased as much as interest went up, so property values have not declined as significantly as you might have thought they would.

The seven sales during the first half of the year are interesting in that the sellers are primarily individual investors adjusting their portfolios for various reasons or sales for estate planning purposes. So, while the first half of the year almost doubled the sales volume of last year, it's hard to determine if it's a trend that will continue given the motivations of the sellers. But, given the combination of stabilized rates, a seemingly healthy local economy, and the natural lifecycle of investments, it is anticipated that there will be more transaction activity in the year ahead.

Jim Parrack, Senior VP

OKLAHOMA CITY RETAIL SUBMARKET MAP



PRICE EDWARDS AND CO.

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