

PRICE EDWARDS

AND COMPANY



2020 OKC

MIDYEAR
RETAIL
MARKET
SUMMARY





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“Never in modern history have we been in the middle of a global pandemic, social upheaval caused by a racial awakening, an energy bust, and a divisive Presidential election all at the same time.”

And while the pandemic is the biggest problem for retail, the effects of the downturn in our energy sector shouldn't be underestimated. As David Brooks noted in a recent Op-Ed, (the environment we're in now) "has created a moral, spiritual and emotional disaster. Americans are now less happy than at any time since they started measuring happiness nearly 50 years ago." What does this mean for our retail market, no one knows with any certainty. If anyone tells you otherwise, do not believe them. Here is what we do know.

The last three months have been brutal for the nation, the economy and retail. Overall retail sales were down 8 percent in March, 22 percent in April (PNC Real Estate). May sales rebounded 17 percent but remained 8 percent below pre-pandemic levels (New York Times). Most non-essential retailers were closed for at least two months (some still are) and had zero sales during that period. But retail isn't a monolithic market, there were winners and losers.

Winners: Grocery, dollar stores, discounters (especially Walmart & Target), take-out restaurants, and of course, Amazon.

Losers: Fashion, entertainment concepts, personal services, sit-down restaurants, gyms and fitness. Theaters (along with hotels) fit in their own biggest-loser category. Oklahoma has opened back up, most retailers are open and have generally reported better than expected sales, though not at pre-pandemic levels.

So far, Oklahoma has not been hit as hard as much of the rest of the country, particularly larger markets, many who are still shut down to some degree.

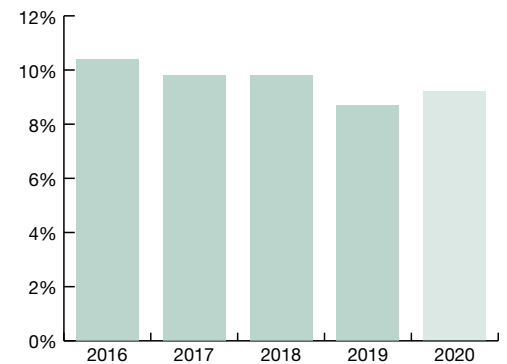
Tenants and landlords have both been scrambling the last few months. Tenants trying to enhance and preserve liquidity and landlords working with tenants and lenders. In general, smaller, local tenants have sought relief one way or another (with the exception of the above winners who have been open the entire time), most typically: 1) Forgivable PPP loans through the CARES Act. These funds may be spent on payroll and rent among other expenses, allowing many smaller tenants to stay current on their rent. 2) One to three months of rent relief from landlords – deferral of rent was much more common than abatement. Most national tenants have drawn down lines of credit and sought (or demanded) relief from landlords; most common relief terms have been one to three months of deferred rent. Changes to leases sought by landlords (relaxing co-tenancy requirements, early lease extensions, eliminating onerous lease provisions) have required some level of rent abatement.

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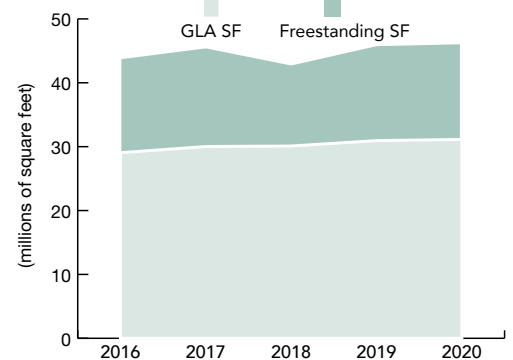


MARKET RESEARCH

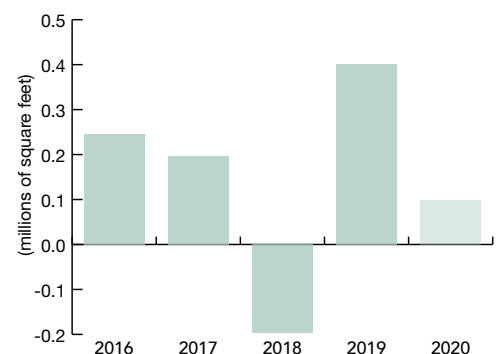
OKC Total Retail Market Vacancy

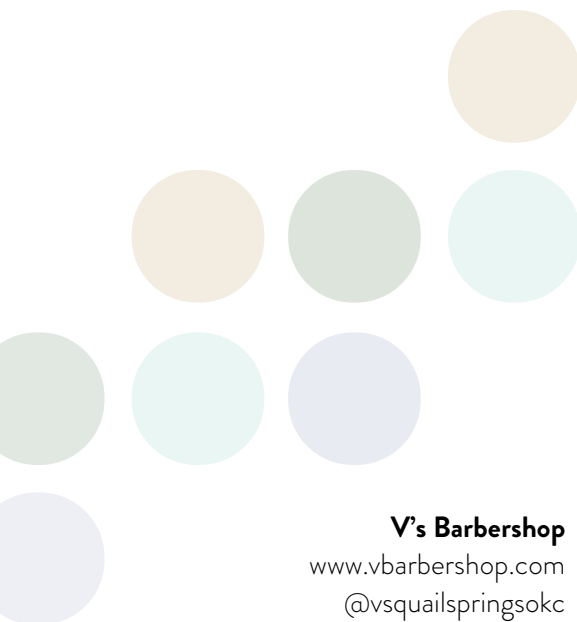


OKC Total Retail Market Inventory



OKC Total Retail Market Absorption





V's Barbershop

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Both local and national tenants have furloughed or laid-off hundreds of thousands of workers. There was no landlord relief in the CARES Act. Most have reached out to their lenders for relief and typically received either a few months of interest only payments or deferral of payments.

As chaotic as the last four months have been, our real concern is the next six months. Rightly or wrongly, we have scared a certain percentage of our population to the point that they seldom leave their house. Consumers are also being conservative with their disposable income and voluntary expenses. Together, these patterns are important as many retailers won't recover completely until consumers start to shop again at pre-pandemic levels. Add to this that many smaller retailers have lived on the PPP funds and landlord relief over the past few months. Now that the relief has run out, many of these locals will have great difficulty. There will also be some concepts – theaters, fitness, etc, that are going to have a hard time operating until there's a vaccine. Which brings us to national tenants. The market has already started to see a number of closures and bankruptcies – Tuesday Morning, Pier 1, Stage Stores, GNC to name a few – and there will be many more. One way to look at it is that current conditions are accelerating the market. That is, tenants that were weak to begin with, poor operators or had high levels of debt and would have failed or reorganized in the next three years or so will all fail or be reorganized in the next twelve months instead. Many national retailers will take advantage of bankruptcy to shed both debt and underperforming stores. Local and smaller retailers in the same position are much more likely to just close.

“The next six to twelve months will be critical, defined by uneven performance by retailers, difficult negotiations between tenants and landlords, closures and bankruptcy.”

This will be exacerbated by the continued uncertainty added by the pandemic, the protests, the energy bust and the election. If there is another shut-down due to the covid pandemic, full or partial, it could be devastating to certain retailers.

But, keep this in mind – retail was healthy prior to this convergence of events. It will be healthy again, different, but healthy. Many of the winners will grow and expand. There will be new concepts. E-tailers will continue to see the benefit of brick and mortar stores. But, how long will it take to reach stability? Will changes in consumer behavior during the pandemic permanently change shoppers' behavior? How will the marketplace be changed? Will the increase in E-sales be permanent? Let's repeat, no one knows with certainty. So, hang on, the year in retail is just about to get interesting.

Probably not the right way to market this report, but don't pay much attention to the numbers. Expect more vacancy over the remainder of the year as the year-end numbers will more accurately reflect the effects of current economic conditions. Overall market vacancy came in at 9.2 percent at mid-year compared to 8.7 percent as the year began. We see most of this increase related to general softness in the economy prior to the pandemic. As noted, retailers were hurt hard by the two-month shutdown, but how they perform over the rest of year will be telling.



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Mural art by Kristopher Kanaly www.kriskanaly.com

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Our survey tracks 31.1 million square feet in 290 buildings of over 25,000 square feet and 14.9 million square feet of stand-alone buildings for a total market of 46 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 11.5 million square feet of these properties in the market.

OKLAHOMA CITY QUICK HITS

According to the U.S. Census Bureau, retail sales during May 2020 were **up 17.7%** seasonally adjusted from the prior month but down 6.1% year-over-year.

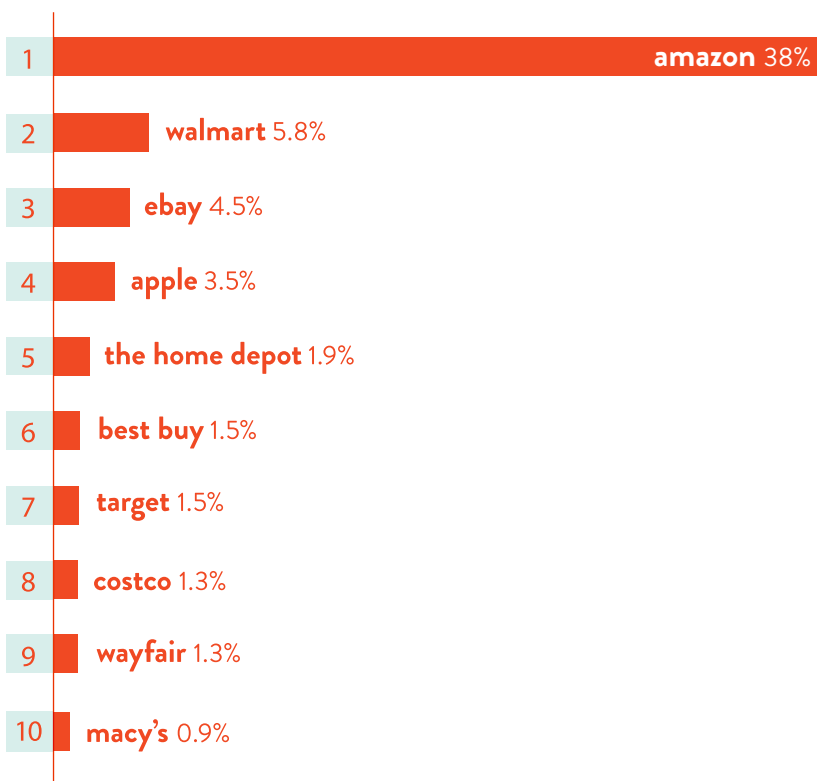
That follows a record-setting **14.7% drop** in April 2020 (month-over-month).

27 Retailers at Risk for Bankruptcy

Ascena	L Brands
J. Jill	Tailored Brands
RTW RetailWinds	Children's Place
JC Penney	Destination XL
Neiman Marcus	Caleres
Stein Mart	At Home
Rite Aid	The Container Store
Kirkland's	Tuesday Morning
GameStop	Wayfair
GNC	Home Goods
Party City	Conn's
Christopher & Banks	Chewy
Express	Michael's
Francesca's	

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Top 10 Companies in the US, Ranked by Retail E-commerce Sales Share, 2020



eMarketer.com

“ We expect June retail sales to continue May’s positive momentum, but at a slower rate; consumers are out and spending, encouraged by the better weather, promotions, and general desire to return to normal life. Despite these positive trends, soft sales trends on a year-over-year basis are likely to continue into the second half, as consumers face rising unemployment and falling disposable income, especially without the benefit of additional stimulus checks. Even as sales improve, margins could be pressured in certain segments as seasonal merchandise becomes obsolete, requiring deep discounts to move inventory and prepare for the next season (back to school and holiday). ”

CreditNTell



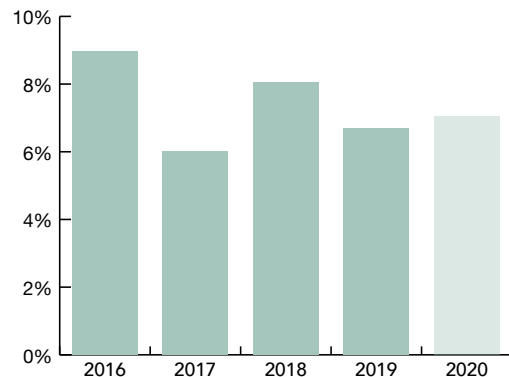
The North Oklahoma City submarket is our largest concentration of retail. Of the 7.2 million square feet of space in the submarket, nearly half is along the Memorial Road Corridor. Virtually every major national retailer in our market has a presence here and, while activity has slowed, retailers continue to look in this area to expand or possibly upgrade locations due to anticipated closures. This submarket will no doubt remain our primary retail corridor and will have the most activity, both good and bad, over the next year.

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 face significant challenges upon reopening. Quail Springs Mall in particular given that it was showing some signs of weakness prior to the shut-down and its more recent focus on fitness and entertainment tenants which have struggled with current operation restrictions. The current environment also may change the timing of future planned developments, including the next phase of Chisholm Creek and Oak, the planned mixed-use development across from Penn Square. Flix construction is nearly complete at the Half, but an opening date has not been announced.

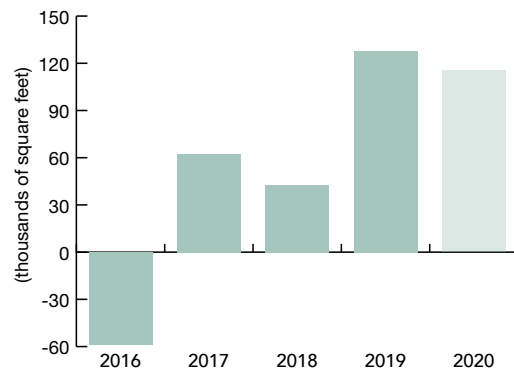
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North OKC Submarket Vacancy



North OKC Submarket Absorption



Little Market Paseo www.littlemarketpaseo.com / @littlemarketpaseo



North	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
50 Penn Place NW 50th St & N Pennsylvania Ave	1973/2000	In-Rel Properties Chad Khoury	86,802	35,862	41.31%	\$15.00	\$15.00	Full Circle Books, Belle Isle Brewery
6900 Place 6900 N May Ave	1981/1992	CBRE/OKLA Stuart Graham/Kendra Roberts	49,502	11,958	24.16%	\$10.00	\$12.00	Ted's Cafe Escondido Four Star Fitness
Belle Isle Station NW Expressway & N Classen Blvd	2000	CBRE/OKLA Mark Inman/Stuart Graham	433,333	18,993	4.38%	\$20.00	\$28.00	Walmart Supercenter, Old Navy, Nordstrom Rack
Britton Plaza Shopping Center 2648 W Britton Rd	1975	Gerald Gamble Co. Gerald Gamble	27,340	2,550	9.33%	\$12.00	\$12.00	Johnnie's Charcoal Broiler, ND Foods
Britton Square N May Ave & NW Britton Rd	1983	Rally Group Tommy Garrison	107,821	5,280	4.9%	\$9.00	\$12.00	A-1 Pet Emporium, The Smoking Boar
Camelot Square NW 122nd St & N Pennsylvania Ave	1984	Blanton Property Company Jeff Bolding	107,799	4,463	4.14%	\$0.00	\$0.00	Cox Communications, Casa Perico's
Casady Square W Britton Rd & N Pennsylvania Ave	1953/1995	Interwest Realty George Huffman	141,140	35,534	25.18%	\$13.95	\$14.00	CVS Pharmacy, Walgreens
Centennial Plaza 5801 N May Ave	1993	CBRE/OKLA Mark Inman	233,794	51,850	22.18%	\$12.00	\$16.00	Best Buy, Home Depot
Charter At May 9494 N May Ave	1963/1996	Price Edwards & Company George Williams/Ev Ernst/Jacob Simon	90,474	38,250	42.28%	\$14.00	\$16.00	Interior Fabrics, Tuesday Morning, Bank of America
Chisholm Creek Memorial & Pawnee Drive	2016	Medallion Group Whitney Rainbolt	285,883	45,411	15.88%	\$30.00	\$40.00	Top Golf, I-Fly, Republic Cabela's, Fuzzy's
Classen Curve 5820 NW Grand Blvd	2008	Blanton Property Company Tom Blanton	123,629	2,750	2.22%	\$0.00	\$0.00	Republic, Sur La Table, Warby Parker, Red Coyote, lululemon
Collonade Shopping Center 9600 N May Avenue	1984	Brady Properties Ali Ghaniabadi/Mason Ghaniabadi	59,000	1,800	3.05%	\$10.00	\$12.00	Lindsey Medical Caffe' Pranzo
Colonial Plaza 9225 N May Ave	2003	Eric Roberts Eric Roberts	141,456	0	0%	\$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%	\$16.00	\$25.00	Sprouts, Half Price Books
Country Club Village 2800 W Country Club Dr	1970/2003	CBRE/OKLA Susan Davis Jordan/Kelsey Gilbert	30,846	0	0%	\$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	1,299	5.29%	\$19.00	\$22.00	ME/CU Credit Union, McAlister's Deli
Fenwick Plaza 16524 N Pennsylvania Ave	2009/2015	Westbrook Properties Gretchen Bybee	41,804	1,133	2.71%	\$10.74	\$20.64	Allstate, Fenwick Liquor
French Market Mall 2836 NW 63rd St	1985	CBRE/OKLA Mark Inman	244,724	9,585	3.92%	\$8.00	\$25.00	Bed Bath & Beyond, Staples, Petco
Gold's Gym Center 2301 W. Memorial	1982/2008	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	66,662	2,746	4.12%	\$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	2,750	10.58%	\$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	5,400	12.73%	\$20.00	\$20.00	Louie's, Upper Crust Pizza, The Sushi Bar
Lakehurst Plaza 8028 N May Ave	1978/1990	Jacmor, Inc	32,637	0	0%	\$11.00	\$13.50	Gulfport Fish Market Movement Innovations Dance
Lakeside Shops 7500 N May Ave	1964/2011	Pippin Properties Phil Pippin	68,179	7,965	11.68%	\$11.00	\$18.00	Firestone/Bridgestone, Freddy's Frozen Custard
Lakewood Shopping Center 6901 N May Ave	1980/2015	Oxford Group Gabby Villareal	64,937	0	0%	\$10.00	\$12.00	Natural Grocers
Mathis Brothers Village 3400 W Memorial Rd	2016	Owner Managed	80,000	0	0%	\$0.00	\$0.00	Mathis Brothers Sleep Center, Ashley Furniture
Mayfair Place 2900 NW 63rd St	1978	Price Edwards & Company Karleen Krywucki	95,000	7,091	7.46%	\$12.00	\$15.00	Akin's, Chick Fil-a PetsMart, Big Lots
Memorial Square 13730 N Pennsylvania	2006	CBRE/OKLA Mark Inman/Stuart Graham	225,000	9,881	4.39%	\$23.00	\$26.50	Super Target, Marshalls, DSW, Golf Galaxy
Midland Center NW Expressway & Independence	1961	Price Edwards & 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	Blanton Property Company Tom Blanton	144,672	8,880	6.14%	\$0.00	\$0.00	CK & Company, Trader Joes, Starbucks, Ballet's

North	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
North Penn Plaza 5601 N Penn Ave	1970/71	Owner Managed	32,000	0	0%	\$20.00	\$20.00	Bank of The West
Penn Square Mall 1901 NW Expressway	1960/1988	Simon Property Group Robert Alexander	1,080,000	5,500	0.51%	\$0.00	\$0.00	Apple, Dillards, Macy's
Penn-Hefner Plaza 2121 W Hefner Rd	1973/1977	Price Edwards & 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	144,723	7,100	4.91%	\$14.00	\$0.00	Dollar Tree, At Home
Quail Plaza 10950 N May Ave	1965/1991	Morris Enterprises Kevyn Colburn	194,510	26,877	13.82%	\$12.00	\$17.00	Dollar Tree, Planet Fitness
Quail Springs Mall W Memorial Rd & N Penn Ave	1980/1999	Brookfield Properties Tyler Cassell/Chris Milkie	1,150,627	30,500	2.65%	\$0.00	\$0.00	Dillard's, Lifetime Fitness, Von Maur
Quail Springs MarketPlace W Memorial Rd & N Penn Ave	1998	CBRE/OKLA Mark Inman	410,613	13,828	3.37%	\$15.00	\$30.00	Old Navy, Michaels
Quail Springs Village 13801 N Penn Ave	1983	JAH Realty Elise Lopez	26,350	1,400	5.31%	\$30.00	\$20.00	Pier 1 Imports, Cowboy Chicken, Once Upon A Child
Quail Village 14101 N May Ave	2007	Caliber Property Group Robin O'Grady	49,845	0	0%	\$20.00	\$20.00	Cafe 7, Lush, Coolgreens
Shoppes At Northpark 12100 N May Ave	1971/1981	Morris Enterprises Kevyn Colburn	202,106	34,527	17.08%	\$13.74	\$16.79	B.C. Clark Rococo Restaurant
Shoppes at Quail Springs 13601 N May Avenue	2016	Price Edwards & Company George Williams	73,000	6,292	8.62%	\$28.00	\$25.00	Salons by JC, Salata Salad
Shops @ Quail Springs NW 146th & Pennsylvania	2012	Blanton Property Company Tom Blanton	90,856	1,595	1.76%	\$0.00	\$0.00	Dick's Sporting Goods Petco, Zoe's
Shops At North Penn NW/C 150th & N Penn Ave	2017	CBRE/OKLA Stuart Graham/Mark Inman	33,750	10,200	30.22%	\$24.00	\$24.00	Hollie's, Neighborhood Jam
Spring Creek North 12200 N May Ave	1981	JAH Realty Elise Lopez	89,006	14,192	15.94%	\$14.00	\$12.00	CVS Pharmacy, Sally Beauty, Family Dollar
Ten-Ol West Retail Center 1001 W Memorial Rd	2018	Newmark Grubb Levy Strange Belfort Jay Cohlma/Danny Ojeda/Michael Rapella	43,444	5,895	13.57%	\$28.00	\$28.00	Smoothie King, Club Champion Jimmy John's
The Rise 511 NW 23rd St	1920/2014	Land Run Commercial Troy Humphrey/Anna Russell	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 & Company George Williams	37,684	9,068	24.06%	\$20.00	\$22.00	Jimmy's Egg City National Bank
The Triangle @ Classen Curve 6001 N Western	2009	Blanton Property Company Tom Blanton	74,881	0	0%	\$0.00	\$0.00	Whole Foods, West Elm Anthropologie
The Veranda 150th St & N Western Ave	2006	Blackstone Commercial Property Advisors David Bohanon	29,712	17,801	59.91%	\$20.00	\$20.00	Stella Nova All Fur Paws
Town & Country Village Shopping Center 12325 N May Ave	1982/1992	Brady Properties Ali Ghaniabadi	43,491	2,450	5.63%	\$12.00	\$14.00	Backwoods, Subway, At the Beach
Village at Quail Springs 2201 W Memorial Rd	2004	CBRE/OKLA Mark Inman/Stuart Graham	100,404	0	0%	\$14.00	\$14.00	Best Buy, Hobby Lobby
Village Park South 10405 N May Ave	1972/2016	NAI Sullivan Group David Hartnack/SamSwanson/Nathan Wilson	42,573	1,625	3.82%	\$10.00	\$12.00	Cashland, Farmers Insurance
Village Plaza 1501 - 1529 W Britton Rd	1964/1989	Price Edwards & Company George Williams	47,580	2,600	5.46%	\$8.00	\$8.00	Westlake Ace Hardware, Dollar General
Wilshire Village W Wilshire Blvd & N Western Ave	1986	Scott Samara, M.D.	27,000	0	0%	\$11.00	\$12.00	Sherwin Williams, Makeup Bar, The Oil Tree
North Totals			7,315,560	517,458	7.07%			

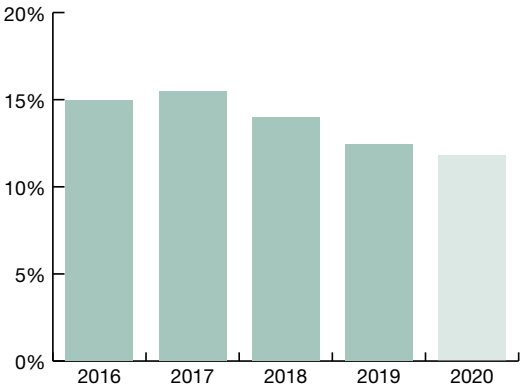
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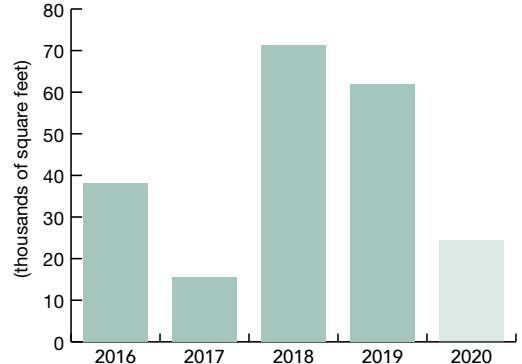


The Northwest submarket is the only submarket that showed a modest improvement in occupancy, moving from 87.6 percent to 88.2 percent at mid-year. Council Crossing and Market Place OKC, properties with long-term vacancy issues, have been able to address some of their vacancy and accounted for much of the improvement. It is one of the more mature submarkets in the city and continues to see limited new development. For many retailers, this market is their second or third 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. This is another submarket with a significant reliance on small shop and local tenants, many of whom are being hurt by the pandemic and resulting economic strains.

Northwest OKC Submarket Vacancy

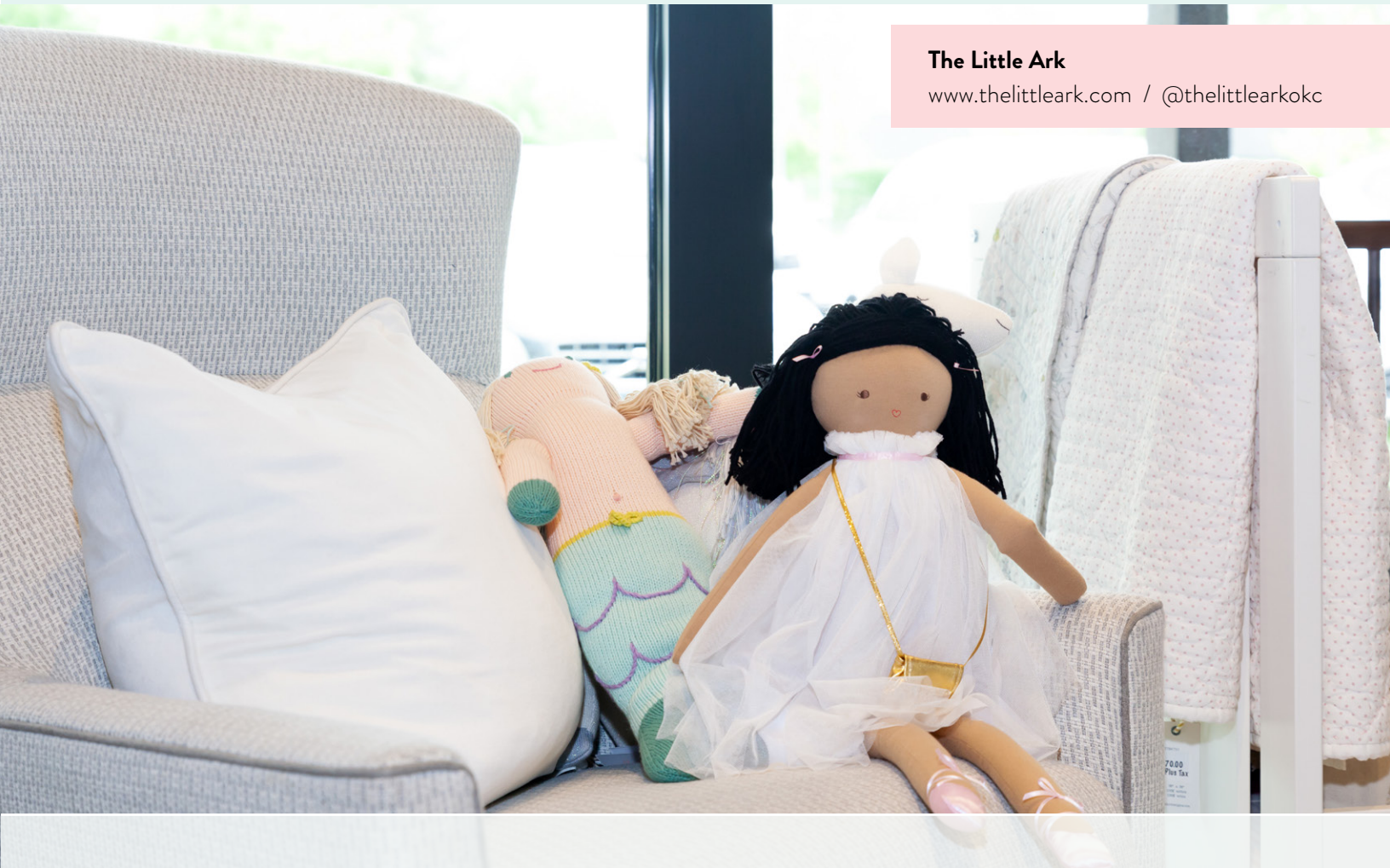


Northwest OKC Submarket Absorption



Northwest	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
2016 NW 39th St	1973	Dan Dill Property Dan Dill	33,408	9,200	27.54%	\$0.00	\$0.00	Goodwill
3625 Center 3617 - 3651 NW Expressway	1992	Coldwell Banker Commercial Cris Diffie Pitcock/Anthony Villasenor	55,646	0	0%	\$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	26,576	21.78%	\$8.00	\$16.00	Panera Bread, T-Mobile, Clearsight Center
Cornerstone Plaza NW 39th St & N MacArthur Blvd	1958/2007	Price Edwards & Company George Williams	65,285	14,010	21.46%	\$8.00	\$10.00	Family Dollar, City Bites
Council Crossing 8101 NW Expressway	1986/2003	JAH Realty Elise Lopez	141,700	23,889	16.86%	\$12.50	\$3.75	Ollie's Bargain Outlet, Goodwill
Courtyard Plaza 6401 NW Expressway	1984	CBRE/OKLA Stuart Graham/Mark Inman	38,998	10,681	27.39%	\$12.00	\$16.00	Billy Sims BBQ, Gentle Dental
Lakeshore Shopping Center 4200 NW Expressway	2002	Oxford Group Gaby Villarreal	139,447	0	0%	\$0.00	\$0.00	Academy Sporting Goods, Planet Fitness, Dollar Tree
Lakeshore Shops 7930 N MacArthur Blvd	1998	Charles Shadid Charles Shadid	30,000	0	0%	\$5.00	\$8.00	Freedom Pawn, Al's Bicycles
MacArthur Shops W Britton Rd & N MacArthur Blvd	1983	Owner managed	23,645	0	0%	\$9.00	\$9.00	State Farm, Spotted Zebra
Market Place OKC 5501 NW Expressway	1985	Newmark Grubb Levy Strange Beffort Jim Rose	178,854	17,547	9.81%	\$12.00	\$9.00	Life Church
Market Plaza 7001 NW Expressway	1981/1982	CBRE/OKLA Stuart Graham/Mark Inman	152,726	31,032	20.32%	\$6.00	\$35.00	Aldi, PetCo, Westlake Hardware
Mayfair Village NW 50th St & N May Ave	1948/1990	Precor Ruffin Caleb Hill	137,107	38,750	28.26%	\$12.00	\$25.00	Michael's, ALDI Steinmart
Newport Shopping Center 9120 N MacArthur Blvd	1972	Avenue CRE Randy Vaillancourt	26,390	13,700	51.91%	\$5.00	\$7.00	Sunshine Laundry
Oak Grove Plaza NW 122nd & MacArthur	2015	Zerby Interests W. Scott Bentley	70,249	23,287	33.15%	\$28.00	\$28.00	Sprouts, Orange Theory Fitness, Salata, Hollywood Feed
OKC Market Square 8400 NW Expressway	1983/2000	Marquett Realty Investments John D Thomas	143,579	4,213	2.93%	\$12.00	\$12.00	Family Leisure, TJ Maxx; Dollar Tree
Olympia Plaza 7202 W Hefner Rd	1990/98	Price Edwards & Company George Williams	34,900	0	0%	\$0.00	\$0.00	Dynamo Gymnastics
Peppertree Square 6444 NW Expressway	1984	Newmark Grubb Levy Strange Beffort Jim Rose	77,938	16,355	20.98%	\$8.00	\$8.00	AutoZone My Dentist
Portland Plaza NW 39th St & N Portland Ave	1966	JAH Realty Elise Lopez	183,312	12,847	7.01%	\$0.00	\$0.00	Winco, Jefferson Dental
Quailbrook Plaza 4401 W Memorial Rd	1987	Price Edwards & Company George Williams	90,228	9,282	10.29%	\$15.00	\$15.00	Phycon, OTA PikePass Office, Mercy Health Center
Rock Center 6714 NW Expressway	1992	Newmark Grubb Levy Strange Beffort John Cohlma	29,000	2,000	6.9%	\$14.00	\$14.00	Avis Cricket
Rockwell Crossing 12100 N Rockwell Ave	1986	Churchill Brown Realtors Mitra Senemar	30,200	3,750	12.42%	\$12.00	\$8.00	YMCA, Pizza Hut
Rockwell Northwest 7000 NW Expressway	1985/1999	JAH Realty Elise Lopez	154,944	8,153	5.26%	\$24.00	\$9.00	Hobby Lobby, Party City, Tuesday Morning, Skecher

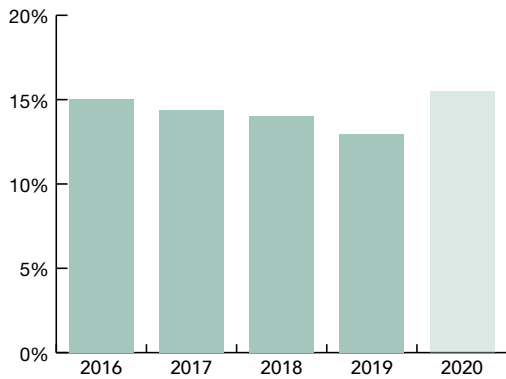
Northwest	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Rockwell Plaza 7104 NW Expressway	1981/2000	RCG Ventures Lee Zimmerman	414,507	80,631	19.45%	\$0.00	\$0.00	Target, PetSmart, Ross Dress for Less
Silver Springs Pointe 7640 NW Expressway	2000	CBRE/OKLA Stuart Graham/Mark Inman	700,000	10,114	1.44%	\$15.00	\$20.00	Wal-Mart, Mattress Firm, Home Depot
Springbrook Shopping Center 6207 NW Expressway	1968	Newmark Grubb Levy Strange Beffort Michael Almaraz	50,000	10,000	20%	\$10.00	\$12.00	10 Gym Fitness
Springdale Shops NW 50th St & N Meridian Ave	1962/2014	Price Edwards & Company George Williams	126,000	23,615	18.74%	\$10.00	\$10.00	Dollar General, Super Mercado
Walnut Village 12301 N Rockwell Ave	1986/2000	Rally Group Tommy Garrison	55,515	1,400	2.52%	\$12.00	\$16.00	Nhinja Sushi, Leslie's Pool Supplies
Warr Acres Shops NW 50th St & N MacArthur Blvd	1960/1994	Core Real Estate Jim Sanders	34,400	0	0%	\$5.00	\$6.00	Big Red Shop
Warwick Crossing 6909 W Hefner Rd	1995	Interwest Realty George Huffman/Brad Huffman	31,804	11,808	37.13%	\$12.50	\$14.00	Flexible Fitness, Watch Me Grow Childcare
Warwick Plaza NW 122nd St & N MacArthur Blvd	1984	Newmark Grubb Levy Strange Beffort Jim Rose	60,443	1,500	2.48%	\$9.00	\$11.00	Swiss Cleaners
Northwest Totals			3,432,267	404,340	11.78%			



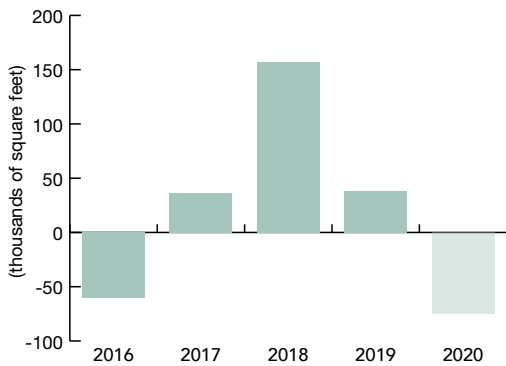
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South OKC Submarket Vacancy



South OKC Submarket Absorption



South Oklahoma City saw the most significant rise in vacancy over the first half of the year, from 13.0 percent to 15.5 percent. The increase appears to be spread across the market as opposed to issues with one center or a few tenants. Zerby Interests is moving forward with plans to re-configure and expand Shields Plaza although timing is unknown. Until that re-development is started, no significant new development in this submarket is anticipated. The northern half of this submarket is heavily reliant on the Hispanic shopper and is largely characterized by smaller centers with relatively good occupancy, particularly along 29th street.



South	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
240 Penn Park 1409 W I-240	2005	RCG Ventures Lee Zimmerman	241,831	0	0%	\$12.00	\$20.00	Ross, Michaels, PetSmart, Marshalls
240 Penn Park Phase II 1609 - 1615 Penn Park Blvd	2017-2018	PB Odom III PB Odom III	70,658	2,500	3.54%	\$17.50	\$17.50	Conn's, Skechers
74 South Centre SW 74th St & S Penn Ave	1973/2006	Paul B. Odom Construction Paul Odom	50,000	0	0%	\$11.00	\$17.00	At the Beach Red Wing
800 SW 44th St. 800 SW 44th St.	1969/2018	Vista Property Company Mason duPerier	146,207	60,000	41.04%	\$8.00	\$18.00	Westlake Ace Hardware, Auto Zone
89er Plaza SW 89th St & S Walker Ave	1984	Lauren Weyhe Lauren Weyhe	30,000	2,500	8.33%	\$6.00	\$10.00	Flying Eagle Coins
Airline Shopping Center 3200 SW 29th St	1999	Price Edwards & Company Aaron Diehl	123,065	19,854	16.13%	\$9.00	\$13.00	Tom's Tires, El Rodeo Carniceria
Almonte Square 6100 S May Ave	1963/2014	Price Edwards & Company Everest Ernst	107,676	41,203	38.27%	\$0.00	\$0.00	Oklahoma Metropolitan Library Family Dollar, Planet Fitness
Brookwood North I & II SW 89th St & S Western Ave	1998	Charles Shadid Charles Shadid	57,795	0	0%	\$5.00	\$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	7,159	8.88%	\$12.00	\$16.00	Planet Fitness, Goodwill, Game HQ
Centre 8400 8400 S Western Ave	1984	Precor Ruffin Rick Pritchett	29,355	9,555	32.55%	\$10.00	\$10.00	H&R Block, Valir Health
Charlie Plaza 12201 & 12301 S Western Ave	2018	Brady Properties Ali Ghaniabadi/Mason Ghaniabadi	24,892	3,600	14.46%	\$17.00	\$18.00	Club Pilates
Chatenay Square SW 104th St & Penn Ave	2000	Precor Ruffin Rick Pritchett	114,115	16,530	14.49%	\$17.50	\$0.00	World Fresh Int'l Market, Panera Bread
Country Park Shopping Center 5906 S Agnew Ave	1978/2014	Land Run Commercial Andrew Hwang	24,360	0	0%	\$5.45	\$7.71	Value Thrift
Crest Shopping Center 3000 SW 104th	2012	Newmark Grubb Levy Strange Beffort John Cohlma	99,000	2,700	2.73%	\$17.50	\$17.50	Crest, Subway, Victoria's

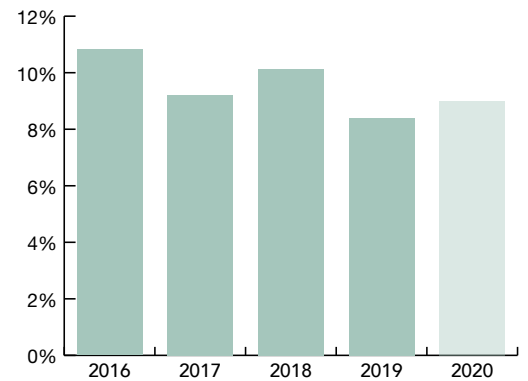
South	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Crossroads Shopping Center 7100 S. I-35 Service Rd.	1987	Precor Ruffin Rick Pritchett	58,871	31,269	53.11%	\$10.00	\$0.00	Concentra
Economy Square SW 29th St & S May Ave	1963/98	Newmark Grubb Levy Strange Beffort Michael Almaraz/Louis Almaraz	203,451	1,800	0.88%	\$9.00	\$9.00	Buy For Less, Dollar Tree, Walgreens, Dollar General
Grant Square SW 44th St & S Penn Ave	1958/1992	Emersons Commercial Real Estate Terry Watson	103,810	11,000	10.6%	\$8.51	\$10.40	Aaron Rents
Greenbriar Square 12230 S. Penn Ave	2018	CBRE/OKLA Stuart Graham	37,200	0	0%	\$18.00	\$22.00	Sprouts, Great Clips
Greenway Plaza SW 119th St & S Western Ave	1985	Newmark Grubb Levy Strange Beffort Jim Rose	117,251	3,575	3.05%	\$12.00	\$12.00	Westlake Hardware, Tuesday Morning
Hillcrest Shopping Center 2100 SW 59th St	1971	Blanton Property Company Jeff Bolding	50,000	35,000	70%	\$0.00	\$0.00	Athena Greek
I-240 Plaza 7800 S Western	1988	Brady Properties Ali Ghaniabadi/Mason Ghaniabadi	27,120	4,800	17.7%	\$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%	\$4.00	\$0.00	Family Dollar
Lightning Creek Square 8121 S Western Ave	1985	Lightning Creek Complex Debra Gutierrez	48,005	0	0%	\$8.00	\$0.00	Costume Shop, Allstate, Jewel Box
Mayridge Shopping Center SW 44th St & May Ave	1956	Buddy Shadid	38,000	0	0%	\$5.00	\$5.00	Dollar General
Palagio Shops SW 104th St & S Western Ave	2005	PB Odom III Paul Odom III	47,547	2,125	4.47%	\$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	13,998	16.21%	\$12.00	\$7.00	Buy for Less, Dollar General
Shields Plaza SW 74th & S Shields Blvd	1972/2011	Zerby Interests W. Scott Bentley	158,000	27,247	17.24%	\$14.00	\$12.00	Burlington, Harbor Freight
South Meridian Plaza 1025 S Meridian Ave	1983	Price Edwards & Company George Williams	36,100	2,000	5.54%	\$12.00	\$17.00	Billy Sims BBQ, Cowboy Cleaners
South Park 4500 S May Ave	1975	Owner Managed Henry Tien Nguyen	86,848	0	0%	\$10.00	\$5.00	Carniceria El Rodeo #2
South Penn Plaza 1620 SW 89th St	1984	Emersons Commercial Real Estate Terry Watson	143,407	34,450	24.02%	\$12.00	\$9.00	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%	\$4.50	\$9.00	Smart Saver, OKC Plaza Latina, Family Dollar
Southern Hills SW 74th St & S Penn Ave	1964/1990	CBRE/OKLA Kendra Rogers/Stuart Graham	202,247	87,004	43.02%	\$8.00	\$22.00	Northern Tool, Dollar Tree
Southwestern Plaza SW 59th St & S Western Ave	1962/1987	Coldwell Banker Commercial Jerry Hocker/Jack James	122,527	9,000	7.35%	\$7.00	\$8.00	Family Dollar, Cocino De Mino Mexican Restaurant
Stonebriar Shopping Center 13316 S Western Ave	2005	Brady Properties Ali Ghaniabadi	30,000	1,300	4.33%	\$12.00	\$12.00	OK Foot and Ankle, Dental Innovations
Summit Pointe Plaza SW 89th St & S Western Ave	2008	Price Edwards & Company George Williams	30,414	9,600	31.56%	\$16.00	\$16.00	Louie's, T-Mobile
SW 119th Street Marketplace 801 SW 119th St	2009	HCB Commercial Real Estate Co Scott Heiple	28,676	8,400	29.29%	\$14.00	\$16.00	Lemon Grass, Dental Expressions, Papa Murphys
Towne South Plaza SW 74th St & S Walker Ave	2004/2010	Creek Commercial Realty, LLC Aj Tolbert/Ethan Slavin	130,000	18,900	14.54%	\$20.00	\$8.00	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	\$9.00	Buy For Less Supermercado
Walnut Square 2209 SW 74th St	1985	Price Edwards & Company Ev Ernst/George Williams/Jacob Simon	314,299	29,054	9.24%	\$12.00	\$18.00	Big Lots, Hobby Lobby, Green Acres Market, dd's Discount
Westernview Center 7107 S Western Ave	1958/78	CBRE/OKLA Stuart Graham/Mark Inman	104,000	18,517	17.8%	\$6.00	\$17.00	Taste of China Dollar General
Westminster Village 10625 S Western	1986	Brady Properties Ali Ghaniabadi/Mason Ghaniabadi	79,500	25,230	31.74%	\$8.00	\$12.00	Westminster Exec. Suites, Huntington Fine Jewelers
South Totals			3,811,373	588,663	15.44%			



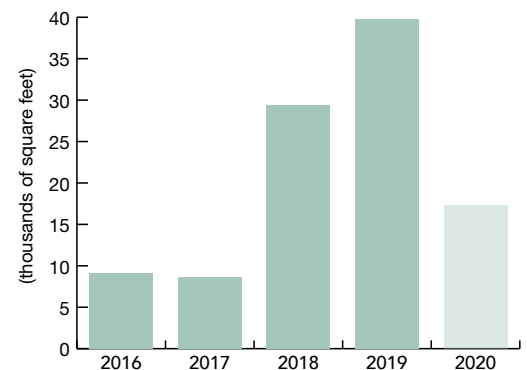


Edmond vacancy increased slightly during the first half of the year, ending June at 9.0 percent compared to 8.4 percent at the end of the year. There were no major shifts in occupancy and the inventory of product stayed roughly the same. There have been some smaller strip centers and stand-alone buildings built, but no significant new construction. The pandemic and general economic conditions will no doubt constrain new development for some time. As with all the Oklahoma City metro, expect additional vacancy over the second half of the year as we see tenant bankruptcies and closures. Yet, Edmond will continue to be one of the most desired retail submarkets. Virtually all multi-store retailers want to be in the market given Edmond's demographics, incomes and disposable spending.

Edmond Submarket Vacancy



Edmond Submarket Absorption



Edmond	Built/Updated	Leasing Agent	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
33rd & Boulevard	1982	Lee Segal	49,400	0	0%	\$10.00	\$15.00	Mardel's,
E 33rd St & S Boulevard St		Lee Segal						Family Dollar
Alta Mesa	2008	JAH Realty	30,798	9,009	29.25%	\$26.00	\$0.00	Qdoba, OU Medical Center,
301 S Bryant Ave		Elisa Lopez						Panda Express
Berkshire Plaza	2002	Creek Commercial Realty, LLC	35,612	3,004	8.44%	\$17.00	\$18.00	Office Depot,
W 15th St & S Broadway		AJ Tolbert/Ethan Slavin						Nhinja Sushi & Wok
Boulevard Village	1985	NAI Sullivan Group	36,173	7,915	21.88%	\$12.00	\$12.00	Mardel,
3404-3456 S Boulevard St		Amir Shams/Nathan Wilson						Family Dollar
Broadway South	1977	Cushman & Wakefield	61,524	0	0%	\$18.00	\$22.00	Edmond Music
3320 S Broadway		Phillip Farha						
Broadway Square		Land Run Commercial	93,488	4,758	5.09%	\$9.00	\$15.00	City Bites,
3601 S Broadway		Troy Humphrey/Anna Russell						Duncan Brothers Salon
Bryant Square	1973/1992	JAH Realty	272,135	1,680	0.62%	\$0.00	\$0.00	Ross, Petco, Party City
E 2nd St & N Bryant Ave		Elise Lopez						Bed Bath & Beyond
Danforth Plaza	2004	Price Edwards & Company	29,962	6,309	21.06%	\$10.00	\$12.00	State Farm,
2000 W Danforth Rd		George Williams						H&R Block
Danforth Square	1999	CBRE/OKLA	108,000	1,200	1.11%	\$14.00	\$12.00	Hobby Lobby, S&B Burger,
W Danforth Rd & S Kelly		Mark Inman/Stuart Graham/Kendra						My Gym
Edmond Crossing	1995	Price Edwards & Company	151,664	13,526	8.92%	\$12.00	\$16.00	TJ Maxx, HomeGoods,
24 E 33rd St		Ev Ernst/George Williams/Girma						Tuesday Morning
Edmond Exchange	2003	JAH Realty	71,218	14,543	20.42%	\$0.00	\$0.00	On the Border, Sprint,
3233 S Broadway		Elisa Lopez						Dunkin Donuts
Edmond Market Place	1980/2014	Newmark Grubb Levy Strange	96,185	44,257	46.01%	\$15.00	\$21.00	Natural Grocers,
3301 S Boulevard		Michael Rapella/Jay Cohlmlia/Danny						Orange Theory Fitness
Edmond Plaza		Price Edwards & Company	158,373	6,190	3.91%	\$9.00	\$14.00	Westlake Hardware,
E 15th St & Broadway Ext.		Ev Ernst/George Williams/Girma Moaning						Big Lots, Goodwill

Edmond	Built/Updated	Leasing Agent	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Edmond Trails 289 S Santa Fe Ave	2007	Sooner Investment Brad Goodwin	25,215	7,027	27.87%	\$14.00	\$15.00	The Bridge Billiards, Spinal Wellness Center
Hampton Village 1529 - 1601 S Broadway	2010	The Palmer Company Chris Palmer	22,958	6,779	29.53%	\$20.00	\$18.00	Chipotle, Mattress Firm, Starbucks, Verizon
Homestead Center W Danforth Rd & N Santa	2003	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	45,882	10,828	23.6%	\$14.00	\$12.00	Anytime Fitness, Kobe Sushi
Kelly Centre Shopping Center 610 S Kelly Ave	2003	Equity Commercial Realty David Lide	43,763	9,100	20.79%	\$13.00	\$14.00	Dance Makers
Kelly Plaza W Edmond Rd & S Kelly Ave	1984/2011	Newmark Grubb Levy Strange Beffort Jim Rose	86,427	4,292	4.97%	\$9.00	\$15.00	10 Gym, Kid's Galaxy
Kickingbird Square 1323 W Danforth Rd	1985/1988	Newmark Grubb Levy Strange Beffort Jim Rose	110,000	5,565	5.06%	\$14.00	\$14.00	Pet Supply Plus, Kickingbird Cinema
Market at Cedar Lake E Waterloo & Broadway	2018	Equity Commercial Realty Josh White/Paul Swales/Eric Fleske	38,020	9,410	24.75%	\$14.00	\$14.00	Subway Best Cleaners
Market Depot 3409 S. Broadway	1965/2004	Moriah Real Estate Company Brock Lytton	82,235	3,783	4.6%	\$16.50	\$24.41	Charleston's, Alfredo's Restaurant
North Oaks 821 W Danforth Rd	1983/1989	Hayes Brokerage Don Hayes	70,672	0	0%	\$10.00	\$15.00	Westlake Hardware, Dollar General, My Dentist
Oak Brook Shopping Center 2113 W Edmond Rd	2016	Wiggin Properties Grant Stewart/Don Faulkner	86,711	15,353	17.71%	\$9.00	\$13.50	Planet Fitness, The Salvation Army
Oxford Pointe Shops E 2nd St & S Bryant Ave	1986	Newmark Grubb Levy Strange Beffort John Cohlma	26,500	1,750	6.6%	\$15.00	\$15.00	Vision Center
Pebble Creek W Danforth Rd & N Santa	2001	Newmark Grubb Levy Strange Beffort John Cohlma	107,944	0	0%	\$18.00	\$0.00	Kohl's, Gold's Gym, Dollar Tree
Shoppes at Cheyenne Ridge 3308 - 3416 S Bryant Ave	2018	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	27,493	12,486	45.42%	\$22.00	\$26.00	Joey's Cafe, Ellis Island Coffee
Shoppes at Edmond University E 2nd St & S Bryant Ave	2000	Price Edwards & Company George Williams	77,543	1,400	1.81%	\$22.00	\$22.00	Wal Mart Neighborhood Market, Pei Wei, Half Price Books
Shoppes at Fox Lake 941 W. I-35 Frontage Road	2016	Price Edwards & Company George Williams	26,802	2,000	7.46%	\$24.00	\$22.00	Ortho Plus, Great Clips
Shoppes On Broadway E 33rd St & S Broadway	2008	Price Edwards & Company Everest Ernst/George Williams/Jacob Simon	160,000	19,533	12.21%	\$16.00	\$22.50	Hobby Lobby, Bella Strada Spa & Salon
Signal Ridge Shopping Center 1700 S Kelly Ave	1986	Price Edwards & Company George Williams	35,000	1,800	5.14%	\$14.00	\$16.00	Daylight Donuts
Spring Creek Plaza E 15th St & S Bryant Ave	2001	Ward Construction Amanda Ward, Kent Ward	63,000	3,060	4.86%	\$32.00	\$31.00	Panera Bread, Fuzzy's Taco Shop
Spring Creek Village of Edmond E 15th St & S Bryant Ave	2007	Price Edwards & Company Everest Ernst/George Williams/Girma Moaning	72,273	23,727	32.83%	\$22.00	\$28.00	Starbucks, Taziki's, Louie's, Lucca, Rustic Cuff
University Plaza E 2nd St & S Bryant Ave	2000	Brady Properties Ali Ghaniabadi	400,000	0	0%	\$14.00	\$16.00	Target Super Center, Lowe's
Uptown Grocery Center 1230 W Covell Rd	2011	KW Commercial Mary Walker	73,350	3,800	5.18%	\$21.00	\$28.00	Uptown Grocery
Willow Creek E 2nd St & N Santa Fe Ave	1985	Owner Managed	31,200	9,600	30.77%	\$18.00	\$0.00	Al Pet Emporium
Edmond Totals			2,907,520	263,684	9.07%			

Ambassador

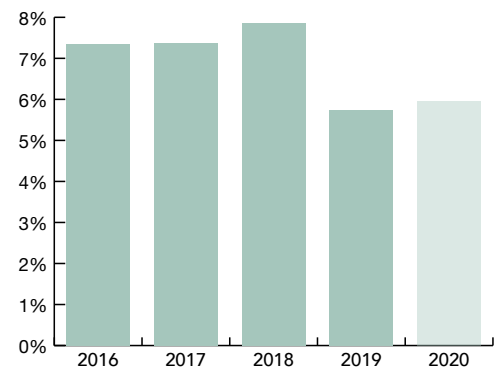
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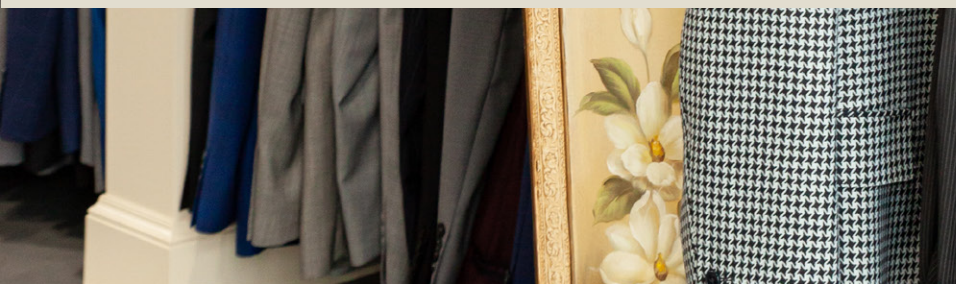
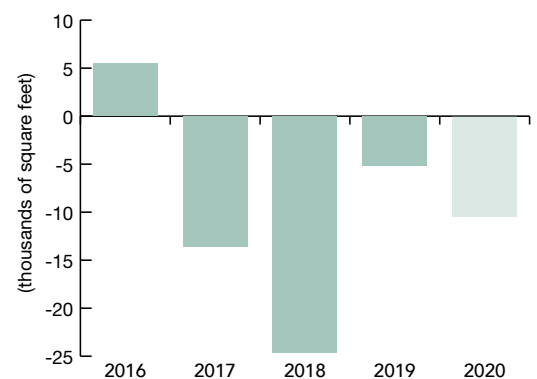
The West Central vacancy remained low at 6.0 percent as compared to 5.8 percent at the end of 2019. Westgate Marketplace, Yukon Village, The Market at Czech Hall, and West End Pointe and the OKC Shoppes comprise nearly half the total product in the submarket and all maintain high occupancy. The Market at Czech Hall expects to add a new ground-up HomeGoods and a Crest grocery next to the Burlington. The corridor draws not only from the Interstate-40 traffic but from a large swath of homes north of Interstate-40 that have limited access to retail, particularly new retail. The former Cotton Mill parcel is one of the possible locations for the Maps 4 soccer stadium, which could jump-start a larger mixed-use development there, although current conditions are likely to delay or preclude any significant new development for some time.

The Interstate-40 and Portland area, home to 40 stores, containing over 2.5 million square feet that specialize in furniture and accessories, remains the hub of furniture sales for the City.

West-Central Submarket Vacancy



West-Central Submarket Absorption





West-Central	Built/Updated	Leasing Agent	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
36th & May Center NW 36th St & N May Ave	1986	B.D. Eddie Enterprises Terry McGuire	97,500	1,250	1.28%	\$10.00	\$12.00	Locke Supply, Swiss Cleaners
Ann Arbor Terrace 4913 NW 23 St	1971	Owner Managed	30,000	0	0%	\$6.00	\$0.00	Feria Latina Super Market, Ultimate Thrift Store
Bethany Shopping Center 8000 NW 39th	2016	Newmark Grubb Levy Strange Befort Michael Almaraz	28,250	7,440	26.34%	\$17.00	\$15.00	Family Dollar Subway
Chisholm Shopping Center I-40 & Garth Brooks Blvd	1972/2007	CBRE/OKLA Stuart Graham	227,630	51,984	22.84%	\$5.00	\$16.00	Sprouts, Planet Fitness
DeVille Shopping Center 2408 N. Council Road	1962/1994	Love Management	125,407	0	0%	\$5.00	\$6.00	Buy For Less Heart & Hand Thrift Ace Hardware, Dollar Tree,
Glen Oaks NW 23rd St & N Rockwell Ave	1968/98	JAH Realty Elise Lopez	49,161	1,800	3.66%	\$18.00	\$6.00	Anytime Fitness
Indiana Center 1708 N Indiana Ave	2002	Owner Managed	26,000	0	0%	\$5.00	\$9.00	Scorecards Sports Bar Bad Granny's
MacArthur Court 3804 N MacArthur Blvd	1985/2018	Creek Commercial Realty, LLC Ethan Slavin/Tyler Huxley	51,198	14,950	29.2%	\$13.50	\$13.50	GSA, Homestead Senior Care
MacArthur Park Shopping Center 2300 N MacArthur Blvd	1997	Price Edwards & 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%	\$6.00	\$6.00	H&R Block, James Lighting
Morgan Creek Plaza 1701 S Morgan Rd	1988	Westbrook Properties Gretchen Bybee	35,930	4,480	12.47%	\$12.73	\$12.92	State Farm Clint Pitt, DDS
Mustang Crossing 15th & Mustang Rd	2015/2018	Hayes Brokerage Don Hayes	30,000	0	0%	\$15.00	\$20.00	JoJo's, Pho Hieu
Mustang Shopping Center 216 N Mustang Mall Terr	2004	Schostak Brothers & Company Rebecca Dragin	35,846	4,400	12.27%	\$12.00	\$16.00	Gamestop, Anytime Fitness Cato, Dollar Tree
Mustang Trade Center Hwy 152 & S Mustang Rd.	2015	McGee Commercial Real Estate Chad Arnold	133,678	1,250	0.94%	\$20.00	\$20.00	CashSaver, Stage
OKC Outlets NE C of I-40 & Council Rd	2010	Price Edwards & Company George Williams/Karleen Krywucki/Ev Ernst	430,835	37,146	8.62%	\$25.00	\$14.00	Polo Ralph Lauren Factory Store, Coach, Michael Kors
Old Mill Plaza 301 Elm Ave	1974	Deer Horn Development Ray Wright	82,730	0	0%	\$8.00	\$4.00	Locke Supply
Penn Crossing NW 23rd St & N Pennsylvania Ave	1994	Brady Properties Ali Ghaniabadi	133,356	19,350	14.51%	\$7.50	\$8.00	Wal Mart Neighborhood Market Dollar Tree, Mazzio's, Westlake
Plaza DeVille 2409 N Council Road	1970/2012	Charles Shadid Charles Shadid	24,565	0	0%	\$4.00	\$8.00	Omega Health Foods Electrolux Vacuum
Plaza Shoppes of Turtle Creek 915-951 S Cornwell Dr	1986/2000	Plains Commercial Real Estate Grant Hudiburg/Ryan Storer	23,000	1,061	4.61%	\$10.50	\$12.00	Hair Expressions Animezing
Portland Square NW 23rd St & N Portland Ave	1958/1987	Charles Johnson, DDS Chuck Johnson	38,000	0	0%	\$4.00	\$0.00	Sam's Wholesale Liquor OK Family Thrift
Rockglen Retail Center 1500 N Rockwell Ave	1994	Owner Managed	25,308	0	0%	\$3.50	\$0.00	Well Club

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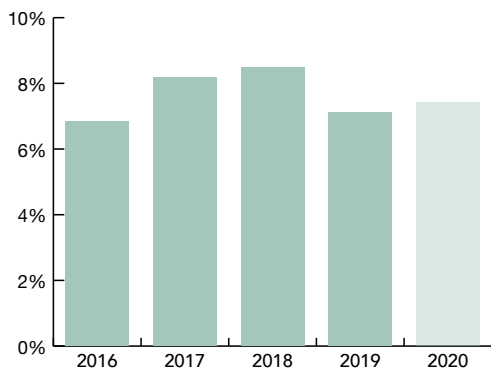


West-Central	Built/ Updated	Leasing Agent	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Shartel Plaza 5225 N Shartel Ave	1965	Pro Realty Greg Downs	40,736	0	0%	\$14.00	\$16.00	CVS
Silver City Town Center 101 N Mustang Rd	1974/2015	Interwest Realty George Huffman	88,851	6,888	7.75%	\$12.00	\$12.00	Tractor Supply, Bronco Bowl
Ten-M NW 10th St & N Meridian Ave	1958/2017	Corsair Estate, LLC Scott Smith	33,100	4,965	15%	\$10.00	\$12.00	Liberty Tax
The Market at Czech Hall NW 10th & Interstate 40	2017	CBRE/OKLA Stuart Graham	161,636	0	0%	\$26.00	\$26.00	Academy, Ross, Ulta, Petco, Marshalls
The Plaza at Stone Mill 1348 S Yukon Parkway	2015	Owner Managed	36,000	12,726	35.35%	\$15.00	\$18.00	Pie 5 Pizza, Great Nations Bank
Walnut Creek 1110 N MacArthur Blvd	1974	Creek Commercial Realty, LLC Ethan Walker/Ethan Slavin/ Tyler Huxley	54,382	16,281	29.94%	\$3.00	\$3.95	Thermo Roll Shutters
West End Pointe I-40 & Garth Brooks Blvd	2015	McGee Commercial Real Estate Chad Arnold	522,500	2,500	0.48%	\$20.00	\$0.00	Lowe's, Staples, Kohl's, Gold's Gym
West Pointe Plaza 300 S Mustang Rd	2006	CH4 Development Daniel Le	27,004	0	0%	\$13.00	\$13.00	Crossfit, SuperCuts
West Pointe Shoppes Phase II 700-742 S Mustang Rd	2008	Baker First Commercial Real Estate Rod Baker	24,856	6,156	24.77%	\$13.00	\$13.00	State Farm, Affordable Dentistry, OK Institute of Allergy, Asthma & Immunology Wal Mart, Panera Bread,
Westgate Marketplace I-40 & S MacArthur Blvd	2000/2014	Zerby Interests W. Scott Bentley	900,500	10,000	1.11%	\$17.00	\$28.00	Home Depot Best Buy, Ulta, Dick's Sporting Goods
Westoaks Village NW 10th St & N Rockwell Ave	1964	Baker First Commercial Real Estate Lori Petit	93,270	0	0%	\$3.90	\$3.90	Family Dollar, Builders Warehouse
Westpointe Plaza 320 S Mustang Rd	2000	CH4 Development Daniel Le	25,680	0	0%	\$10.00	\$12.00	Subway, Hunan Express
Will Rogers Park Plaza 3100 N Portland Ave	1982	Creek Commercial Realty, LLC Ethan Walker/Ethan Slavin/ Tyler Huxley	160,000	1,750	1.09%	\$4.00	\$6.00	Oriental Imports
Windsor Hills 4601 NW 23rd St	1960/1998	Newmark Grubb Levy Strange Beffort Danny Ojeda/Jay Cohlmi/ Michael Rapella	256,250	47,237	18.43%	\$7.00	\$12.00	Crest Foods, Ross, dd's Discount
Windsor Park 2536 N Meridian Ave	1982	Newmark Grubb Levy Strange Beffort Michael Almaraz	26,500	0	0%	\$14.00	\$14.00	Ci Ci's Pizza, Windsor Park Pharmacy, Jackson Hewitt
Yukon Hills Shopping Center S Cornwell Dr & E Vandament Ave	1975/2019	JAH Realty Elise Lopez	125,465	28,500	22.72%	\$15.00	\$8.00	Buy For Less, Rent-A- Center, Dollar General
Yukon Shopping Center I-40 & Garth Brooks Blvd	2005	Schostak Brothers & Company Rebecca Dragin	211,500	3,200	1.51%	\$14.00	\$16.00	Dollar Tree, Cato
Yukon Village I-40 & Garth Brooks Blvd	2009	Chase Properties Bennett Morrison	332,571	5,190	1.56%	\$12.00	\$25.00	Target, Hobby Lobby, Big Lots, Petsmart
Yukon Village I-40 & Garth Brooks Blvd	2009	Chase Properties Bennett Morrison	332,318	12,967	3.90%	\$0.00	\$0.00	Target, Hobby Lobby, Big Lots, Petsmart
West-Central Totals			4,902,191	292,404	5.97%			

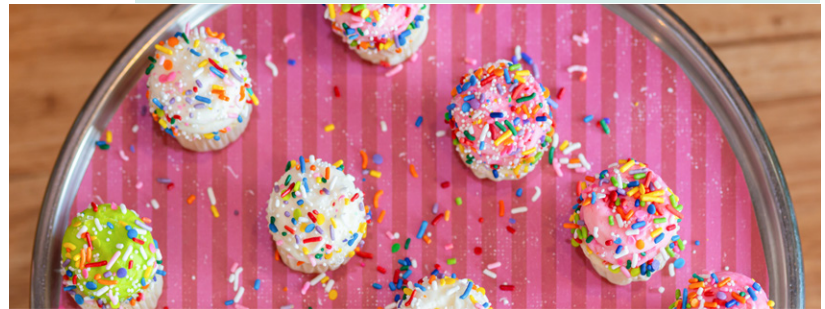
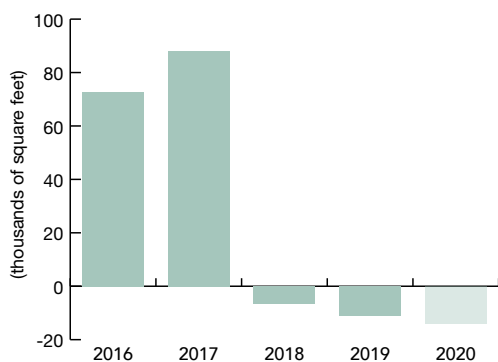
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Moore/Norman Submarket Vacancy



Moore/Norman Submarket Absorption



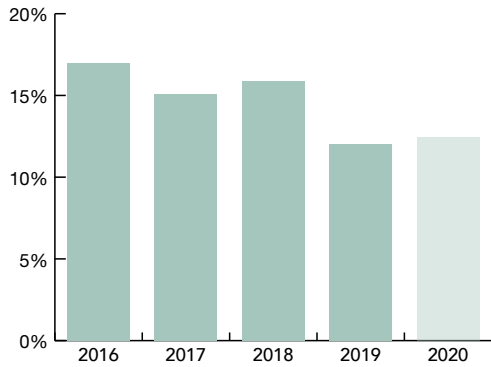
The Moore-Norman submarket vacancy came in at 7.4 percent at mid-year versus 7.1 percent at year-end. Again, very limited new construction in this submarket and very little anticipated in the year ahead as the market works through the current environment. Sooner Mall continues to have significant vacancy primarily due to the empty Sears. Should the JCP store close here, it could create real issues for the mall. Malls have been the hardest hit of all landlords during the shutdown. Costco's entry into this market in south Moore is still anticipated but has not been officially announced. The Moore-Norman submarket has been a highly desirable location for retailers – incomes are good and housing density is high – making it one of the highest retail growth areas of the metro over the last 10 years.

Moore-Norman	Built/Updated	Leasing Agent	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	0	0%	\$13.75	\$13.75	Sooner Bowler Center, Remax/Elite
Alameda Square 12th Ave SE & E Alameda St	1984	Price Edwards & Company Aaron Diehl	93,858	14,386	15.33%	\$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%	\$15.00	\$16.00	Harbor Freight Tools, Sherwin Williams
Broadway Plaza 2200 N Broadway St	2004	Owner Managed	34,000	0	0%	\$10.00	\$14.00	Home Creations
Broadway Retail Center 1700 - 1704 S Broadway	2005	Equity Commercial Realty Eric Fleske/Josh White	50,964	22,680	44.5%	\$13.00	\$14.00	Orthopedic-Spine & Sports PT, S&S Pool
Brookhaven Village 36th Ave NW & W Robinson St	1985	Price Edwards & Company Aaron Diehl	155,016	18,627	12.02%	\$0.00	\$0.00	Chico's, Louie's, Joseph A. Bank
Camden Village 1003-1035 SW 19th St	2006/2014	Aria Development, LLC Melissa Thomas/Lisa Talley	31,100	0	0%	\$20.00	\$0.00	Cheers, 1907 Okie Tonk Cafe
Campus Corner Shops 301 W Boyd St	1911/1993	Equity Commercial Realty Judy Hatfield/Rainey Powell	225,000	5,165	2.3%	\$16.00	\$18.00	Louie's, Lucca
Carriage Plaza 2001 W Main St	1983	Land Run Commercial Troy Humphrey/Anna Russell	25,500	0	0%	\$16.00	\$16.00	City Bites, Cayman's
Center on Main 500 Main St	1965	Heather O'Connell Heather O'Connell	60,000	0	0%	\$0.00	\$0.00	Firestone
Champions Centre (formerly Parkway Plaza) 520 - 700 Ed Noble Parkway	1996	Equity Commercial Realty Judy Hatfield	375,000	48,478	12.93%	\$18.00	\$30.00	Barnes & Noble, PetSmart, Bed Bath & Beyond
Colonial Estates 12th Ave SE & E Lindsey St	1988	Hoppenstein Properties, Inc Norman Hoppenstein	104,225	20,340	19.52%	\$6.00	\$9.00	Buy For Less, Dollar General Rent-A-Center
Crimson Centre 2627 N Classen Blvd	2005	Equity Commercial Realty II, LLC Eric Fleske/Josh White	39,204	0	0%	\$18.00	\$18.00	Billy Sims, Slim Chickens
Cross Timber Retail Center 10740 S May Avenue	2016	CBRE/OKLA Kendra Roberts	24,331	4,200	17.26%	\$22.00	\$22.00	Pub W, SuperCuts

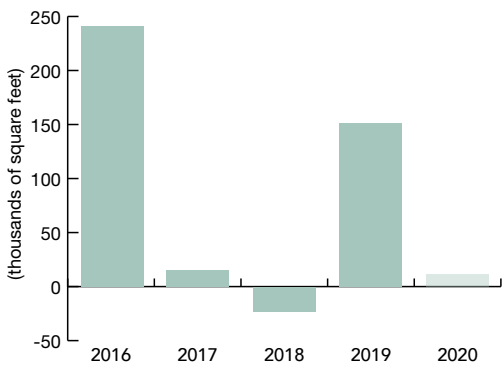
La Fleur Nail and Day Spa, at the Shoppes at Quail Springs

Moore-Norman	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Downtown Shopping Center 555 W Main Street	1974/2009	Brady Properties Ali Ghaniabadi	50,000	0	0%	\$8.00	\$10.00	Sprouts, Cellar Wine and Spirits
Eastmoor Shopping Center 811 SE 4th	2006	Equity Commercial Realty Mark Hyde	25,857	1,017	3.93%	\$12.00	\$13.00	Dollar General, Subway, Cleveland County Health Dept.
Empire Plaza 3040- 3058 Classen Blvd	2006	HCB Commercial Real Estate Co Scott Heiple	30,000	1,500	5%	\$17.00	\$17.00	Subway, Athletic Loft
Fritts Farm SW 19th Street & Telephone Rd	2006/2012	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	535,924	3,714	0.69%	\$24.00	\$26.00	Home Depot, Hemisphere's Target; Dick's, Burlington
Heisman Square 12th Ave SE & E Alameda St	1999	CBRE/OKLA Stuart Graham	93,000	0	0%	\$13.00	\$15.00	Homeland, Ace Hardware, At the Beach
Hollywood Center 1600 W Lindsey St	1964	NAI Sullivan Group David Hartnack	127,600	0	0%	\$9.00	\$0.00	Homeland Dollar Tree
Madison Square Shopping Center 480 24th NW	2014	CBRE/OKLA Kendra Roberts/Stuart Graham	45,070	23,406	51.93%	\$18.00	\$22.00	BA Fitness, Sherwin Williams, OU Office
Malibu Shopping Center 824 NW 12th St	1975/2010	Gerald Gamble Co. Gerald Gamble	21,000	0	0%	\$12.00	\$0.00	Armstrong McCall, Rent-A-Center
Merkle Creek Plaza 2203 W Main St	1985	Equity Commercial Realty Gayla Artman	33,753	0	0%	\$15.00	\$18.00	Play It Again Sports, World Acceptance Corporation
Moore Towne Center I-35 & SW 19th St	2005	Creek Commercial Realty, LLC Ethan Slavin	35,000	3,735	10.67%	\$18.00	\$16.00	McAlester's, Mazzios Pizza
New City Center 605 N Moore Ave.	1963/1998	Precor Ruffin Rick Pritchett	181,894	15,361	8.45%	\$10.00	\$12.00	Aarons, Supermercados Morelos, 4 Wheel Parts
Normandy Creek 2200 W Main St	1990	Newmark Grubb Levy Strange Jay Cohlmi/Danny Ojeda/Michael Rapella	72,670	25,962	35.73%	\$7.00	\$12.00	Gillian Music
North Park Plaza 1024 N Flood	1960	Owner Managed Phoenix Central	37,000	0	0%	\$8.00	\$12.00	Liquor Market
Redbud Plaza 239 & 247 34th Ave SW	1997/2016	Equity Commercial Realty Gayla Artman	24,000	4,723	19.68%	\$17.00	\$18.00	Gymboree, Juan Del Fruego's
Riverwalk Centre I-35 & SW 19th St	2000	CBRE/OKLA Mark Inman/Stuart Graham	165,665	10,720	6.47%	\$16.00	\$14.00	Kohl's, Gamestop Catherine's, Urban Air
Riverwalk Plaza 2109-2139 Riverwalk Dr	2000	Precor Ruffin Rick Pritchett	26,939	4,536	16.84%	\$11.57	\$18.00	Integris Physical Therapy, Chelino's
Riverwalk Shops 2713 S I-35 Service Rd	2006	CBRE/OKLA Stuart Graham	33,166	4,200	12.66%	\$20.00	\$20.00	Alfredo's Cox Communications
Robinson Crossing 1300 N Interstate Dr	1986/1989	Brady Properties Ali Ghaniabadi/Mason Ghaniabadi	116,400	21,130	18.15%	\$12.00	\$12.00	Dominos Pizza, The Igloo Event center
Royal Rock 19th & Fritts Blvd.	2015	Avenue CRE Randy Vaillancourt	164,914	2,307	1.4%	\$29.00	\$18.00	Winco and At-Home, Schlotzsky's, TMobile, AT&T, Five Guys
Shops at Moore 2650 S I-35 Rd	2007/2014	CBRE/OKLA Mark Inman/Stuart Graham/Kendra Roberts	568,679	11,294	1.99%	\$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	5,314	4.8%	\$8.50	\$15.00	Silverleaf Furniture, Family Dollar
Sooner Mall I-35 & W Main St	1976/1999	Brookfield Properties Tyler Cassell	511,569	138,000	26.98%	\$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%	\$16.50	\$17.50	Tuesday Morning, Amish Heirloom Furniture
Stubbeman Village Elm Ave & Elmwood Dr	1972	University of Oklahoma	33,475	0	0%	\$0.00	\$0.00	Papa John's, Ratcliffe's Bookstore
Suites on Broadway NW 5th St & N Broadway St	1966	Buchanan Realty Steve Buchanan,Debbie Butler	50,000	0	0%	\$11.50	\$12.57	AD, Inc, Moore Escape Room
The Main Center 24th & Main St	2005	HEW Marketing, Inc. Heather Warrington	106,307	0	0%	\$0.00	\$9.00	Hobby Lobby, Mardel's
University Town Center 1500 24th Ave NW	2008	CBRE/OKLA Mark Inman/Stuart Graham	1,129,119	11,402	1.01%	\$14.00	\$31.00	Kohl's, Target, Crest, Academy, HomeGoods
West Port Shopping Center 1200 N Santa Fe Ave	1980	SFO Capitals	40,898	0	0%	\$8.00	\$14.50	Moore Family Clinic, Cash Saver
West Port Shopping Center 1200 N Santa Fe Ave	1980	NAI Sullivan David Hartnack	40,898	0	0%	\$8.00	\$14.50	Moore Family Clinic, GFF Foods
Moore-Norman Totals			5,753,390	426,447	7.4%			

Eastern OK County Submarket Vacancy



Eastern OK Submarket Absorption



Eastern Oklahoma County vacancy was virtually unchanged at mid-year at 12.4 percent, up slightly from 12.1 percent in December. A new retro design center totaling 14,000 sf was announced in June anchored by Pearle Vision and Nashbird across from Sooner Rose. This is the only significant new construction anticipated in the near term. The JCP at Midwest City Town Center is on the closure list but remains open in the short-term. And, the Warren Theater at Sooner Rose remains closed and there is significant concern about the overall theater industry. Several other national tenant vacancies could create some holes in this submarket; however, given the concentration of the market on local tenants, the question becomes the health of small shop tenants. There remains a significant amount of product that is older, several of which have significant deferred maintenance or difficult configurations. The larger spaces in these older centers have proven more difficult to lease.

Eastern OK County	Built/Updated	Leasing Agent	Total Space	Available 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%	\$0.00	\$0.00	Spencer's Smokehouse, Farmer's Insurance
Boulevard Marketplace 101 N Douglas Ave	1984	Weingarten Realty Andrew Bell	35,765	9,740	27.23%	\$16.00	\$18.00	Crest Grocery, Dollar Tree
Choctaw Plaza 14407 NE 23rd St	1974/1984	Newmark Grubb Levy Strange Beffort Michael Almaraz	131,000	51,758	39.51%	\$6.60	\$8.00	Chase Bank, Dollar General
Decker Center 1200 S Air Depot Blvd	1982	Interwest Realty George Huffman	36,365	6,119	16.83%	\$13.00	\$14.00	Jubilee Dental, Fedex
Del City Crossing I-40 & Sooner Rd	2012	CBRE/OKLA Stuart Graham	24,200	2,400	9.92%	\$20.00	\$20.00	Ted's Cafe Escondido, The Garage, Volcano Sushi
Del Crest Center SE 15th & I-40	1957/2016	NAI Sullivan Group David Hartnack/Sam Swanson/ Nathan Wilson	95,563	4,900	5.13%	\$24.00	\$24.00	Family Dollar, Harbor Freight
Del Crest Shops SE 15th & Sunnyslane	1957/2016	Price Edwards & Company Karleen Krywucki/Ev Ernst	59,000	38,364	65.02%	\$0.00	\$0.00	Dollar Tree
Dickson Plaza SE 15th St & S Post Rd	1978/1980	Midwest Business Investments Joe Leon	34,900	0	0%	\$8.00	\$0.00	Shapes Gym, Farmer's Insurance
Eastgate Shopping Center 1100 N Midwest Blvd	1965	Equity Commercial Realty Mark Hyde	51,520	31,980	62.07%	\$7.00	\$7.00	Queen's Beauty Supply

Eastern OK County	Built/Updated	Leasing Agent	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Gateway Plaza SE 15th St & S Air Depot Blvd	1985	Owner Managed Bobbie Tritten	87,512	25,300	28.91%	\$10.00	\$15.00	Ollie's Outlet, Dollar Tree
Hartsdel Shops SE 44th St & S Bryant Ave	1995	Creek Commercial Realty, LLC Ethan Walker/Ethan Slavin/Tyler Huxley	49,726	2,300	4.63%	\$4.00	\$7.00	Family Dollar, Beauty Supply
Heritage Plaza 351 N Air Depot Blvd		Avenue CRE Randy Vaillancourt	75,071	21,327	28.41%	\$6.00	\$8.00	Select Physical Therapy, Economy Hearing Aid
Hilltop Village 1100 S Air Depot Blvd	1974/2015	Equity Commercial Realty Mark Hyde	86,652	2,158	2.49%	\$9.36	\$12.39	The Dance Department Los Vacqueros
Northeast Town Center 1124 NE 36th St	1970/2017	Creek Commercial Realty, LLC Ethan Walker/ Ethan Slavin/Tyler Huxley	93,825	32,983	35.15%	\$4.00	\$10.00	Dollar Tree, Buy For Less, Ice Events Center & Grill
Oakcliff Shopping Center 3102 SE 44th Street	1966	Charles Shadid Charles Shadid	51,200	0	0%	\$5.00	\$5.00	Tom's Tires, Karen's Treasures
Park Estates NE 36th & N Kelly Ave	1952	Century 21 Goodyear Green Tim Combs	38,000	8,800	23.16%	\$0.00	\$0.00	Beauty Town
Park Plaza 3700 Springlake Dr	1993	Creek Commercial Realty, LLC Ethan Walker/Ethan Slavin/ Tyler Huxley	38,399	660	1.72%	\$3.00	\$8.00	Diva Beauty Supply
Sooner Market Place E Reno Ave & N Sooner Rd	1995	Creek Commercial Realty, LLC Ethan Walker/Ethan Slavin/Tyler Huxley	63,063	3,880	6.15%	\$5.00	\$7.00	Chelino's
Sooner Rose SE 15th & Sooner Road	2016/2019	Sooner Development Brad Goodwin	496,988	6,943	1.4%	\$12.00	\$25.00	Hobby Lobby, Burlington, Academy
Spencer's Center NE 23rd St & N Spencer Rd	2000	Charles Shadid Charles Shadid	40,000	10,000	25%	\$3.00	\$5.00	Conoco
Sunnylane Plaza SE44th St & S Sunnylane Rd	1979	Hayes Brokerage Don Hayes	84,888	40,000	47.12%	\$6.00	\$5.00	Advance America, Family Dollar
Tan & Tone America Center 1900 S Air Depot Blvd	2005	Ta Real Estate	25,300	0	0%	\$7.00	\$12.00	Uptown Thrift, Mid-Del Complete Dental Care
Tenth Street Plaza 9207 NE 10th St	1960	Owner Managed	33,000	0	0%	\$6.00	\$0.00	Dollar General
Town & Country Center El Reno Ave & N Air Depot Ave	1966/1989	Price Edwards & Company Karleen Krywucki/Jacob Simon	133,916	9,036	6.75%	\$9.50	\$16.00	Ross, Big Lots, Ace Hardware, Aarons
Town Center Plaza SE 29th St & S Air Depot Blvd	2005	Sooner Investment Brad Goodwin	795,000	3,000	0.38%	\$24.00	\$0.00	Target, J C Penney Lowe's, Kohls
Uptown Plaza 7430 SE 15th St	1958/2006	Price Edwards & Company Karleen Krywucki/Everest Ernst/Jacob Simon	194,033	55,371	28.54%	\$0.00	\$0.00	Langston's, Family Dollar Tuesday Morning, Locke Supply
Village Oak Plaza 1000 S Douglas Blvd	1981	Nicholas Commercial Cole Ream	27,500	0	0%	\$10.00	\$8.00	Lupe's Restaurant Papa Johns Pizza
Village Shopping Center 4718 - 4754 SE 29th St	1973	Newmark Grubb Levy Strange Beffort Michael Rapella/Danny Ojeda/ Jay Cohlma	31,634	2,500	7.9%	\$10.00	\$12.00	Rent-A-Center, Village Quality Foods, Akropolis Greek Restaurant
Westminster Shopping Center 2401 N Westminster	1963	Owner Managed	58,000	4,700	8.1%	\$5.00	\$6.00	23rd St. Auction, Thomas Miles Millwork
Eastern OK County Totals			3,007,020	374,219	12.45%			



“The uncertainty both with regard to the viability of tenants and the unknown length of the pandemic have created a difficult environment for investors to navigate.”

Overall investment sales volume was down prior to the pandemic. Nonetheless, we are continuing to see pad site sales, net investment sales and some smaller center sales fueled by low interest rates and investors seeking returns in a difficult investment environment. However, overall market activity and larger project sales have been limited. The uncertainty both with regard to the viability of tenants and the unknown length of the pandemic have created a difficult environment for investors to navigate. There is a belief that capitalization rates will rise in general and that there will be opportunities to pick up distressed assets. There is money available in the market for acquisitions, both debt and equity, and several distressed asset funds have been started. The magnitude of any rise in cap rates or the number of distressed properties is anybody's guess at this point. Much depends on the length of the pandemic and the number of tenant closures.

Most sales so far this year took place in the first quarter. These transactions were primarily smallish neighborhood and strip centers with the exception of Mayfair Village. Mercer Street Holdings ONE, LLC had originally purchased the loan on the property and acquired direct ownership in November 2018 by foreclosure. After acquiring, they sold off two pad sites, CVS & Aldi, then packaged the remaining property to sell to a developer for repositioning. Mayfair Village has a long and storied history in northwest Oklahoma City, sitting at the south end of the city's original shopping corridor along May Avenue. The Buyer, Precor Ruffin, is in the process of remodeling the center and converting many of the existing buildings to pad sites. The one second quarter sale was the Sprouts anchored sale of Greenbriar Square in south Oklahoma City for \$10.7 million. This sale is notable given that it is new construction, quality tenants and the \$289 per square foot price tag.

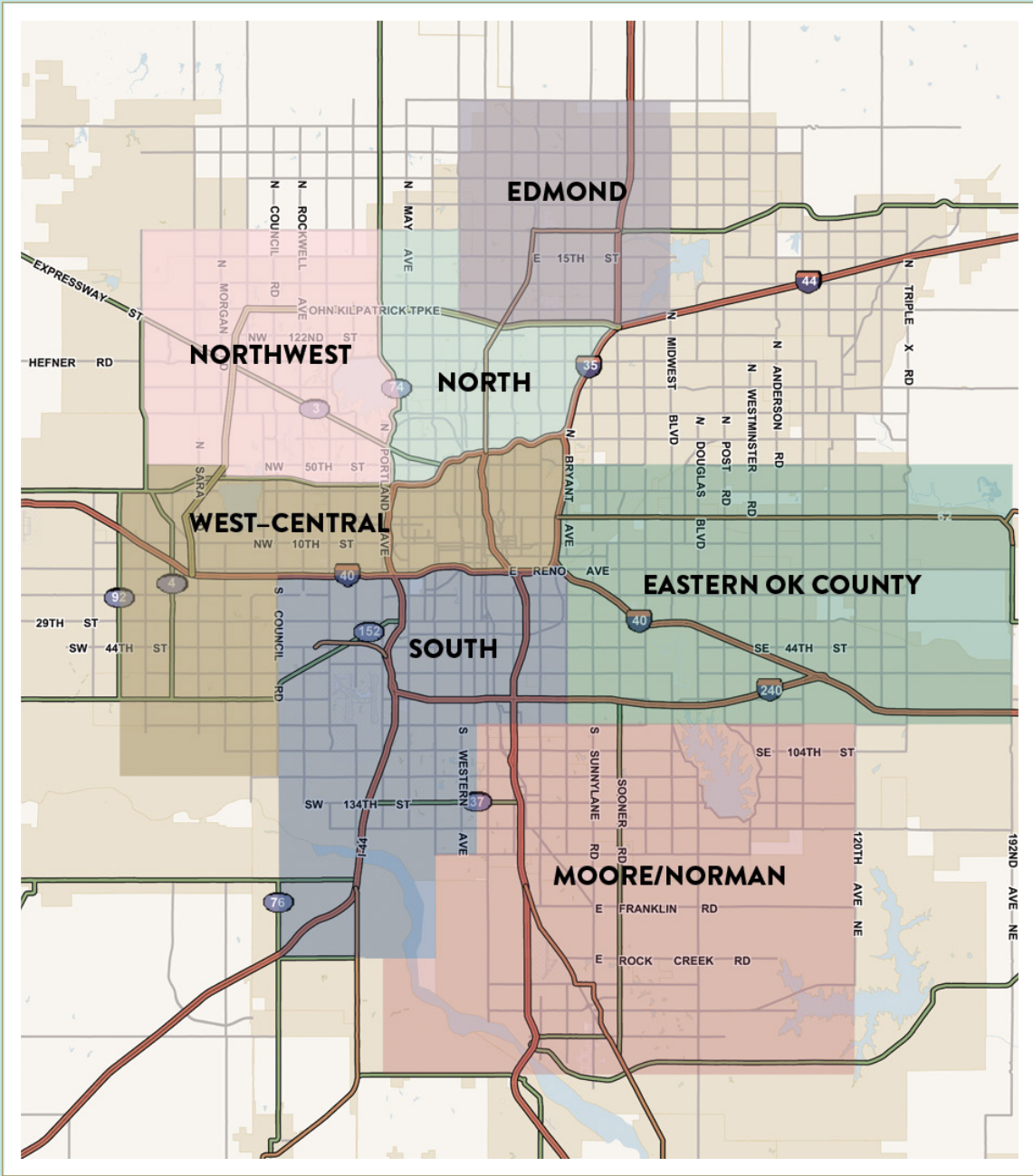
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OKC METRO SHOPPING CENTER SALES

Property	Address	Submarket	Building SF	Sales Price	Price PSF	Sale Date
Kelly Center	610 Kelly Ave	Edmond	42,700	\$3,700,000	\$87	1/24/20
MacArthur Shops	5801 W Britton Road	North	26,050	\$1,900,000	\$73	2/6/20
West Port Shopping Center	1201-1227 N Santa Fe Ave	Moore	48,866	\$2,500,000	\$51	2/19/20
Mayfair Village	5012-5030 N May	Northwest	127,107	\$5,000,000	\$43	3/12/20
Greenbriar Square	12230 S. Pennsylvania	South	37,076	\$10,700,000	\$289	6/30/20



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