



2018 Edmond-Area Retail Transactions

Month	Buyer	Address	Date Built	Size	Units	Seller	Price	Price per SF			Use
January	Bellweather LLC	16321 N. Pennsylvania Avenue	2013	3,824	SF	St. George Holdings LLC	\$968,000	\$253	per	SF	Penn Pointe Car Wash building
January	GRA Properties LLC	13220 N. Pennsylvania Avenue	2004	10,846	SF	Affinity Group LLC	\$1,800,000	\$166	per	SF	China King Buffet and Grill restaurant building
January	Lonetree Properties LLC	165 E. 33rd Street	1980	7,488	SF	Parolee Pugh	\$1,100,000	\$147	per	SF	Elwood Heights shopping center
February	Village at Coffee Creek LLC	775 W. Covell Road #100	2003	28,387	SF	BKDL Investments LLC	\$5,724,999	\$202	per	SF	Village Center II at Coffee Creek shopping center
		775 W. Covell Road #110	2007								
February	Lauw Management LLC	24 NW 144th Circle #A	2003	8,602	SF	Sabre Properties LLC	\$720,000	\$84	per	SF	Waterfront at Oakmond
March	Regional University System of Oklahoma	101 N. University Drive	1964	12,105	SF	Leona A. Thompson Trust	\$700,000	\$58	per	SF	Radcliff's Textbook building
March	Quail Springs Marketplace LLC	2300 W. Memorial Road	1998	35,201	SF	NP I & G LLC	\$43,499,996	\$1,236	per	SF	Quail Springs Marketplace
			1998								
			2000								
			2001								
March	HLSS1 LLC	14000 N. Interstate 35 Frontage Road	2014	110,368	SF	USTORAGEOK COM LLC	\$8,499,999	\$77	per	SF	US Storage Centers building
March	Wash RE OKC Metro Broadway LLC	3521 Broadway Extension	1995	5,490	SF	Apple Properties LLC	\$1,075,000	\$196	per	SF	Former Applebee's restaurant building
March	Scotty LLC	727 S. Broadway	1960	3,250	SF	Kelly Moore Paint Company Inc.	\$610,000	\$188	per	SF	Kelly-Moore Paints building
March	TPP Bryant LLC	SE Corner of S. Bryant Avenue & E. 2nd Street	1980	171,077	SF	IA Edmond Bryant LLC	\$37,999,996	\$135.45	per	SF	Bryant Square shopping center
			1980	81,650	SF						
			1978	3,546	SF						
			2017	8,750	SF						
			2017	7,350	SF						
			2017	3,378	SF						
2018	4,800	SF									
March	Masters Quail LLC	2025 NW 142nd Street	2006	8,049	SF	Quail Springs Super Centers Inc.	\$3,200,000	\$398	per	SF	Fast Lanes Car Wash and Oil Change building
April	Blue Water Properties LLC	2100 E. Edmond Road	1999	4,082	SF	EDM E 2 RE LLC	\$912,500	\$224	per	SF	Former Henry Hudson's restaurant building
April	Agree Edmond OK LLC	24 E. 2nd Street	1964	31,100	SF	Reserve Partners LLC	\$7,654,999	\$246	per	SF	Sprouts Farmers Market building
May	University Retail LLC	1340 E. 2nd Street	2004	13,120	SF	AC Realty LLC	\$2,790,000	\$213	per	SF	University Plaza building
May	13060 N Penn LLC	13060 N. Pennsylvania Avenue	2017	2,028	SF	Westgate CC LP	\$2,115,000	\$1,043	per	SF	Starbucks building
June	Rockwell Edmond LLC and Truong Edmond LLC	17850 N. Pennsylvania Avenue	2014	13,582	SF	Edmond ZCF Pharmacy DST	\$3,352,000	\$247	per	SF	CVS building



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June	NNS Edmond Crossing LLC	128 E. 33rd Street	1995	6,500	SF	TYL Energy LTD	\$1,025,000	\$158	per	SF	Aaron's building
July	River JJ LLC	2001 NW 142nd Street	2015	14,000	SF	ZLW Inc.	\$2,500,000	\$179	per	SF	Fuze Buffett & Bar restaurant building
July	Guthrie GW Lease LLC	231 S. Coltrane Road	1984	12,900	SF	Sunny Hotels LLC	\$1,609,000	\$70	per	SF	Station at Smithcot and Smithcot Square buildings
		2822 E. 2nd Street	1980	10,000	SF						
August	Rader Building Company Inc.	981 S. Santa Fe Avenue	1997	2,552	SF	Water N Woods Land and Leason Family Trust	\$421,500	\$165	per	SF	State Farm building
September	16425 NG LLC	16425 N. Western Avenue	2014	15,956	SF	National Retail Properties LP	\$5,599,999	\$351	per	SF	Natural Grocers building
September	JLM Properties LLC	1000 S. Broadway	1955	2,760	SF	Egghead Flats LLC	\$550,000	\$199	per	SF	Earth Cuckoo building
October	Hassapis Family Trust	2404 W. Memorial Road	2016	3,025	SF	HGA Quail Springs LLC	\$1,950,000	\$645	per	SF	Sleep Number Studio building
October	Donald E. Daye and Lidan Daye	1310 S. Broadway	1960	1,082	SF	JLM Properties LLC	\$450,000	\$416	per	SF	Former Sonic building
October	Cardinal Education Real Estate Holdings LLC	17440 N. Western Avenue	2003	8,330	SF	Gregel School Property II LLC	\$2,471,500	\$297	per	SF	The Goddard School daycare building
October	Cardinal Education Real Estate Holdings LLC	17460 N. Western Avenue	2010	12,380	SF	Gregel Edmond Annex	\$2,471,500	\$200	per	SF	The Goddard School daycare building
October	Joseph Ngo and Tracy Lu Ngo	2929 E. Memorial Road	2007	1,844	SF	LA Property Holdings LLC	\$1,220,000	\$662	per	SF	Starbucks building
October	Dollar Storage LLC	14333 N. Santa Fe Avenue	2006	69,663	SF	JM Assets LP	\$3,335,000	\$48	per	SF	Dollar Storage building
October	G & D Properties LLC	1135 E. 9th Street	1930	1,140	SF	Eeny Meeny Miny Moe LLC	\$387,000	\$339	per	SF	The Kid's Place of Edmond daycare building
November	3 Strands Property Management LLC	801 Signal Ridge Drive	2001	8,401	SF	Kelly Re Development LLC	\$1,100,000	\$131	per	SF	Former Lottinville's restaurant building
December	Abadan Properties LLC	2402 W. Memorial Road	2018	6,545	SF	JF QS OKC LLC	\$2,381,000	\$364	per	SF	Outback restaurant building
December	MDC Coast 12 LLC	1401 S. Santa Fe Avenue	1999	2,619	SF	Raving Fan Investments LLC	\$1,212,500	\$463	per	SF	Arby's restaurant building
December	National Retail Properties LP	13300 N. Pennsylvania Avenue	2003	3,065	SF	JWD Properties LLC	\$986,500	\$322	per	SF	Arby's restaurant building
Average				18,557	SF		\$4,482,147	\$242	per	SF	
Total				760,835	SF		\$152,392,988				