

EDMOND, OKLAHOMA

2022 YEAR-END RETAIL REPORT



Special thanks to the Edmond
Economic Development Authority
for contributing to this survey

PROVIDED BY

PRICE EDWARDS AND CO.

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2022 YEAR-END RETAIL MARKET REPORT

The Retail Market

The year in retail was surprisingly good given the negativity in the market. In a recent presentation for TCN, real estate economist Mark Dotzour laid out a pessimistic view of the economy and outlook for 2023. To paraphrase, Mark said that we were just at the beginning of inflation and the pain necessary to control it, that interest rates would continue to rise, that China's problems were just beginning and that we were in for an extended downturn. So why was 2022 so good and why do we see hope in 2023?

The 2022 part is easy. The market saw very little new construction and consumers, although slightly less confident, still had significantly more money to spend than they did before the pandemic. With inflation and growing economic concerns, what people are spending money on has changed... more staples and necessities... but they are still spending. As a result, virtually every metro submarket saw improvement in their occupancy. Several large long empty spaces were filled as well as some small in-line vacancy. The result was an increase in overall market occupancy from 89.9 percent at the beginning of the year to 91.7 percent at year-end.

Some modest optimism for 2023 is a bit harder to justify given rising interest rates, world uncertainty and the potential for recession. But, we can make the argument that consumers still have money to spend and that Oklahoma City may end up with a competitive advantage to some other parts of the country because we weren't hurt as much by the pandemic and we typically (boy, I hope this is true) aren't hurt as much by national recessions. It should also be pointed out that consumers aren't the only ones with a little change in their pockets; investors and lenders are flush with funds, a rising percentage of which is gravitating toward real estate.

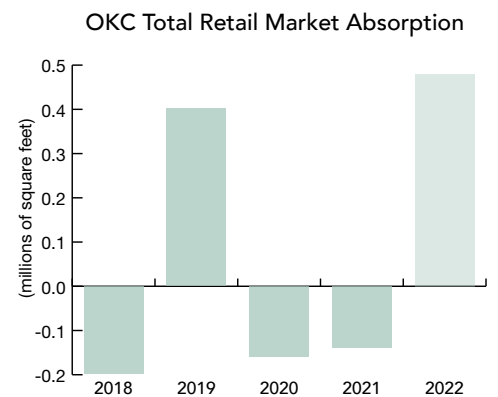
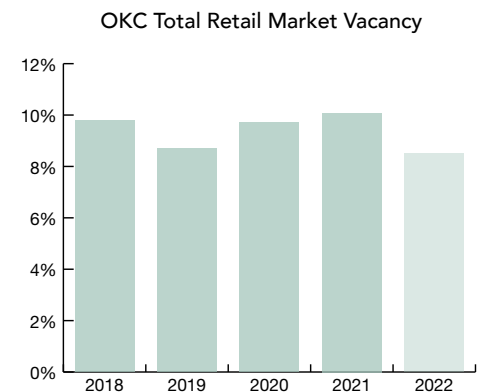
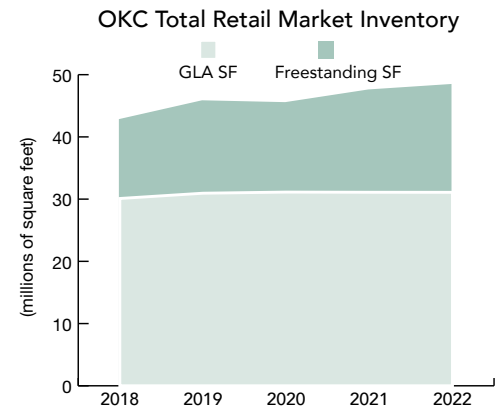
Optimism can also be seen by the number of new to market retailers, highlighted by Oak's recent announcement of Restoration Hardware, Arhaus and Capital Grille. Bar K at the river and Living Spaces on Memorial are two more great examples. It really is pretty amazing that Oklahoma City is getting a Restoration Hardware with a restaurant on the roof.

Even better news is that there are several more name concepts looking for locations here right now – restaurants, entertainment venues, and retailers that you know and love in other markets. Not surprisingly, most don't like to be outed while they are still looking. It's probably easier to say where. The next phase of both Oak & Chisholm Creek will be prime locations. The Half and Sooner Development's The Producer's District should also see some new market activity. Other stand-alone locations are in play as well. The potential fly in the ointment for these high-profile projects may be rising interest rates and the potential 2023 recession. Both of which make these types of high-profile and expensive deals harder to do. Either way though, we're on the radar for a number of great retailers and our retail bonafides are only getting better.

– Jim Parrack, Senior VP, Price Edwards and Company

PRICE EDWARDS AND COMPANY

MARKET RESEARCH



RETAIL PREDICTIONS



ALLISON
BAILEY



The New Year will Ring in New Business Owners

As many baby-boomer small business owners are looking to retire or slow-down from their daily business operations, 2023 will be a continuing evolution of these businesses and their real estate holdings. Some owners have a built-in succession plan with GenX and millennial children, others are looking to sell their businesses and real estate. I think we will see new business owners buy or grow into the market share of these existing operators and with that, there will be new excitement for investing in their locations here in OKC.

– Allison Bailey



How Rising Interest Rates will Affect CAP Rates

A cap rate is a measure of estimated yield, or the return, on an investment property assuming no debt is used to purchase it. Cap rates are calculated by dividing an asset's net operating income (NOI) by its value. Inflation first began to surge in 2021. Although many believed it would be transitory, inflation has remained stubbornly high. This has prompted the Federal Reserve to tighten monetary policy with multiple interest rate hikes in 2022.

Rising interest rates make it more expensive to borrow money, which ultimately lowers the returns for investors. To compensate for this, investors must adjust market values lower, leading to lower market values. When interest rates fall, the reverse is true: borrowing costs are lower, which means that the net cash flow available to investors is higher. As a result, pricing tends to rise.

So how will rising interest rates impact cap rates and value in 2023? Cap rates are moving upwards as investors shift their risk tolerance. Higher cap rates on investment properties means sellers will need to reduce their price expectations to entice buyers seeking competitive yields.

– George Williams



Seeing into the Future of Retail Leasing

The year ahead appears to raise more questions than answers for commercial real estate. Will there be more vacancies? Will we see fewer deals being done? Given all the questions, what I can say is that I think there will still be a great opportunity for many retailers. We might see a slow-down on the sale side, but as far as leasing goes, I do not see a huge set back. There are so many new and existing concepts that are trying to find more space, including coffee, fitness, health & wellness, discount stores, and urgent care among others.

Landlords have become more creative in how they are structuring their leases, whether it is shorter lease terms, higher tenant improvement allowances or creative uses, landlords are being more flexible. In doing so, their hopes are that it will help maintain a healthy relationship between the two and ultimately lead to success, for both the tenant and their property.

– Jacob Simon



GEORGE
WILLIAMS



JACOB
SIMON



EV
ERNST



What are the Prospects for OKC's 2023 Retail Market? **Answer...**

There are certainly positive signs for retail throughout metro OKC. Not surprisingly, a large portion of activity is in north and northwest Oklahoma City. The OAK development is moving dirt and has begun infrastructure for their first round of tenants. Homeland & Buffalo Wild Wings are opening new stores at the new Rose Creek development and activity is being generated at 178th and Portland as well. It appears this corridor of the market is set for significant development given the housing growth in that area, good incomes and the strong Deer Creek School system. Pad site sales and development continue to be the busiest area of activity throughout the market and I don't see any signs of it slowing down.

Many new to market restaurants and retailers are making every effort they can to get into these growing areas of town. I have my eyes on the two main malls in OKC. I'm not predicting their impending doom, but slowly but surely many key tenants in these malls are being plucked away to other developments. J. Crew coming out of the mall and joining the mix at Belle Isle Station was an interesting move this year. Rumors of Madewell wanting to come out of the mall leave me asking who will be next. A pivot to more entertainment based retail is probably something both malls will have to consider over the next few years. Quail Springs has already done this to a certain extent with the Blue Zoo experience. As OAK continues to grow I can only assume more of the key tenants in Quail Springs and Penn Square will be targets. Even in the face of higher interest rates and an apparently inevitable recession I still feel confident retail activity will be strong as people have finally come out of the Covid "fog" and are making a full return to retail.

– Ev Ernst



How Will Retail Media Networks Benefit Brick & Mortar?

Digital is now a staple in the retail world and becoming increasingly more important for the Brick & Mortar environment. Retail Media Network is as it states, a retail product network for brick and mortar companies, which enables online retailers such as Amazon and Walmart to partner with these product companies to target their shoppers more directly. If done correctly, it leads to higher sales.

For instance, if you go to Walmart's website and type in the word "laptop", you'll more than likely see names such as Dell or Intel pop up. Those are companies who have partnered with Walmart so that their product name pops up in the search bar when customers are searching for that specific product, therefore causing shoppers to look at their brand first. We will see more of these Media Retail Network partnerships grow in 2023 and the benefit it will have for physical retailers!

– Rosha Wood



Retail Cannabis - The Highs & Lows of Oklahoma County

The Cannabis sector saw a moratorium on new dispensary licenses in August of 2022, causing a second rush of new dispensary property sales and leases mid-year. With the rollout of a new tracking system by OMMA, many were anticipating closings at locations unable to comply with the new regulations – but it didn't happen.

Instead, the dispensaries often just changed operators. Those dispensary locations that did close down still struggle to find a replacement tenant with an alternative use, often due to the condition of the property and the cost to renovate. The second-half of 2022 saw more distressed single-tenant dispensary properties, a trend that is likely to continue. The few new dispensaries popping up in the last half of the year are a result of operators stacking licenses at the same location prior to the moratorium, a strange loophole in the ever-evolving OMMA guidelines. As the question of legalizing recreational cannabis was delayed until March, it's clear the topic isn't going away. In 2023, the hope is that OMMA will offer additional safeguards, and licensing requirements which will better prepare the cannabis market for full recreational status.

– Aaron Diehl



ROSHA
WOOD



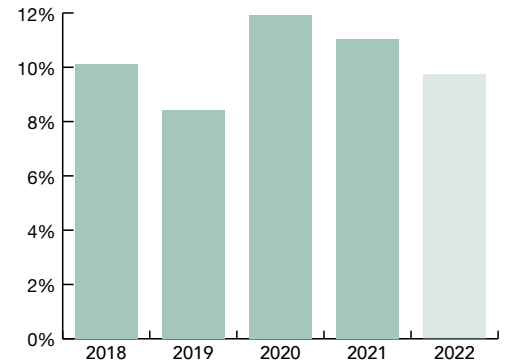
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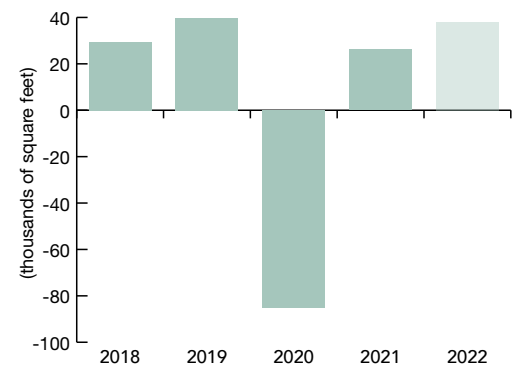


Edmond Submarket Vacancy



Overall vacancy improved to 9.7 percent at year-end from 11.0 at year-end 2021. Since mid-year, the main improvement was the 36,000 square feet to the Painted Tree Boutique at Bryant Square. For the year, Edmond experienced wide-spread improvement. Demographics, particularly incomes and disposable spending, remain strong and it continues to be a good market for retailers. But as Edmonds' population continues to grow and the center of the city moves east toward Interstate 35, Edmond will become even more in demand as a retail location. Crest has started construction on their Sooner & Covell store and there are a number of retailers looking in the Interstate 35 and Covell area. This north Interstate 35 corridor will ultimately be a retail hub for Edmond.

Edmond Submarket Absorption



EDMOND	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
33rd & Boulevard 33rd & Boulevard	1982	Owner Managed Lee Segal	49,400	0	0.00%	10.00	15.00	Mardel's
Alta Mesa 301 S Bryant Ave	2008	JAH Realty Elisa Lopez	30,798	7,769	25.23%	26.00	20.00	Qdoba, OU Physical Therapy, Panda Express
Berkshire Plaza W 15th St & S Broadway	2002	Creek Commercial Realty, LLC AJ Tolbert/Ethan Slavin	35,612	0	0.00%	16.00	18.00	Office Depot, Nhinja Sushi & Wok
Boulevard Village 3404-3456 S Boulevard	1985	NAI Sullivan Group Amir Shams/Nathan Wilson	36,173	9,415	26.03%	11.00	11.00	Irish Realty
Broadway South 3314-3414 S Broadway	1977	Cushman & Wakefield Philip Farha	61,524	0	0.00%	18.00	22.00	Edmond Music
Broadway Square 3601 S Broadway	1968/2006	Land Run Commercial Troy Humphrey	93,488	0	0.00%	9.00	15.00	City Bites, Duncan Brothers Salon
Bryant Square E 2nd St & N Bryant Ave	1973/1992	JAH Realty Elise Lopez	272,135	18,240	6.70%	28.00	18.00	Ross, Old Navy, Party City, Bed Bath & Beyond
Danforth Plaza 2000 W Danforth Rd	2004	Price Edwards and Company George Williams	29,962	1,500	5.01%	13.00	13.00	State Farm, H&R Block
Danforth Square W Danforth Rd & S Kelly Ave	1999	CBRE/OKLA Mark Inman	108,000	0	0.00%	14.00	14.00	Hobby Lobby, Los Arcos
Edmond Crossing 24 E 33rd St	1995	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning	151,664	4,962	3.27%	12.00	16.00	TJ Maxx, HomeGoods, Tuesday Morning

8 EDMOND SUBMARKET

EDMOND	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Edmond Exchange 3233 S Broadway	2003	JAH Realty Elisa Lopez	71,218	15,901	22.33%	22.00	16.00	On the Border, T-Mobile, Dunkin Donuts
Edmond Market Place 3301 S Boulevard	1980/2014	Newmark Robinson Park Jay Cohlmlia/Michael Rapella	96,185	40,036	41.62%	25.00	25.00	Natural Grocers, Orange Theory Fitness
Edmond Plaza E 15th St & Broadway Ext.	1964/2005	Price Edwards and Company Ev Ernst/George Williams/Girma	158,373	4,285	2.71%	9.00	14.00	Westlake Hardware, Big Lots, Goodwill
Edmond Trails 289 S Santa Fe Ave	2007	NAI Sullivan Group David Hartnack/SamSwanson/Nathan Wilson	25,215	7,000	27.76%	16.00	20.00	Kumon Learning Center, Joey's Cafe
Hampton Village 1529 - 1601 S Broadway	2010	The Palmer Company Chris Palmer	22,975	6,779	29.51%	22.00	20.00	Chipotle, Mattress Firm, AT&T, Luxe
Homestead Center W Danforth Rd & N Santa Fe	2003	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	45,882	1,906	4.15%	18.00		Anytime Fitness, Kobe Sushi
Kelly Centre Shopping Center 610 S Kelly Ave	2003	Rock Property Group Ted Holmes/Matthew Hodge	43,763	1,750	4.00%	13.00	15.00	Dance Makers
Kelly Plaza W Edmond Rd & S Kelly Ave	1984/2011	Creek Commercial Realty Ethan Slavin/AJ Tolbert	86,427	9,286	10.74%	10.00	18.00	10Gym, Dollar Tree
Kickingbird Square 1323 W Danforth Rd	1985/1988	Newmark Robinson Park Jim Rose	110,000	3,165	2.88%	14.00	18.00	Pet Supply Plus, Kickingbird Cinema
Market at Cedar Lake E Waterloo & Broadway	2018	Equity Commercial Realty Paul Swales/Josh White	38,020	0	0.00%	14.00	15.00	Subway
Market Depot 3409 S. Broadway	1965/2004	Moriah Real Estate Company Brock Lytton	82,235	733	0.89%	16.50	24.41	Charleston's, Alfredo's Restaurant
North Oaks 821 W Danforth Rd	1983/1989	Hayes Brokerage Don Hayes	70,672	21,262	30.09%	14.00	16.00	Dollar General, My Dentist
Oak Brook Shopping Center 2113 W Edmond Rd	1982/2016	Wiggin Properties Grant Stewart	86,711	9,886	11.40%	15.00	15.00	Planet Fitness, The Salvation Army
Oxford Pointe Shops E 2nd St & S Bryant Ave	1986	Newmark Robinson Park John Cohlmlia	26,500	1,125	4.25%	15.00	15.00	Vision Center
Pebble Creek W Danforth Rd & N Sante Fe	2014	Owner Managed Owner Managed	107,944	41,000	37.98%	18.00	0.00	Kohl's, Dollar Tree
Shoppes at Cheyenne Ridge 3308 - 3416 S Bryant Ave	2018	Creek Commercial Realty, LLC Ethan Slavin	27,493	5,285	19.22%	26.00	22.00	Joey's Cafe, Ellis Island Coffee
Shoppes at Edmond University E 2nd St & S Bryant Ave	2000	Price Edwards and Company George Williams	77,543	11,400	14.70%	22.00	22.00	Wal-Mart Neighborhood Market, Pei Wei, AT&T
Shoppes at Fox Lake 941 W. I-35 Frontage Road	2016	Price Edwards and Company George Williams	26,802	0	0.00%	24.00	22.00	Ortho Plus, Great Clips
Shoppes On Broadway E 33rd St & S Broadway	2008	Price Edwards and Company Ev Ernst/George Williams/Jacob Simon	160,000	17,671	11.04%	16.00	22.50	Hobby Lobby, AT&T, Bella Strada Spa & Salon
Signal Ridge Shopping Center 1700 S Kelly Ave	1986	Plains Commercial Real Estate Jake Hinckley	35,000	13,125	37.50%	15.00	13.00	Daylight Donuts, Farmers, Valir Physical Therapy
Spring Creek Plaza E 15th St & S Bryant Ave	2001	Shop Companies Kendra Roberts	63,000	5,500	8.73%	35.00		Panera Bread, Kendra Scott
Spring Creek Village of Edmond E 15th St & S Bryant Ave	2007	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning/ Aaron Diehl	72,273	19,154	26.50%	25.00	28.00	Starbucks, Taziki's, Louie's, Lucca
University Plaza E 2nd St & S Bryant Ave	2000	Brady's Properties Ali Ghaniabadi	400,000	0	0.00%	14.00	16.00	Target Super Center, Lowe's
Uptown Grocery Center 1230 W Covell Rd	2011	Experanza Real Estate Investments Susan Binkowski	73,350	0	0.00%	28.00	32.00	Uptown Grocery
Willow Creek E 2nd St & N Santa Fe Ave	1985	Owner Managed Owner Managed	31,200	4,800	15.38%	18.00	0.00	State Farm, Santa Fe Tag Agency
EDMOND TOTALS			2,907,537	282,935	9.73%			

2022 EDMOND RETAIL BUILDING PERMITS

Date	Permit	Permit Address	Permit Type	Sq. Footage	Permit Price
January	Dutch Bros Coffee	1500 S Broadway	Retail	862	\$300,000
February	Edmond Jazzercise	117 Sonic Dr	Retail	6,700	\$750,000
March	Swig	1132 S Bryant Ave	Retail	800	\$88,000
March	Mo' Bettah's and vacant space	1154 S Bryant Ave	Retail	5,300	\$424,000
March	Tropical Café	1124 S Bryant Ave	Retail	1,617	\$160,000
May	Coulter Express Car Wash	111 S Kelly Ave	Retail	6,314	\$5,700,000
June	The Oxley	101 W Main St	Retail	86,030	\$24,000,000
July	Discount Tire	1100 E 2nd St	Retail	10,922	\$1,400,000
July	Okie Express Car Wash	2081 E 2nd St	Retail	6,586	\$3,000,000
July	Chase Bank	300 S Bryant Ave	Retail	4,245	\$1,822,537
August	Andy's Frozen Custard	1200 E 15th St	Retail	2,122	\$750,000
September	Crest Foods	2933 N Sooner Rd	Retail	101,392	\$18,000,000
October	Club Car Wash	2601 N Kelly Ave	Retail	5,671	\$2,000,000
October	Puppy Paws	2551 Market St	Retail	11,164	\$1,900,000
October	Mattress King	3826 S Broadway	Retail	7,000	\$1,000,000
October	Tool Store	3824 S Broadway	Retail	21,901	\$3,000,000

TOTAL RETAIL

278,626

\$64,294,537



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priceedwards.com

Our survey tracks 31.1 million square feet in 271 buildings of over 25,000 square feet and 17.5 million square feet of stand-alone buildings for a total market of 48.6 million square feet. There continues to be a significant number of smaller strip centers in the market (under 25,000 square feet in size). We estimate there are close to 12.95 million square feet of these properties in the market.

Painting at Wheeze the Juice
wheezeothejuiceokc.com / @wheezeokc

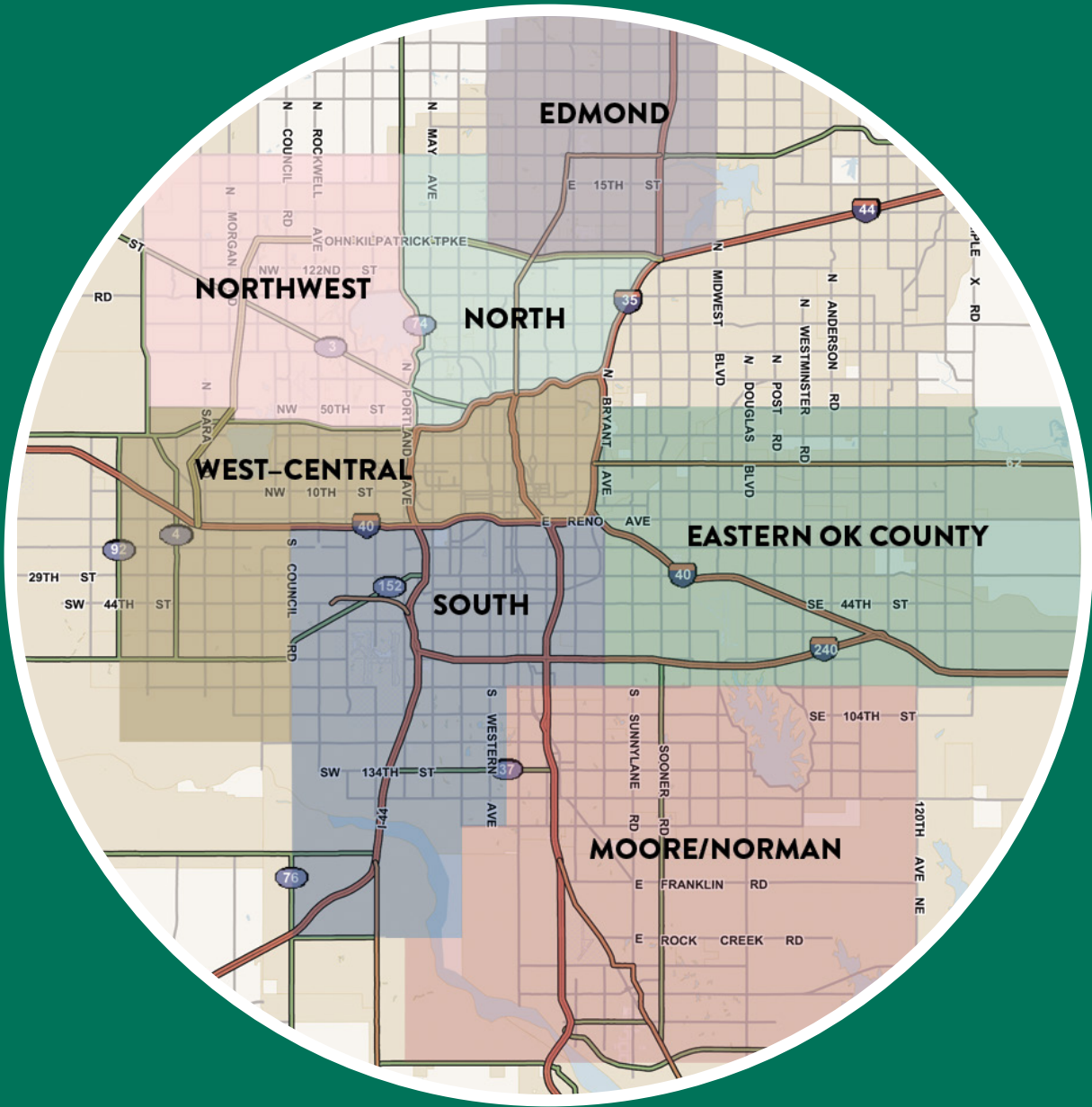


DATE	BUYER	ADDRESS	BUILT	SF	SELLER	PRICE	\$/PSF	USE
JAN	True Sky Credit Union	1127 E 2nd St	2005	4,120	Fidelity Bank	\$375,000	\$91	Credit Union
JAN	Black Diamond Rentals	410 W Edmond Rd	1994	1,976	R&L Martin Investments LLC	\$480,000	\$243	Retail
JAN	Brewmenz Capital LLC	2851 W Edmond Rd	2017	5,030	Neal McGee Homes Inc.	\$765,000	\$152	Retail
JAN	29 4th Street LLC	22 E 3rd St	1920	844	J C Mahan II	\$400,000	\$474	Retail
JAN	Charles A Hargrove	10 E 3rd St.	1972	1,500	James P Hargrove Trust	\$60,000	\$40	Retail
FEB	Sadler Commercial Properties LLC	33 E 33rd St	1995	8,846	Bluegrass Docs LLC	\$2,750,000	\$311	Retail
MAR	JFP 2 LLC	900 S Kelly Ave	1984	4,410	Brad and Julie Reeser	\$610,000	\$138	Retail
MAR	Nicolas Flores	630 S Broadway St	1988	2,403	MPMM Investments LLC	\$600,000	\$250	Retail
APRIL	Crooked Stick LLC	321 W 15th St	2014	5,160	TRD Properties LLC	\$1,025,000	\$199	Retail
JUNE	AG Gold RE Holdings LLC	2121 W Danforth Rd	2014	37,195	Cole LA Edmond Ok LLC	\$3,800,000	\$102	Retail
JUNE	MSAG LLC	2416 E 2nd St	2019	15,720	2nd Street Shops LLC	\$5,687,000	\$362	Retail
JUNE	JC Justice LLC	3400 S Boulevard	1978	9,804	S&S Building Corp	\$1,125,000	\$115	Retail
JULY	Brauvn 18 LLC	3580 Broadway Ext	1995	63,516	DB Tripple Dipper Restaurant LLC	\$2,257,000	\$36	Retail
SEPT	Jas Land Fund 7 LLC	917 W Danforth Rd	2013	31,553	Danforth JR LLC	\$2,400,000	\$76	Retail
SEPT	Edmond Santa Fe Trails LLC	201 S Santa Fe Ave	1973	133,427	Edmond Trails LP	\$3,000,000	\$22	Retail
SEPT	SDTD Edmond Partners LLC	2245 W Danforth Rd	2001	35,292	American Bank & Trust	\$475,000	\$13	Retail
NOV	116 S. Broadway LLC	7 E 2nd St	1969	18,500	Broadway Corner LLC	\$805,000	\$44	Retail
				AVG	23,312	\$1,565,529	\$132	
				TOTAL	379,296	\$26,614,000		

12 RETAIL ALTERATION PERMITS

DATE	PERMIT	PERMIT ADDRESS	PRICE	TYPE
January	Pepperoni Grill East Edmond	3416 S Bryant Ave #130	\$750,000	Retail
January	S&B's Burger Joint	2088 E 2nd St	\$450,000	Retail
January	Casey's General Store	1475 W I-35 Frontage Rd	\$456,000	Retail
January	Consigning Sisters	3325 S Boulevard #117	\$117,000	Retail
January	Danforth & Blvd Retail	1129 N Boulevard #101	\$8,100	Retail
January	Danforth & Blvd Retail	1129 N Boulevard #103	\$5,400	Retail
January	OKLABOBA	852 W Danforth Rd	\$100,000	Retail
January	Fox + Rye Sandwich Co	13 W 15th St	\$250,000	Retail
January	Khloe's Konfections	33 W 15th St	\$35,000	Retail
February	CAVA	1700 E 2nd St	\$175,000	Retail
February	Kickingbird Square Shopping Center	1409 N Bryant Ave	\$20,000	Retail
February	Kelly West Shopping Center	320 S Kelly Ave	\$10,000	Retail
February	Swig	1132 S Bryant Ave	\$400,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$60,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$180,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$160,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$100,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$180,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$180,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$180,000	Retail
March	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$230,000	Retail
March	Petco	324 S Bryant Ave	\$490,000	Retail
March	Oklahoma Blood Institute	3409 S Broadway #300	\$160,000	Retail
March	Twisted Tree Baking Company	111 N Broadway #102	\$205,000	Retail
March	Tropical Café	1124 S Bryant Ave	\$160,000	Retail
March	Rita's Ice & Custard	1333 N Santa Fe Ave #111	\$120,000	Retail
March	Factory Direct Mattress	2408 Thomas Dr #112	\$4,000	Retail
March	Spring Creek Village West	1389 E 15th St #124	\$68,000	Retail
April	Citizens Bank of Edmond	10 N Broadway	\$5,000	Retail
April	White Box	140 E 5th St	\$50,000	Retail
April	Spring Creek Village West	1489 E 15th St #172	\$150,000	Retail
April	Regent Center @ Fox Lake	851 W I-35 Frontage Rd	\$250,000	Retail
April	Nail Kingdom	1346 E 2nd St	\$200,000	Retail
April	Alwan Handyman Service	610 S Kelly Ave #M	\$18,000	Retail
May	Echelon Cocktail Lounge	930 E 2nd St	\$115,000	Retail
May	Oakbrook Shopping Center	216 S Santa Fe Ave	\$30,000	Retail
May	Regent Center @ Fox Lake	1489 E 15th St #250	\$250,000	Retail
June	Icon Cinema	1225 E Danforth Rd	\$250,000	Retail
June	Zapoppo Farms LLC	1408 S Fretz Ave #5	\$130,000	Retail
June	American Solera Brewery	129 W 2nd St	\$240,000	Retail
June	Former LA Nails - White Box	1828 E 2nd St	\$19,000	Retail
June	Venue 102	94 W 1st St #120	\$32,000	Retail
June	Sidecar Barley & Wine Bar	851 W I-35 Frontage Rd #210	\$240,000	Retail
June	Hatch Early Mood Food	851 W I-35 Frontage Rd #130	\$350,000	Retail

DATE	PERMIT	PERMIT ADDRESS	PRICE	TYPE
June	Former Gold's Gym	2121 W Danforth Rd	\$50,000	Retail
June	Smooth Style Amenities	1208 W Danforth Rd	\$250,000	Retail
June	Clean Juice - Spring Creek Plaza	1476 S Bryant Ave	\$100,000	Retail
July	Texlahoma BBQ	2080 E 2nd St	\$200,000	Retail
July	Dutch Bros Coffee	1000 E 2nd St	\$750,000	Retail
July	CYL Sauna Studio	1289 E 15th St #108	\$110,000	Retail
July	Painted Tree Boutiques	308 S Bryant Ave	\$990,000	Retail
August	Oak Brook Shopping Center	2201 W Edmond Rd	\$241,000	Retail
August	Sweet Life on Broadway	3601 S Broadway #500	\$40,000	Retail
August	Chicken Foot	851 West I-35 Frontage Rd #110	\$430,000	Retail
September	Starbucks	1001 E 2nd St	\$135,000	Retail
September	Blo Blow Dry Bar	1380 W Covell Rd #148	\$160,000	Retail
September	Regent Center @ Fox Lake	851 W I-35 Frontage Rd #310	\$525,000	Retail
September	JackBe Grocery	2121 W Danforth Rd #150	\$1,150,000	Retail
September	Trade Supply Co	111 N Broadway #108	\$1,000	Retail
September	La Gusguerita	1143 W 15th St	\$2,000	Retail
September	Bark Grooming	1501 N Santa Fe Ave #132	\$125,000	Retail
September	Spring Creek North	1124 S Bryant Ave	\$120,000	Retail
September	Mo' Bettahs	1140 S Bryant Ave	\$750,000	Retail
October	Discount Tire	400 Comfort Dr	\$500,000	Retail
October	Wing Stop	3320 S Broadway	\$250,000	Retail
October	Clean Juice - Spring Creek Plaza	1476 S Bryant Ave	\$250,000	Retail
October	Enjoy Optical	109 N Broadway	\$50,000	Retail
October	Kelly West Shopping Center	336 S Kelly Ave	\$55,000	Retail
October	Kelly West Shopping Center	352 S Kelly Ave	\$55,000	Retail
October	Sharkey's Cuts for Kids	1380 W Covell Rd #140	\$50,000	Retail
October	Santa Fe Pointe	1425 S Santa Fe Ave #J	\$1,000	Retail
October	Insomnia Cookies	1165 E 2nd St	\$188,900	Retail
October	Vu's Fabric	340 S Kelly Ave	\$55,000	Retail
October	Braum's	2420 S Broadway	\$250,000	Retail
November	FurLab	1189 E 15th St #108	\$300,000	Retail
November	Bradbury Station	3725 E 2nd St	\$50,000	Retail
November	Kristy's Fiber Arts	1289 E 15th St #116	\$20,000	Retail
November	Dirty Dough	1489 E 15th St #180	\$100,000	Retail
November	Kelly West Shopping Center	344 S Kelly Ave	\$25,000	Retail
November	Paris Bahn Mi	1189 E 15th St #156	\$50,000	Retail
November	5 de Mayo	2000 W Danforth Rd #106	\$1,500	Retail
November	Spring Creek North - White Box	1148 S Bryant Ave	\$30,000	Retail
November	Chick-fil-A - I-35	1025 West I-35 Frontage Rd	\$500,000	Retail
December	Frosted Mug - Grill and Big Bar	1333 N Santa Fe Ave #107	\$25,000	Retail
December	Kohl's	2201 W Danforth Rd	\$250,000	Retail
December	Falcone's Pizza	216 S Santa Fe Ave	\$12,000	Retail
TOTAL ALTERATIONS			\$15,251,500	



PRICE EDWARDS AND CO.

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