Subject Shopping Center

Country Club Corner

SHOPPING CENTER

Type:	**Neighborhood Center**	Land Acres:	**10.81 AC**
Name	**Country Club Corner**	# of Properties:	**3**
GLA:	**53,483 SF**	Year Built/Renov	**Built 1980**
Anchor GLA:	**26,696 SF**	Levels:	**1**
Available Spaces:	**-**	Location Score:	**Good Location (68)**
% Leased	**100.00%**	Pedestrian Friendly	**60 - Moderately friendly**
Website:	**-**	Cycling Friendly	**50 - Fairly friendly**
Anchor Tenant:	**Sprouts Farmers Market**	Car Friendly	**80 - Very friendly**
Parking	**225 free Surface Spaces are available;...**	Transit Friendly	**30 - Somewhat friendly**
Features:	**Pylon Sign, Signalized Intersection**		
Frontage:	**May Ave 309', 63rd St 123'**		
For Sale:	**Not for sale**		

AVAILABLE SPACES

Currrently No Available Spaces

SHOPPING CENTER PROPERTIES

					Availability			
	Property Name / Address	**Yr Blt/Renov**	**Bldg SF**	**Anchor**	**Spcs**	**Avail %**	**Vac %**	**NNN Rent Per SF**
1	**Country Club Corner** 6400-6412 N May Ave ★★★☆☆	2000/-	28,672	Sprouts Farmers Market	0	0.0%	0.0%	$16-20 (Est.)
2	**Country Club Corner** 6414-6420 N May Ave ★★☆☆☆	1980/-	15,011	-	0	0.0%	0.0%	$16-20 (Est.)
3	**Country Club Corner** 6500 N May Ave ★★★☆☆	2000/-	9,800	-	0	0.0%	0.0%	$14-17 (Est.)

1 **6400-6412 N May Ave**

28,672 SF, Built 2000
1 Tenant, Vacancy 0%
Fully Leased
Rent/SF - $16-20 (Est.)
★★★☆☆

2 **6414-6420 N May Ave**

15,011 SF, Built 1980
3 Tenants, Vacancy 0%
Fully Leased
Rent/SF - $16-20 (Est.)
★★☆☆☆

3 **6500 N May Ave**

9,800 SF, Built 2000
1 Tenant, Vacancy 0%
Fully Leased
Rent/SF - $14-17 (Est.)
★★★☆☆

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SHOPPING CENTER PROPERTIES

Subject Shopping Center

Country Club Corner

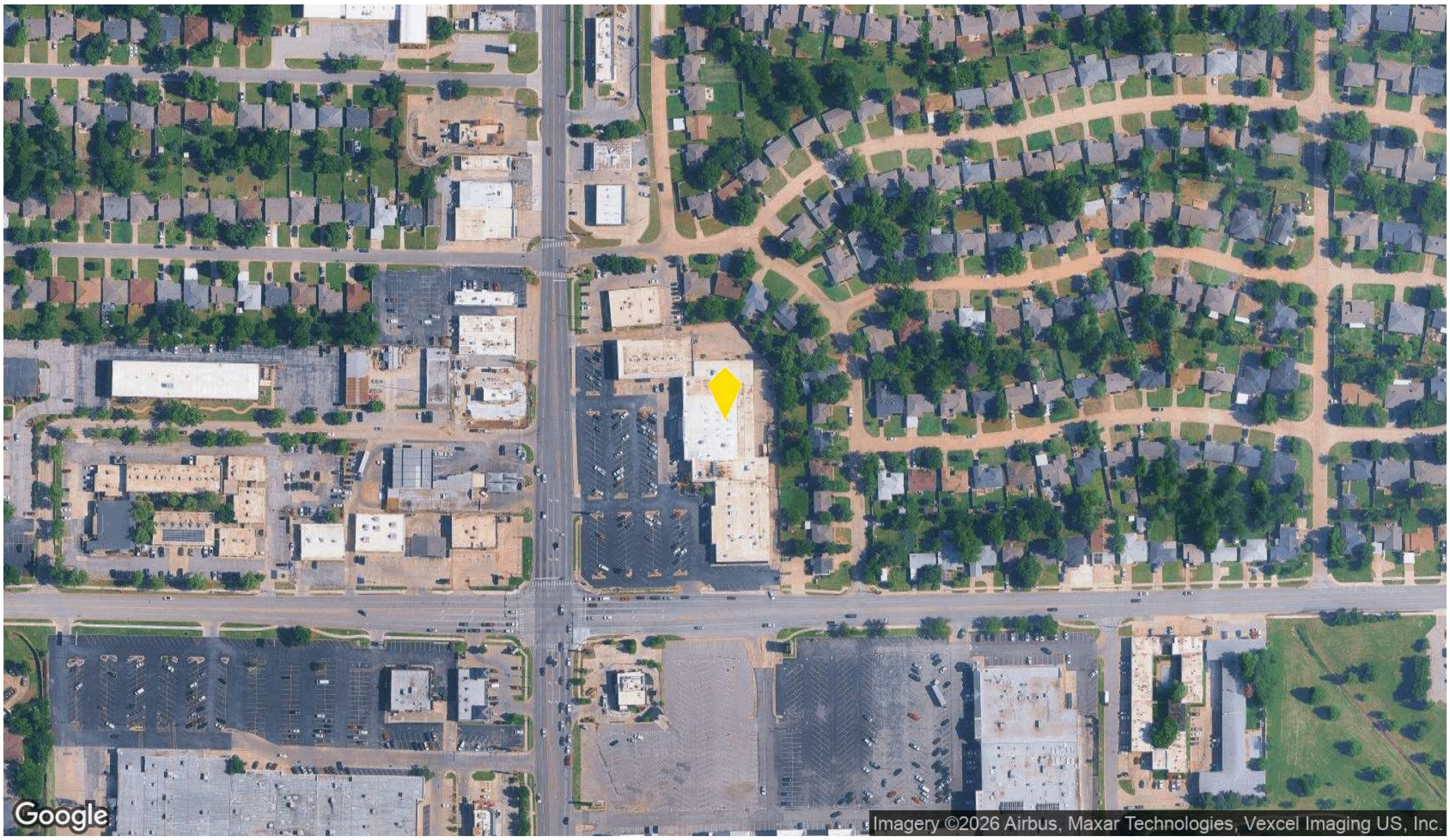
TENANTS

1 6400-6412 N May Ave - Country Club Corner	Store Type	SF Occupied	Chain	Move Date	Exp Date
Sprouts Farmers Market	Supermarket	26,696	Yes	Sep 2025	-

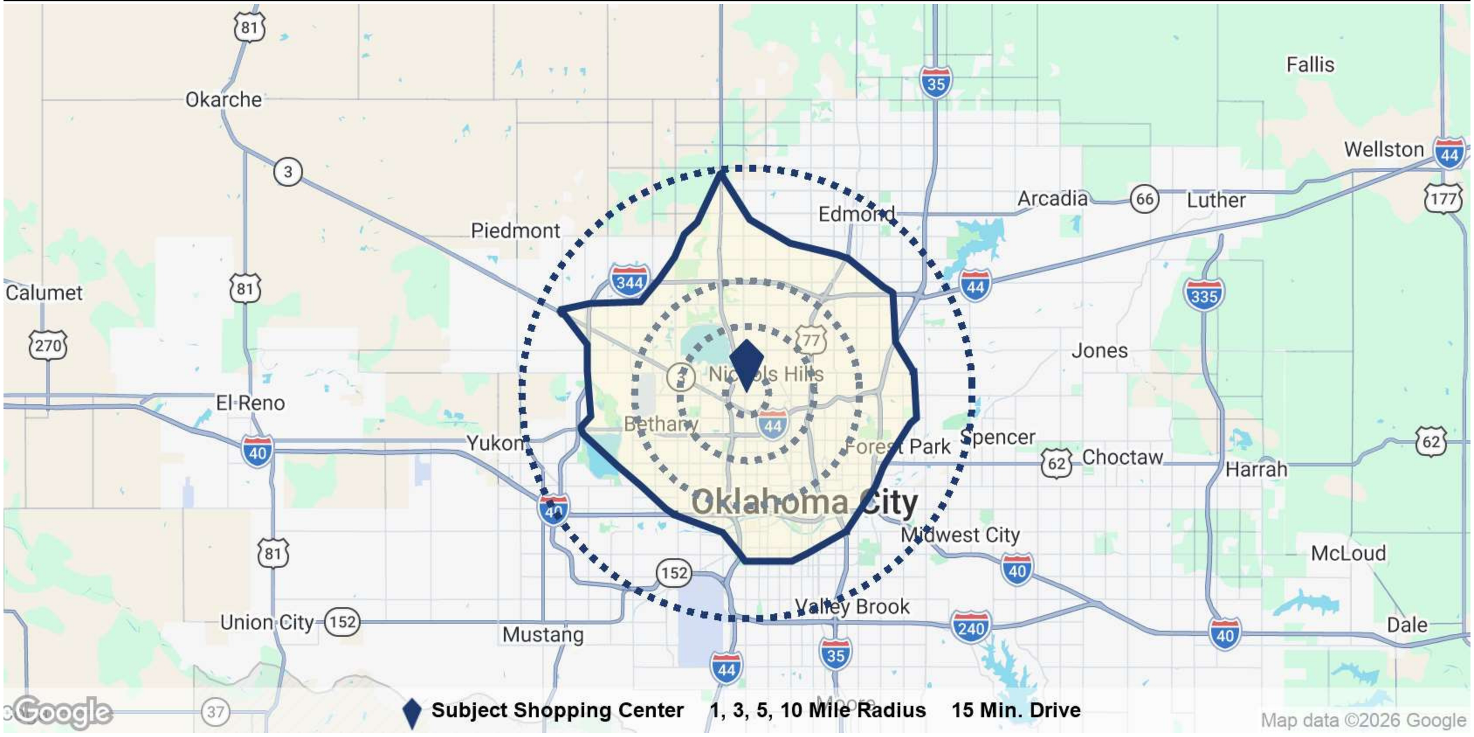
2 6414-6420 N May Ave - Country Club Corner	Store Type	SF Occupied	Chain	Move Date	Exp Date
AutoZone	Automotive	6,500	Yes	Sep 2021	-
Ace Tailor & Shoe Repair	-	1,050	No	Mar 2017	-
Fastsigns	Other Services	1,050	Yes	Dec 2005	-

3 6500 N May Ave - Country Club Corner	Store Type	SF Occupied	Chain	Move Date	Exp Date
Half Price Books	Books	9,800	Yes	Mar 2009	-

AERIAL VIEW



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	9,160	82,538	233,580	648,832	395,713
5 Yr Growth	1.9%	2.0%	2.6%	3.6%	3.0%
Median Age	42	39	37	36	37
5 Yr Forecast	43	40	38	37	38
White / Black / Hispanic	73% / 6% / 9%	61% / 11% / 17%	52% / 17% / 20%	54% / 13% / 23%	52% / 16% / 21%
5 Yr Forecast	73% / 6% / 9%	61% / 11% / 17%	52% / 17% / 20%	54% / 13% / 23%	52% / 17% / 21%
Employment	17,684	74,814	171,575	432,845	200,950
Buying Power	$339.2M	$2.6B	$6.2B	$17.3B	$10.7B
5 Yr Growth	1.8%	3.2%	4.0%	4.8%	4.1%
College Graduates	53.7%	37.3%	32.2%	30.6%	40.7%
Household					
Households	4,651	38,121	103,089	261,177	168,891
5 Yr Growth	2.0%	2.1%	2.7%	3.6%	3.1%
Median Household Income	$72,937	$68,242	$60,261	$66,330	$63,086
5 Yr Forecast	$72,838	$68,979	$61,033	$67,129	$63,696
Average Household Income	$105,449	$90,353	$82,714	$88,754	$85,621
5 Yr Forecast	$105,199	$91,284	$83,681	$89,827	$86,486
% High Income (>$75K)	48%	45%	40%	44%	42%
Housing					
Median Home Value	$316,160	$249,111	$233,178	$243,739	$247,574
Median Year Built	1963	1962	1967	1976	1973
Owner / Renter Occupied	60% / 40%	55% / 45%	48% / 52%	54% / 46%	50% / 50%

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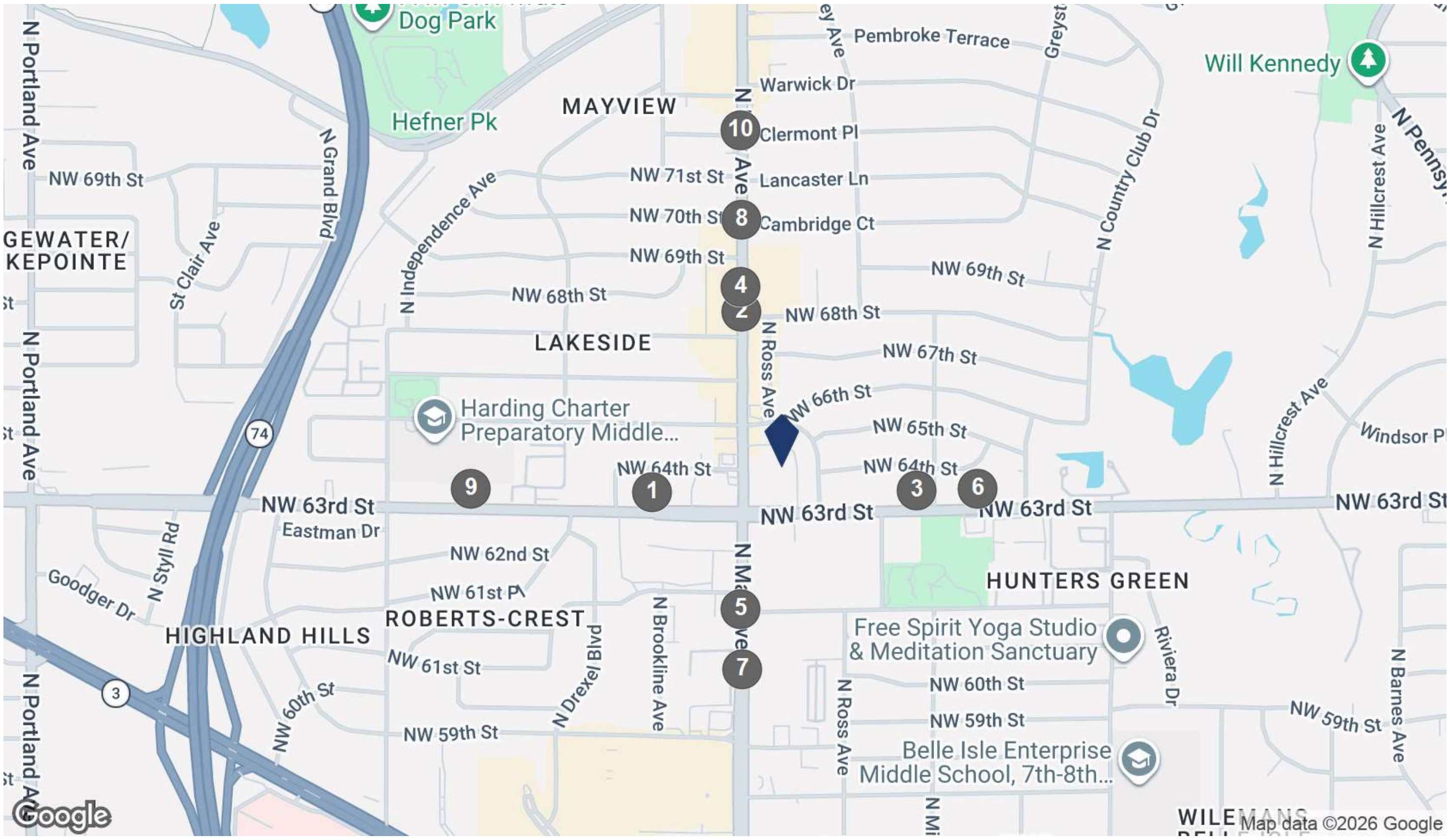
Subject Shopping Center

Country Club Corner

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 NW 63rd St	NW 64th St - W	19,250	2026	0.19 mi
2 N May Ave	NW 67th St - S	19,776	2026	0.20 mi
3 NW 63rd St	N Miller Ave - E	20,941	2026	0.20 mi
4 N MAY AVE	NW 68th St - S	23,735	2026	0.23 mi
5 North May Avenue	NW 62nd St - N	26,198	2026	0.23 mi
6 Northwest 63rd Street	Grandview Pl - E	18,707	2026	0.28 mi
7 N May Ave	NW 59th St - S	24,011	2026	0.32 mi
8 N May Ave	NW 69th St - S	19,274	2026	0.32 mi
9 Northwest 63rd Street	N Independence Ave - W	18,801	2026	0.44 mi
10 N May Ave	Lancaster Ln - S	22,093	2026	0.45 mi

Market Summary

Country Club Corner

6400-6500 N May Ave

53,483 SF Neighborhood Center

Oklahoma City, OK 73116 - North Submarket

PREPARED BY

JAH REALTY

Christine Schipper

Property Management and Leasing Assistant

CoStar™

Retail vacancy in Oklahoma City has climbed for the better part of two full years, pushed by a steady stream of new supply alongside a heavy round of store closures that rivals the last major downturn in 2025. Recent announcements from major operators such as Homeland, which said it would shutter at least four stores across the OKC metro, have driven the sharpest quarterly drop in absorption in nearly a decade.

The previous wave of closures, just over a year ago, hit large-format chains including Big Lots, American Freight, and Party City, driving vacancy up nearly 30 bps in a single quarter. Rates have kept climbing since, reaching their highest level in more than a decade at 5.8%.

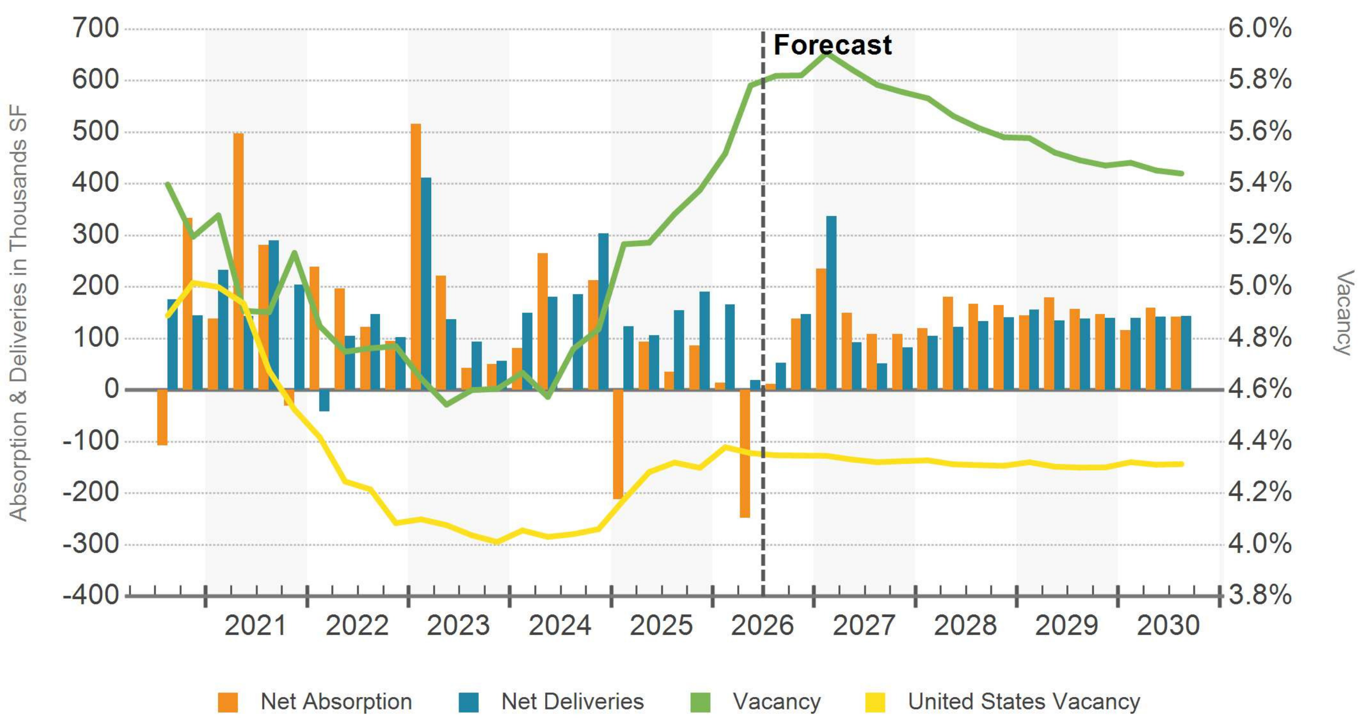
Even amid that disruption, demand for general retail space has let many vacancies, some of them big-box locations, backfill quickly. Consider 240 Penn Park, where Conn's Home Plus had held about 43,000 SF of end-cap space. Within a few months of the closure, ownership landed a replacement in Slick City Action Park, an indoor experiential concept built around slides and air court attractions. Growing across Oklahoma City, the operator has added a second Norman location within a former Habitat for Humanity site on West Main. As landlords work to remerchandise large vacant boxes and sharpen co-tenancy dynamics to lift traffic, concepts like this could grow more common.

Meanwhile, a surge of new retail supply has piled on further pressure. Since 2020, more than 5 million SF has delivered, with 92% leased. First-generation space delivered over the past year remains in partial lease-up, its availability just under 15% as of 26Q3. Much of what remains sits in fast-growing suburban areas such as Yukon. OAK, the largest high-end delivery in recent years, has drawn several upscale retailers, including Pottery Barn, Williams Sonoma, and Tommy Bahama.

Build-to-suit activity has also generated recent headlines. Take the delivery of a 115,000-SF Dick's House of Sport in the north submarket, tied to broader development across areas like North Oklahoma City. Projects of this sort underscore continued tenant demand for purpose-built, modern retail formats. Another major arrival is SCHEELS, which has announced plans for a 300,000-SF storefront in the Northwest submarket by 2028.

On rents, years of building vacancy are forecast to weigh heavily on future growth. According to market participants, the post-pandemic rent surge strained local users, who struggled to keep pace with the higher rates. That left national users to fill the remaining gaps, a dynamic that could turn into a headwind in coming quarters as national retailers keep leaning toward expansion over closures.

NET ABSORPTION, NET DELIVERIES & VACANCY



Oklahoma City Economic Summary

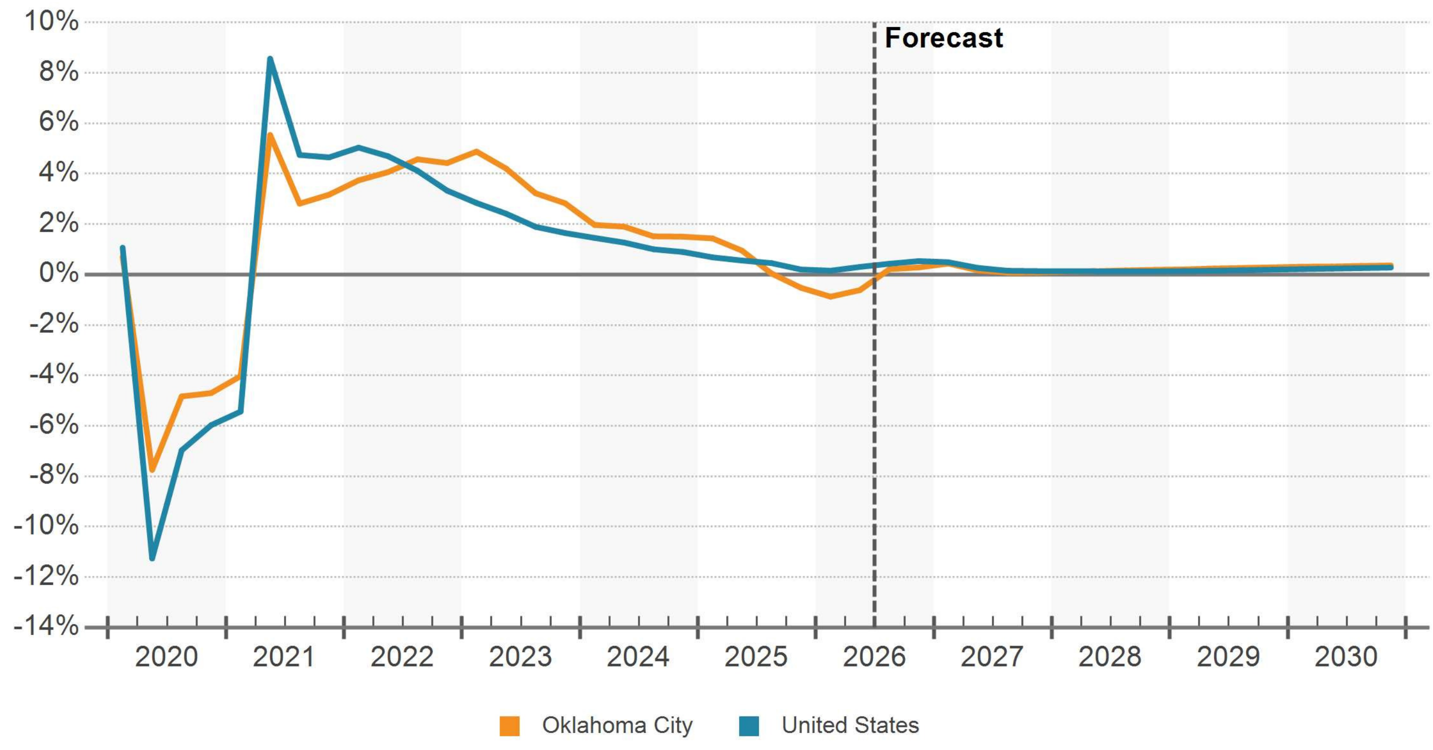
Oklahoma City is evolving as a diversified regional employment hub extending, beyond its identity tied to energy. The metro's corporate base now spans energy, technology, aerospace, retail and government, anchored by major employers including Devon Energy, Continental Resources, Love's Travel Stops and Country Stores, Paycom and Heartland Payment Systems. Paycom's ascent to the Fortune 100 exemplifies the market's growing presence in financial technology and professional services, while recent expansions by Boeing, Skydweller Aero and Costco signal the region's competitive positioning across multiple sectors.

This economic expansion has coincided with strong population growth. The Oklahoma City MSA added roughly 18% to its resident base since 2010, outpacing nearby Tulsa's 11% growth over the same period. Oklahoma and Canadian Counties have driven the most recent gains, supporting sustained demand for residential real estate.

The market's appeal to employers rests on a combination of factors. A competitive cost structure, available labor force and pro-business regulatory environment form the foundation, while incentive programs through the Oklahoma City Economic Development Trust and Strategic Investment Program further strengthen competitiveness. Technology and payment processing firms have particularly benefited from this environment. Heartland Payment Systems added 550 employees at its Northwest Fifth Street headquarters in 2020, with an additional 400 positions planned at the renovated Mideke Building in Bricktown. Paycom operates a 500,000 SF campus supporting approximately 3,000 employees and continued expansion.

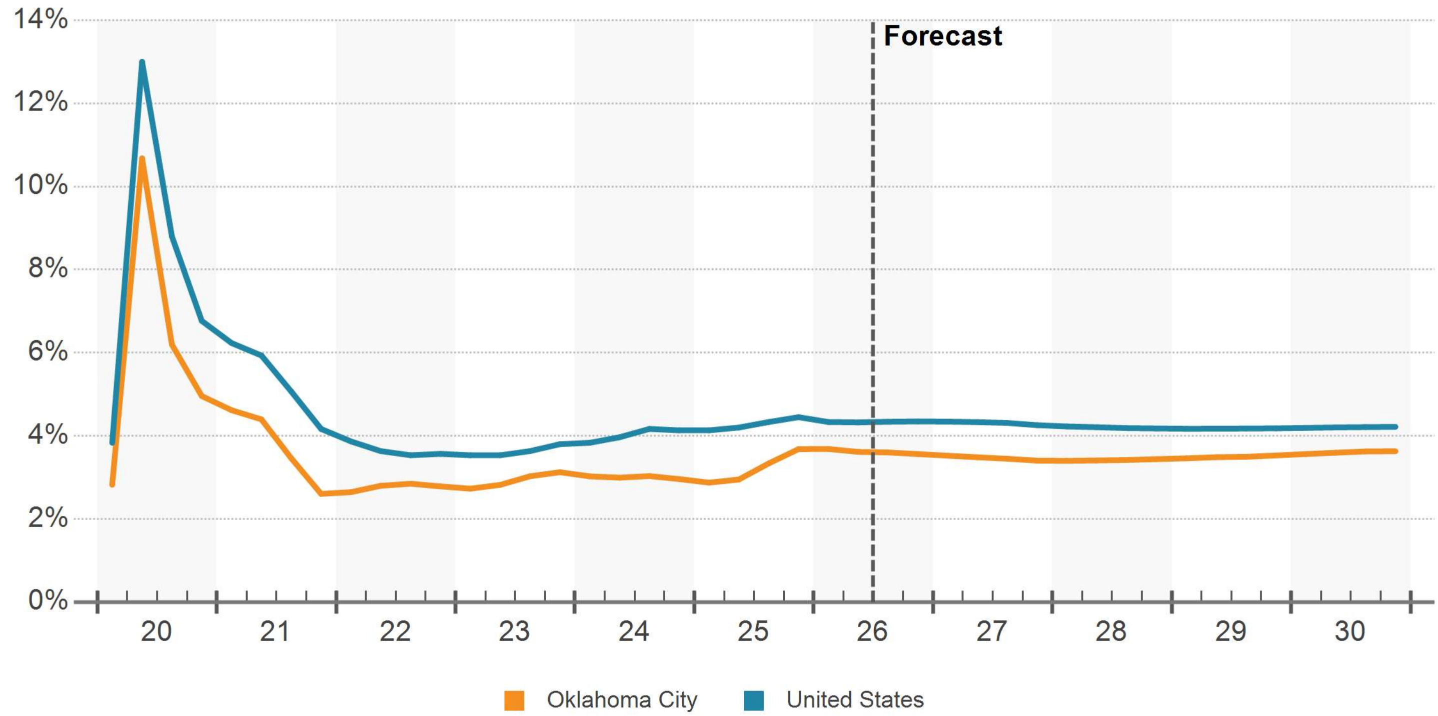
The public sector provides significant stability to the employment base. The State of Oklahoma and Tinker Air Force Base rank as the two largest employers, with Tinker alone supporting over 69,000 jobs. This substantial government presence diversifies the economic base and helps insulate the market during broader macroeconomic downturns.

JOB GROWTH (YOY)

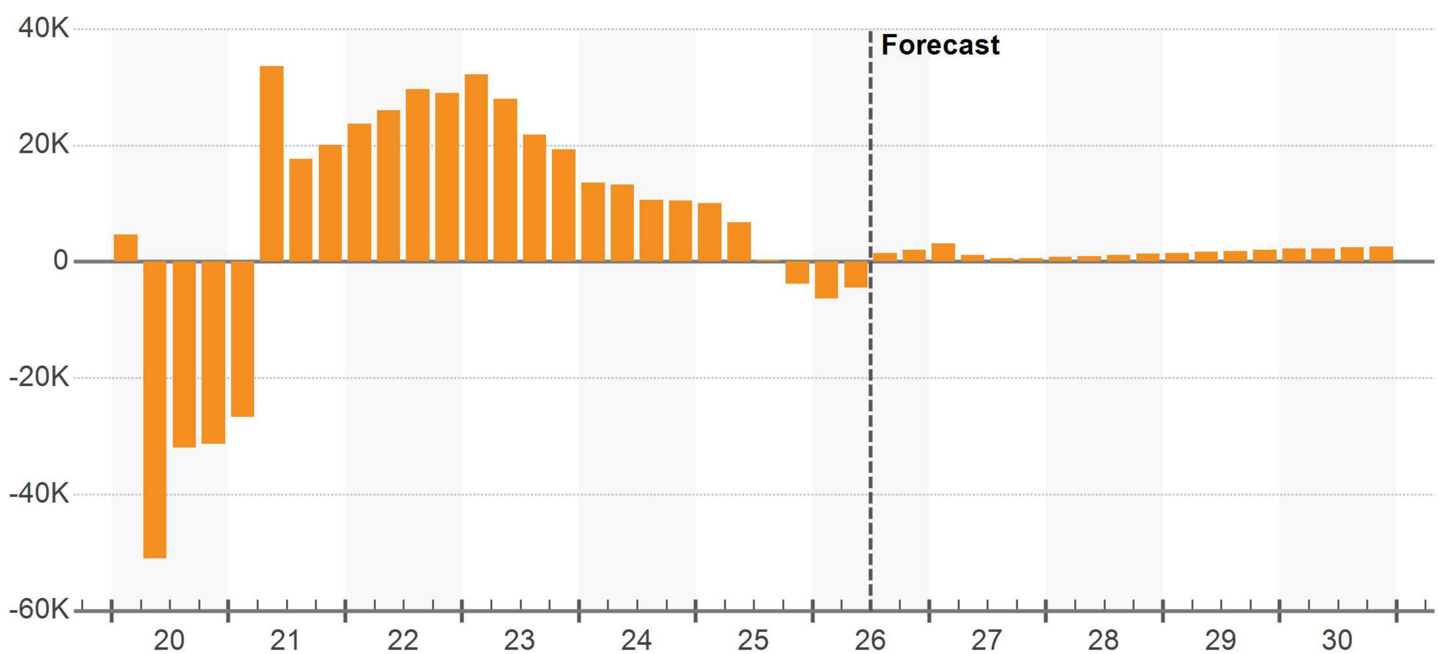


Source: Oxford Economics

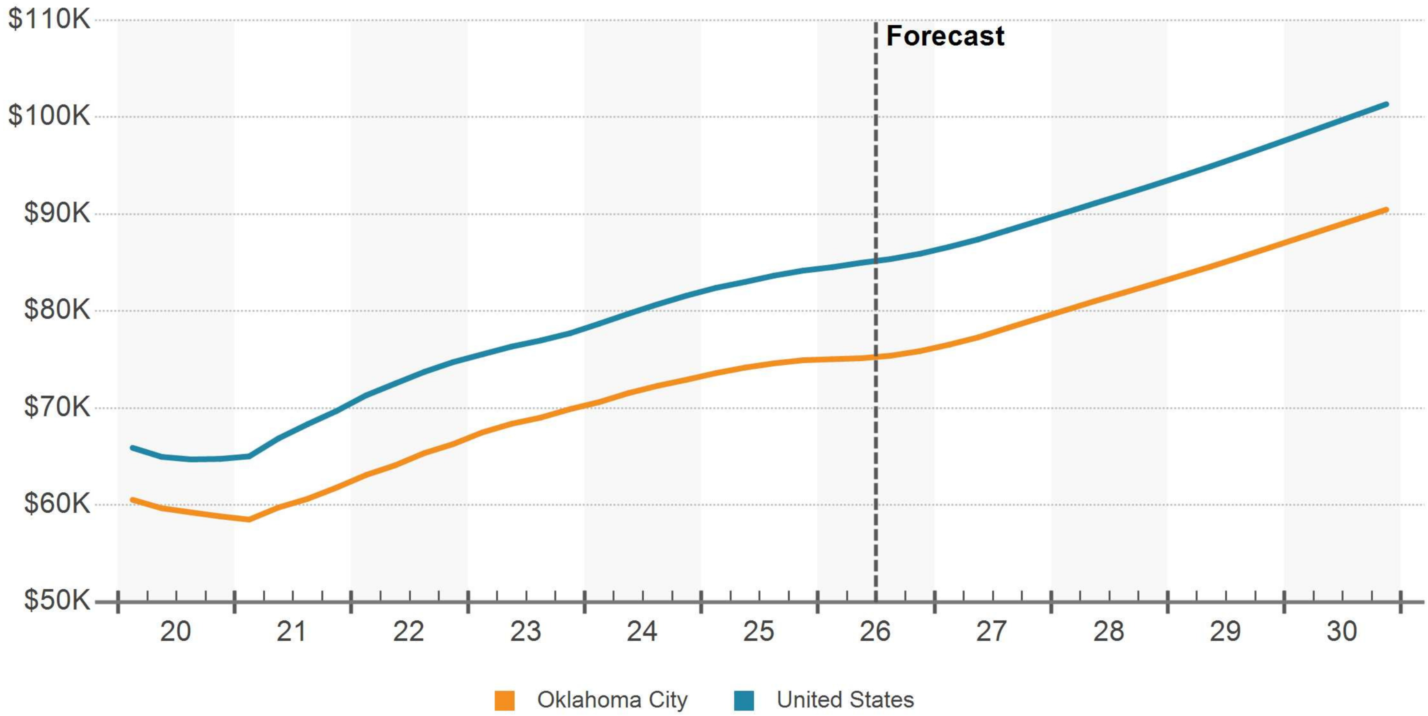
UNEMPLOYMENT RATE (%)



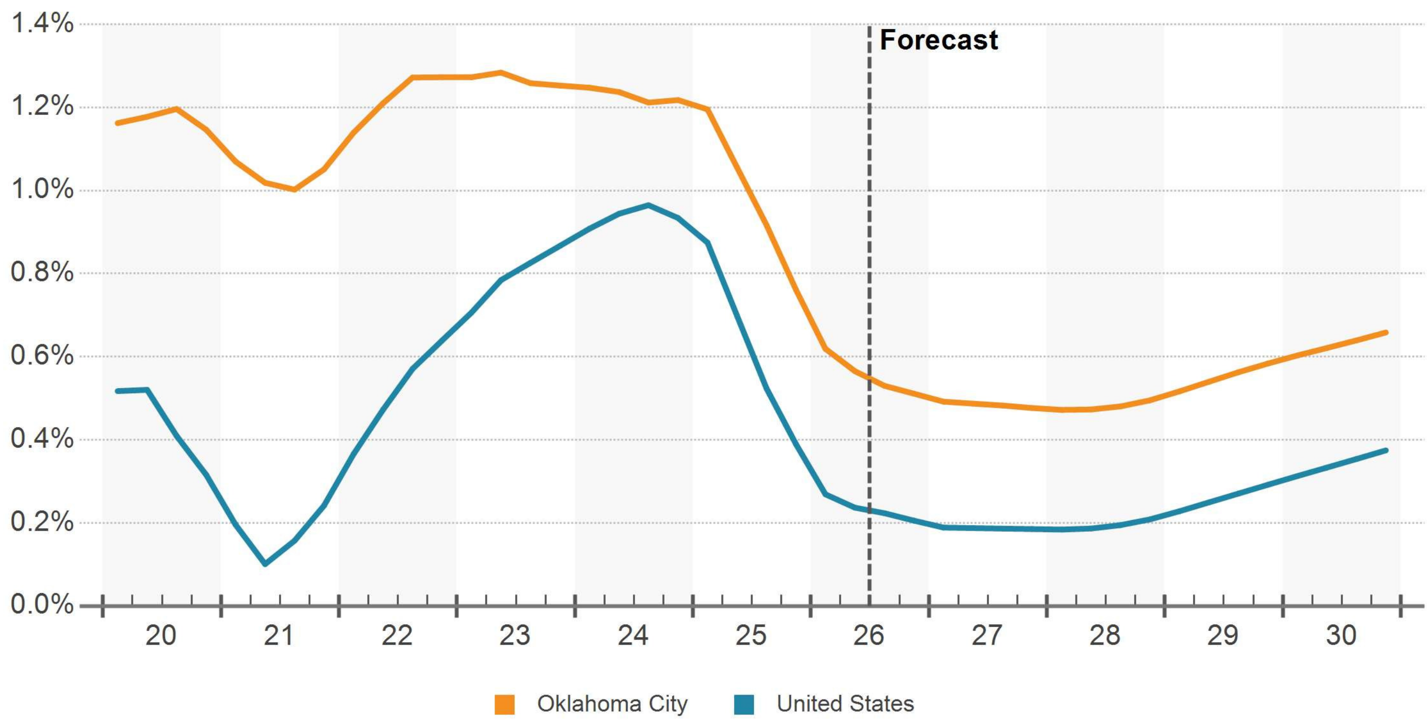
NET EMPLOYMENT CHANGE (YOY)



MEDIAN HOUSEHOLD INCOME



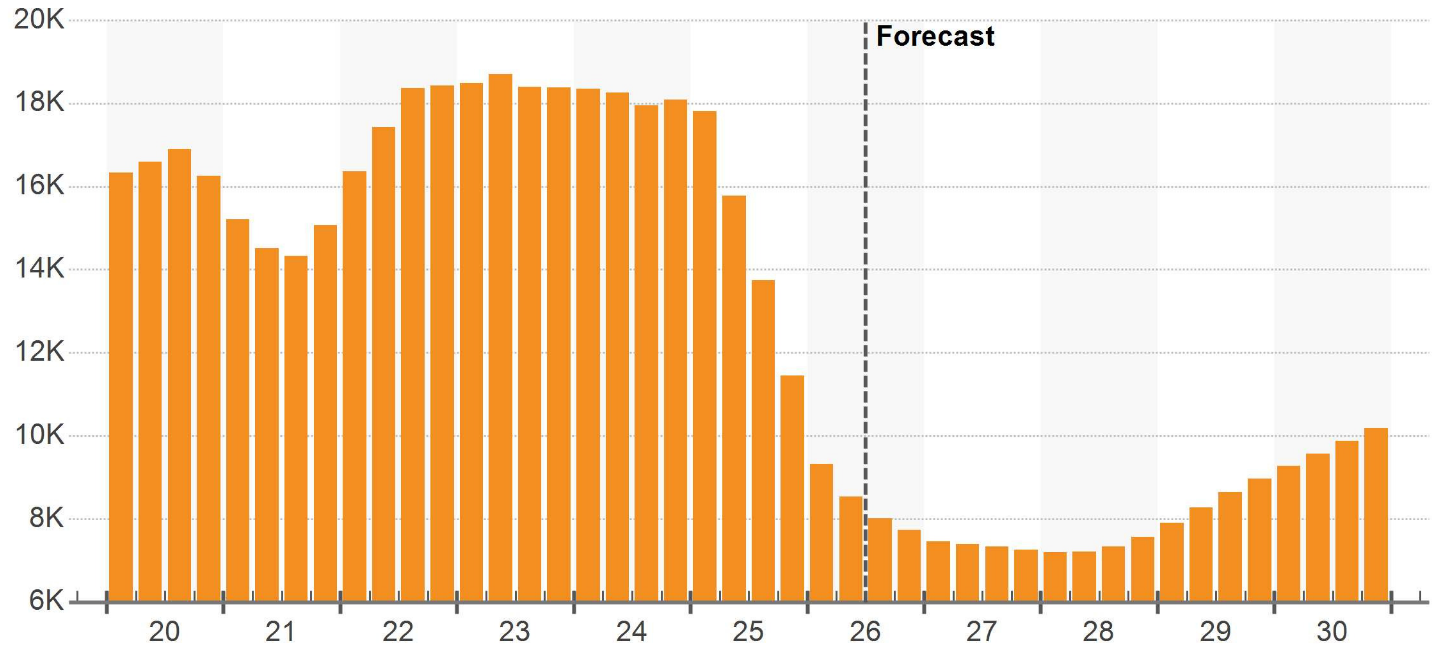
POPULATION GROWTH (YOY %)



Oklahoma City Economic Summary

Country Club Corner

NET POPULATION CHANGE (YOY)

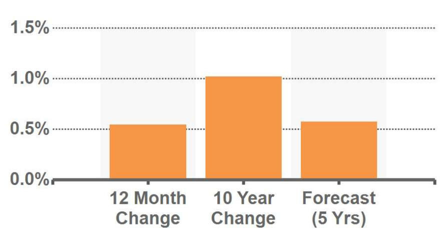


DEMOGRAPHIC TRENDS

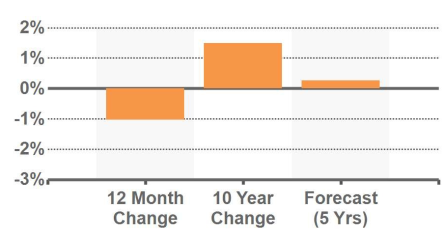
	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	**Metro**	**US**	**Metro**	**US**	**Metro**	**US**	**Metro**	**US**
Population	1,520,126	342,487,344	0.5%	0.2%	1.0%	0.6%	0.6%	0.3%
Households	601,605	134,545,609	1.0%	0.7%	1.2%	1.0%	0.8%	0.5%
Median Household Income	$75,311	$85,232	1.1%	2.2%	3.3%	4.1%	4.3%	4.1%
Labor Force	779,698	170,173,516	-1.0%	-0.3%	1.5%	0.7%	0.3%	0.1%
Unemployment	3.6%	4.3%	0.4%	0.1%	-0.1%	-0.1%	0%	0%

Source: Oxford Economics

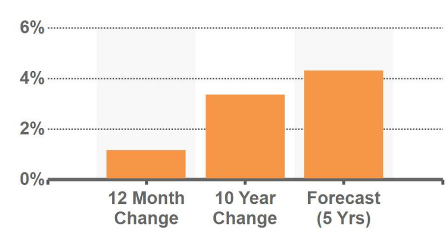
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

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Demographics

Country Club Corner

6400-6500 N May Ave

53,483 SF Neighborhood Center

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Income & Spending Demographics

Country Club Corner

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	**4,652**		**38,123**		**103,089**		**168,891**	
<$25,000	588	12.64%	6,260	16.42%	19,644	19.06%	32,188	19.06%
$25,000 - $50,000	1,064	22.87%	7,817	20.50%	23,711	23.00%	35,821	21.21%
$50,000 - $75,000	747	16.06%	6,886	18.06%	18,791	18.23%	30,112	17.83%
$75,000 - $100,000	597	12.83%	5,571	14.61%	12,851	12.47%	21,561	12.77%
$100,000 - $125,000	429	9.22%	3,790	9.94%	9,495	9.21%	15,971	9.46%
$125,000 - $150,000	262	5.63%	2,323	6.09%	5,505	5.34%	9,926	5.88%
$150,000 - $200,000	298	6.41%	2,158	5.66%	5,954	5.78%	10,814	6.40%
$200,000+	667	14.34%	3,318	8.70%	7,138	6.92%	12,499	7.40%
2025 Avg Household Income	**$105,449**		**$90,353**		**$82,714**		**$85,621**	
2025 Med Household Income	**$72,937**		**$68,242**		**$60,261**		**$63,086**	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	**$137M**		**$1.1B**		**$2.7B**		**$4.6B**	
Total Apparel	**$6.6M**	**4.80%**	**$54.1M**	**5.11%**	**$145.3M**	**5.37%**	**$247.1M**	**5.38%**
Women's Apparel	$2.6M	1.90%	$20.8M	1.97%	$54.8M	2.03%	$93.2M	2.03%
Men's Apparel	$1.4M	0.99%	$11M	1.04%	$28.9M	1.07%	$49.1M	1.07%
Girl's Apparel	$431.5K	0.32%	$3.8M	0.36%	$10.7M	0.39%	$18.4M	0.40%
Boy's Apparel	$322.6K	0.24%	$2.9M	0.27%	$8.1M	0.30%	$14M	0.30%
Infant Apparel	$335.7K	0.25%	$2.9M	0.28%	$8.1M	0.30%	$13.5M	0.29%
Footwear	$1.5M	1.11%	$12.7M	1.20%	$34.7M	1.28%	$58.9M	1.28%
Total Entertainment & Hobbies	**$21.4M**	**15.65%**	**$161.9M**	**15.27%**	**$412M**	**15.23%**	**$695.9M**	**15.15%**
Entertainment	$1.8M	1.34%	$15.6M	1.48%	$41.2M	1.52%	$71.9M	1.57%
Audio & Visual Equipment/Service	$5M	3.63%	$39M	3.68%	$102.1M	3.77%	$170.5M	3.71%
Reading Materials	$327.7K	0.24%	$2.1M	0.20%	$4.9M	0.18%	$8.3M	0.18%
Pets, Toys, & Hobbies	$3.8M	2.76%	$28.1M	2.65%	$69.1M	2.55%	$116.2M	2.53%
Personal Items	$10.5M	7.68%	$77M	7.26%	$194.7M	7.20%	$329.1M	7.17%
Total Food and Alcohol	**$37.3M**	**27.22%**	**$291.6M**	**27.51%**	**$756.1M**	**27.95%**	**$1.3B**	**27.70%**
Food At Home	$18.1M	13.22%	$147.3M	13.89%	$390.3M	14.43%	$657.9M	14.32%
Food Away From Home	$16.4M	11.97%	$124.4M	11.74%	$316.3M	11.69%	$531.6M	11.57%
Alcoholic Beverages	$2.8M	2.03%	$20M	1.88%	$49.5M	1.83%	$82.7M	1.80%
Total Household	**$23.8M**	**17.37%**	**$172.9M**	**16.31%**	**$427.2M**	**15.79%**	**$726.3M**	**15.81%**
House Maintenance & Repair	$5.2M	3.80%	$38.1M	3.59%	$90.5M	3.35%	$153.3M	3.34%
Household Equip & Furnishings	$8.7M	6.38%	$65.1M	6.14%	$164.6M	6.09%	$282.4M	6.15%
Household Operations	$7M	5.12%	$50.9M	4.80%	$126.7M	4.69%	$213.5M	4.65%
Housing Costs	$2.8M	2.08%	$18.8M	1.78%	$45.3M	1.68%	$77.1M	1.68%

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Income & Spending Demographics

Country Club Corner

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	**$32M**	**23.36%**	**$267.8M**	**25.26%**	**$689.1M**	**25.47%**	**$1.2B**	**25.69%**
Vehicle Purchases	$14.4M	10.50%	$130.7M	12.33%	$335.5M	12.40%	$583.4M	12.70%
Gasoline	$9M	6.54%	$74.7M	7.05%	$196.8M	7.28%	$330.7M	7.20%
Vehicle Expenses	$831K	0.61%	$5.4M	0.51%	$13.5M	0.50%	$22.9M	0.50%
Transportation	$3.6M	2.60%	$23.6M	2.23%	$57.9M	2.14%	$99.3M	2.16%
Automotive Repair & Maintenance	$4.2M	3.10%	$33.4M	3.15%	$85.4M	3.16%	$143.9M	3.13%
Total Health Care	**$7.1M**	**5.15%**	**$51.7M**	**4.88%**	**$128.3M**	**4.74%**	**$216.9M**	**4.72%**
Medical Services	$4M	2.89%	$28.7M	2.71%	$70.9M	2.62%	$120.3M	2.62%
Prescription Drugs	$2.3M	1.69%	$17.2M	1.62%	$42.8M	1.58%	$72.1M	1.57%
Medical Supplies	$782.7K	0.57%	$5.8M	0.55%	$14.5M	0.54%	$24.5M	0.53%
Total Education/Day Care	**$8.8M**	**6.45%**	**$60.1M**	**5.67%**	**$147M**	**5.43%**	**$254.6M**	**5.54%**
Education	$5.4M	3.95%	$37.2M	3.51%	$91.9M	3.40%	$160.4M	3.49%
Fees & Admissions	$3.4M	2.50%	$22.9M	2.16%	$55.1M	2.04%	$94.2M	2.05%