

Subject Shopping Center

Yale Village

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	11.27 AC
Name	Yale Village	# of Properties:	4
GLA:	100,142 SF	Year Built/Renov	Built 2013
Anchor GLA:	52,725 SF	Levels:	1
Available Spaces:	2	Location Score:	Excellent Location (80)
% Leased	97.70%	Walk Score®:	Somewhat Walkable (60)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	Whole Foods Market, CVS Pharmacy		
Parking	252 Surface Spaces are available; Ratio of 2.52/1000 SF		
Features:	Air Conditioning, Pylon Sign, Signage, Signalized Intersection		
Frontage:	91st St 263', 91st St 201'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
9128-9146 S Yale Ave	Retail	Direct	30 Days	4,305	4,305	Withheld	0 mo	-
9110 S Yale Ave	Retail	Direct	Vacant	2,300	2,300	Withheld	1 mo	1 mo
All Spaces				6,605	4,305	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 9128-9146 S Yale Ave ★★★★★	2013/-	62,629	Whole Foods Market	1	6.9%	0.0%	\$26-32 (Est.)
2 9168 S Yale Ave ★★★★★	2013/-	16,413	-	0	0.0%	13.1%	\$24-29 (Est.)
3 9122 S Yale Ave ★★★★★	2013/-	14,600	CVS Pharmacy	0	0.0%	0.0%	\$19-23 (Est.)
4 9110 S Yale Ave ★★★★★	2013/-	6,500	-	1	35.4%	35.4%	\$26-32 (Est.)

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1 9128-9146 S Yale Ave



62,629 SF, Built 2013
12 Tenants, Vacancy 0%
4,305 SF / 1 Space Avail
Rent/SF - \$26-32 (Est.)



2 9168 S Yale Ave



16,413 SF, Built 2013
6 Tenants, Vacancy 13.1%
Fully Leased
Rent/SF - \$24-29 (Est.)



3 9122 S Yale Ave



14,600 SF, Built 2013
Drug Store
Fully Leased
Rent/SF - \$19-23 (Est.)



4 9110 S Yale Ave



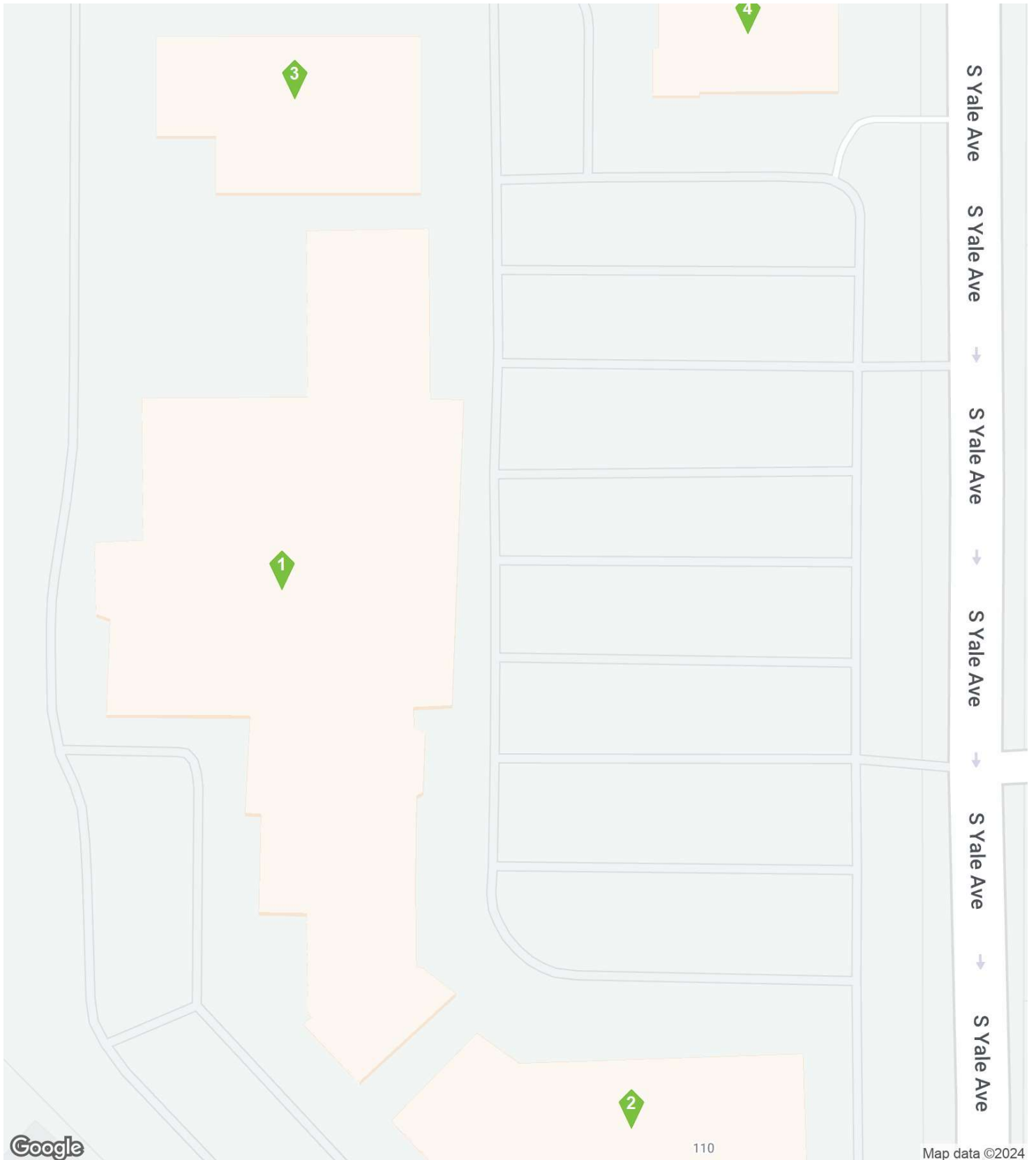
6,500 SF, Built 2013
2 Tenants, Vacancy 35.4%
2,300 SF / 1 Space Avail
Rent/SF - \$26-32 (Est.)



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SHOPPING CENTER PROPERTIES



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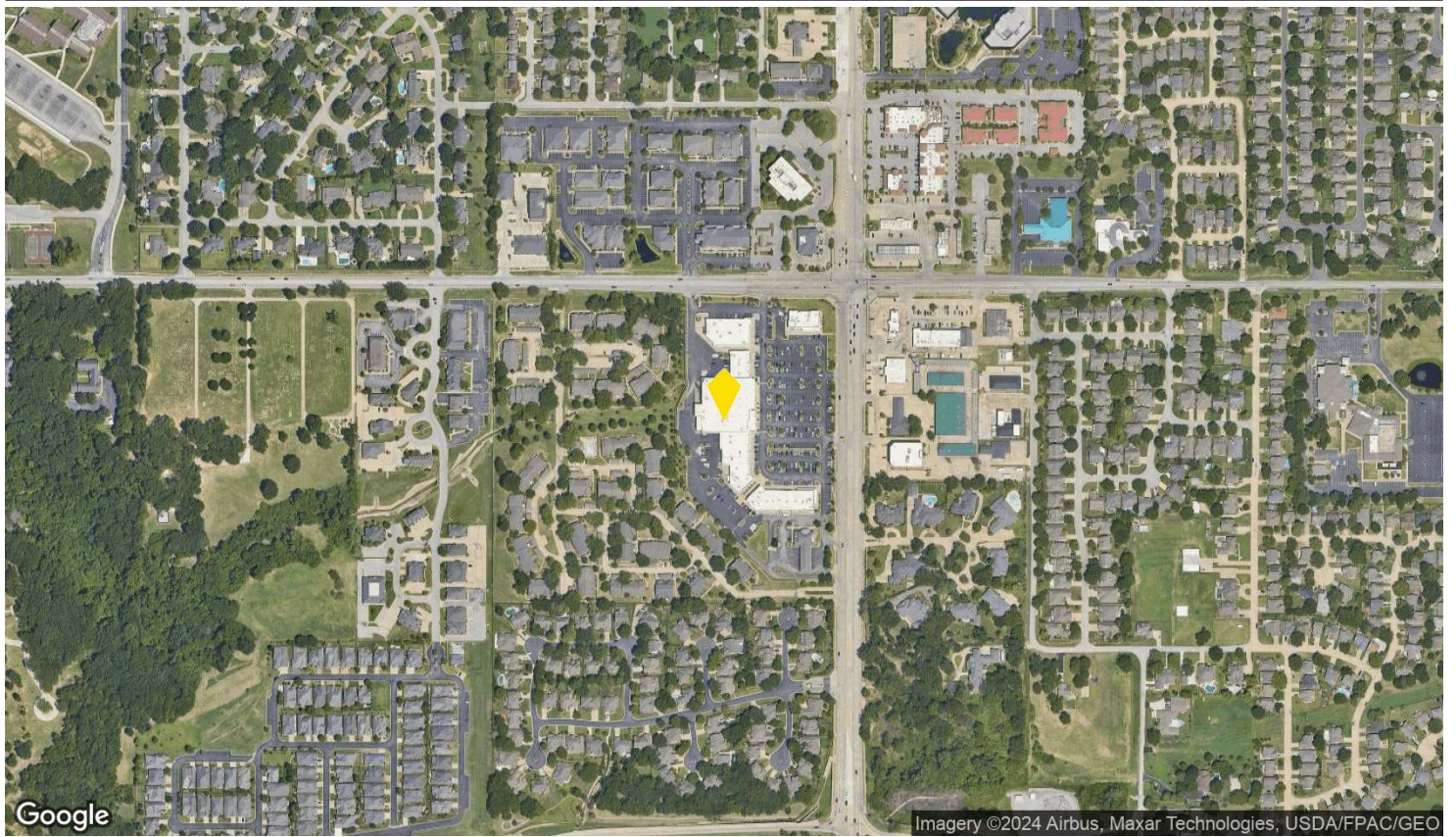
TENANTS

1	9128-9146 S Yale Ave		Store Type	SF Occupied	Chain	Move Date	Exp Date
	Whole Foods Market		Supermarket	38,125	Yes	Aug 2013	-
	Mattress Firm		Furniture/Mattress	4,305	Yes	Aug 2013	-
	Yokozuna Sushi		Restaurant	4,000	No	Aug 2013	-
	Ida Red		-	3,250	No	Sep 2022	-
	Learning Express		-	3,000	No	Nov 2023	-
	The Cooks Nook		Kitchen/Dining Accessories	2,750	No	Oct 2013	-
	Hollywood Feed		Pet Shop/Supplies	2,219	Yes	Dec 2019	-
	Starting Strength		-	2,000	No	May 2022	-
	Restore Hyper Wellness + Cryotherapy		Health & Beauty Aids	1,878	No	Sep 2021	-
	Infinity Nails & Spa		Salon/Barber/Spa	1,358	No	Nov 2013	-
	Great Clips		Salon/Barber/Spa	1,260	Yes	Nov 2013	-
	Zova Wellness		MD/DDS	500	No	Sep 2023	-
2	9168 S Yale Ave		Store Type	SF Occupied	Chain	Move Date	Exp Date
	Smashburger		Restaurant	3,282	Yes	Sep 2013	-
	Jaraherron Med Spa		Massage	3,201	No	Dec 2015	-
	QDOBA		Fast-food	3,000	Yes	Mar 2014	-
	Pardon My French		Ladies' Apparel	2,267	No	Jan 2016	-
	Kumon		Other Retail	2,200	Yes	Apr 2015	-
	Jimmy John's		Sub Sandwich	1,600	Yes	Nov 2013	-
3	9122 S Yale Ave		Store Type	SF Occupied	Chain	Move Date	Exp Date
	CVS Pharmacy		Drug Store	14,600	Yes	Aug 2013	-
4	9110 S Yale Ave		Store Type	SF Occupied	Chain	Move Date	Exp Date
	Upper Crust		Restaurant	4,200	No	Jan 2019	-
	CycleBar		Fitness	2,300	Yes	Jul 2017	-

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AERIAL VIEW



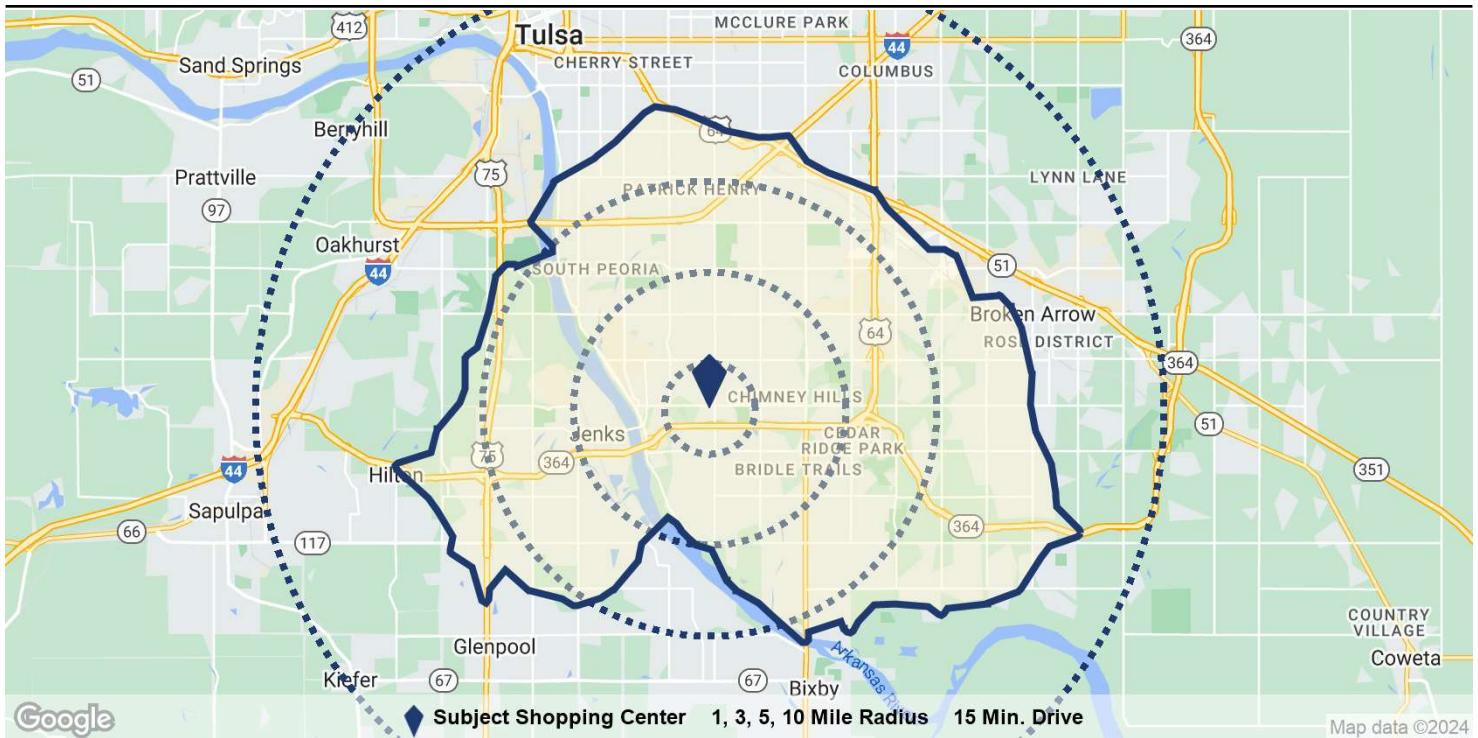
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DEMOGRAPHICS

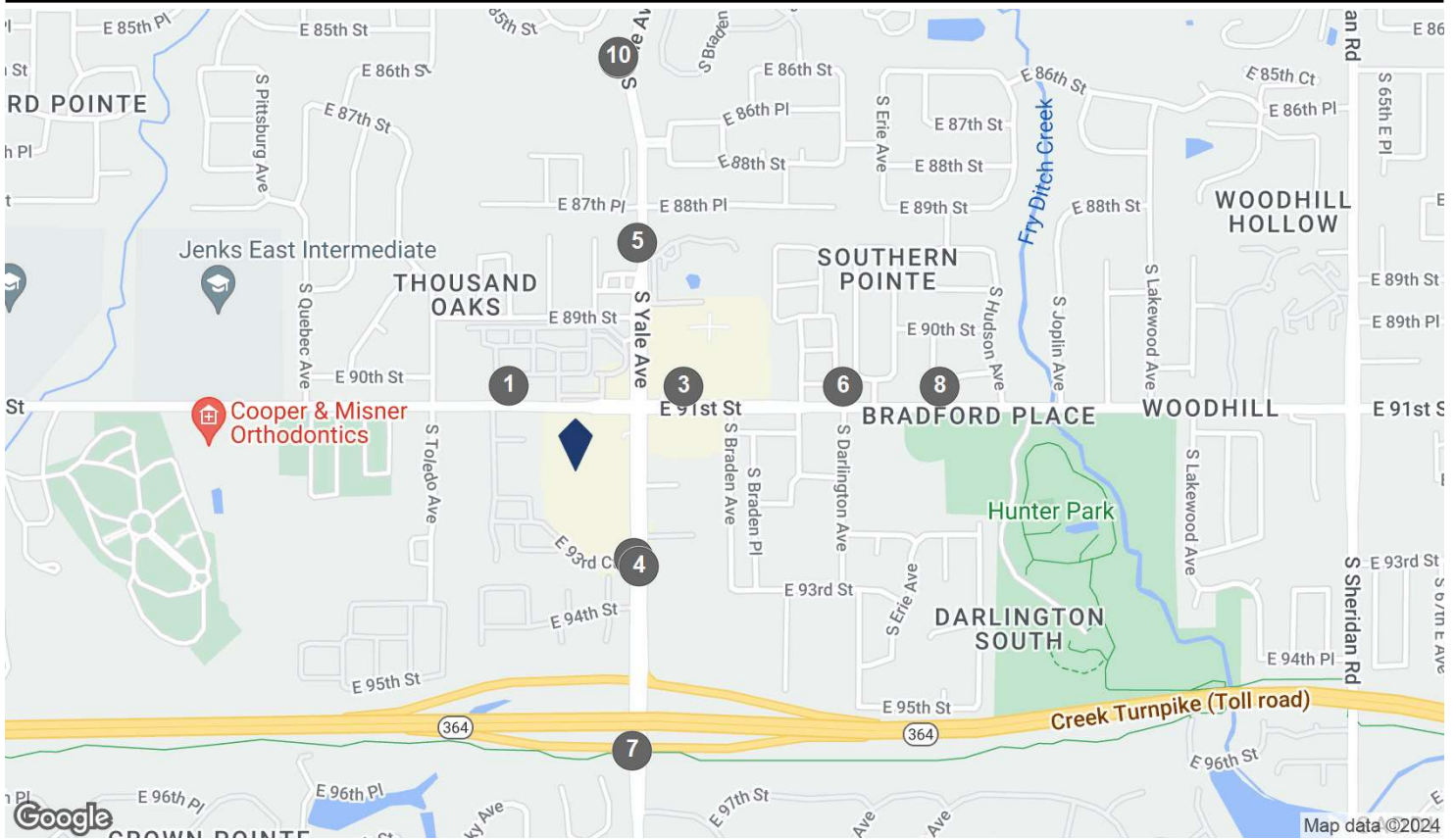


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	6,957	78,275	196,359	545,016	277,048
5 Yr Growth	1.2%	2.4%	3.5%	3.2%	5.6%
Median Age	44	39	38	37	38
5 Yr Forecast	43	40	39	39	39
White / Black / Hispanic	83% / 3% / 5%	78% / 6% / 9%	75% / 8% / 11%	75% / 8% / 15%	76% / 7% / 10%
5 Yr Forecast	83% / 3% / 5%	78% / 6% / 9%	75% / 8% / 11%	75% / 8% / 15%	75% / 7% / 10%
Employment	4,559	50,213	109,512	311,580	144,948
Buying Power	\$257.3M	\$2.4B	\$5.6B	\$13.8B	\$8.3B
5 Yr Growth	3.0%	3.7%	5.2%	5.6%	7.9%
College Graduates	53.6%	46.1%	40.2%	31.4%	50.9%
Household					
Households	2,897	32,641	82,943	221,816	114,193
5 Yr Growth	1.2%	2.4%	3.5%	3.3%	5.7%
Median Household Income	\$88,829	\$73,104	\$67,976	\$62,261	\$72,327
5 Yr Forecast	\$90,369	\$74,020	\$69,050	\$63,673	\$73,830
Average Household Income	\$117,214	\$106,003	\$97,521	\$87,640	\$97,817
5 Yr Forecast	\$118,886	\$107,268	\$98,942	\$89,224	\$99,442
% High Income (>\$75K)	57%	49%	45%	41%	48%
Housing					
Median Home Value	\$252,558	\$261,511	\$233,190	\$182,431	\$235,896
Median Year Built	1987	1985	1984	1977	1984
Owner / Renter Occupied	74% / 26%	60% / 40%	58% / 42%	61% / 39%	64% / 36%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E 91st St	S Urbana - W	17,381	2022	0.13 mi
2 S Yale Ave	E 94th St - S	26,645	2022	0.17 mi
3 E 91st St	S Braden Ave - E	16,861	2022	0.18 mi
4 South Yale Avenue	S Braden Ave - E	17,661	2022	0.18 mi
5 S Yale Ave	E 88th Pl - N	18,697	2022	0.30 mi
6 E 91st St	S Darlington Ave - W	16,973	2022	0.39 mi
7 S Yale Ave	E 53rd St - N	18,209	2022	0.43 mi
8 East 91st Street	E 53rd St - N	17,720	2022	0.52 mi
9 South Yale Avenue	E 87th St - S	18,900	2019	0.55 mi
10 S Yale Ave	E 87th St - S	18,613	2022	0.56 mi



Demographics

Yale Village

E 91st St

100,142 SF Neighborhood Center

Tulsa, OK 74136 - South Central Tulsa Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

Yale Village

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2023 Households by HH Income	2,898		32,640		82,942		114,193	
<\$25,000	272	9.39%	4,564	13.98%	13,618	16.42%	17,558	15.38%
\$25,000 - \$50,000	379	13.08%	6,635	20.33%	17,471	21.06%	21,905	19.18%
\$50,000 - \$75,000	590	20.36%	5,499	16.85%	14,270	17.20%	19,578	17.14%
\$75,000 - \$100,000	376	12.97%	3,735	11.44%	9,274	11.18%	13,612	11.92%
\$100,000 - \$125,000	305	10.52%	2,792	8.55%	7,542	9.09%	12,667	11.09%
\$125,000 - \$150,000	216	7.45%	1,929	5.91%	4,825	5.82%	7,878	6.90%
\$150,000 - \$200,000	350	12.08%	3,065	9.39%	6,647	8.01%	9,567	8.38%
\$200,000+	410	14.15%	4,421	13.54%	9,295	11.21%	11,428	10.01%
2023 Avg Household Income	\$117,214		\$106,003		\$97,521		\$97,817	
2023 Med Household Income	\$88,829		\$73,104		\$67,976		\$72,327	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$106.8M		\$1.1B		\$2.6B		\$3.6B	
Total Apparel	\$5.1M	4.77%	\$54.3M	4.98%	\$133.7M	5.10%	\$185.4M	5.09%
Women's Apparel	\$2.1M	1.93%	\$21.3M	1.96%	\$51.9M	1.98%	\$71.8M	1.97%
Men's Apparel	\$1.1M	0.99%	\$11.1M	1.02%	\$27M	1.03%	\$37.4M	1.03%
Girl's Apparel	\$337.3K	0.32%	\$3.9M	0.35%	\$9.8M	0.37%	\$13.5M	0.37%
Boy's Apparel	\$243.6K	0.23%	\$2.8M	0.26%	\$7.2M	0.27%	\$10M	0.28%
Infant Apparel	\$218.4K	0.20%	\$2.6M	0.24%	\$6.6M	0.25%	\$9.2M	0.25%
Footwear	\$1.2M	1.10%	\$12.6M	1.16%	\$31.3M	1.20%	\$43.5M	1.19%

Total Entertainment & Hobbies	\$16.5M	15.47%	\$166.9M	15.30%	\$400.9M	15.30%	\$557.8M	15.30%
Entertainment	\$1.7M	1.61%	\$16.7M	1.53%	\$40.1M	1.53%	\$57.3M	1.57%
Audio & Visual Equipment/Service	\$3.5M	3.27%	\$36.7M	3.36%	\$91.2M	3.48%	\$127.5M	3.50%
Reading Materials	\$256.1K	0.24%	\$2.4M	0.22%	\$5.4M	0.21%	\$7.6M	0.21%
Pets, Toys, & Hobbies	\$2.8M	2.67%	\$28.7M	2.63%	\$69M	2.63%	\$96.2M	2.64%
Personal Items	\$8.2M	7.69%	\$82.4M	7.56%	\$195.3M	7.45%	\$269.2M	7.38%

Total Food and Alcohol	\$27.7M	25.92%	\$287.6M	26.36%	\$700.1M	26.72%	\$972.9M	26.68%
Food At Home	\$13.6M	12.71%	\$142.5M	13.06%	\$350.9M	13.39%	\$491.7M	13.48%
Food Away From Home	\$12.1M	11.31%	\$124.2M	11.39%	\$299.9M	11.45%	\$414M	11.35%
Alcoholic Beverages	\$2M	1.90%	\$20.8M	1.91%	\$49.4M	1.88%	\$67.2M	1.84%

Total Household	\$18M	16.81%	\$180.9M	16.58%	\$430.9M	16.44%	\$598.2M	16.40%
House Maintenance & Repair	\$3.9M	3.70%	\$36.7M	3.37%	\$88.5M	3.38%	\$131M	3.59%
Household Equip & Furnishings	\$6.7M	6.29%	\$68.6M	6.29%	\$165.9M	6.33%	\$228.8M	6.27%
Household Operations	\$5.1M	4.76%	\$53.2M	4.88%	\$125.6M	4.80%	\$171.8M	4.71%
Housing Costs	\$2.2M	2.06%	\$22.4M	2.05%	\$50.8M	1.94%	\$66.6M	1.83%

Income & Spending Demographics

Yale Village

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$26.7M	24.97%	\$274.1M	25.12%	\$658.7M	25.14%	\$925.9M	25.39%
Vehicle Purchases	\$13.4M	12.54%	\$136.3M	12.49%	\$326.3M	12.45%	\$468.4M	12.84%
Gasoline	\$6.6M	6.20%	\$69.8M	6.40%	\$172.9M	6.60%	\$242.9M	6.66%
Vehicle Expenses	\$678.1K	0.63%	\$6.7M	0.61%	\$15.8M	0.60%	\$20.8M	0.57%
Transportation	\$2.8M	2.60%	\$28.2M	2.58%	\$64.1M	2.45%	\$83.2M	2.28%
Automotive Repair & Maintenance	\$3.2M	2.99%	\$33.1M	3.04%	\$79.6M	3.04%	\$110.6M	3.03%
Total Health Care	\$5.5M	5.17%	\$54.2M	4.97%	\$128.5M	4.90%	\$181.9M	4.99%
Medical Services	\$3.1M	2.88%	\$30.4M	2.79%	\$71.9M	2.74%	\$101.6M	2.79%
Prescription Drugs	\$1.8M	1.72%	\$17.9M	1.64%	\$42.6M	1.63%	\$60.5M	1.66%
Medical Supplies	\$605.1K	0.57%	\$5.9M	0.54%	\$14M	0.53%	\$19.7M	0.54%
Total Education/Day Care	\$7.4M	6.90%	\$73M	6.69%	\$167.2M	6.38%	\$224.8M	6.16%
Education	\$4.7M	4.39%	\$46M	4.22%	\$105.4M	4.02%	\$142.1M	3.90%
Fees & Admissions	\$2.7M	2.50%	\$27M	2.48%	\$61.8M	2.36%	\$82.6M	2.26%