

# EDMOND CROSSING

EDMOND, OKLAHOMA

VALUE ADD THROUGH LEASE UP!

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FOR SALE

HomeGoods

DDM  
REAL ESTATE

# THE OFFERING

Investors will conclude Edmond Crossing is one of the best positioned investments on the market today. This multi-tenant community retail center is anchored by TJ Maxx, Home Goods, and Surge Adventure Park. Edmond Crossing’s development plan provides outstanding visibility, access, parking, and signage resulting in high volume vehicular and pedestrian traffic. Edmond Crossing is located on the south-east quadrant of Oklahoma’s single busiest intersection; 33rd Street & the Broadway Extension. Edmond Crossing has below market rents and above market average sales.

Edmond’s population enjoys incomes 30% greater than the national average and a cost of living 15% below the national average. This means patrons to the center have significantly higher than average discretionary income. Nearly half of the rents come from investment grade credit tenants. The vast majority have national footprints with superior media penetration driving traffic to the center year round. Superior traffic continues to ensure high tenant retention.

## EDMOND CROSSING

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|                        |                                   |             |
|------------------------|-----------------------------------|-------------|
| Address                | 18-78 E 33rd St. Edmond, Oklahoma |             |
| Size                   | 160,817 SF                        |             |
| Parking                | 813 spaces, 5.05/1,000 sf         |             |
| Zoning                 | E-1, Retail General Commerical    |             |
| Year Built / Remodeled | 1995 / 2020                       |             |
| Price                  | \$24,540,000                      |             |
|                        | IN-PLACE                          | STABILIZED  |
| NOI                    | \$1,815,855                       | \$2,046,415 |
| CAP RATE               | 7.40%                             | 8.35%       |

| <u>Tenant Name</u> | <u>Suite</u> | <u>Area</u> |
|--------------------|--------------|-------------|
| Firestone          | 18           | 8,000       |
| McDonald's - pad   | 20           | 37,950      |
| Surge              | 24           | 33,500      |
| Home Goods         | 25           | 21,500      |
| Vintage Stock      | 30           | 6,000       |
| Yoga               | 34           | 2,400       |
| Reflexology        | 36           | 1,600       |
| Dollar Tree        | 40           | 10,146      |
| Patio Galaxy       | 44           | 7,950       |
| TJ Maxx            | 48           | 30,000      |
| CATO Fashions      | 56           | 6,000       |
| Rack Room Shoes    | 58-60        | 6,023       |
| Kid's Gym          | 62           | 3,530       |
| Yummy Tea          | 68           | 1,362       |
| Star Nails         | 70           | 1,402       |
| Dance Studio       | 72-74        | 3,576       |
| Jason's Deli       | 78           | 4,640       |
| Vacancy            | 28           | 11,188      |
| Vacancy            | 76           | 2,000       |
| Total              |              | 160,817     |



Pysical Occupancy

For the Years Ending

Rental Revenue

Potential Base Rent

Absorption & Turnover Vacancy

Scheduled Base Rent

CPI Increases

Total Rental Revenue

Other Tenant Revenue

Percentage Rent

Total Expense Recoveries

Total Other Tenant Revenue

Total Tenant Revenue

Operating Expenses

Insurance

Utilities

Contract Services

Management Fee

Real Estate Taxes

Life/Safety

Total Operating Expenses

Net Operating Income

\* The information provided is for illustration purposes only. DDM Real Estate does not warrant its accuracy. Prospective Investor need to perform their own due diligence to verify income and expenses.

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# SITE FINANCIALS



# SITE HIGHLIGHTS

## Below Market Rents

November 2025 weighted average base rents are 15% below market

## Visibility

Nearly 30,000 VPD at center's fully signalized main entrance

## Ample Parking

Parking ratio of over 5/1,000.

## Pad Activity

Recently expanded Chick-fil-a drive-thru and interior renovation to accommodate high volume nature of this location

## Traffic

Edmond Crossing is located at the SWQ of Oklahoma's busiest intersection. Over 66,000 VPD drive through 33rd St. & the Broadway Extension

## Access

There are 11 full turn access points (one fully signalized) to the center

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# 1.9M+

visits annually to  
Edmond Crossing for  
the past 3 years

Nearly 1/4 mile of  
frontage on 33rd St.

## 150%

Edmond Crossing's  
TJ Maxx store sales  
are 150% greater than  
their national average  
store sales



# WHY OKLAHOMA

Oklahoma City is experiencing significant growth fueled by corporate investments in key sectors (manufacturing, logistics, technology), thanks to its strategic location and skilled workforce. This strong economic base supports a robust retail sector and substantial sales tax revenue.

Beyond economics, OKC offers a high quality of life with a dynamic lifestyle, including major sports, a thriving entertainment scene (like Bricktown), and a growing arts community. It is also a major healthcare and education hub, supported by expanding infrastructure and transportation improvements.

OKC's blend of economic opportunity and quality of life makes it an increasingly attractive destination for both residents and businesses.



# #1

City in America for  
“Worktirement”  
Smart Asset

# BEST

50 cities to live in, in  
America  
24/7 Wall Street

# TOP

6% school district in  
the nation  
US News



|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
|--|--------|---------|---------|

|                   |          |           |           |
|-------------------|----------|-----------|-----------|
| Average HH Income | \$93,966 | \$116,142 | \$121,483 |
| Total Households  | 3,724    | 27,431    | 68,756    |
| Population        | 8,678    | 67,009    | 168,783   |

|              |       |        |        |
|--------------|-------|--------|--------|
| Gen Alpha    | 826   | 8,988  | 18,704 |
| Gen Z        | 2,500 | 18,510 | 43,609 |
| Millennial   | 2,471 | 17,329 | 43,489 |
| Gen X        | 1,139 | 10,208 | 28,065 |
| Baby Boomer  | 1,352 | 11,360 | 28,008 |
| Greatest Gen | 390   | 2,616  | 6,909  |

|                     |       |        |        |
|---------------------|-------|--------|--------|
| High School Diploma | 990   | 5,721  | 15,909 |
| Bachelor's Degree   | 1,968 | 13,996 | 35,309 |
| Graduate or Higher  | 829   | 8,971  | 22,305 |

# DEMOGRAPHICS

# AVAILABLE For Lease

Suite 76      2,000 SF

Suite 28      11,188 SF

## #2

ranked #2 out of 60  
centers within 15  
miles!

## 98%

more visits than 98%  
of competing centers!  
(Over 19,000 competing  
centers nationally)



# SITEPLAN

# EDMOND CROSSING

EDMOND, OKLAHOMA

FOR SALE

Doug McFadden  
DDM Real Estate  
+1 816 868 1236  
[doug.mcfadden@ddmre.com](mailto:doug.mcfadden@ddmre.com)

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