

The Brown Book Retail Newslines

Top News Impacting Retail Real Estate

June 1 through June 15, 2026

“Crony capitalism is not capitalism—it is cronyism.”

—Rupert Murdoch

“Crony capitalism is much easier than competing in an open market. But it erodes our overall standard of living and stifles entrepreneurs by rewarding the politically favored rather than those who provide what consumers want.”—Charles Koch

Iran War End in Sight; Musk Becomes First Trillionaire on Record Valuation of IPO

Let's start this issue with the big breaking news, on Sunday President Trump and Iran announced that they had reached an initial agreement to end nearly four months of war. Both sides have signed on to a “memorandum of understanding,” which is scheduled to be formally signed this Friday, will establish a 60-day ceasefire to pave the way for permanent peace talks. Both sides say they have immediately ceased hostilities. Meanwhile, the Strait of Hormuz will reportedly be reopened as part of this deal, with both Iran and the United States expected to end their respective blockades once the agreement is signed in Switzerland later this week.

Markets immediately responded positively. As of Monday afternoon (6/15), the price of a barrel of Brent crude had fallen to roughly \$80 a barrel, its lowest price since March 4th when the war was in its first week. Meanwhile, the Dow added 468.77 points on Monday (closing at a record 51,671). Meanwhile, the Nasdaq was slated to close with its overall valuation up 2.2% on Monday. By late Monday, that index had gained nearly 600 points as it moved in on 27,000 points (also in record territory).

All of this is great news... **assuming a deal is actually reached.** For now, it is essentially a ceasefire agreement that will reopen the Strait and lessen the impacts of the worst oil shock to rock the global economy since the 1973 Arab Oil Embargo.

While we are hopeful a deal can be signed, negotiators will be facing some huge hurdles to make this temporary ceasefire stick. As has been the case throughout the conflict, both sides continue to claim different versions of the deal. Meanwhile, no full details have been released as they relate to key sticking points that had divided the two sides throughout the conflict. There has been no word if the ceasefire will include the Hezbollah-Israel conflict—which was a key Iranian demand. But even if it does, [high-level Israeli officials within the Netanyahu government have already sternly denounced the deal](#), stating they have no intention of pulling back on their attacks in Lebanon. There has been no word on Iran's demand for eased financial sanctions, the release of frozen assets or demands for reparations. Nor has there been any word on US and Israeli demands for limits on Iranian ballistic missiles, or nuclear non-compliance. In other words, there are multiple issues that could easily derail the agreement in the works.

But let's assume this becomes a binding peace. Then what? How long until we see a return to gas and oil prices in line with pre-war values? The good news is that retail pump prices typically lag crude oil drops by two to three weeks, and most energy analysts see prices starting to slowly move downward heading into July. [The chief analyst at price tracking firm GasBuddy says that an optimistic timeline could see the national average down to \\$3.75 per gallon by the Fourth of July.](#) The national average already had been falling in anticipation of a deal. After hitting a peak of \$4.52 per gallon a month ago, it had slid to \$4.06

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The Brown Book Retail Newslines

Top News Impacting Retail Real Estate

Iran War End in Sight... (continued)

per gallon this morning upon the ceasefire announcement. However, few analysts see it returning to the \$2.98 per gallon level that was in place the day before the war. Most energy industry analysts say it will be a minimum of three to four months to clear mines and to return to normalized levels of shipping traffic through the Strait of Hormuz. From there, it could be another two months before tanker deliveries globally are back to previous levels. Meanwhile, there is also the issue of global strategic oil reserves. All 32 member countries of the International Energy Agency (IEA) agreed to a record release of 400 million barrels of oil from their strategic reserves to mitigate the economic impacts of the crisis in March. The US released 172 million barrels and now sits on just 340 million barrels—the lowest level the U.S. Strategic Petroleum Reserve has held since 1983. Though most governments will strategically replenish their reserves on timelines that will least upset global economic recoveries and the inflationary challenges created by this war, the backfilling of empty emergency reserves will add an additional layer of demand that will likely prevent a return to \$3.00 gas before the end of the year.

Regardless, this comes as great news following May's inflation report a week ago, where the US consumer price index spiked 4.2% annually, driven primarily by energy prices (+23.5%). Unfortunately, those numbers are likely to worsen with June data as higher transport costs will increasingly be transferred to other categories like food, apparel and consumer goods. Should the peace deal stick, [the worst of the war-induced inflation will likely subside with June numbers but that is a big if according to the economists cited in this piece from the Financial Post & Bloomberg News today](#). One thing is for certain; a lasting peace is likely to reduce the potential odds of a US recession through the end of the year.

We are ending this week an exercise in mind-boggling numbers. A trillion dollars is equal to one thousand billion dollars. A trillion dollars is equal to one million, million dollars. A trillion dollars stacked in \$100 bills would reach roughly 700 miles high, higher than the current orbit of the International Space Station. If you had \$1 trillion that earned no interest whatsoever, and you spent \$1 million per day on living expenses, you would be covered through the year 4764. Last week, with the IPO of Space-X, Elon Musk became the world's first trillionaire. To put this into perspective, the second richest man on earth today is Google co-founder Larry Page, who is worth a reported \$296 billion. **If your personal net worth is just \$1, you are closer to being what Larry Page is worth than the distance between Musk and Page's wealth.**

But all these cocktail party talking points aside, what keeps me up about this deal are the numbers and what they reveal about our "fair and free market." First, let's look at the valuation. It opened last Friday at \$150 per share and closed the day up 19% at \$161, valuing the company at roughly \$2.1 trillion. Yet, since it was founded in 2002, SpaceX has accumulated a total loss of \$41.3 billion. In fact, the entire valuation was not based on a traditional

price-to-earnings ratio because the company has never generated a profit. Instead, the valuation is based on the company's own assessment of its price-to-sales ratio, which can be useful for startups that have yet to turn a profit or that have suffered a temporary setback. That ratio stands between 93x and 112x earnings, depending on if you calculate it based on the initial IPO price or subsequent prices through Monday June 15th. Keep in mind that the average P/E ratio for the S&P over the last decade has been 23.4x earnings.

Frothy is not the word for this. It's enough that some Wall Street Firms [like Morningstar have been willing to go on the record warning "only the most optimistic 'moonshot' scenario approaches the IPO offering price. CFRA takes a similar position](#), while Michael Burry—the analyst who called the 2008 financial collapse (played by Christian Bale in the "Big Short") has said that [neither SpaceX or Anthropic are worth \\$1 trillion valuations](#). But there is something else going on here that should be a greater concern to anyone that believes in the principles of a free and fair market. This is the change in the rules and the special treatment that SpaceX received from Nasdaq in launching their IPO. [This great piece from investment firm Acadian details some of the special treatment rolled out for Mr. Musk's payday](#), including changing the rules to allow for low-float strategies and fast track inclusion onto the Nasdaq index (what used to take up to a year will be 15 days for SpaceX, meaning it will end up a lot of 401K portfolios in a couple of weeks). [Planet Money did a great podcast on the topic last week](#). Hedge fund manager Patrick Boyle of Palomar Capital Management also [released some thought provoking work on the topic last week you can access here](#).

The stock risk here is simple. Historically IPOs were a way of smaller companies raising capital to grow. That is not what this is. This is about a cash-rich company that is going public to find a way to monetize (cash out) early stage investors. SpaceX is only offering 4% of their shares on the public market, though when Nasdaq adds them to their index fund, they are going to credit them as if they were offering 12% of their shares. This will further artificially boost pricing to retail investors and 401Ks, either via direct investment or via the numerous index funds Nasdaq sells. Last week business columnist Michael Hultzik [spelled out how this could potentially crash 401Ks in the Los Angeles Times](#).

If you follow my work, you know that one of the risks I currently fear is that we are currently reliving the 1999/2000 tech bubble with AI as the driving force. Then, unproven (but clearly consequential technologies) were trading at outsized values. The Case Shiller PE ratio divides a stock index's current pricing by its earnings over the previous ten years and is the go-to tool for economists looking for potential pricing bubbles in the market. The Case Shiller PE ratio hit an all-time high of 44.19 in December 1999 on the eve of the bubble bursting. It now stands at 42.18, the second highest reading outside of the 1999 runup and collapse. Might be time to sell your stocks and buy real estate. --Garrick Brown

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

Brown Book Top Five

[Underestimating Rising Inflation Can Lead to Even Higher Inflation](#)
SDPB 6/1/26

[What's a G-Shaped Economy and Are We in One?](#)
USA TODAY 5/30/26

[April eCommerce More Than Doubles Total Retail Sales Growth at 11%](#)
Digital Commerce 360 5.26.26

[The 'Trade-Down' Economy: How Americans are Spending Less](#)
Newsweek 5/26/26

[US Shopping Data is Good, but Something Worrisome is Lurking](#)
Bloomberg 5/16/26

Commercial Real Estate News

[Real Estate Roundup: May Update](#)
CSA 6/1/26

[The Bounce-Back: How Entertainment Tenants Are Rewriting Retail Real Estate](#)
Forbes 5/31/26

[The Mall is Back, But Only if Its High End](#)
The Real Deal 5/28/28

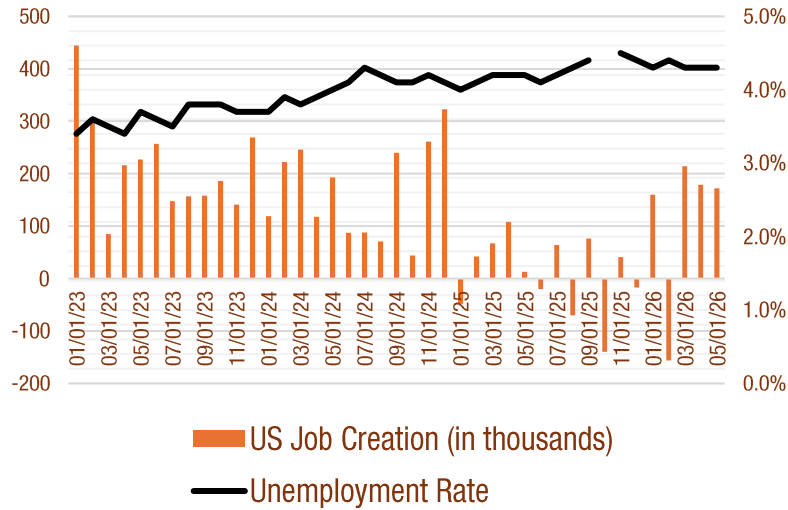
[Landlords, Occupiers Urged to Invest in Retail Spaces as AI Redefines Industry](#)
Costar 5/26/26

[Necessity-Based Retail, QSRs Buoy Canadian Real Estate market](#)
Costar 5/22/26

[Here's Why Vacant Downtown Storefronts Can be Hard to Lease](#)
Costar 5/19/26

[The American Mall Renaissance: A Bifurcated Sector w/Top-Tier Assets Leading the Way](#)
Coresight Research 5/15/26

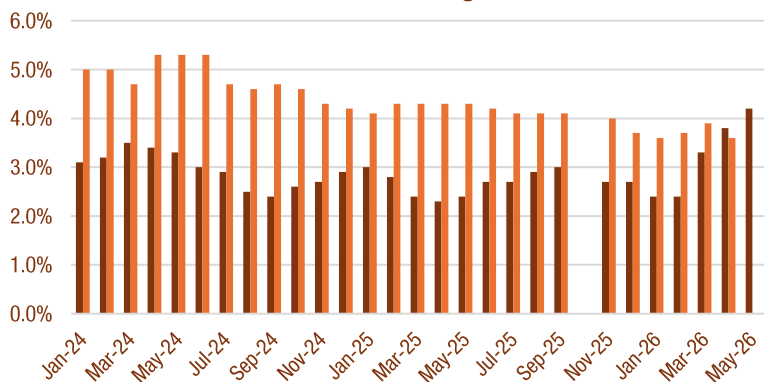
US Unemployment & Job Creation



US Unemployment Rate May 2026: 4.3%
US Job Creation (P) May. 2026: 172K

US Inflation Rate May 2026: 4.2%
US Wage Growth Apr. 2026: 3.6%

US Inflation Vs. Wage Growth



■ 12 Month % Change, Consumer Price Index
■ 12 Month % Change, Wage Growth

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Top News Impacting Retail Real Estate

The Big Picture (Economic News)

[US Capitalism at a Crossroads: 3 Questions the County Now Faces](#)
Wall Street Journal 5/31/26

[America's Job Market Looks Strong. So Why is it So Difficult to Find Work?](#)
CNN Business 5/31/26

[How the Double Scar of Past Inflation Woes & Geopolitical Shocks Amid the Iran War is Hitting Consumers](#)
CNBC 5/29/26

[Moody's: Average US Household Paying \\$450 More on Gas & Energy](#)
CNBC 5/29/26

[Five Economic Signals Suggest US Consumers Are Feeling the Strain](#)
CBS 5/29/26

[Rising Fuel Costs Drive New Margin Pressures for QSR Operators](#)
QSR 5/28/26

[Core Inflation hit an Annual Rate of 3.3% in April, as expected, Fed's Preferred Gauge Shows](#)
CNBC 5/28/26

[Circana: Retail spending, unit demand fall in April](#)
CSA 5/27/26

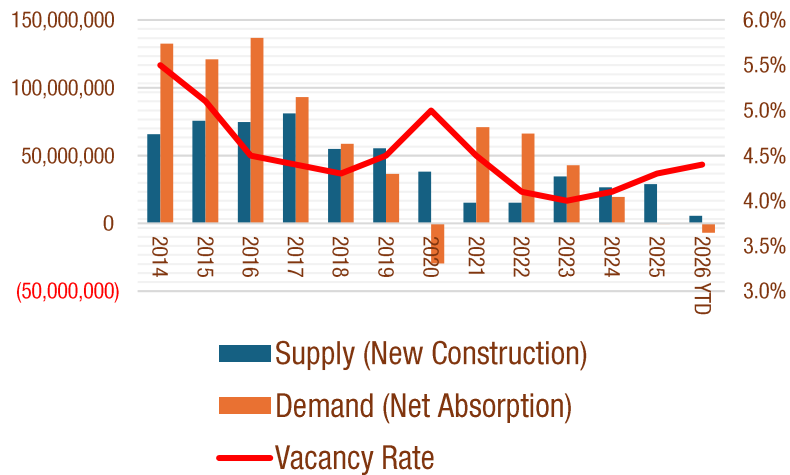
[America's Record Debt is Quietly Driving Up Monthly Bills](#)
Yahoo! Finance 5/26/26

[Workers Face Growing 'Automation Anxiety' as Tech Layoffs Surge, AI Adoption Accelerates](#)
Fox Business 5/22/26

[High Gas Prices, Cost of Living Send US Consumer Sentiment to All Time Low](#)
CNN 5/22/26

[Bond Market Heads Toward Crash, Signaling Warning for Lending](#)
GlobeSt. 5/18/26

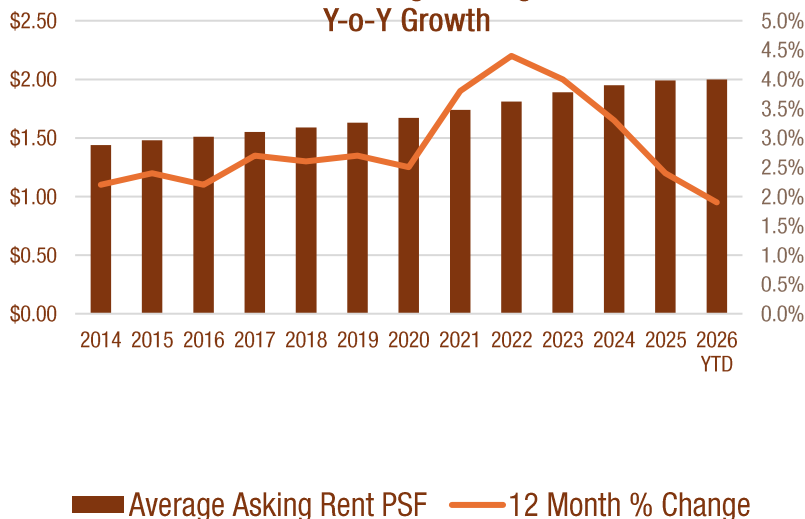
US Retail Real Estate (All Types)
Supply vs. Demand, Vacancy



US Retail Vacancy Rate Q1 2026: 4.4%
US Deliveries Q1 2026: 5,503,000 SF
US Net Absorption Q1 2026: -6,993,000 SF

US Avg. Asking Rent Q1 2026: \$2.00 PSF
US Retail Rent Growth Q1 2026: 1.9%

US Retail Average Asking Rent
Y-o-Y Growth



The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

The Consumer is Always Right, Even When Dead Wrong

[Oil Prices Fall Sharply on Iran Deal, But Whether They Go Much Lower is 'Highly Questionable'](#)

NBC News 6/15/26

[AI-Referred US Shoppers Browse Longer, Spend More Per Visit, Data Shows](#)

Reuters 6/15/26

[What Yelp's Fastest-Growing Brands Reveal About Dining in 2026](#)

Food Chain Magazine 6/12/26

[Consumer pain as grocery inflation remains near 3-year high](#)

Grocery Dive 6/11/26

[Gen Alpha Poised to Reshape Retail](#)

Forbes 6/11/26

[How Americans Returning to Work Unlocks Doors for Restaurants](#)

QSR 6/10/26

[Father's Day spending to hit new record](#)

Chain Store Age 6/10/26

[Most consumers believe recession likely; inflation surges in May](#)

Chain Store Age 6/10/26

[More than half of consumers plan to shop in-store for Father's Day](#)

Chain Store Age 6/9/26

[How Grocery Prepared Foods Are Reshaping Restaurant Real Estate](#)

Globe Street 6/9/26

[Reach3 Insights finds 97% of Americans Concerned About Rising Gas Prices](#)

The Shelby Report 6/8/26

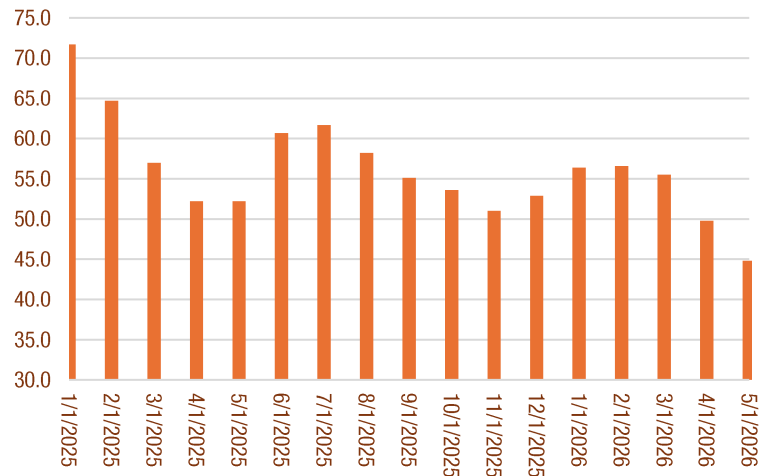
[Purdue Study: USMCA Helps Keep Food Prices Lower for American Families](#)

The Shelby Report 6/8/26

[State of the US Consumer: May-June 2026](#)

Deloitte 6/5/26

University of Michigan Consumer Sentiment Survey



May, 2026 Reading:	44.8
Annual Change:	-14.2%
Monthly Change:	-10.0%

IPOs, Sales and M&A Madness

[Sleep Number Files for Bankruptcy, Inks Merger Deal](#)

Retail Dive 6/12/26

[Casey's Sells 41 C-Stores, Exits Mississippi](#)

C-Store Dive 6/11/26

[Hugo Boss Shares Jump Above Offer Price After Frasers' Bid](#)

Reuters 6/11/26

[Pump & Pantry to acquire 21 Hy-Vee convenience stores across 3 states](#)

Chain Store Age 6/9/26

[Buffalo Wild Wings Owners Say Diner Traffic is Weakening Ahead of Parent's IPO](#)

Bloomberg 6/9/26

[Cumberland Farms closes on Coen Markets acquisition](#)

CSP 6/1/26

[Fast-Food Operator Ghai Buys 44 Taco Bell Restaurants in Houston](#)

Costar 6/1/26

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Top News Impacting Retail Real Estate

Retailer Roundup

[Dick's Expanding Lids in-Store Shops to 100 Locations](#)

CNBC 6/15/26

[Rural King Opens in Anderson SC](#)

PR Newswire 6/15/26

[Utah & Idaho Have Become Key Growth Markets for Target & Kroger](#)

ModernRetail 6/15/26

[Ollie's Bargain Outlet enters New Mexico](#)

Chain Store Age 6/10/26

[Cozey to open Chicago pop-up location with permanent NYC store in the works](#)

Chain Store Age 6/10/26

[LaserAway, Nation's Largest Aesthetic Dermatology Brand, Opens 220th Clinic](#)

PR Newswire 6/10/26

[Timberland opens in New Jersey, plans 20 stores this year](#)

Inside Retail 6/9/26

[Mitchel & Ness unveils new Philadelphia flagship store](#)

Inside Retail 6/9/26

[First Dick's House of Sport to open in Colorado](#)

Inside Retail 6/8/26

[Abercrombie & Fitch Debuts New SoHo Store & Design](#)

Costar 6/8/26

[Favorite Daughter Opens 3rd Store in Nashville](#)

WWD 6/5/26

[Burlington Opening 14 US Stores in June. Here's Where](#)

USA Today 6/5/26

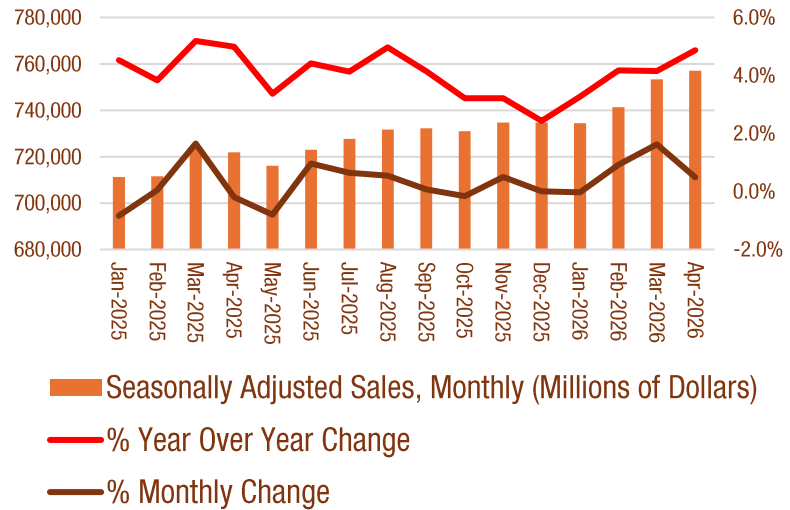
[Meta Plans to Open First DC-Area Retail Location](#)

Costar 6/5/26

[Five Below sales soar 32.5%; opening 50 stores in Q2](#)

Chain Store Age 6/4/26

US Retail Sales, All Categories



Apr 2025 Annual Change: +4.9%
Monthly Change: +0.5%

[Korean beauty retailer Olive Young opens first U.S. store](#)

Drugstore News 6/2/26

[Ulta Beauty to open Times Store flagship](#)

Chain Store Age 6/3/26

[Amped Fitness Inks Deal to Open in DFW Market \(Wauterga TX\)](#)

Costar 6/5/26

[Anemos Opens First NYC Pop-up](#)

WWD 6/2/26

[Perfumania, the Fragrance Outlet to open 40-plus new stores](#)

Chain Store Age 6/2/26

[Dollar General on track to open 450 stores this year](#)

Chain store Age 6/2/26

[Noah Opens First Los Angeles Store](#)

WWD 6/1/26

[Soapy Joe's Adds 3 San Diego Car Washes](#)

Carwash.com 6/1/26

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Top News Impacting Retail Real Estate

Grocery Grind

[Kroger Opens \\$40M Marketplace in Noblesville IN](#)
The Shelby Report 6/15/26

[Big Y Opens First of 2 New Massachusetts Stores](#)
The Shelby Report 6/11/26

[Sprouts Farmers Market to Open 10 In-Store Buddy Brew Coffee Cafes](#)
Progressive Grocer 6/10/26

[Gen X Wants Global Flavors; Stores Aren't Stocking Them](#)
The Shelby Report 6/10/26

[Sprouts Farmers market Cuts the Ribbon on 3 Stores in 3 States](#)
Progressive Grocer 6/5/26

[More former Rite Aids gobbled up by grocers](#)
Supermarket News 6/5/26

[Roslyn Grocery Opening Flagship Store in Cle Elum, WA](#)
The Shelby Report 6/5/26

[Rouses Markets to Open New Store in Southeast Louisiana](#)
Progressive Grocer 6/4/26

[How grocers are catering to GLP-1 users](#)
Grocery Dive 6/4/26

[Lowes Foods Expanding in Charlotte, NC; with 3 other NC locations to follow](#)
The Shelby Report 6/4/26

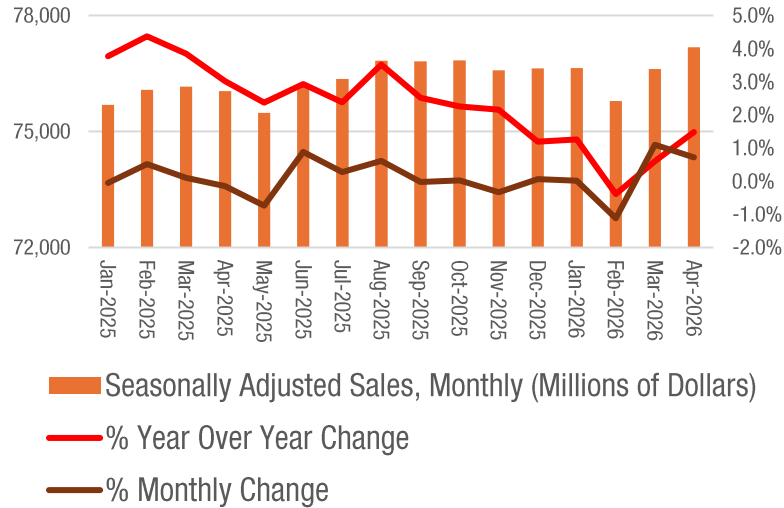
[Whole Foods Market Eyes July Opening for Miami-Area Store](#)
Progressive Grocer 6/3/26

[Vallarta's Central CA Growth Continuing in Merced](#)
The Shelby Report 6/2/26

[Trader Joe's opening 25 new locations across 14 states](#)
Pennlive.com 6/1/26

[Costco records strong results as it bulks up on protein sales](#)
Grocery Dive 6/1/26

US Retail Sales, Grocery Stores



Apr 2025 Annual Change: +1.5%
Monthly Change: +0.7%

CENTERCHECK

Store Level Sales Data

Rely on key economic performance to build a more productive real estate portfolio.

Card Sales: **\$33,431,859** (+2.5%)
Trending up ↗

Address: 5245 Katerina Ave, Cypress, CA 90703
Square Footage: 15,825
Rating: Excellent Store

Shopper Demographics:
Avg. Age: 34.2 Years old
Avg. Income: \$72K Annually
Most Active: 90720 Zip Code

Locational sales data is the holy grail of retail real estate. **CENTERCHECK**

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Top News Impacting Retail Real Estate

The Restaurant Review

[Mike's Red Tacos Signs 18-Unit Deal in Southern California](#)
QSR 5/29/26

[The Peach Cobbler expands in Pennsylvania](#)
Restaurant News 5/29/26

[Ellianos Coffee Expands into Ohio](#)
Business Insider 5/29/26

[Friendly's Eyes Expansion Through New Licensing Partnership](#)
NRN 5/29/26

[Mendocino Farms Opening 16 Units This Year](#)
NRN 5/28/26

[Portillo's Opens First Airport Unit at DFW International](#)
NRN 5/28/26

[Dog Haus Inis 50-Unit Deal](#)
RestaurantNews.com 5/28/26

[Huey Magoo's signs 10-unit Kansas City-area development deal](#)
Fast Casual.com 5/27/26

[Dairy Queen is Giving Cash to Franchisees To Open New Locations](#)
NRN 5/27/26

[Jeremiah's Italian Ice openings in Tennessee, Texas and Georgia](#)
Franchising.com 5/27/26

[Nothing Bundt Cakes Steadily Approaches 1,000 Units](#)
QSR 5/27/26

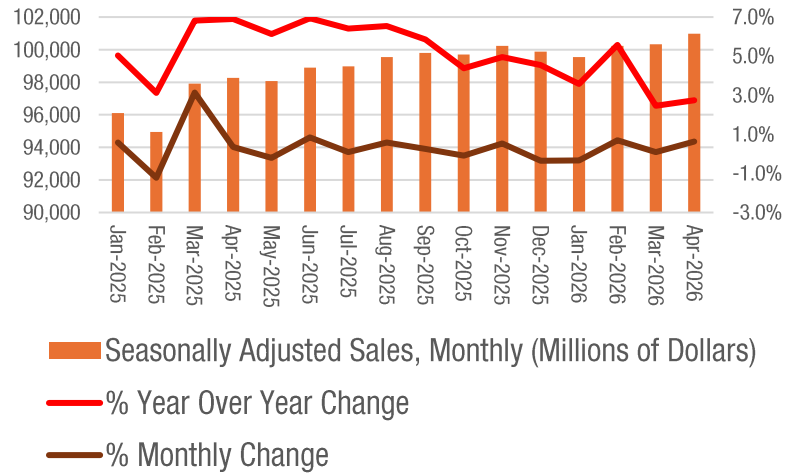
[Beef Graffiti Brings Smash Burgers to Giant Eagle Market District](#)
Progressive Grocer 5/27/26

[Huddle House Expands Midwest Footprint w/New 10-Unit Deal](#)
The Tennessean 5/26/26

[Planta Exits Canada but US Units Show Signs of Turnaround](#)
NRN 5/26/26

[Kyuramen Unveils New Expansion Strategy](#)
FSR 5/26/26

US Retail Sales, Food Services & Drinking Places
(Restaurants)



Apr 2025 Annual Change: +2.7%
Monthly Change: +0.6%

[White Castle Breaks Ground on First Texas Restaurant](#)
QSR 6/4/26

[Pura Vida Miami to open New NYC Flagship Location](#)
QSR 6/4/26

[Krystal Opens First New Jersey Restaurant](#)
QSR 6/4/26

[Angry Chickz Opens First Stores in Santa Clarita and Riverside, CA](#)
QSR 6/4/26

[Swig Signs 6-Unit Deal to Grow in Texas](#)
QSR 6/4/26

[Dog Haus plots 50 new locations](#)
Chain Store Age 6/4/26

[Gaspachos Mexican Bites Opens First Storefront in Houston](#)
QSR 6/3/26

[Slice House by Tony Gemignani to open Ventura CA pizzeria](#)
Pizza Marketplace 6/1/26

[Giordano's to open in Washington D.C.](#)
Pizza Marketplace 6/1/26

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

North of the Border (Canadian Retail News)

[Menswear brand Modern Ambition to open new locations in Toronto, Calgary and Vancouver this year](#)

Retail Insider 6/12/26

[Dollarama Surpasses 1,700 Stores in Canada, With Hundreds More Planned](#)

Retail Insider 6/12/26

[Chanel Opens Largest Store in Canada at Oakridge Park in Vancouver](#)

Retail Insider 6/11/26

[German Outerwear Brand Wellensteyn Targets 2nd Canadian Store](#)

Retail Insider 6/11/26

[Honestly Good Chicken Fingers to open 4th location in Toronto](#)

Retail Insider 6/11/26

[UNIQLO Announces 5 New Canadian Store Openings for Fall 2026](#)

Retail Insider 6/9/26

[Tim Hortons Expands as Dunkin Rebuilds From Ground Zero in Canada](#)

Costar 6/9/26

[Royal de Versailles Builds Multi-Brand Luxury Hop on Bloor Street](#)

Retail Insider 6/9/26

[Vancouver's Biggest New Attraction Just Opened at Oakridge Mall](#)

Time Out Vancouver 6/8/26

[Veronica Beard to open 3rd Canadian location in Vancouver's Oakridge Park](#)

Retail Insider 6/5/26

[Cellzy preparing for aggressive launch in Canada](#)

Retail Insider 6/5/26

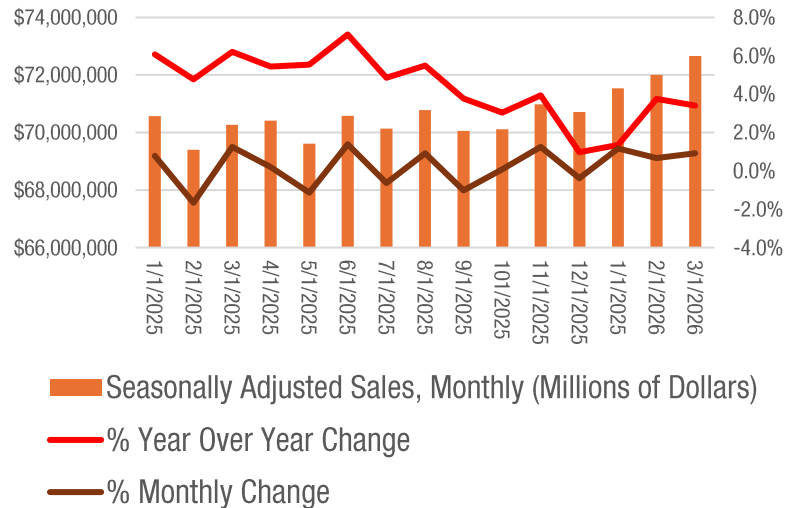
[HEAL Wellness expands across Canada and U.S.; 100 stores](#)

Retail Insider 6/5/26

[Food Basics opens Ontario store No. 155, w/4 more coming](#)

Grocery Business Canada 6/4/26

Canadian Retail Sales



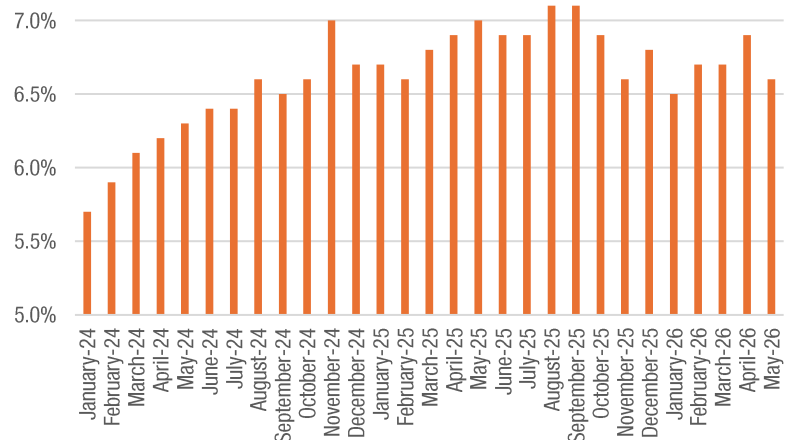
Mar. 2026 Annual Change: 3.4%
Monthly Change: 0.9%

[T&T Supermarket with new Toronto location, w/2 more set for Fall Grocery business Canada 6/4/26](#)

[Zellers Announces Plans for Expansion Comeback into Ontario Progressive Grocer 6/3/26](#)

[Mailo's the Pasta Project opening 1st Canadian unit in Toronto Retail Insider 6/1/26](#)

Canada Unemployment Rate May 2026: 6.6%



The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

Contraction Faction (Bad News, Bankruptcies & Closures)

[Outback closed 21 restaurants, more planned](#)
The Street 6/15/26

[Apple Closing 3 Stores in June](#)
MacRUMors 6/15/26

[Home Value Store Files BK](#)
Cleveland.com 6/15/26

[Sleep Number files for BK to merge with Sleep Country Canada](#)
Chain Store Age 6/12/26

[On The Border Mexican Grill & Cantina has closed 60 locations](#)
USA Today 6/13/26

[Sleep Number Enters Bankruptcy with Plan to Merge, Evaluate Store Fleet](#)
Costar 6/12/26

[On the Border Closes All of its Corporate Owned US Restaurants](#)
Costar 6/12/26

[West Marine closes 59 stores in Chapter 11 bankruptcy](#)
The Street 6/11/26

[Village Inn Operator in Tampa Bay Files BK](#)
Tampa Bay Business Journal 6/11/26

[Florsheim shuts remaining US brick-and-mortar stores](#)
Inside Retail 6/11/26

[Papa John's shuts down dozens of locations across 17 states](#)
Fox Business 6/11/26

[Please & Thank You Files for Bankruptcy](#)
WLKY 6/4/26

[Downtown Dallas Neiman Marcus to close for good, after all](#)
Retail Dive 6/3/26

[Saks Global to Close Historic Neiman Marcus Store in Dallas](#)
Costar 6/2/26

Well, Isn't That Convenient? (Convenience Store News)

[Industry Roundup: The Top 10 Most-Read Stories of May 2026](#)
CS Store News 6/15/26

[Wally's Travel Center to Open Largest Location in Indiana](#)
CS Store News 6/12/26

[Buc-ee's Breaks Ground in North Carolina](#)
C-Store Dive 6/10/26

[Buc-ee's to make Arizona debut; plans 4 other opening](#)
Chain Store Age 6/11/26

[Casey's to open 120 stores through acquisitions, new construction](#)
CSP 6/10/26

[Dash In opens its first convenience store in North Carolina](#)
CSP 6/9/26

[Yesway Moving Into Arizona; 6 to 8 Stores, 27 in 2027](#)
C-Store Dive 6/2/26

[Kwik Trip is eyeing Nebraska for future convenience stores](#)
CSP 6/1/26

[Dolly Parton's Travel Center to Launch in late June](#)
C-Store Dive 6/2/26

[A Convenience Retail Chain Acquiring a Fast Casual Sandwich Network May be Next Wave in Acquisitions Expert Says](#)
CSP 6/1/26

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Top News Impacting Retail Real Estate



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ABOUT THE WRITER

Garrick Brown is one of the leading real estate analysts in the United States; he is a 25-year industry veteran analyst and thought leader in the space, as well as an experienced manager of large, national teams of researchers. He has a strong background in all the commercial real estate product types, though for the last 15 years he has primarily been known for his work in the retail space.

Garrick is regularly quoted on real estate, retail and economic matters by the Wall Street Journal, the CBS Evening News, NBC News, CNBC, National Public Radio, Women's Wear Daily and dozens of Business Journals and other industry publications.

Mr. Brown is a major business influencer; he has over 21,000 followers on LinkedIn, where he regularly posts economic and commercial real estate commentary to an audience consisting primarily of brokers, retailers, developers, site selection professionals, appraisers, lenders, investors, private equity, economic development professionals and business media. Garrick also produces a regular podcast, The Retail Grind, with Bill Yanek, the CEO of ConnexFM (North America's largest facilities management trade group), where he explores the latest economic, retail and real estate news.

Mr. Brown is frequently asked to contribute to major industry publications. He authored the retail real estate portion of the 2023 edition of the Urban Land Institute and PriceWaterhouseCoopers' trademark industry publication, Emerging Trends in Real Estate.

Garrick is a renowned public speaker on economic, real estate and retail matters. He is known for his dynamic and entertaining speaking style and for his ability to tell the stories behind the data, synthesizing trends and connecting dots beyond the obvious. He regularly speaks to private and academic groups (Baruch College, Florida State University, Harvard Graduate School of Design, UCLA Ziman Center for Real Estate, etc.), and all the major, national commercial real estate-focused trade groups (BOMA, California Bankers Association, CCIM, ConnexFM, CREW, ICSC, NAIOP, Urban Land Institute, etc.).

Mr. Brown currently works as a freelance writer and consultant for a number of private clients. In addition to his public speaking engagements, Garrick frequently advises corporate real estate teams regarding economic conditions, market forecasting, business and brokerage strategies.

His previous experience includes managing Cushman & Wakefield's retail research for the Americas, as well as managing commercial real estate research functions (all property types) for the Western United States for Cassidy Turley and Newmark. He began his career as a research associate with Grubb & Ellis in Kansas City, Missouri and later managed research operations for Colliers International for the Indianapolis, Indiana and Sacramento, California markets.

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SAMPLE RETAIL CATEGORIES IN THE BROWN BOOK

- | | |
|--------------------------------------|--|
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| <i>Appliances/Electronics</i> | <i>Garden/Pool/Yard</i> |
| <i>Automotive</i> | <i>Grocery</i> |
| <i>Bars/Gaming/Nightlife</i> | <i>Gun Store/Shooting Range</i> |
| <i>Beauty</i> | <i>Gyms/Health Clubs</i> |
| <i>Cooking/Homewares</i> | <i>Holiday/Party/Seasonal</i> |
| <i>Crafts/Games/Hobbies/Toys</i> | <i>Jewelry</i> |
| <i>C-Stores/Gas Stations</i> | <i>Music/Media Stores</i> |
| <i>DIY/Hardware/Home Improvement</i> | <i>Nutrition/Supplements/Vitamins</i> |
| <i>Dollar Stores</i> | <i>Office Supplies</i> |
| <i>Drug Stores/Pharmacies</i> | <i>Restaurant</i> |
| <i>Educational Concepts</i> | <i>Social Clubs</i> |
| <i>Experiential Retail</i> | <i>Sporting Goods</i> |
| <i>Financial Services</i> | <i>Sports Collectibles/Memorabilia</i> |
| <i>Food Retail (Alcohol/Spirits)</i> | <i>Sports Training</i> |
| <i>Food Retail (Specialty)</i> | <i>Theaters</i> |
| | <i>Veterinary Care/Pet Related</i> |
| | AND MANY MORE... |