

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

June 16 through June 30, 2026

"The things you cannot lose reveal your wealth. The things you cannot live without reveal your slavery." –Epictetus

Consumer Confidence Improves but Restaurants Showing Strain

In our last issue we explored the potential economic impacts of an end to the Iran war. As we had predicted, gas prices have fallen sharply since the Memorandum of Understanding (MOU) was announced. [The national average has fallen \\$0.70 per gallon over the past month from a peak of \\$4.56 per gallon.](#) Traders on Kalshi are betting that June's inflation report (which will be coming out on the 14th) is likely to hold its own) with their bettors (sorry but I refuse to call it a trading platform the same as I won't use the phrase gaming to describe casino gambling) are betting there is less than a one-in-three chance that numbers will increase over May's three year peak of 4.2%. I hope they are right, but the reality remains that it remains unclear that the MOU is going to transform into a lasting peace with both sides continuing to engage in both diplomatic and military jousting.

The most recent data from the International Maritime Organization indicates that transits through the Strait increased from a low of just seven ships on June 1st, to 38 by the 30th, compared to a pre-war average of roughly 135 ships daily. The degree to which shipping traffic can return fully obviously depends entirely on ongoing negotiations, but unless traffic continues to ramp up further declines

over the past few weeks have surpassed expectations. Politico just published an interesting piece on the topic; [Energy experts said gas prices would stay high. Why were they wrong?](#)

We think June inflation numbers are likely to stay near current levels with any movement being measured in basis points. Elevated gas prices have accounted for an estimated 60% of pricing increases over the past four months and so any relief will lessen upward pressure on pricing. However, the impact of the blockade on fertilizer prices has arguably not peaked yet ([you can see the latest Federal Reserve data here](#)), which means upward pressure on food pricing hasn't really hit us full force yet (gas prices hit immediately because of trading in the futures market).

One trend that happens in virtually every inflationary upswing is the profit-price spiral. Academics call this profit-led inflation. Lay people call it price gouging. Inflation spikes can give cover to companies for aggressive price hikes with consumers already psychologically primed to expect them even if their sector or product has not been impacted by the underlying causes of the inflation spike ([here is a great piece on this trend playing out a few years ago with egg producers](#)). This trend could still play out, though we think it carries a high risk of backfiring badly for any chain that pursues this strategy.

First, though the most recent consumer confidence numbers (both from the University of Michigan and Conference Board surveys

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Consumer Confidence Improves... (Cont.)

reflect improvement over the last few weeks as gas prices have moderated... both surveys are coming off historic lows. Political polling from across the spectrum continues to rank affordability at, or near the top, of potential voter concerns across party lines. The reality is that American consumers have still not adjusted to the price hikes that came with the 2022/2023 post-pandemic inflation spike.

We would suggest that any brand considering unnecessary price hikes in the current environment check out this research from data firm Doss: [The Loyalty Tax: How 2026 Inflation is Breaking Brand Loyalty](#). Their consumer research indicates that 60% of Americans have already dropped a brand they were loyal to because of 2026 price increases (with groceries being the category where loyalty breaks first).

Something to keep in mind is that the same conditions that can give the opportunity to brands to engage in profit-led inflation also offer an immense opportunity for chains that do the opposite. Chains that can resist price increases, or that can manage to deliver lower prices than competitors actively raising them, have an immense opportunity to seize market share from competitors in the current landscape.

We hope this trend plays out, but we suspect decreases in the overall inflation rate will be slow through the end of the year. For commercial real estate, it means that the Federal Reserve is likely not going to be cutting interest rates this year, though the release of this morning's (7/2/26) weak June jobs report (only +57,000 jobs added) probably ensures that the [central bank won't be raising interest rates later this month](#).

In other retail real estate news, I strongly urge anyone that deals with restaurants to check out this awesome discussion on the state of the industry from [Sam Oches](#) from [Nation's Restaurant News](#) and [Jonathan Maze](#) of Restaurant Business Magazine. [This is a great piece worth your time where two industry experts examine the data behind the annual Technomic Top 50 Report and layout the hot or not chains and categories](#). The biggest takeaway is that restaurants are now in a low growth era indicative of an industry where the fragile state of the American consumer is starting to take its toll.

The analysis from Sam Oches and Jonathan Maze line up with the latest retail sales data from the U.S. Census Bureau. In May U.S. retail sales climbed 0.9% monthly reflecting a 6.6% year-over-year jump. With inflation during this period coming in at 4.2%, most of this jump

comes from pricing changes not necessarily increased consumer activity or boosts in foot traffic.

Not surprisingly, the biggest retail growth category in May were gas stations, where sales are up 26.5% annually. But food is starting to pay the price for this.

Food and beverage stores (the category that includes grocery, food retail and liquor stores) recorded 0.0% monthly growth in May with an annual growth rate of just 2.0% suggesting sales have gone backwards when accounting for inflation.

Restaurants also went backwards in May. Month-to-month sales fell -0.1%. Meanwhile, year-over-year sales that had been averaging 5.5% every month in the year leading up to February 2026 (the Iran war was launched 2/28/26) came in at just 2.9%-- also below inflation.

We hope that the recent moderation in gas prices will see some consumer spending reverting back to restaurants and other retail categories but expect elevated energy pricing to remain a drag on the industry through the end of the year.

--Garrick Brown

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Brown Book Top Five

[CRE Trends at Midyear](#)

Commercial Property Executive 6/30/26

[US Consumer Confidence Rises as Gas Prices Fall, But Economic Outlook Remains Gloomy](#)

PBS 6/30/26

[Most Economists Now Expect Fed to Keep Rates Steady Through 2026](#)

Globe Street 6/29/26

[Store Openings Overtake Closings as Retail Leasing Normalizes](#)

Costar 6/28/26

[US Retail Sales Climb in May +0.9% Month-over-Month & 6.6% Year-over-Year](#)

Logistics Management 6/17/26

Commercial Real Estate News

[Mixed Use Mania: Mapping South Florida Mall Redevelopments](#)

The Real Deal 6/30/26

[The Hidden Cost of Leverage: Why Today's Real Estate Investors Need to be More Conservative Than Ever](#)

HousingWire 6/30/26

[Why US Real Estate is Back in Play for Asian Investors](#)

Commercial Property Executive 6/30/26

[Have We Reached the End of the Bid-Ask Standoff?](#)

Bisnow 6/25/26

[Changes in Retail Real Estate Nationwide Have Accelerated: Forum](#)

Commercial Observer 6/22/26

[A More Opaque Fed Complicates the CRE Outlook](#)

Globe Street 6/18/26

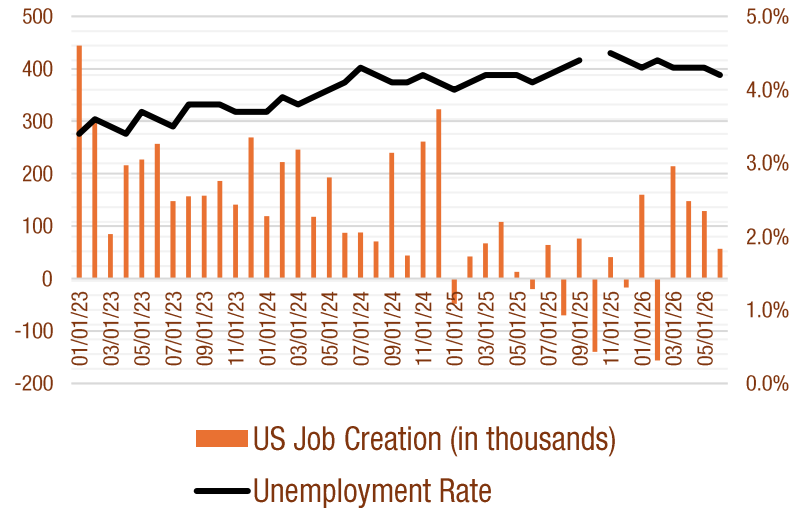
[Why Net Leases is the Right Asset at the Right Time](#)

Commercial Property Executive 6/17/26

[Building Connected Communities Through Retail, Mixed-Use](#)

Commercial Property Executive 6/16/26

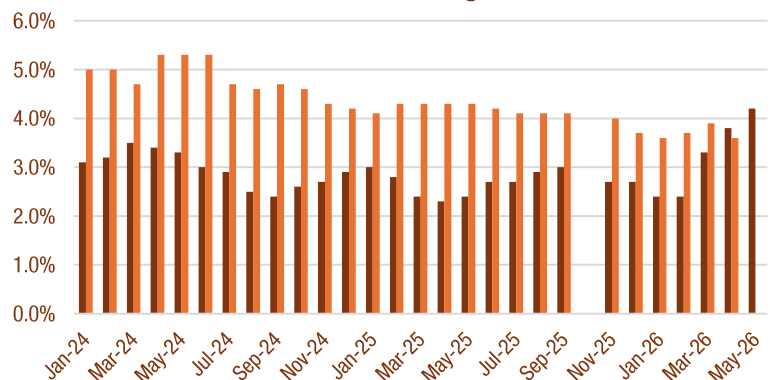
US Unemployment & Job Creation



US Unemployment Rate June 2026:	4.2%
US Job Creation (P) June 2026:	57K

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 Economy Adds Just 57,000 Jobs in June, a Worrying Sign as Wage Growth Remains Slow](#)

NBC News 7/2/26

[Canadian Economy Grows 0.5% in April After Technical Recession](#)

Global News 6/30/26

[Why the South is Getting All the Population Growth](#)

Globe Street 6/30/26

[Consumer Confidence Edges Higher; Early AI Adopters Boost Jobs; School Spending Expected to Rise](#)

Costar 6/30/26

[US Consumer Confidence Edges Up in June; Labor Market Perceptions Deteriorate](#)

Reuters 6/30/26

[July 4 spending could total nearly \\$22 billion](#)

Chain Store Age 6/29/26

[Retail Sales Surge in May 2026 Masks Slower Volume Growth](#)

CRE Daily 6/28/26

[Economists Slash Canada's 2026 Growth Outlook After Recession Talk](#)

Canadian Mortgage Trends News 6/26/26

[Core inflation rate hit 3.4% in May, highest since October 2023](#)

CNBC 6/25/26

[Canada's Economy Expected to Rebound by Year's End--Deloitte](#)

BNN Bloomberg 6/25/26

[Running Off a Cliff: An Explosion of Household Debt Has Put the US Economy in a Tough Spot](#)

Yahoo! Finance 6/21/26

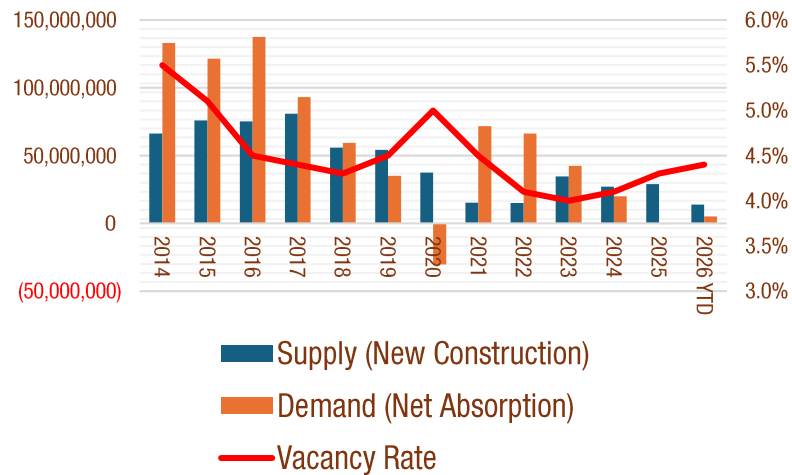
[Small Business Tenants Are Losing Their Financial Footing](#)

Globe Street 6/18/26

[Bad Economic News is Piling Up. A Recession is Looking Imminent](#)

24/7 Wall Street 6/16/26

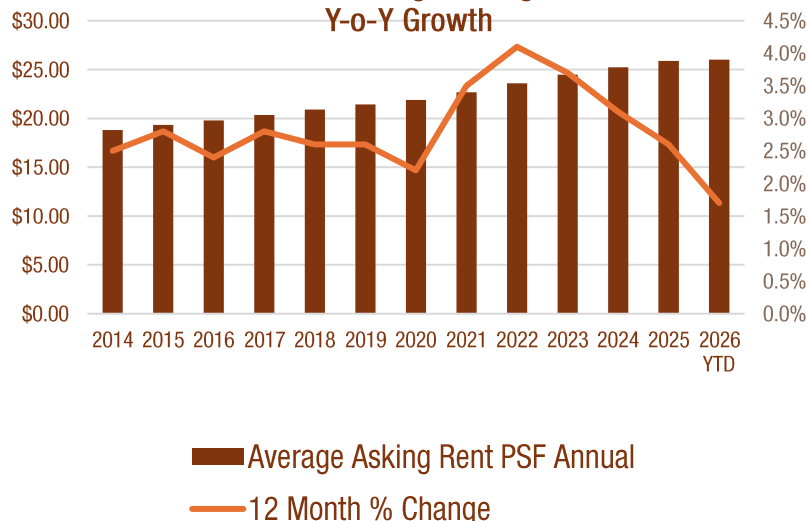
US Retail Real Estate (All Types) Supply vs. Demand, Vacancy



US Retail Vacancy Rate Q2 2026:	4.4%
US Deliveries Q2 2026:	5,142,000 SF
US Net Absorption Q2 2026:	-13,851,000 SF

US Avg. Annual Rent Q2 2026:	\$26.03 PSF
US Retail Rent Growth Q2 2026:	1.7%

US Retail Average Asking Rent Y-o-Y Growth



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Top News Impacting Retail Real Estate

The Consumer is Always Right, Even When Dead Wrong

[Three Food and Drink Trends Spotted at the Summer Fancy Food Show](#)
Restaurant Business 6/30/26

[Bye Bye Booze? Alcohol Consumption Hits 20 Year Low](#)
CBC 6/29/26

[Restaurant Chains Put TikTok Trends on the Menu](#)
Restaurant Business 6/29/26

[Is the University of Michigan Consumer Sentiment Survey Broken?](#)
Silver Bulletin 6/29/26

[July 4 spending could total nearly \\$22 billion](#)
Chain Store Age 6/29/26

[World Cup Tourist Flock to Buc-ee's, Walmart and Waffle House](#)
CRE Daily 6/29/26

[Retail Sales Surge in May 2026 Masks Slower Volume Growth](#)
CRE Daily 6/28/26

[Consumer sentiment improves as gas hikes ease; inflation growing concern](#)
Chain Store Age 6/26/26

[Retail Traffic Points to a More Selective Consumer](#)
Globe Street 6/25/26

[The End of More: How GLP-1 Users Shop, Eat and Seek Support](#)
PWC 6/22/26

[Food Critics Say Diners Turning Away From These 7 Once Popular Restaurant Trends](#)
Our Wasabi Life 6/22/26

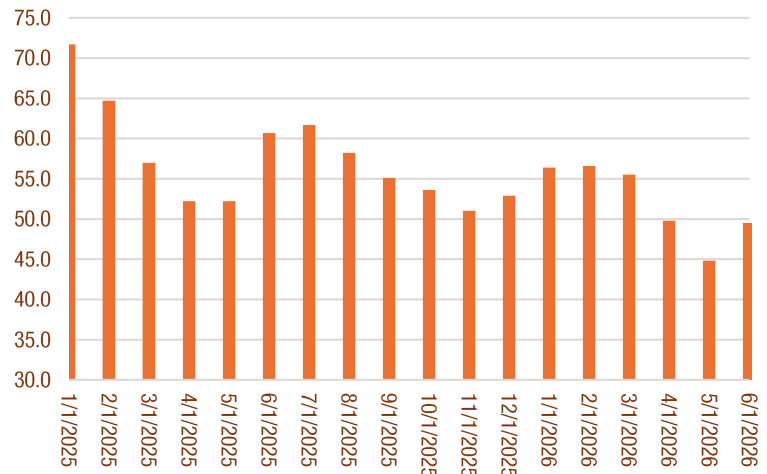
[61% of Shoppers Cut Back as Grocery Prices Rise](#)
Progressive Grocer 6/18/26

[Drive Thru Traffic Losing Momentum as Diners Shift Habits](#)
Globe Street 6/17/26

[Keys to Success for Retail's Multi-Category Giants](#)
ConnectCRE 6/16/26

[Diners Spending More Carefully but Haven't Stopped Caring About Quality, Experience or Value](#)
The Staff Canteen 6/16/26

University of Michigan Consumer Sentiment Survey



June 2026 Reading: 49.5
Annual Change: -18.5%
Monthly Change: +10.5%

IPOs, Sales and M&A Madness

[Kroger Agrees to Acquire Giant Eagle for \\$1.65 Billion](#)
ConnectCRE 7/1/26

[Blarney Castle Oil Acquires 20 Convenience Stores from Fleming Brothers Oil](#)
CSP 6/30/26

[Family Dollar Completes \\$75 Million Sale-Leaseback for 19-State Portfolio](#)
Commercial Property Executive 6/30/26

[Taco Bell Franchisee Southpaw Buys 43 Ohio Stores, Brining Portfolio to 180](#)
Franchise Times 6/29/26

[Reformation's IPO Filing Shows Profitable DTC is Possible](#)
Retail Dive 6/26/26

[Red Robin to Sell 86 Restaurants to Franchises](#)
Costar 6/16/26

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Top News Impacting Retail Real Estate

Retailer Roundup

[Womenswear brand Ruti opens East Coast flagship](#)

Chain Store Age 6/30/26

[Rothy's Opening in Denver's Cherry Creek Shopping Center](#)

What New Denver 6/30/26

[Target Takes Space from Vornado Affiliate for Rego Park NY Store](#)

The Real Deal 6/30/26

[Primark set to open stores in Texas and Indiana](#)

Inside Retail 6/30/26

[Catbird and Sezane to Open in Seattle's University Village](#)

Puget Sound Business Journal 6/30/26

[Scandinavian-Inspired Apparel Brand Bridge & Burn to Open in Bend OR](#)

Central Oregon Daily News 6/29/26

[Teso Life to Expand to San Antonio](#)

San Antonio Culture Map 6/29/26

[Barneys New York to Open Naples FL Store](#)

Marco Eagle 6/29/26

[Reformation Sets Sights on Doubling Stores Globally From 70 to 140 Over Next Five Years](#)

Costar 6/26/26

[World Market Opens in Annapolis MD](#)

Maryland The Daily Record 6/26/26

[Lava Island Leases 41,000 SF in Michigan; Seven More Parks Opening Soon Nationally](#)

Costar 6/25/26

[Consumer Cellular opens 100th store; plans additional 20 by end of 2026](#)

Chain Store Age 6/25/26

[11 Target Stores to Debut in 10 States in July Opening Wave](#)

Progressive Grocer 6/23/26

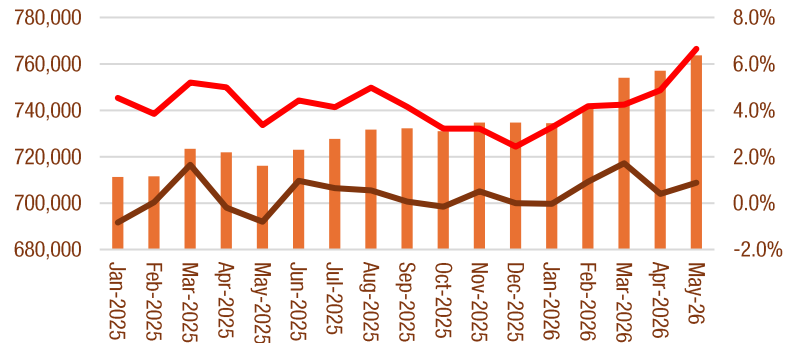
[S. Korean entertainment co. to open flagship K-pop Space in NYC](#)

Chain Store Age 6/23/26

[Club Pilates Signs 70-Studio Expansion in Northeast US](#)

CRE Daily 6/23/26

US Retail Sales, All Categories



Seasonally Adjusted Sales, Monthly (Millions of Dollars)
% Year Over Year Change
% Monthly Change

May 2025 Annual Change: +6.6%
Monthly Change: +0.9%

[Wayfair Adding 135,000 SF Princeton NJ store](#)

Costar 6/22/26

[Luxury menswear label Dunhill to open flagship store in New York](#)

Inside Retail 6/22/26

[Club Pilates Inks 70 Unit Franchise Development Deal Across MD, MI and NY](#)

Costar 6/22/26

[True Religion plots four new stores with goal of reaching 150 stores across US](#)

Chain Store Age 6/22/26

[Iconic furniture maker Herman Miller to open a St. Louis store](#)

St. Louis Mag 6/17/26

[Stride Fitness to Open First Pennsylvania Location](#)

Patch 6/17/26

[Equinox Fitness Picks Atlanta's Buckhead for 1st GA Location](#)

Atlanta Journal Constitution 6/17/26

[Purity Water aims to go nationwide](#)

Chain Store Age 6/16/26

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Top News Impacting Retail Real Estate

Grocery Grind

[Meijer to Open Stores in Livonia and Plymouth Township MI](#)
D Business Magazine 6/30/26

[A New Publix in Charlotte Could Land at Planned University City Shopping Center](#)
Charlotte Observer 6/30/26

[H-E-B Plants Flag in New Caney TX](#)
The Real Deal 6/30/26

[Safeway to Anchor New Shopping Center in Buckeye AZ](#)
KRAR NEWS 6/29/26

[Aldi is Expanding Again: Is a New Store Opening Near You?](#)
Parade 6/29/26

[T&T Supermarket to Open in former Macy's Space in Newark CA](#)
Costar 6/26/26

[S.F.'s Mollie Stone is buying a popular Marin chain](#)
S.F. Chronicle 6/25/26

[MGM Indian Grocery & Carryout Opens in Manvel TX](#)
Community Impact 6/23/26

[Saraga International Grocery Sets Opening Date in Louisville KY](#)
Louisville Courier 6/23/26

[T&T opens its 1st Asian grocery store in CA, with 3 more Bay Area locations planned](#)
Progressive Grocer 6/22/26

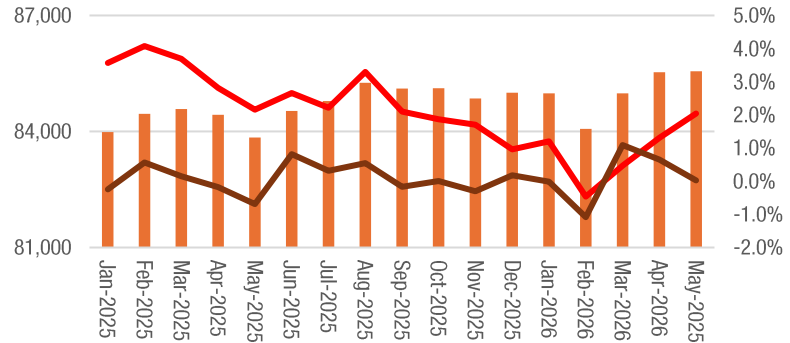
[Winn-Dixie plots new stores](#)
Chain Store Age 6/22/26

[Natural Grocers in Oregon Expansion with Opening in McMinnville](#)
Progressive Grocer 6/17/26

[Publix Continues Its Push Into Kentucky](#)
Progressive Grocer 6/17/26

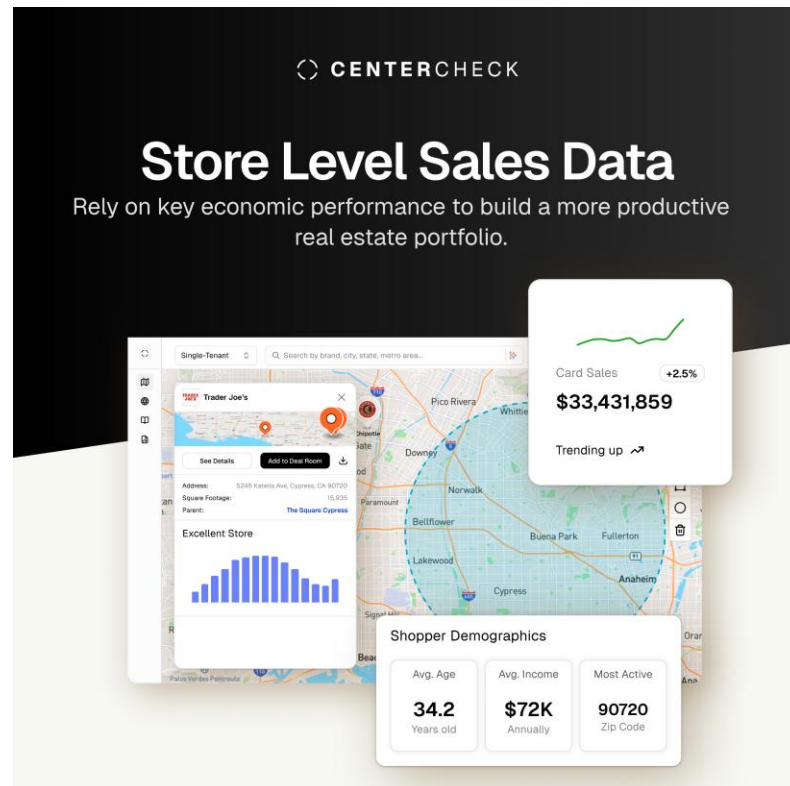
[Minnesota's first H Mart could be coming to St. Paul's Midway](#)
The Minnesota Star Tribune 6/15/26

US Retail Sales, Food & Beverage Stores



Seasonally Adjusted Sales, Monthly (Millions of Dollars)
% Year Over Year Change
% Monthly Change

May 2025 Annual Change: +2.0%
Monthly Change: +0.0%



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

[The Big Biscuit opens new location in Arkansas; plans Texas Next](#)
FSR 6/30/26

[Raising Cane's to enter 3 new markets in Southern States this July](#)
USA Today 6/30/26

[El Pollo Loco Enters 10th State](#)
Business Insider 6/30/26

[Whit's Frozen Custard Expands in Kettering OH](#)
Dayton Daily News 6/30/26

[Guthrie's opens new store in Sparks, NV, its 6th new store this year](#)
QSR 6/29/26

[Philz Coffee to Open Elk Grove CA Store](#)
Elk Grove Citizen 6/29/26

[Huckleberry's Opens in Oregon for First Time](#)
FSR 6/29/26

[Einstein Bros. Wants to Add 300 New Locations by 2030](#)
Costar 6/29/26

[Birdcall sets goal of signing nearly 100 locations across 6 states by 2031](#)
Restaurant News 6/29/26

[The Office Star Opens Honey Baked Ham Store in Southern CA](#)
California Post 6/29/26

[Food Hall Shaver Hall Opens at Former Lord & Taylor in NYC](#)
Costar 6/29/26

[Beyond Juicery + Eatery Opens First Hospital Location at Cleveland Clinic](#)
rddmag.com 6/25/26

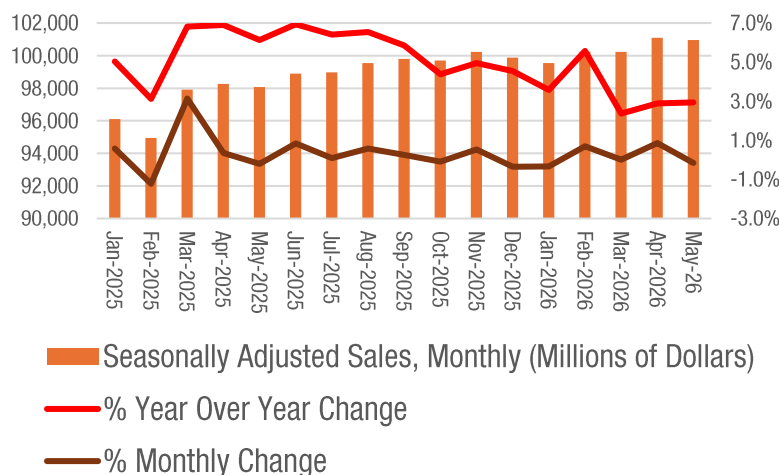
[Bushfire Kitchen opens in Cypress CA; 2 More SoCal locations planned](#)
QSR 6/24/26

[Mountain Mike's enters Tennessee market](#)
Pizza Marketplace 6/24/26

[King Arthur Baking Company Eyes Fall Opening in Old Town Alexandria VA](#)
ALX Now 6/23/26

[Sweetgreen to open 1st Tennessee location](#)
Chain Store Age 6/22/26

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



May 2025 Annual Change: +2.9%
Monthly Change: -0.1%

[Haven Hot Chicken Inks 3-Unit Deal in Massachusetts](#)
QSR 6/22/26

[HB Protein Smoothies Signs Multi-Unit Agreement in Idaho, Arizona & Oregon](#)
QSR 6/22/26

[Benihana finally returns to Seattle with new South Lake Union location](#)
Secret Seattle 6/20/26

[Zaxby's Signs 7-Unit Deal in Chicagoland Market](#)
QSR 6/18/26

[Juice It Up! Signs Multi-Unit Development Deal to Enter Utah](#)
Restaurant News 6/18/26

[Drive-Thru Traffic Slides, Challenging Net Lease Retail](#)
CRE Daily 6/17/26

[Huey Magoo's Inks 5-Unit Deal in Texas](#)
QSR 6/16/26

[Slutty Vegan Signs Franchise Deal to Grow in Detroit](#)
QSR 6/17/26

[Honolulu Cookie Company to open its largest US store on Las Vegas Strip](#)
Hawaii News Now 6/17/26

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Top News Impacting Retail Real Estate

North of the Border (Canadian Retail News)

[Costco to open 5 new stores in Ontario](#)

Grocery Business Canada 6/30/26

[Walmart Takes Former Hudson's Bay Space at Place d'Orléans](#)

Retail Insider 6/30/26

[Tostitos opens stadium eatery at BC Place during FIFA World Cup 2026](#)

Retail Insider 6/30/26

[RW&CO Brings Reimagined Store Concept to CF Toronto Eaton Centre](#)

Retail Insider 6/30/26

[Eggslut to Open First Vancouver Restaurant](#)

Retail Insider 6/30/26

[Urban Nature Store Reaches 10 Locations](#)

Retail Insider 6/29/26

[Flying Tiger Opens First Canadian Store](#)

Retail Insider 6/26/26

[Circle K Advances 750-Store Expansion Plan](#)

Retail Insider 6/24/26

[Longo's opens 44th store; plans store in King City and one in Barrie](#)

Grocery Business Canada 6/24/26

[RH to Open Former Club Monaco Building in Toronto](#)

Retail Insider 6/23/26

[Toys "R" Us Brand and Stores Head to Different Owners in Canada](#)

Retail Insider 6/22/26

[Shake Shack Canada to open first drive-thru location in Calgary](#)

Retail Insider 6/22/26

[Hermès to Open Standalone Store on Calgary's Stephen Avenue](#)

Retail Insider 6/19/26

[FreshCo opens first store on Vancouver Island](#)

Grocery business Canada 6/19/26

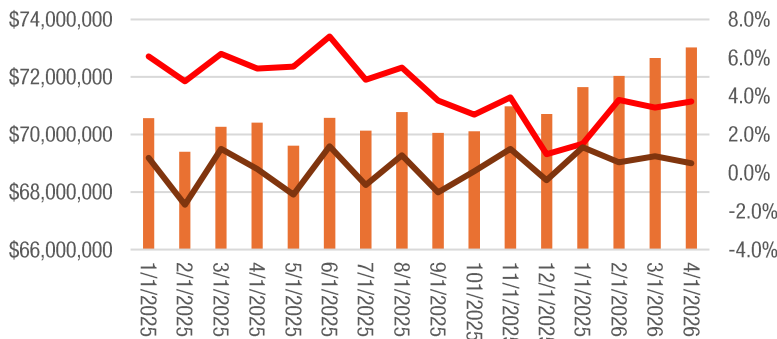
[Empire announces official completed acquisition of Mayrand](#)

Grocery business Canada 6/19/26

[India's woman fashion store Soch Expands to Surrey](#)

Retail Insider 6/18/26

Canadian Retail Sales



Seasonally Adjusted Sales, Monthly (Millions of Dollars)
% Year Over Year Change
% Monthly Change

April 2026 Annual Change: 3.7%
Monthly Change: 0.5%

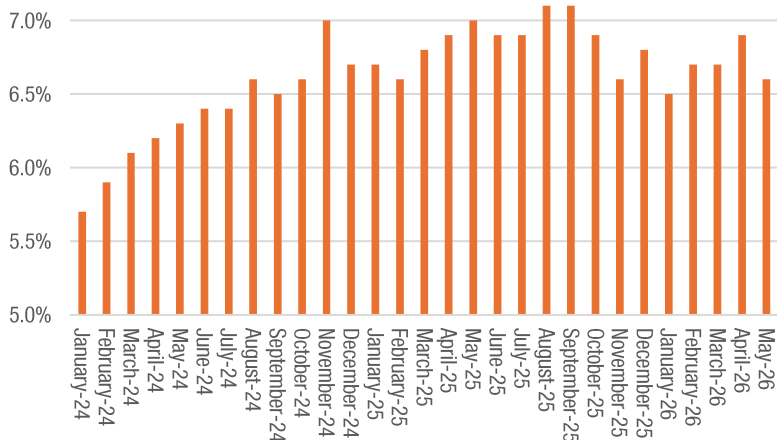
[Le Creuset Expands to Vancouver's Park Royal; explores new stores in Ontario and Quebec](#)

Retail Insider 6/18/26

[Canadian Goose opens new Vancouver store](#)

Retail Insider 6/15/26

Canada Unemployment Rate May 2026: 6.6%



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Top News Impacting Retail Real Estate

Contraction Faction (Bad News, Bankruptcies & Closures)

[Beef-A-Roo Says Payroll Funded as Company Restructures Operations; Temporarily Closes Several Locations](#)
WTVB 7/1/26

[Nike is Closing Stores, Studios & Offices: See the List](#)
Inc. 6/30/26

[JC Penney is closing more stores as malls struggle: See complete list of doomed locations for 2026](#)
Fast Company 6/29/26

[Saks Global Exits Bankruptcy with New Name: Exemplar Luxury Group](#)
Costar 6/26/26

[Hooters Closes Last 3 Massachusetts Restaurants](#)
CBS 6/26/26

[H&M Store Closures: 128 Net Globally Over Past Year](#)
Fast Company 6/26/26

[Once Buzzy Chain Pink Taco Closes Last Unit in Boston MA](#)
Boston Globe 6/25/26

[On the Border files for Ch. 7 liquidation; closed all but five of its stores](#)
Restaurant Dive 6/23/26

[Bay Area Steakhouse Chain Left Bank Abruptly Close For Good](#)
Restaurants NBC Bay Area 6/23/26

[All of the Bay Area's Left Bank Restaurants Have Suddenly Closed](#)
Eater 6/23/26

[Some Kwik Trip Spirits and Tobacco Outlet Plus stores to close](#)
C-Store Dive 6/18/26

[Fat Brands Lenders Take Over the Company](#)
Restaurant Business 6/17/26

[West Marine Closing 59 Stores in BK. See the List](#)
USA Today 6/15/26

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

[Buc-ee's Reveals Five New Southeastern Stores](#)
ConnectCRE 6/30/26

[ExtraMile opens its first Florida convenience store; plans 250 new locations within 5 years](#)
CSP 6/29/26

[Wally's opens largest store yet in its first Indiana location](#)
Inside Retail 6/26/26

[Whataburger ramping up convenience retail presence as part of growth strategy](#)
Restaurant Dive 6/25/26

[Cumberland Farms Owner Files for IPO](#)
CSP 6/25/26

[Casey's Growing into New Markets with 400-Store Expansion](#)
Bisnow 6/26/26

[QuikTrip expands Houston footprint with 7 additional stores under construction](#)
CSP 6/24/26

[Indiana Next up for Buc-ee's](#)
C-Store Dive 6/23/26

[First Wawa debuts in Tennessee](#)
CSP 6/22/26

[Buc-ee's opens first Arizona location](#)
Fox10 News 6/21/26

[Eight C-Store Companies Entering New States](#)
C-Store Dive 6/17/26

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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.

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate



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- Concept Name/Parent Company
- Store Counts (Current & Historic)
- Store Size Requirements (Min/Max and Median Square Footages)
- Preferred Real Estate Types & Active Geographies
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SAMPLE RETAIL CATEGORIES IN THE BROWN BOOK

Apparel
Appliances/Electronics
Automotive
Bars/Gaming/Nightlife
Beauty
Cooking/Homewares
Crafts/Games/Hobbies/Toys
C-Stores/Gas Stations
DIY/Hardware/Home Improvement
Dollar Stores
Drug Stores/Pharmacies
Educational Concepts
Experiential Retail
Financial Services
Food Retail (Alcohol/Spirits)
Food Retail (Specialty)

Furniture/Furnishings/Lifestyle
Garden/Pool/Yard
Grocery
Gun Store/Shooting Range
Gyms/Health Clubs
Holiday/Party/Seasonal
Jewelry
Music/Media Stores
Nutrition/Supplements/Vitamins
Office Supplies
Restaurant
Social Clubs
Sporting Goods
Sports Collectibles/Memorabilia
Sports Training
Theaters
Veterinary Care/Pet Related
AND MANY MORE...