



OFFERING MEMORANDUM
PLAZA LATINA

RETAIL PROPERTY FOR SALE

OKLAHOMA CITY, OK 73141



918.370.2877 | [MOREAUPROPERTYADVISORS.COM](https://www.moreaupropertyadvisors.com)
320 SOUTH BOSTON AVENUE STE 1030-9
TULSA, OK

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Plaza Latina is a ±40,000 SF retail center situated on 3.1 acres along NE 23rd Street in Oklahoma City, offering strong frontage in a high-traffic corridor. The property is fully leased with approximately \$25,500 in monthly base rent, anchored by a 23,000 SF tire shop and a gas station that together contribute a majority of the income. The tenant mix consists of service-oriented and neighborhood retail users, providing stable in-place cash flow with diversified tenancy. The asset has a weighted average lease term of approximately 3.2 years, with several shorter-term leases creating near-term rollover and rental upside. With recent renovations completed and multiple lease expirations in the near term, the property offers a balance of current income and value-add potential through lease-up and rent growth.

PROPERTY HIGHLIGHTS

- Stabilized with anchor tenants in place
- # of Tenants: 6
- 4 leases coming up for renewal in 2026
- Anchor tenant (Tire Shop) ~64% of total rent on 5-year lease
- Immediate upside potential
- 3.2 years WALT

OFFERING SUMMARY

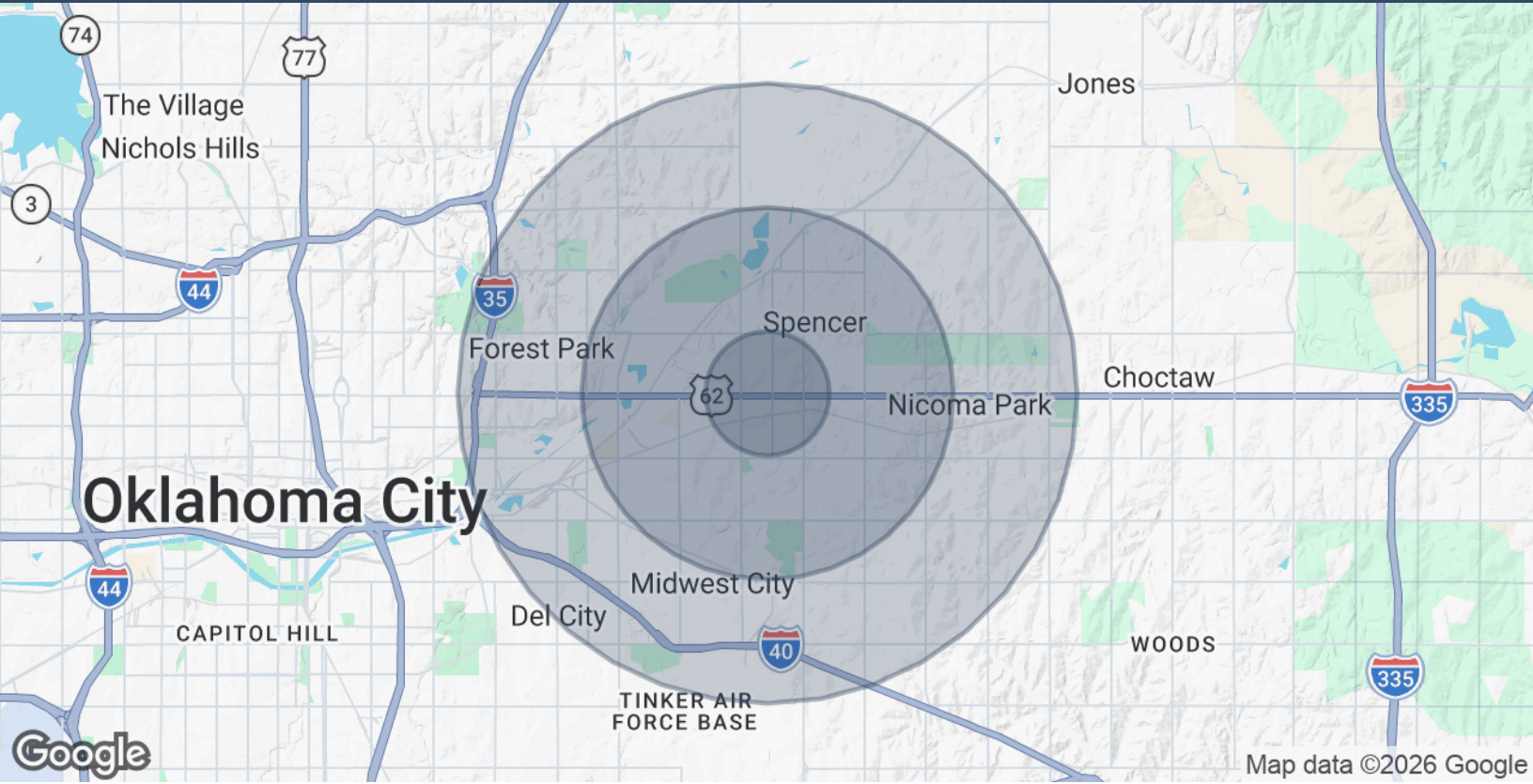
Sale Price:	\$3,500,000
Lot Size:	3.1 Acres
Building Size:	40,000 SF
In Place NOI:	\$265,000.00
Cap Rate:	7.57%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,157	16,872	34,570
Total Population	4,923	40,034	83,239
Average HH Income	\$50,703	\$65,999	\$71,263

CHANDLER MOREAU

Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,923	40,034	83,239
Average Age	38	39	40
Average Age (Male)	35	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,157	16,872	34,570
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$50,703	\$65,999	\$71,263
Average House Value	\$158,276	\$183,515	\$199,238

Demographics data derived from AlphaMap