



OFFERING MEMORANDUM

NORTHEAST TOWN CENTER

RETAIL PROPERTY FOR SALE

OKLAHOMA CITY, OK 73111



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Northeast Town Center is a 95,787 SF neighborhood retail center located at 1148 NE 36th Street in Oklahoma City, offered at \$8,450,000. The property is currently 68% occupied with 18 tenants. The asset generates \$686,688 in net operating income, reflecting a 8.13% cap rate. The tenant mix includes national and service-oriented users such as Dollar Tree, Domino's, Boost Mobile, and the Oklahoma Department of Human Services. The center is positioned along NE 36th Street, a heavily traveled corridor providing consistent traffic and accessibility. The property features a recently updated exterior and a large parking field to support tenant demand. There are two pad site opportunities located at the northeast corner of the property. These pad sites provide potential for additional income through ground-up development or outparcel sales. Several existing leases are below market, providing an opportunity to increase rents over time. The combination of in-place income, vacancy, and development potential positions the asset for both cash flow and value-add execution.

OFFERING SUMMARY

Sale Price:	\$8,450,000
Occupancy:	70%
Building Size:	95,787 SF
NOI:	\$686,688.00
Cap Rate:	8.13%
# of Tenants:	18

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,830	23,873	61,853
Total Population	6,343	49,251	140,223
Average HH Income	\$45,059	\$75,412	\$75,047

CHANDLER MOREAU

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$8,450,000
Price per SF	\$88
GRM	10.74
CAP Rate	8.13%

OPERATING DATA

Gross Scheduled Income	\$786,720
Gross Income	\$786,720
Operating Expenses	\$100,032
Net Operating Income	\$686,688

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost \$0

GROSS INCOME \$786,720

EXPENSES SUMMARY

Property Taxes \$36,888

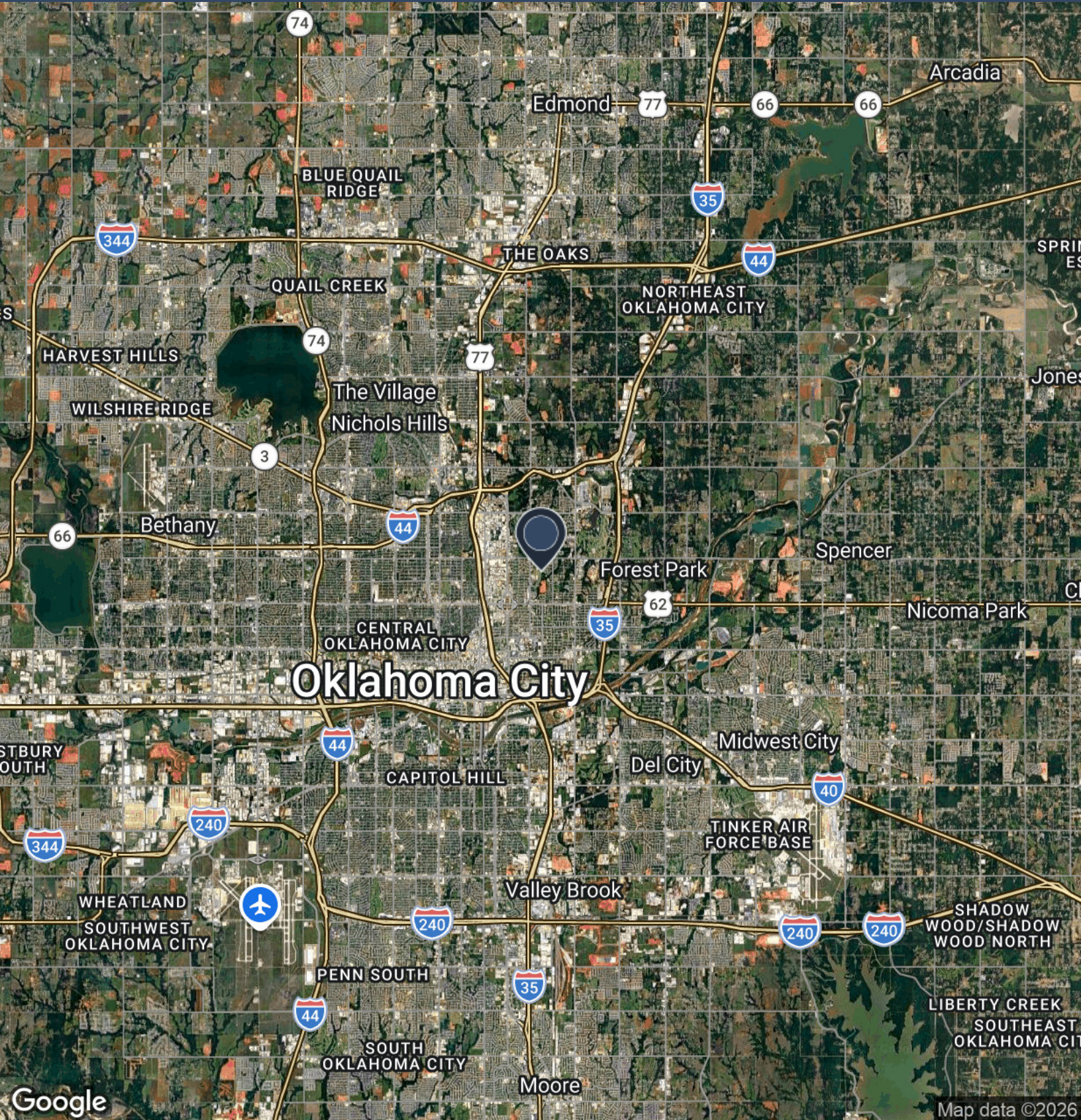
Property Insurance \$55,944

General Maintenance, Cleaning, Waste Removal, Utilities \$7,200

OPERATING EXPENSES \$100,032

NET OPERATING INCOME \$686,688

LOCATION MAP

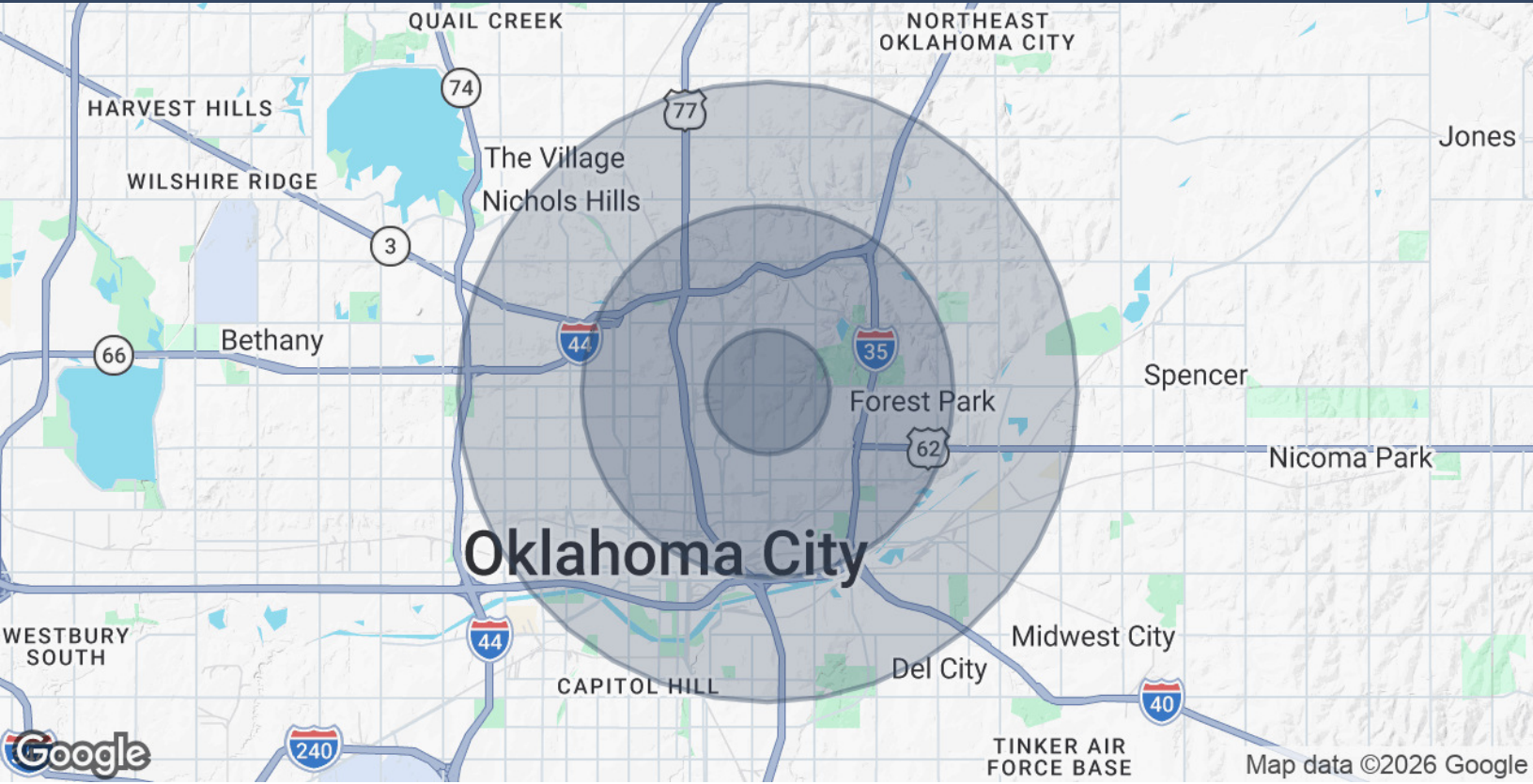


Google

Map data ©2026

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,343	49,251	140,223
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,830	23,873	61,853
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$45,059	\$75,412	\$75,047
Average House Value	\$157,153	\$305,066	\$283,056

2020 American Community Survey (ACS)

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