



OFFERING MEMORANDUM

NORTHEAST TOWN CENTER

RETAIL PROPERTY FOR SALE

OKLAHOMA CITY, OK 73111



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

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY SUMMARY	3
FINANCIAL SUMMARY	4
INCOME & EXPENSES	5
LOCATION MAP	6
DEMOGRAPHICS MAP & REPORT	7

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Moreau Property Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Moreau Property Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moreau Property Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moreau Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moreau Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moreau Property Advisors in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1148 Northeast 36th Street presents a compelling investment opportunity in Northeast Oklahoma. The 95,787 square foot neighborhood retail center is strategically positioned along a heavily traveled corridor, offering strong visibility and consistent consumer traffic. Offered at \$9,100,000, the asset is currently 68% occupied and anchored by a diverse tenant roster including Dollar Tree, Domino's, Boost Mobile, and the Oklahoma Department of Human Services. The center features a recently refreshed exterior, generous parking, and two highly visible pad site locations at the northeast corner of the property, providing meaningful upside through future ground-up development or additional outparcel income. With dependable in-place cash flow and clear opportunities to lease the remaining vacancy and mark rents to market—given several tenants are currently below prevailing rates—this property offers both immediate stability and long-term appreciation potential. The combination of credit tenancy, value-add upside, and development optionality makes this a strong fit for investors seeking durable income with strategic growth potential.

OFFERING SUMMARY

Sale Price:	\$9,100,000
Occupancy:	68%
Building Size:	95,787 SF
NOI:	\$691,520.00
Cap Rate:	7.60%
# of Tenants:	16

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

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

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$9,100,000
Price per SF	\$95
GRM	10.58
CAP Rate	7.60%
Total Return (yr 1)	\$691,520

OPERATING DATA

Gross Scheduled Income	\$860,000
Total Scheduled Income	\$860,000
Gross Income	\$860,000
Operating Expenses	\$167,450
Net Operating Income	\$691,520
Pre-Tax Cash Flow	\$691,520

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME **\$860,000**

EXPENSES SUMMARY

Repairs & Maintenance \$58,301

Utilities \$17,824

General Expenses \$86,558

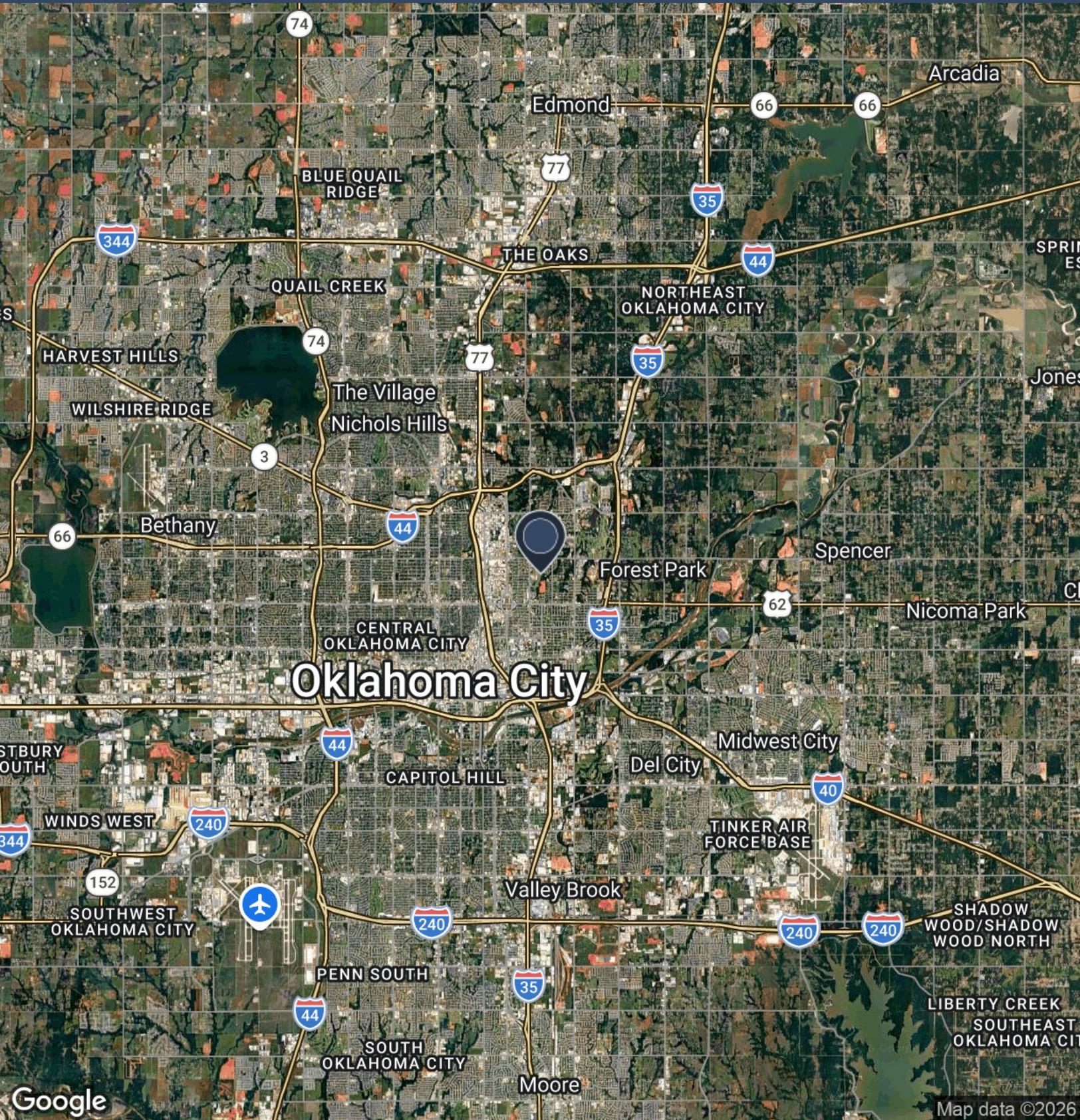
Office Expenses \$4,298

Payroll \$469

OPERATING EXPENSES **\$167,450**

NET OPERATING INCOME **\$691,520**

LOCATION MAP

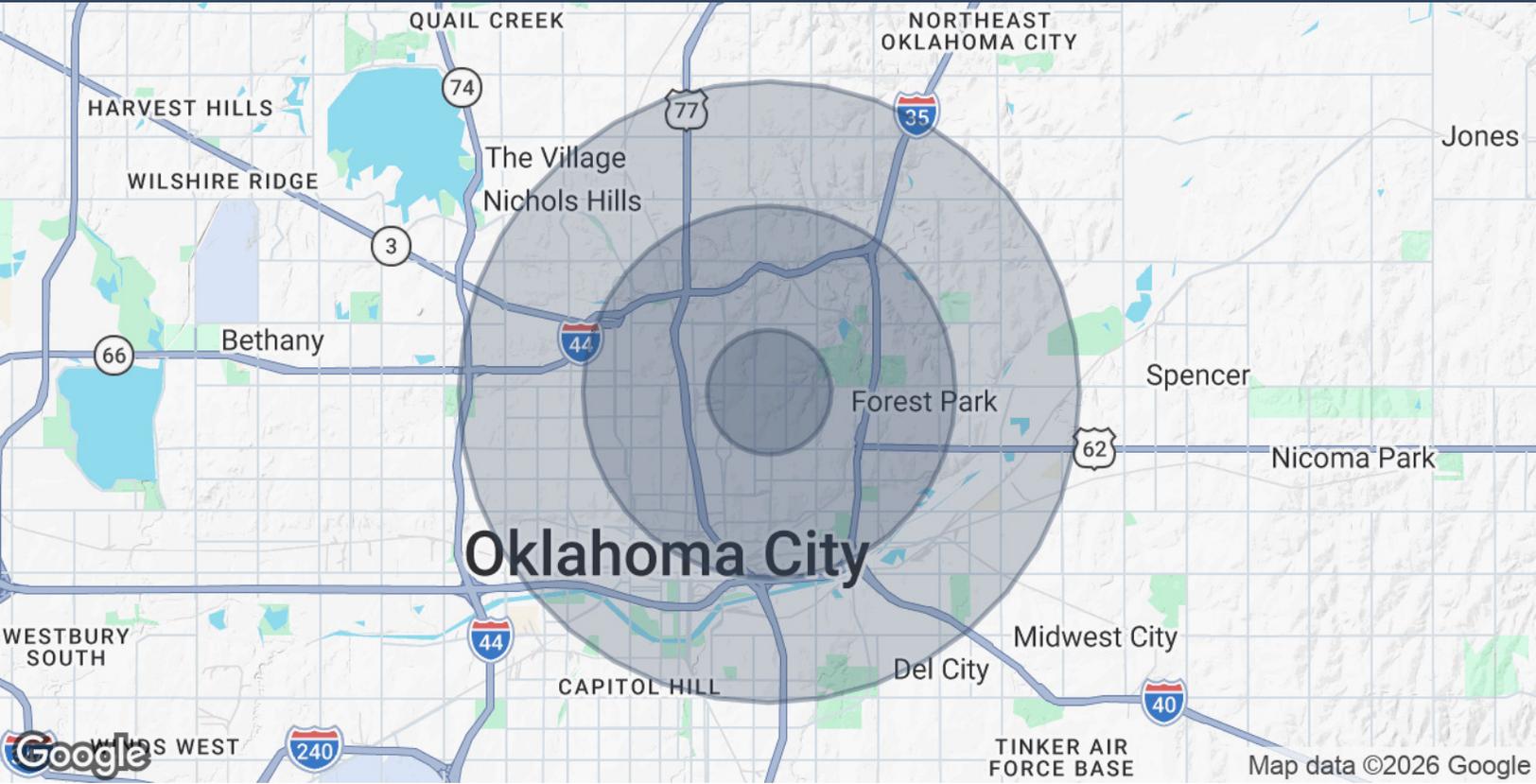


Google

Map data ©2026

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

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

Demographics data derived from AlphaMap

CHANDLER MOREAU

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