



OFFERING MEMORANDUM

PLAZA LATINA

RETAIL PROPERTY FOR SALE

OKLAHOMA CITY, OK 73141

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime opportunity for Retail and Street Retail investors: this newly renovated property, ideally situated in the bustling Oklahoma City area. Built in 1978 and meticulously revitalized in 2025, it boasts a sleek, modern aesthetic and updated infrastructure, ensuring a contemporary retail environment. With a 100% occupancy rate, this investment offers immediate income potential. The property's strategic location and strong tenant roster present a compelling proposition for investors seeking a stable and lucrative retail asset in the thriving Oklahoma City market.

PROPERTY HIGHLIGHTS

- 6 Tenants
- 4 leases coming up for renewal in 2026
- Immediate upside potential
- 3.6 years WALT

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	3.1 Acres
Building Size:	40,000 SF
NOI:	\$315,794.00
Cap Rate:	7.89%

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

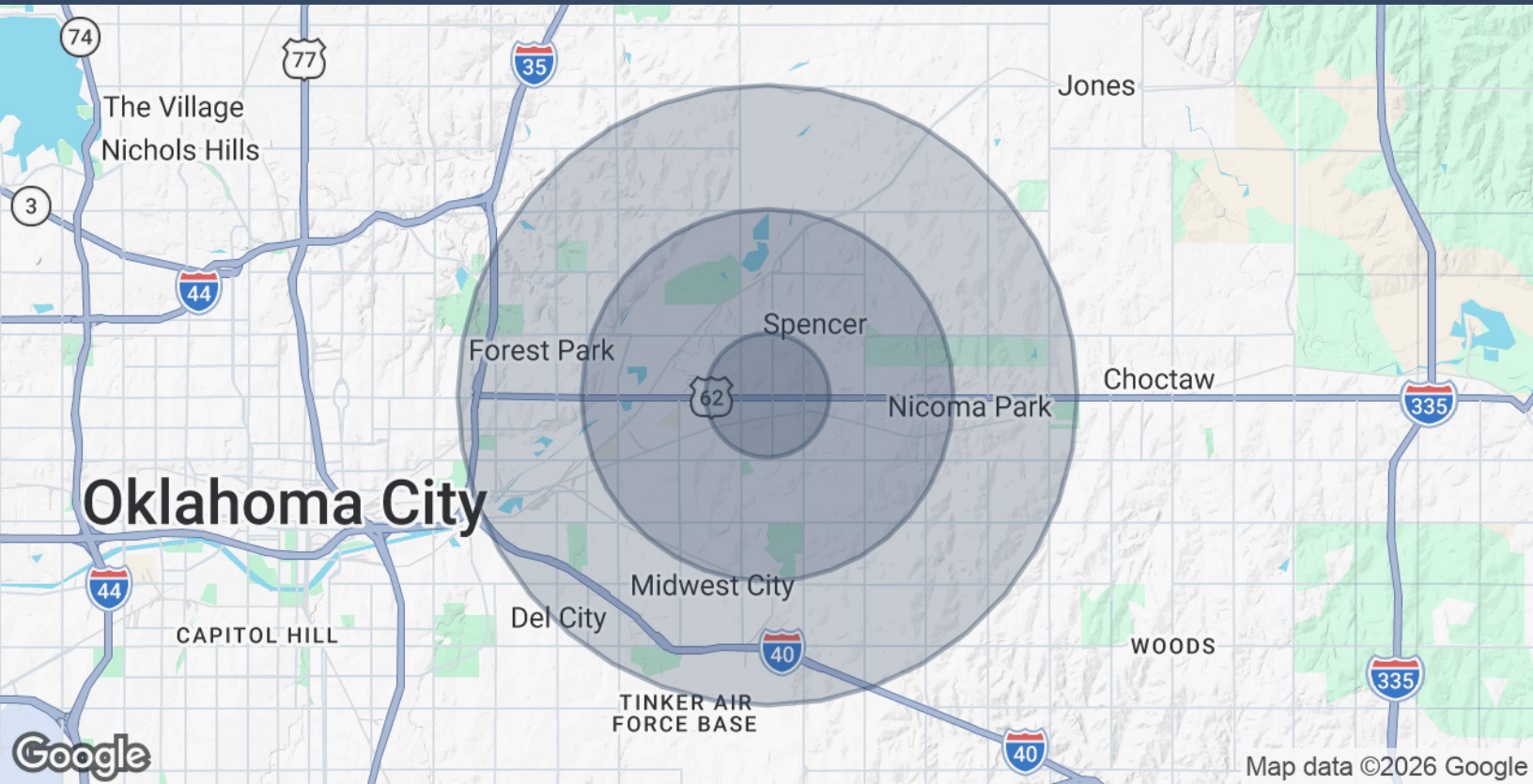


A satellite map of Oklahoma City and its surrounding metropolitan area. The map shows a dense network of highways, including Interstate 35 (I-35), Interstate 40 (I-40), Interstate 44 (I-44), Interstate 240 (I-240), and State Route 77. Major cities and towns labeled include Oklahoma City, Edmond, Norman, Moore, Del City, Valley Brook, Forest Park, Bethany, Yukon, Mustang, and Harrah. A blue location pin is placed near Forest Park, indicating a specific point of interest. The map also shows various smaller towns like Cashion, Seward, Meridian, Arcadia, Luther, Wellston, Rossville, Jones, Choctaw, Harrah, McCloud, Dale, Bethel Acres, Pink, Te, Brooks, Nohle, Goldsby, Newcastle, Bridge Creek, and Blanchard. The Google logo is visible in the bottom left corner, and the text 'Map data ©2026' is in the bottom right corner.

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

Map data ©2026

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

CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com