

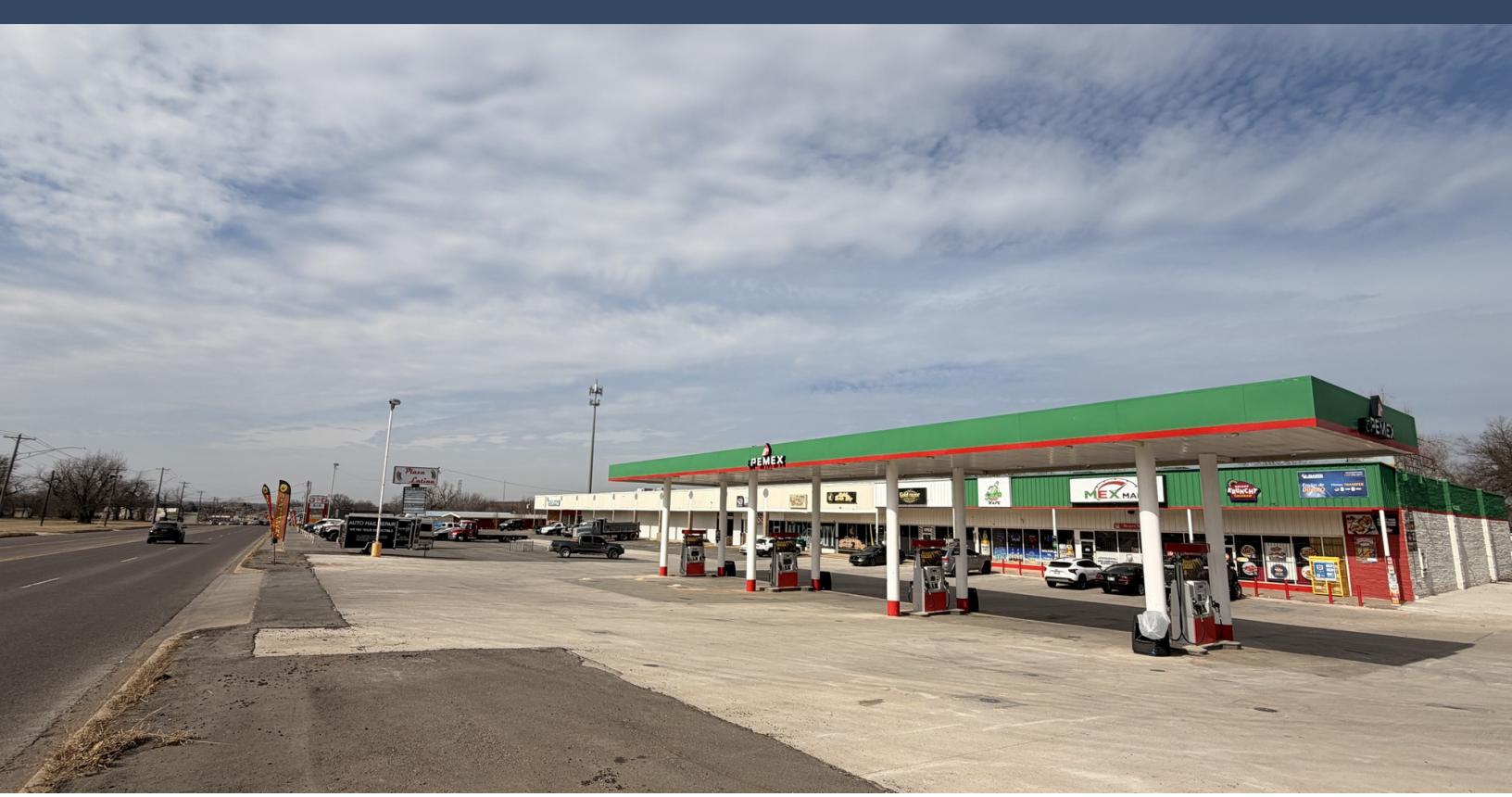


OFFERING MEMORANDUM
PLAZA LATINA

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

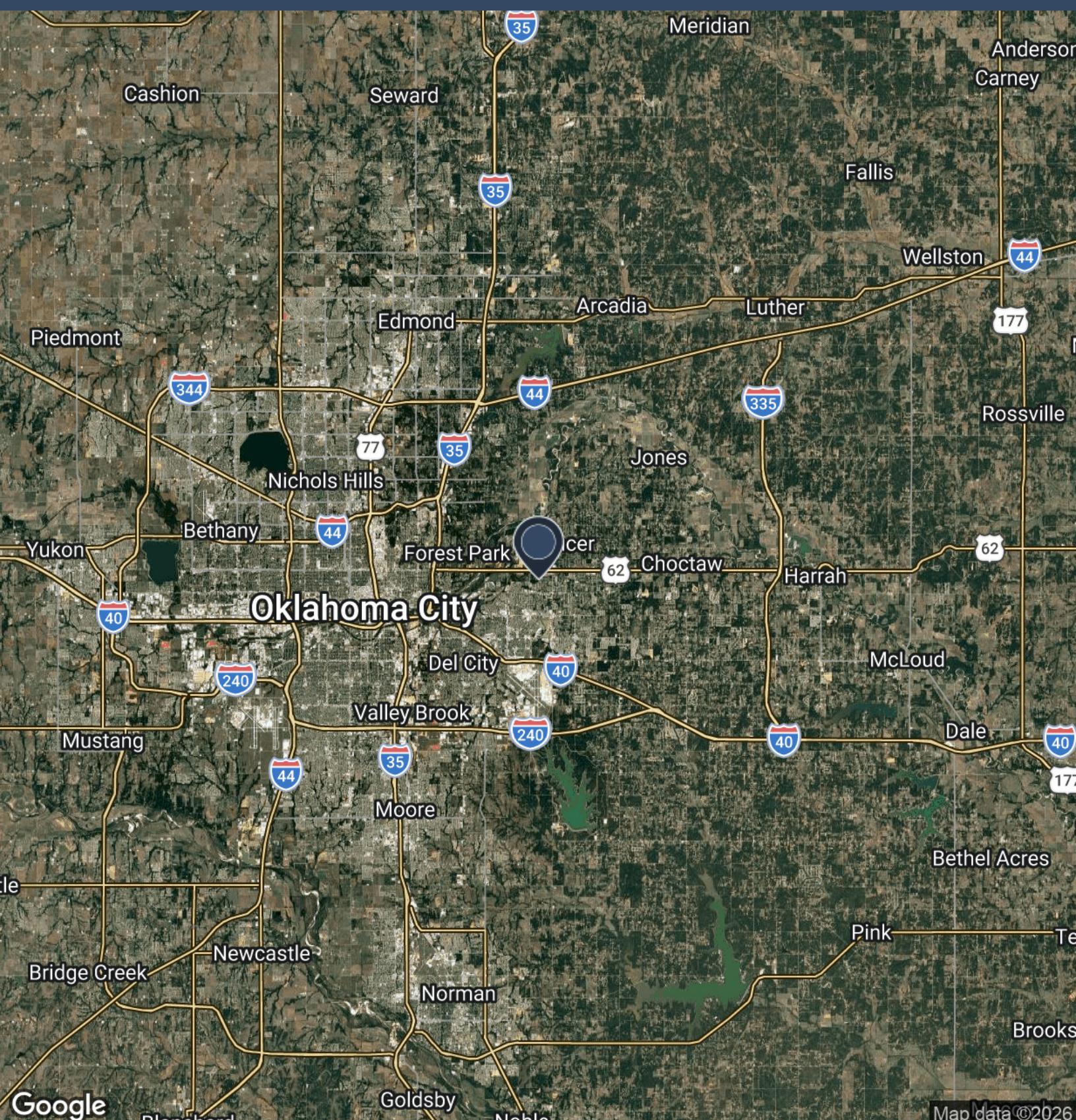
CHANDLER MOREAU

Owner / Managing Broker

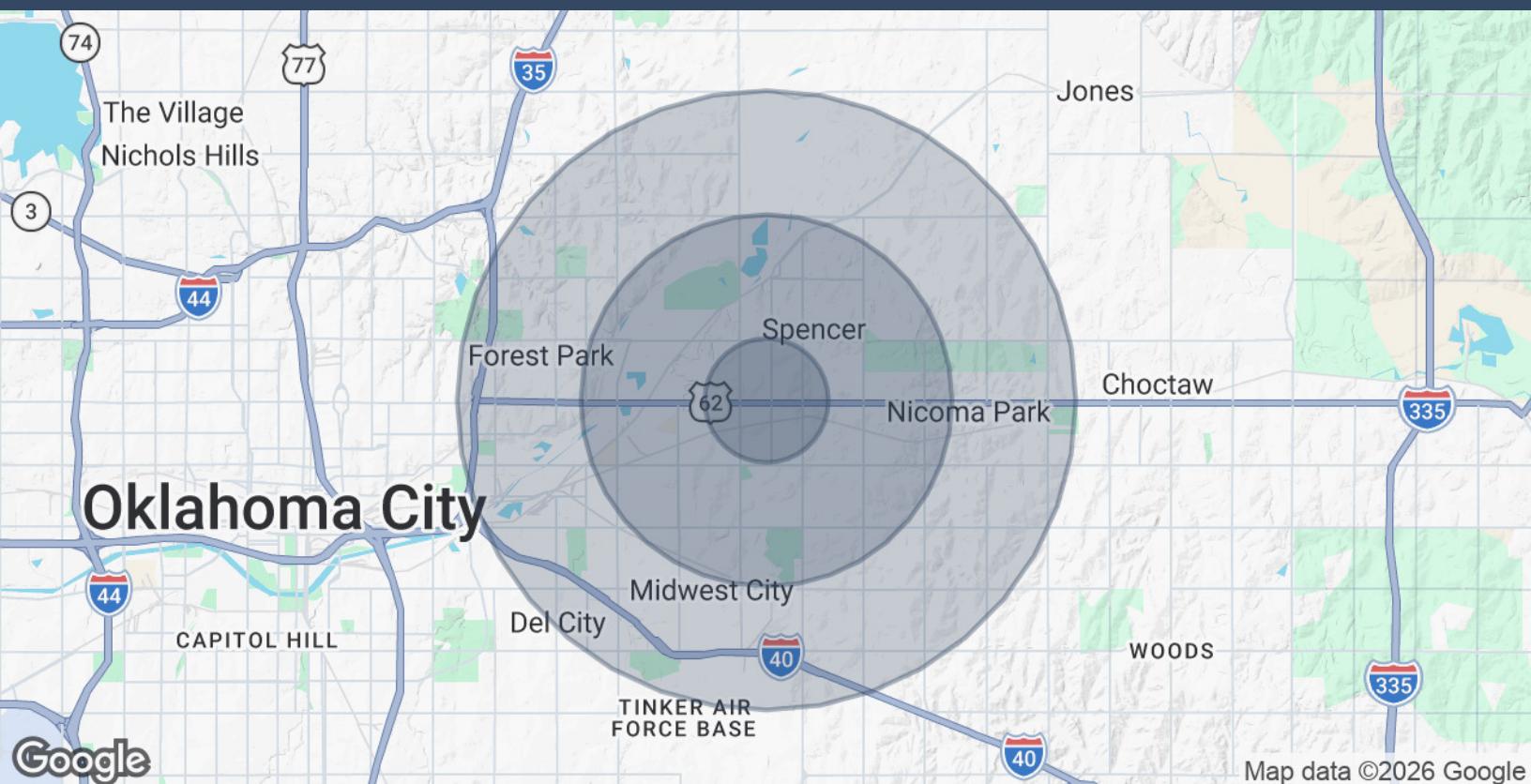
O: 918.370.2877

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AERIAL MAP



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