

NORTHEAST TOWN CENTER

OKLAHOMA CITY, OKLAHOMA



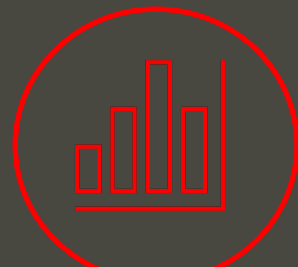
Property Summary

Property:	1100- 1148 NE 36TH, OKC, OK
Size:	94,514 SF
Occupancy:	78%
Year Built/Renovated:	1968 / 2022
# of Tenants:	16
Land Size:	8.63 AC
NOI	\$766,336.87

The Offering



Purchase Price
\$9,579,210



Cap Rate
8.00%

NORTHEAST TOWN CENTER

Executive Summary

1148 NE 36th Street is a rare investment opportunity in Northeast Oklahoma City, featuring a ±94,514 square foot retail center situated on a high-traffic corridor.

Priced at **\$9,579,210**, the property is currently **78% occupied** with a strong tenant mix that includes Dollar Tree, Domino's, Boost Mobile, and the Oklahoma Department of Human Services. This property has an updated exterior, ample parking, and **two pad site opportunities** positioned at the northeast corner of the property—ideal for future development or additional income streams. With stable in-place income and upside potential through lease-up of the remaining vacancy and opportunity to increase **current low rates per SF**, this property is well-suited for both value-add and long-term investors.

Rent Roll

Tenant	Address	Square Feet	Start Date	End Date	Annual Rent	Rate PSF
Teontez Fortune	1100 NE 36th	1,375	03/01/2025	03/01/2026	\$20,400.00	\$14.84
Boost Mobile	1104 NE 36th	1,875	07/04/2018	09/15/2027	\$20,625.00	\$11.00
VACANT	1108 NE 36th	7,233				
Dollar Tree #7356	1116 NE 36th	8,954	09/05/2017	01/31/2028	\$76,109.04	\$8.50
DHS	1124 NE 36th	18,000	07/01/2025	06/30/2026	\$354,270.00	\$19.68
VACANT	1132 NE 36th	3,000				
Fetish	1136 NE 36th	750	11/09/2020	07/31/2025	\$8,250.00	\$11.00
Lottie's Liquor	1138 NE 36th	1,500	09/01/2020	09/01/2027	\$19,500.00	\$13.00
VACANT	1140 NE 36th	3,000				
Ice Event Center	1148 NE 36th	6,000	04/01/2010	04/31/2011	\$50,000.00	\$8.00
Hair Kingdom	3613 N Lottie	15,000	11/01/2024	10/31/2029	\$156,000.00	\$10.40
Slayed Beauty	3617 N Lottie	3,000	07/22/2020	07/31/2025	\$30,000.00	\$10.00
Tyler Nicole (Vape Shop)	3621 N Lottie	1,250	05/01/2025	05/01/2026	\$16,800.00	\$13.44
VACANT	3633 N Lottie	7,750				

Rent Roll

Tenant	Address	Square Feet	Start Date	End Date	Annual Rent	Rate PSF
Justified Luxuries	3641 N Lottie	1,500	12/01/2024	12/01/2025	\$20,400.00	\$5.80
Terry Briggs	3653 N Lottie	2,200	02/01/2025	02/01/2026	\$27,000.00	\$12.27
Brighter Futures	3663 N Lottie	6,000	02/01/2023	01/31/2025	\$24,000.00	\$4.00
Nabvets	3667 N Lottie	3,000	07/01/2009	07/31/2025	\$18,000.00	\$6.00
Domino's Pizza	3671 N Lottie	1,111	05/05/2023	05/05/2028	\$10,824.72	\$9.74
Shabazz Bakery	3673 N Lottie	1,050	10/01/2020	07/31/2025	\$8,700.00	\$8.29

Income & Expenses

Income

Rental Income:	\$847,178.76
NNN Reimbursements:	\$29,240.64
Total Income:	\$876,419.40

Operating Expenses

Insurance:	\$50,410.00
Real Estate Taxes:	\$37,185.00
CAM:	\$22,487.53
Total Operating Expenses	\$110,082.53
Net Operating Income:	\$766,336.87



Investment Highlights



Value-Add Opportunity

- Short term or month to month leases on a majority of the center, allowing new ownership to renew leases at higher rates.



Below Market Occupancy

- The center is currently 78% occupied and market occupancy is 94%.



Out-Parcel Opportunity

- Large parking lot with multiple acres for potential out parcels.

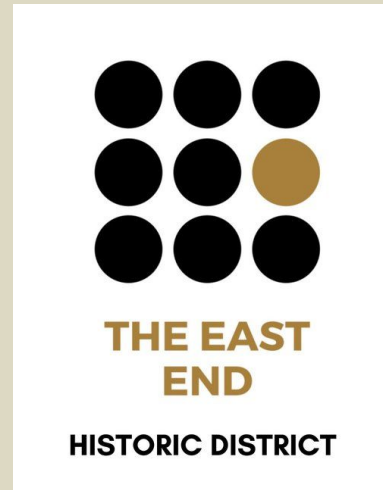
About Northeast Oklahoma City



Information from Article written by Kenton Tsoodle, President of **Alliance for Economic Development of Oklahoma City**, dated June 10th, 2025

- A new fueling station is planned for the Homeland Grocery Store at N.E. 36th Street and Lincoln Boulevard, with construction expected to begin later this year.
- The Alliance for Economic Development of Oklahoma City and partners are supporting the project to enhance neighborhood amenities.
- The Alliance previously secured Tax Increment Financing (TIF), tax credits, and private funding to help develop the grocery store.
- The new fueling station will complement existing amenities, including:
 - A full-service pharmacy
 - An electric vehicle charging station
 - A Senior Wellness Center
- These developments are designed to attract more visitors, support local businesses, and strengthen the neighborhood economy.
- The Alliance emphasizes the importance of ongoing investment to revitalize historically under-resourced areas like Northeast Oklahoma City.
- The fueling station and Homeland store are part of broader efforts to give the neighborhood a much-needed economic boost.

About Northeast Oklahoma City



Oklahoma City's newest destination district. The East End OKC Cultural District is a vibrant and diverse hub of art, history, business, and community in Northeast Oklahoma City. Our mission is to enhance the cultural, economic, and social fabric of the area by supporting local businesses, promoting arts and culture, and fostering a sense of pride and belonging for residents and visitors alike.



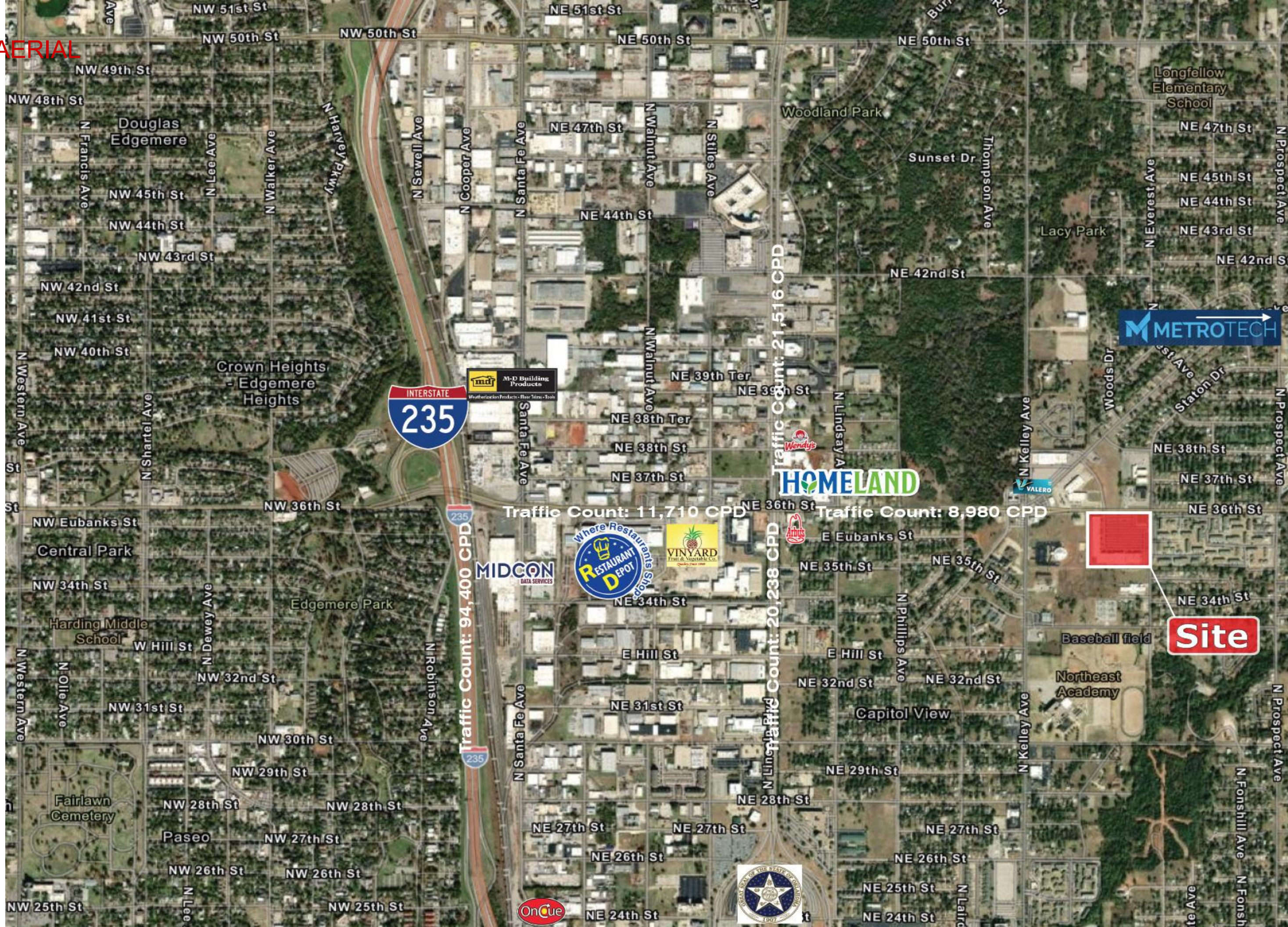
NEOKCR reimagines pathways to opportunities that have been erased from our community. We leverage our resources and relationships to catalyze economic and community vitality. NEOKCR serves the residents, entrepreneurs, developers and businesses who call Northeast Oklahoma City their home.



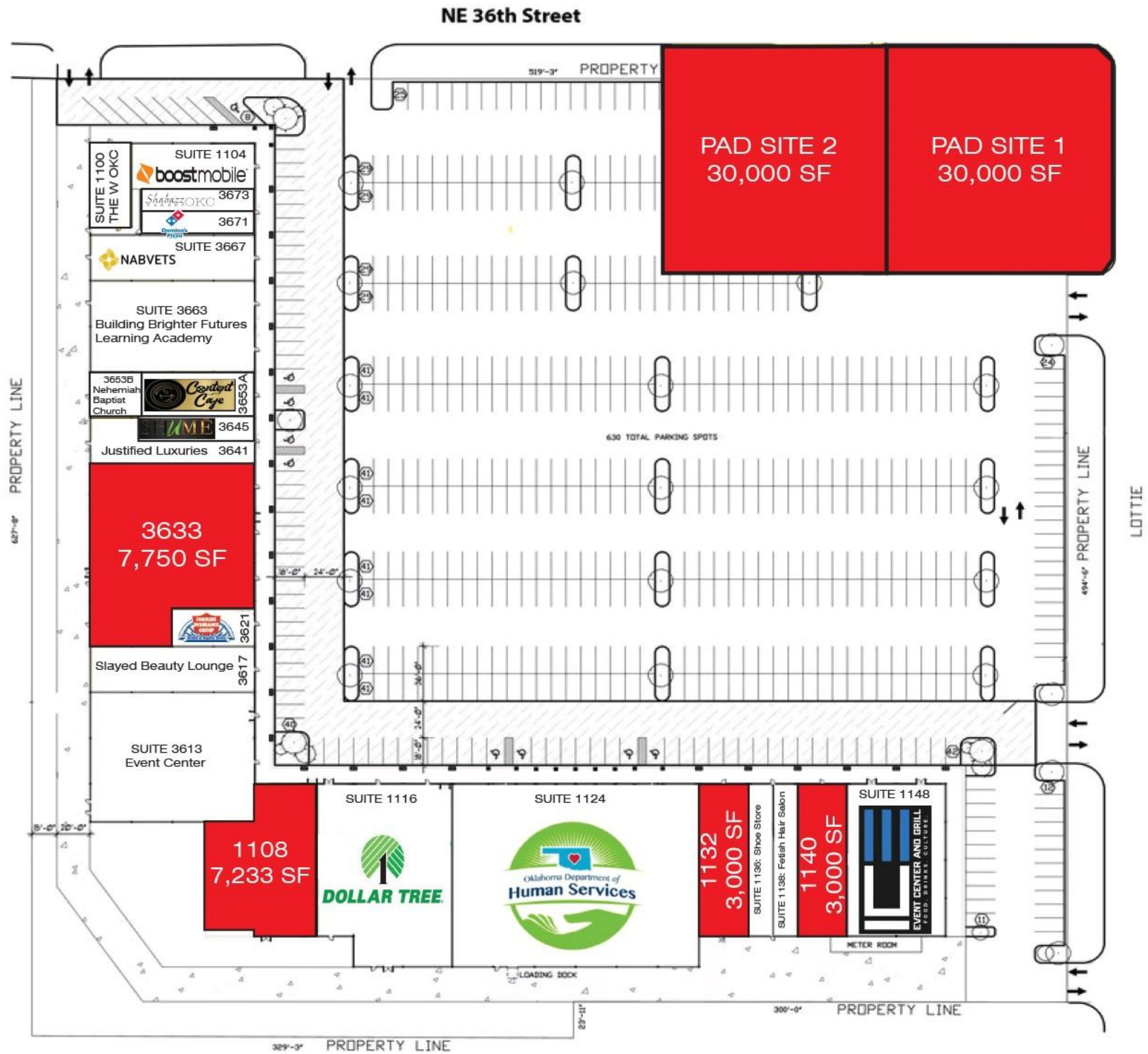
Bounded by NE 1st St and Wilshire Blvd on the north and south and Walnut Ave and Sooner Rd on the east and west, NEOKCNC has nearly 20 member neighborhoods stretching across more than 25 square miles of northeast Oklahoma City. We are also proud to include several business and community leaders as community members. Mission: Vibrant, connected communities where safety, sustainability, and collaboration thrive, fostering a unified and engaged neighborhood network for future generations. Vision: Foster community collaboration and empowerment to enhance quality of life through unified neighborhood action.



AERIAL



SITE PLAN



DISCLAIMER

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Thank you for your time in considering the acquisition of this property.

