



**PROPERTY OVERVIEW**

Located at the SEC of NW Expressway and N. Rockwell Ave.  
High traffic counts in excess of 70,000 vpd  
Great Visibility and ingress/egress from multiple access points along NW Expressway and Rockwell  
Outstanding combination of co-tenants including Hobby Lobby, Burlington, Starbucks, Chick-Fil-A, Wingstop, CAVA, Edible Arrangements and others  
Over 1.5 million square feet of retail power within 1/2 mile of the intersection including Target, Ulta, TJ Maxx, Ross, PetSmart, Aldi, PetCo, Westlake Hardware, Walmart, Sam's, Home Depot, Kohls and many others

**TRAFFIC COUNTS**

N. ROCKWELL AVE	29,010 VPD
NW EXPRESSWAY	42,233 VPD

GLA: 154,944 SF    WEB LINK: [jahrealty.propertycapsule.com/rockwellnorthwest](http://jahrealty.propertycapsule.com/rockwellnorthwest)

**DEMOGRAPHICS**

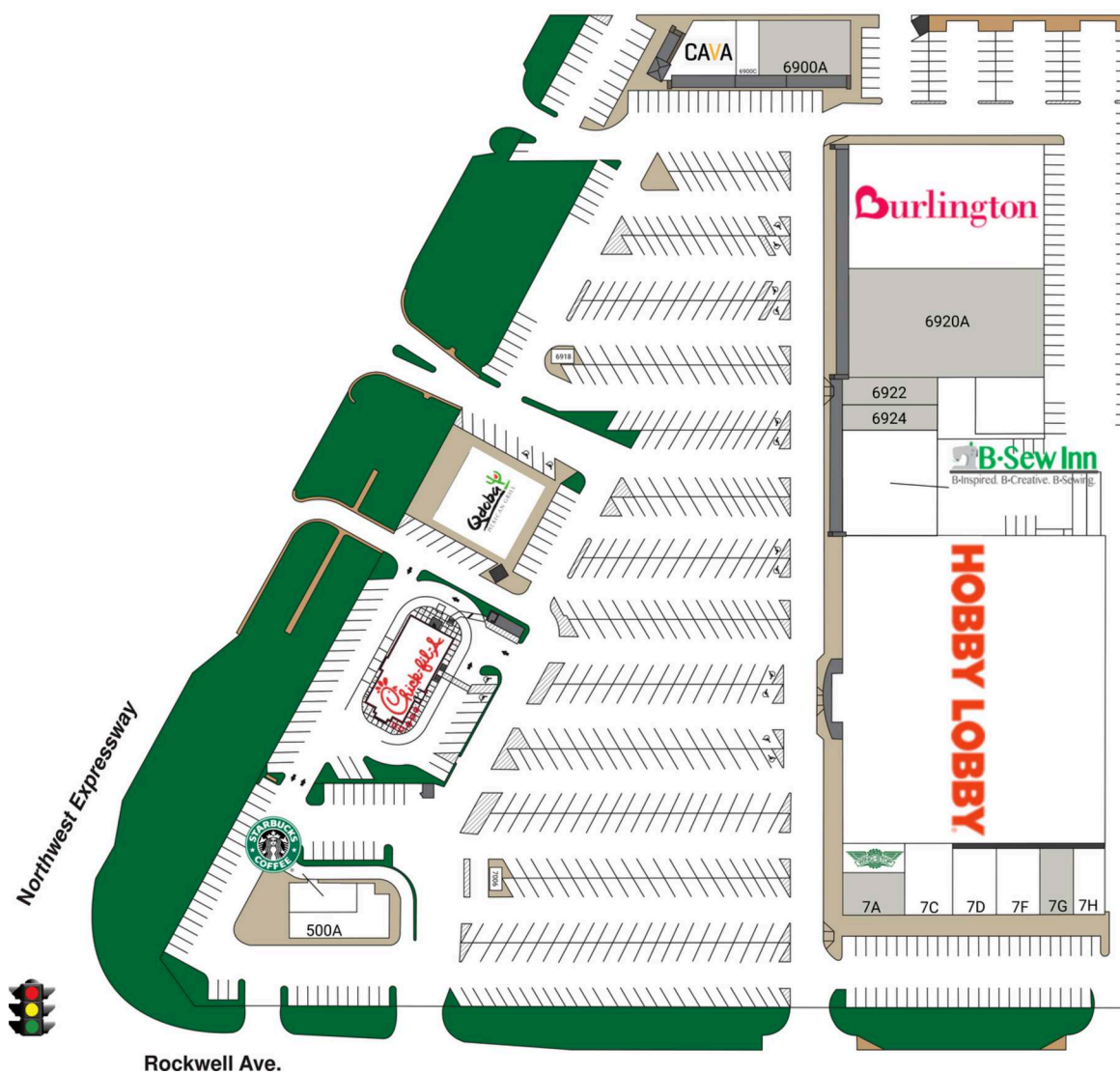
2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	79,954	71,614	\$80,721
5 MILE	180,922	183,694	\$83,210

**LEASING CONTACT**

**ELISE LOPEZ**  
1008 E. Hefner Road  
Oklahoma City, Oklahoma 73131  
P 405-486-7620 | C 520-250-8881  
[elise.lopez@jahco.net](mailto:elise.lopez@jahco.net)

# ROCKWELL NORTHWEST

6900 NW EXPRESSWAY, OKLAHOMA CITY, OK



TENANT	SQFT
7A Available	2,025
7B Wing Stop	1,430
7C Select Physical Th...	2,752
7D Paris Nails	2,462
7F Dr. Justin Biggs	2,200
7G Available	1,952
7H Chung & Waggoner H...	1,652
500A Mercy Go-Health Ur...	2,732
500B Starbucks Coffee	1,637
6900A Available	4,542
6900B CAVA Messa Grill	2,700
6900C Fix My Phone	1,028
6910C Burlington	19,775
6918 Shimmers	240
6920A Available	16,975
6922 Available	2,069
6924 Available	1,700
6926 B Sew Inn	8,356
7002 Qdoba Mexican Grill	4,200
7004 Chick-Fil-A	3,921
7006 Gyro Express	360
7102 Hobby Lobby	66,429

Availability Potential Availability

## LEASING CONTACT

ELISE LOPEZ

1008 E. Hefner Road, Oklahoma City, Oklahoma 73131 | 405-486-7620 | elise.lopez@jahco.net