

FOR LEASE

ROCKWELL PLAZA SHOPPING CENTER

7104 NORTHWEST EXPRESSWAY, OKLAHOMA CITY, OK 73132

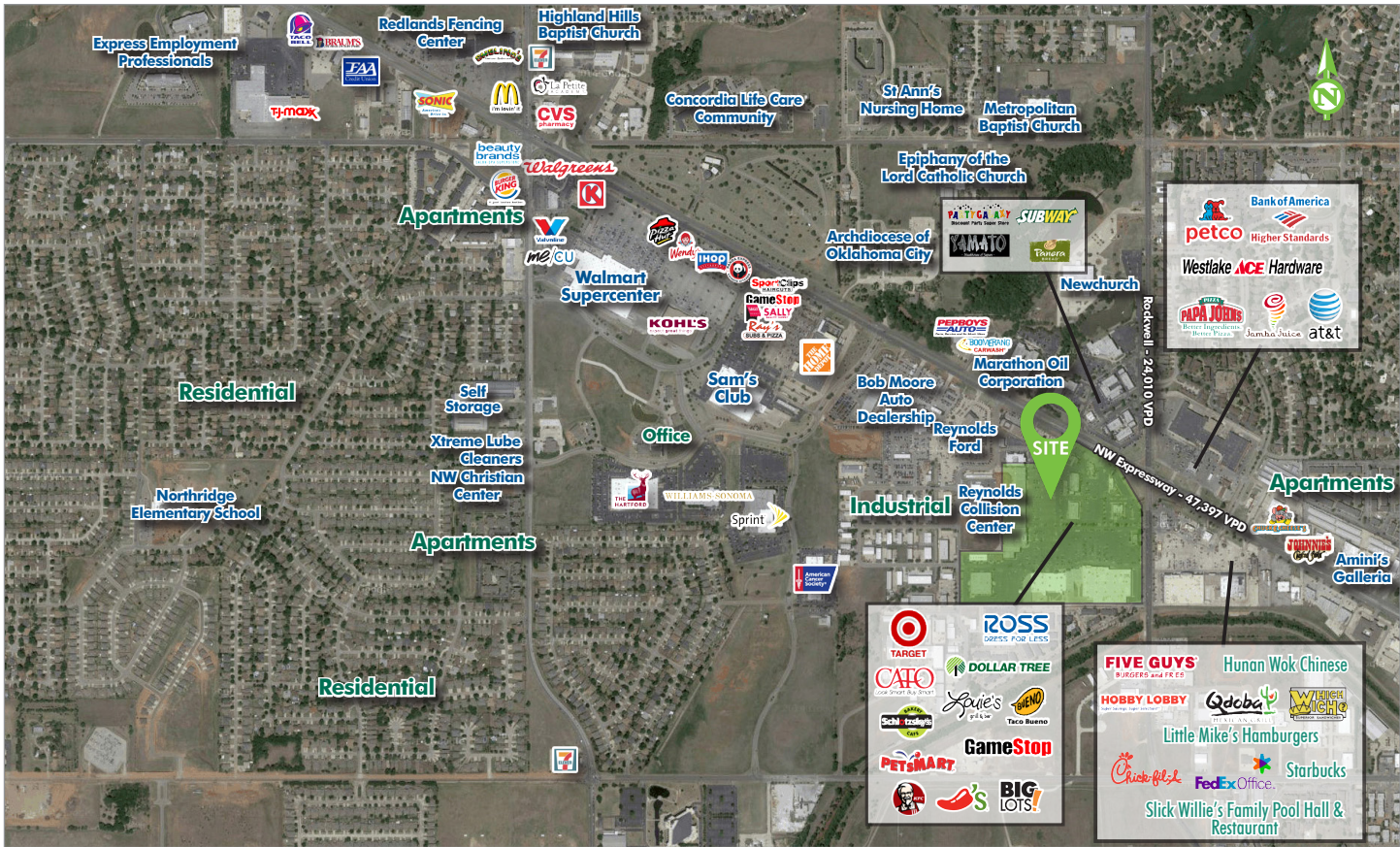
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Traffic Counts

NW Expressway	48,100 VPD
Rockwell Avenue	21,600 VPD

Source: Oklahoma Department of Transportation

2019 Demographics

	1 Mile	3 Miles	5 Miles
Population	10,796	79,750	179,608
Households	4,446	33,084	76,778
Average Household Income	\$63,974	\$78,194	\$79,822
Daytime Employment	7,140	23,234	80,903

CONTACT US

Mark W. Inman, CPA

Senior Vice President
+1 405 607 6272
mark.inman@cbre.com

Stuart Graham

First Vice President
+1 405 607 6027
stuart.graham@cbre.com

Kendra Roberts

Associate
+1 405 607 6050
kendra.roberts@cbre.com

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CBRE



BUSY RETAIL CORRIDOR

SPACE AVAILABLE IN NORTHWEST OKLAHOMA CITY

Located on the southwest corner of North Rockwell Avenue and Northwest Expressway in Oklahoma City.

+ Retail Space Available*:

- Space 4 – ±4,000 SF
- Space 6 – ±960 SF
- Space 32 – ±7,000 SF
- Space 33 – ±2,560 SF
- Space 36 – ±4,000 SF
- Space 39 – ±2,105 SF
- Space 41 – ±2,666 SF

* Per Landlord

- + Co-Tenants include: Target, Ross Dress for Less, K&G Fashion Superstore, Petsmart, Cato, Jo-Ann Stores, GameStop, Dollar Tree, Payless Shoe Source, Chili's, Pearle Vision, Dress Barn, Riviera Tanning Spa, AquaTots, Schlotzky's Deli, YMCA, Loony Bin Comedy Club, Louie's, Taco Bueno, KFC, Five Below and others
- + Trade area neighbors include: Petco, Sam's, Walmart, Kohl's, Office Depot, Home Depot, Hobby Lobby, Aldi, Chuck E Cheese, Fazoli's, Qdoba and many more

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TENANTS/AVAILABLE SPACE

1 – 2,810 SF, Taco Bueno	24 – 2,000 SF, Available
2 – 10,080 SF, Dollar Tree	25 – 3,509 SF, Available
3 – 3,695 SF, KFC	26 – 3,230 SF, Schlotzky's Deli
4 – 4,000 SF, Available	27 – 5,849 SF, Chili's
5 – 5,166 SF, Louie's	28 – 6,288 SF, Loony Bin
6 – 960 SF, Available	29 – 2,530 SF, Family Hair & Nail
7 – 2,954 SF, Payless Shoe Source	30 – 30,125 SF, Ross Dress for Less
8 – 3,059 SF, Available	31 – 18,000 SF, K&G Men's Company
9 – 7,248 SF, Available	32 – 7,000 SF, Available
10 – 2,100 SF, Available	33 – 2,560 SF, Available
11 – 11,950 SF, Available	34 – 1,530 SF, World Acceptance Corp.
12 – 13,870 SF, Available	35 – 1,870 SF, GameStop
13 – 4,180 SF, Available	36 – 4,000 SF, Available
14 – 8,750 SF, Five Below (proposed)	37 – 1,140 SF, AX Nails & Spa
15 – 10,810 SF, Dress Barn	38 – 5,960 SF, Cato
16 – 3,200 SF, Riviera Tanning Spa	39 – 2,105 SF, Available
17 – 24,536 SF, Jo-Ann Stores	40 – 1,895 SF, Jenny Craig
18 – 20,810 SF, PetSmart	41 – 2,666 SF, Available
19 – 2,600 SF, Discount Sports Nutrition	42 – 1,814 SF, Pearle Vision
20 – 4,500 SF, AquaTots Swim School	43 – ATM, MidFirst Bank
21 – 1,000 SF, Cobb Roofing	45 – 113,317 SF, Target
22 – 1,000 SF, Available	46 – 46,500 SF, YMCA
23 – 1,000 SF, Obsessed Over Hair	47 – 1,000 SF, Available

InvenTrust provides expert marketing assistance at no additional cost to tenants*

- Individual marketing consultations available at tenant request
- Marketing assistance available for tenant requested on-site events
- Seasonal coupon direct mail pieces are sent to 25,000 households in the trade area per year and every tenant is eligible to participate with a coupon offer

*Marketing program subject to change.

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OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- ☐ Buyer Brokerage Agreement ☐ Listing Brokerage Agreement ☐ Option Agreement
☐ Sales Agreement ☐ Exchange Agreement ☐ Other _____

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
 - 1) receive all written offer and counteroffers;
 - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____