

NEW 20 YEAR ABSOLUTE NET LEASE WITH 7.5% INCREASES EVERY 5 YEARS - ANCHORED BY KING SOOPERS GROCERY STORE

SUBJECT PROPERTY



SLIM CHICKENS

DOUBLE DRIVE THRU

7535 Falcon Market Pl, Peyton (Colorado Springs MSA), CO

Marcus & Millichap
THE DELTONDO GROUP



7535 Falcon Market Pl,
Peyton, CO 80831

\$3,416,000
PRICE

6.00%
CAP

\$205,000
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibilities	None
Year Built	2023
Building Area	4,123 SF
Land Area	1.55 Acres

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES

20-Year Absolute NNN Lease With 20 Years Remaining from COE date.

SCHEDULED RENTAL ESCALATIONS AND RENEWAL OPTIONS

The Lease Features 7.5% Rent Increases Every Five Years, with Four (4) Five-Year Renewal Options

STRATEGIC LOCATION IN A BUSY RETAIL CORRIDOR

Positioned As An Outparcel To King Soopers Grocery In The Major Retail Corridor Of Peyton, Colorado. Surrounding Retail Includes Walmart, Safeway, Chipotle, Panda Express, Walgreens, Dollar Tree, Dutch Brothers, And More

RAPIDLY GROWING FAST-CASUAL CHAIN

Slim Chickens Is A Fast-Growing Fast-Casual Restaurant Chain with Over 265 Locations Across Multiple States and Countries, Demonstrating Strong Brand Recognition and Customer Loyalty. Slim Chickens Had 2024 Global Systemwide Sales of Over \$450 Million.

PEYTON, CO | COLORADO SPRINGS MSA

The Subject Property is Located in Fast-Growing El Paso County, Sits Within The Thriving Colorado Springs MSA—The Second Largest in The State. The Region’s \$40.2 Billion GDP is Driven by Key Sectors Such as Aerospace, Defense, Cybersecurity, and High-Tech Manufacturing. Major Employers Include Fort Carson with 25,000+ Personnel, The U.S. Air Force Academy, Lockheed Martin, and Hewlett-Packard.



U-HAUL
AUTHORIZED DEALER

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
Your Touchstone Energy Cooperative

THE VILLAGE AT FALCON
\$420K AVERAGE PRICE

FALCON MEADOWS AT BENT GRASS
\$555K AVERAGE PRICE

DUTCH BROS
Coffee

SLIM CHICKENS

KING Soopers

KING Soopers FUEL STATION

SUPER STAR
CAR WASH

PANDA EXPRESS
GOURMET CHINESE FOOD

DISCOUNT TIRE

Freddy's
STEAKBURGERS

CHIPOTLE
MEXICAN GRILL

Blue Jay
TAPES & LAND

MATTRESS FIRM

E Woodmen Rd
14,232 VPD

Meridian Rd
12,719 VPD

Walgreens UNITED STATES POSTAL SERVICE

DOLLAR TREE AT&T

KFC RED'S Domino's

AW FedEx

D49
TRANSPORTATION
CENTER

PATRIOT
HIGH SCHOOL

Arby's SHERWIN WILLIAMS

Starbuck's Auto Zone

SLIM CHICKENS

FSB FARMERS STATE BANK

For Paws Veterinary Clinic

LES SCHWAB

MCDONALD'S

LifeNETWORK Family Thrift Store

MERIDIANDENTAL

Culver's

T

Little Caesar's Pizza

ups

falcon pediatric dentistry

Great Clips

Walmart

THE VILLAGE AT FALCON

\$420K AVERAGE PRICE

E Woodmen Rd
14,232 VPD

DUTCH BROS
Coffee

Meridian Rd
12,719 VPD

CHIPOTLE
MEXICAN GRILL

Freddy's
FROZEN CUSTARDS
STEAKBURGERS

PANDA EXPRESS
GOURMET CHINESE FOOD

SUPER STAR
CAR WASH

KING
Soopers

DISCOUNT
TIRE



SAFeway **O'Reilly**

PAPA MURPHY'S **SONIC** **Wendy's** **Pizza Hut** **jiffy lube**

verizon **Starbucks** **Ent Credit Union** **ZENSHI**

Walgreens **UNITED STATES POSTAL SERVICE**

DOLLAR TREE **AT&T**

KFC **RED'S** **Dominos Pizza**

AW **FedEx**

Arby's **SHERWIN WILLIAMS**

Starbuck's **Auto Zone**

D49

TRANSPORTATION CENTER

FSB **For Paws** **Tires LES SCHWAB**

MCDONALD'S **MERIDIAN DENTAL**

Life NETWORK **Family Thrift Store**

Culver's **T** **Little Caesars Pizza** **ups**

falcon pediatric dentistry **Great Clips**

FALCON MEADOWS AT BENT GRASS
\$555K AVERAGE PRICE

Meridian Rd
12,719 VPD

E Woodmen Rd
14,232 VPD

KING SCoopers

DISCOUNT TIRE

Freddy's
FROZEN CUSTARD STEAKBURGERS

PANDA EXPRESS
COMFORT CHINESE FOOD

MATTRESS FIRM

CHIPOTLE
MEXICAN GRILL

KING SCoopers

SLIM CHICKENS

SUPER STAR
CAR WASH

DUTCH BROS
Coffee

FALCON MEADOWS AT BENT GRASS
\$555K AVERAGE PRICE



WOODMEN HILLS
\$633K AVERAGE PRICE

Falcon MS
937 students

Falcon HS
1,248 students

The Flight School
at Meadow Lake

PRO-TRANS
RV Builder

FREEFLIGHT
COMPOSITES



Meridian Rd
12,719 VPD

Woodmen Hills ES
609 students

COURTYARDS WOODMEN HILLS
\$382K AVERAGE PRICE

THE VILLAGE AT FALCON
\$420K AVERAGE PRICE

E Woodmen Rd
14,232 VPD

Meadow Lake Airport

24 20,000 VPD



Falcon Elementary
School of Technology

TENANT SUMMARY



\$450M
REVENUE (2024)

265+
STORES

6,000
EMPLOYEES
PANERA BREAD

PRIVATE
OWNERSHIP

NEW
LOCATIONS IN UK,
GERMANY & KUWAIT

Slim Chickens, founded in 2003 in Fayetteville, Arkansas, is a fast-casual restaurant specializing in chicken tenders, wings, sandwiches, and Southern-inspired sides. Known for its freshly prepared food and over 17 house-made dipping sauces, the brand has grown aggressively through both corporate and franchised expansion.

As of March 2025, Slim Chickens operates over 265 restaurants globally, with confirmed development deals in place for over 1,100 locations. The company continues its aggressive growth strategy with recent agreements for 60+ new restaurants across the U.S. and internationally.

Slim Chickens had 2024 global systemwide sales of over \$450 million and employs approximately 6,000 people across its network.

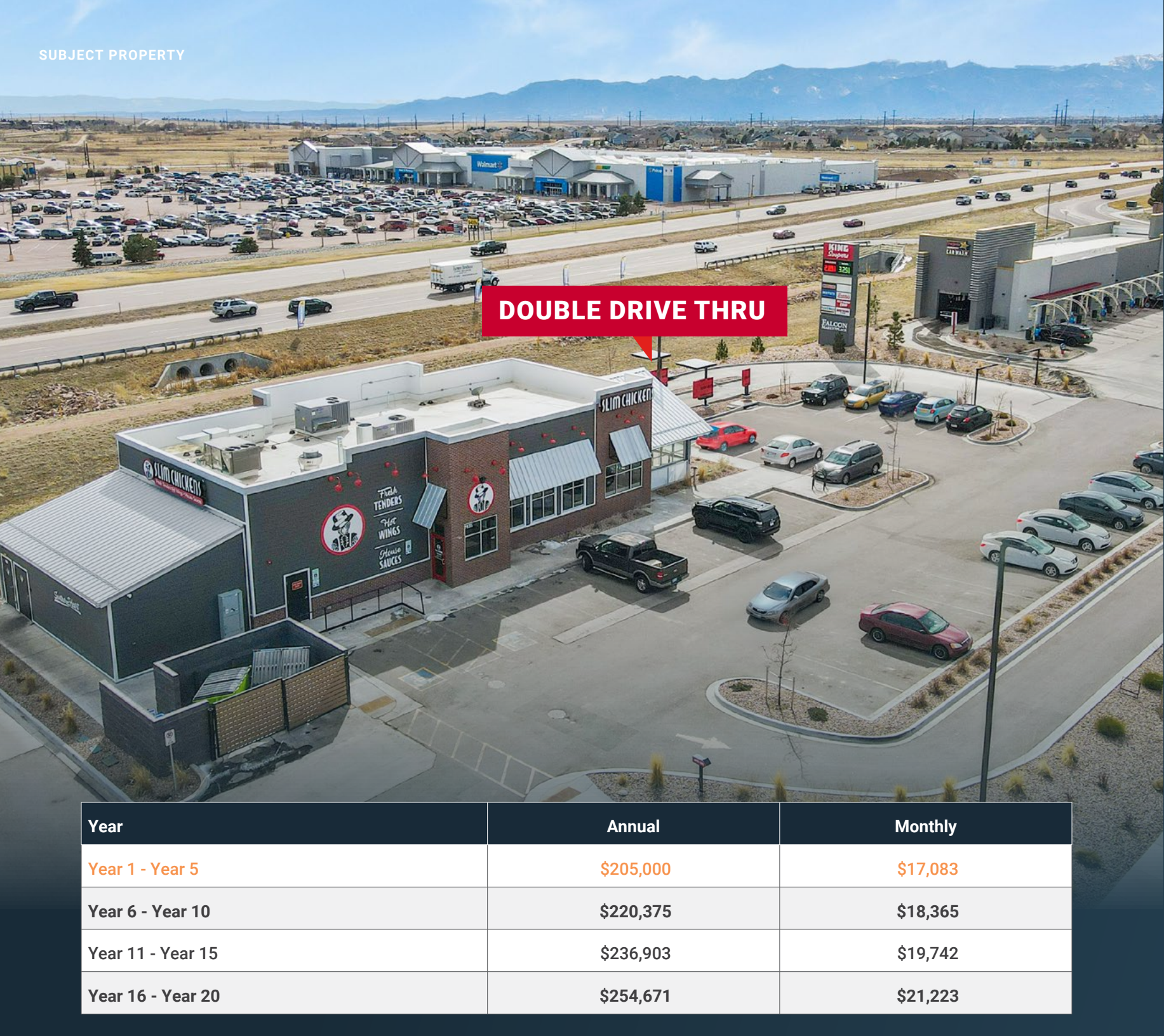
FRANCHISEE:

The franchised location at Falcon Marketplace is guaranteed by Mile High Chicken, a 10-unit franchisee with experience operating Slim Chickens units.

SUBJECT PROPERTY



DOUBLE DRIVE THRU



LEASE SUMMARY

Tenant:	Slim Chickens
Guaranty:	Mile High Chicken (10 Units)
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	COE Date
Lease Expiration:	20 Years from COE Date
Lease Term:	20 Years
Rental Increases:	7.5% Every 5 Years
Options:	Four (4), Five-Year

Year	Annual	Monthly
Year 1 - Year 5	\$205,000	\$17,083
Year 6 - Year 10	\$220,375	\$18,365
Year 11 - Year 15	\$236,903	\$19,742
Year 16 - Year 20	\$254,671	\$21,223





PEYTON, CO

740K[±]
MSA POPULATION

\$40.2B
GROSS DOMESTIC
PRODUCT

25,000
FORT CARSON
PERSONNEL
SUPPORTED

12,500
STUDENTS
UNIVERSITY OF
COLORADO -
COLORADO
SPRINGS

810K[±]
PROJECTED
POPULATION
END OF 2025

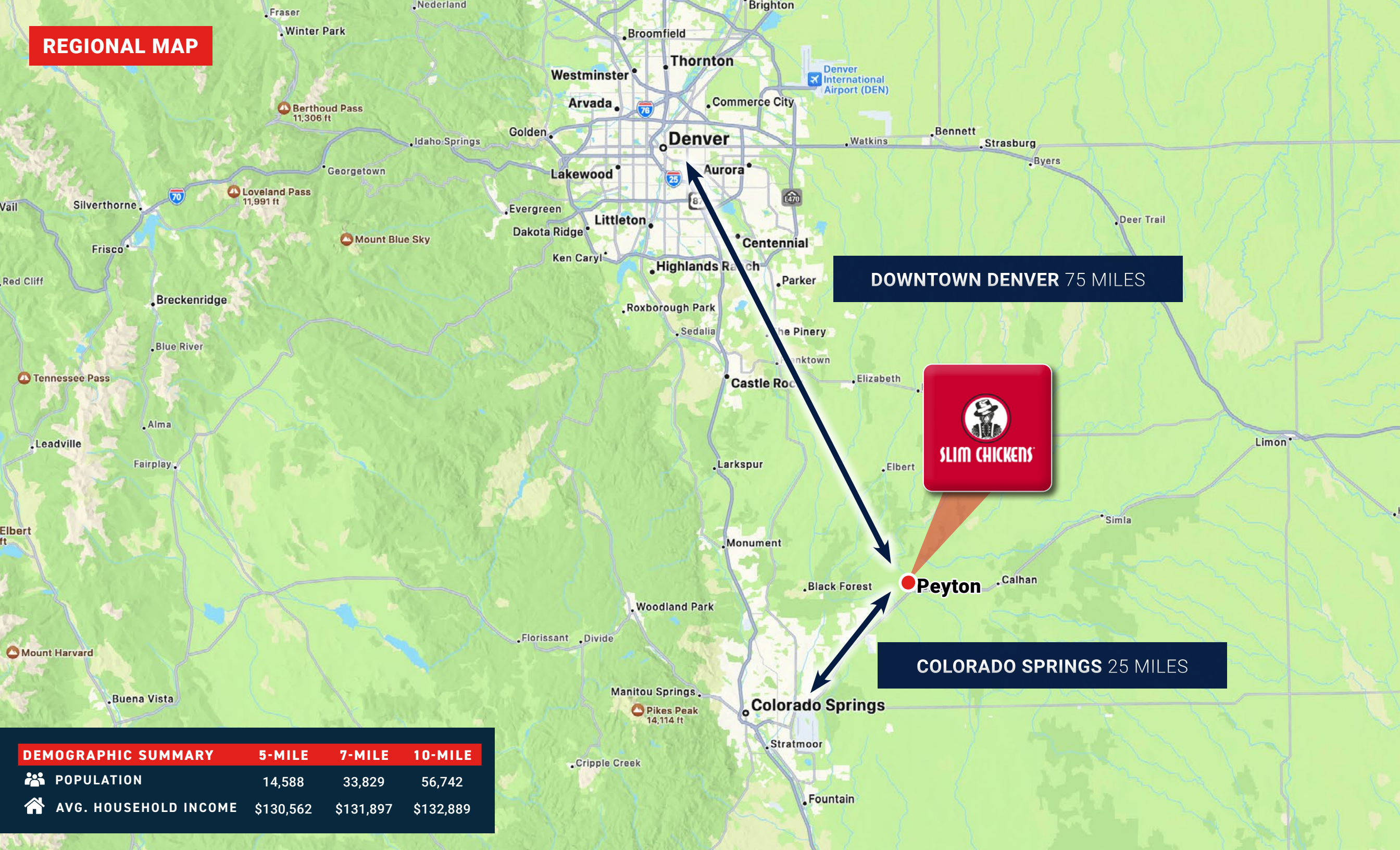
Peyton, Colorado, located in fast-growing El Paso County, sits within the thriving Colorado Springs MSA—the second largest in the state. As of 2024, El Paso County's population reached 740,000, with projections showing an increase to 810,000 by 2025. This growth is fueled by affordable housing, new residential developments, and the area's strategic proximity to Denver. The region's \$40.2 billion GDP is driven by key sectors such as aerospace, defense, cybersecurity, and high-tech manufacturing. Major employers include Fort Carson with 25,000+ personnel, the U.S. Air Force Academy, Lockheed Martin, and Hewlett-Packard. These institutions contribute significantly to the local labor force and economic stability.

The area's infrastructure investments continue to support its expanding population, including ongoing road expansions in Peyton and eastern El Paso County. Educational anchors like the University of Colorado – Colorado Springs (~12,500 students) and Pikes Peak State College (~18,000 students) are located within 25 miles of the subject property, strengthening the region's workforce pipeline. With a pro-business environment, deep military presence, and robust economic drivers, the Colorado Springs MSA is positioned for continued long-term growth, making Peyton a strong location for real estate investment.

MARKET SUMMARY



REGIONAL MAP



DOWNTOWN DENVER 75 MILES



COLORADO SPRINGS 25 MILES

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	14,588	33,829	56,742
AVG. HOUSEHOLD INCOME	\$130,562	\$131,897	\$132,889

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