



HIGH PERFORMING LOCATION - CONTACT BROKER FOR DETAILS

SLIM CHICKENS

3900 Tower Road
Aurora (Denver MSA), CO 80011

- » **Absolute-Net Lease (Zero Landlord Responsibilities):** 15.5 Years Currently Remain on the Lease with 10% Rental Increases Every Five Years Including the Four, 5-Year Options to Extend the Term.
- » **Excellent Visibility and Frontage:** Situated on Tower Road Between Two Major Retail Centers, with a High Daily Traffic Count of Over 31,450 Vehicles.
- » **Strong Guaranty:** Mile High Chicken, LLC Operates 10 Slim Chickens Restaurants with Four Additional Sites to Open by Spring 2024.
- » **Proximity to Schools:** Within a One-mile Radius, Five Schools Serve an Estimated 3,300+ Students, Contributing to Consistent Foot Traffic.
- » **Strategically positioned:** between Green Valley Ranch (11K Households) & 1,600 Acre Industrial & Office Center



SLIM CHICKENS

Marcus & Millichap
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DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 Estimated Population:	86,741	179,849	733,934
Daytime Population:	93,724	207,412	676,014
Household Income:	\$86,056	\$77,678	\$97,173

Green Valley Ranch High School
565 Students
Green Valley Ranch Middle School
479 Students
KIPP Leadership Academy
574 Students

E 56TH Ave (15,540+ VPD)

MONTBELLO
9,000 HOUSEHOLDS
30,000 RESIDENTS

GREEN VALLEY RANCH
11,000 HOUSEHOLDS
36,500 RESIDENTS

Green Valley Ranch Blvd (18,400+ VPD)

THE AURORA HIGHLANDS
CONCEPTUAL PLAN 2,900 ACRES
12,000 UNITS PLANNED

E 38TH Ave (13,000+ VPD)

SLIM CHICKENS

MAJESTIC COMMERCENTER
1,600 ACRES
INDUSTRIAL / FLEX OFFICE

I-70 (116,700+ VPD)

Future Tower Road Crossing Shopping Center
22 Acres
Confirmed Tenant: IHOP

DENVER INTERNATIONAL AIRPORT

7-ELEVEN, COURTYARD by Marriott, MARRIOTT, LAQUINTA INNS & SUITES, EMBASSY SUITES by Hilton, Hampton by Hilton, Fairfield BY MARRIOTT, STAYBRIDGE SUITES, WYNDHAM HOTELS & RESORTS, BW Best Western

HIGHPOIN DEVELOPMENT
1,800 ACRES
MIXED USE
PLANNED
COMMUNITY

PAINTED PRAIRIE
4,000 UNITS
PLANNED

AVELON
3,000 UNITS
MOFFIT
1,500 UNITS

HIGH POINT
3,500 UNITS

WINDLER HOMESTEAD
1,400 UNITS
PLANNED

COSTCO WHOLESALE, Applebee's GRILL + BAR, Fairfield BY MARRIOTT, HOMEWOOD SUITES by Hilton, MARRIOTT, OUTBACK STEAKHOUSE, Hilton, aloft HOTELS, COURTYARD by Marriott, Starbucks

Culver's, NATURAL GROCERS good4u, Panera BREAD, KING Soopers, FAMILY DOLLAR, Cane's CREEK FARMERS, Wendy's, Valvoline, Starbucks, DUNKIN' DONUTS, Popeyes, 7-ELEVEN, Arby's, SONIC, CORBLESTONE CAR WASH, SHERWIN WILLIAMS, jiffy lube, Firestone, TACO BELL, GREASE MONKEY Oil Changes & More, AutoZone

Walmart Save money. Live better., THE HOME DEPOT, BEST BUY, ROSS, petco, FIVE GUYS, Chick-fil-A, SUBWAY, CHIPOTLE, GameStop, GNC LIVE WELL, Wendy's, PANDA EXPRESS CHINESE KITCHEN, noodles company, DOLLAR TREE, goodwill, WELLS FARGO, brakes plus, DISCOUNT TIRE, MATTRESS FIRM, T Mobile, BOOT BARN, DELTACO, PNC, Starbucks, FIREHOUSE SUBS, Chili's



MYCO TECHNOLOGY, INC.

GRECO AND SONS OF COLORADO

E 38TH AVE (13,000+ VPD)

7-ELEVEN

COMMUNICATIONS TEST DESIGN INC

COBBLESTONE CAR WASH

TOWER ROAD (31,450+ VPD)

TEMPUR+SEALY



Green Valley Ranch High School
565 Students
Green Valley Ranch Middle School
479 Students
KIPP Leadership Academy
574 Students



The Haven Apartments
206 Apartment Units

KIPP Northeast Elementary
498 Students

UNITED NATURAL FOODS

NEW AGE BEVERAGES CORPORATION

Incline 45 Apartments
270 Apartment Units

COMMUNICATIONS TEST DESIGN INC

ExtraSpace Storage

TOWER ROAD (31,450+ VPD)



COBBLESTONE CAR WASH

TEMPUR+SEALY

SLIM CHICKENS

Address:	3900 Tower Road Aurora (Denver MSA), CO 80011
Price:	\$3,285,000
CAP:	5.75%
NOI:	\$188,796
* Rent is Based off of 12/1/2024 Upcoming Rent Increase. Seller will credit buyer the difference of Current Rent and Increased Rent at COE.	

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2019
Building Area:	3,337 SF
Land Area:	1.02 Acres
Vehicles Per Day:	31,450+ (Tower Rd)



HIGHLIGHTS

- » **High Performing Location - Ask Broker for Details**
- » **Absolute-Net Lease (Zero Landlord Responsibilities):** 15.5 Years Currently Remain on the Lease with 10% Rental Increases Every Five Years Including the Four, 5-Year Options to Extend the Term.
- » **Excellent Visibility and Frontage:** Situated on Tower Road Between Two Major Retail Centers, with a High Daily Traffic Count of Over 31,450 Vehicles.
- » **Strategic Positioning:** Green Valley Ranch Neighborhood (11K Households) to the North & Industrial/Flex Office (1.6K Acres) to the South draw a significant daytime population of over 93K within a 3-mile radius.
- » **Strong Guaranty:** Mile High Chicken, LLC Operates 10 Slim Chickens Restaurants with Four Additional Sites to Open by Spring 2024.
- » **Proximity to Schools:** Within a One-mile Radius, Five Schools Serve an Estimated 3,300+ Students, Contributing to Consistent Foot Traffic.
- » **Surrounded by Major Retailers:** Close Proximity to Various Major Retailers such as Walmart, The Home Depot, Best Buy, and Many Others, Enhancing the Site's Visibility and Foot Traffic.



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Nov 14, 2019 - Nov 13, 2024	\$171,000.00	\$14,250.00
Nov 14, 2024 - Nov 13, 2029	\$188,797.80	\$15,733.15
Nov 14, 2029 - Nov 13, 2034	\$208,448.04	\$17,370.67
Nov 14, 2034 - Nov 13, 2039	\$230,143.44	\$19,178.62
Nov 14, 2039 - Nov 13, 2044 (Option 1)	\$254,097.00	\$21,174.75
Nov 14, 2044 - Nov 13, 2049 (Option 2)	\$280,543.68	\$23,378.64
Nov 14, 2049 - Nov 13, 2054 (Option 3)	\$309,742.80	\$25,811.90
Nov 14, 2054 - Nov 13, 2059 (Option 4)	\$341,981.16	\$28,498.43

TENANT SUMMARY

Tenant:	Mile High Chicken, LLC dba Slim Chickens
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	December 1, 2019
Lease Expiration:	November 30, 2039
Term Remaining:	15.5 Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year



SLIM CHICKENS

SLIM CHICKENS

Founded approximately two decades ago in Northwest Arkansas by Tom Gordon and Greg Smart, Slim Chickens has experienced a remarkable expansion, boasting over 240 locations today, up from just 69 five years ago. The franchise has garnered acclaim within the fast-casual dining sector for its superior chicken offerings, often drawing comparisons to renowned chains such as Zaxby's, Raising Cane's, and Chick-fil-A.

The meteoric rise and widespread appeal of Slim Chickens stem from its dedication to serving fresh, non-frozen chicken, meticulously hand-breaded and prepared to order.

COMPANY OVERVIEW

Tenant:	Slim Chickens
Number of Locations:	240+
Headquartered:	Fayetteville, AR
Website:	www.slimchickens.com
Years in Business:	Since 2003

MILE HIGH CHICKEN, LLC

Mile High Chicken, LLC, a seasoned operator, currently manages 10 Slim Chickens restaurants, and plans to open 4 more locations by Spring 2024.

REGIONAL MAP



Slim Chickens

Aurora, Colorado

9 Miles

Denver, CO

82 Miles

Fort Morgan, CO

17 Miles

Littleton, CO

70 Miles

Fort Collins, CO

34 Miles

Boulder, CO

68 Miles

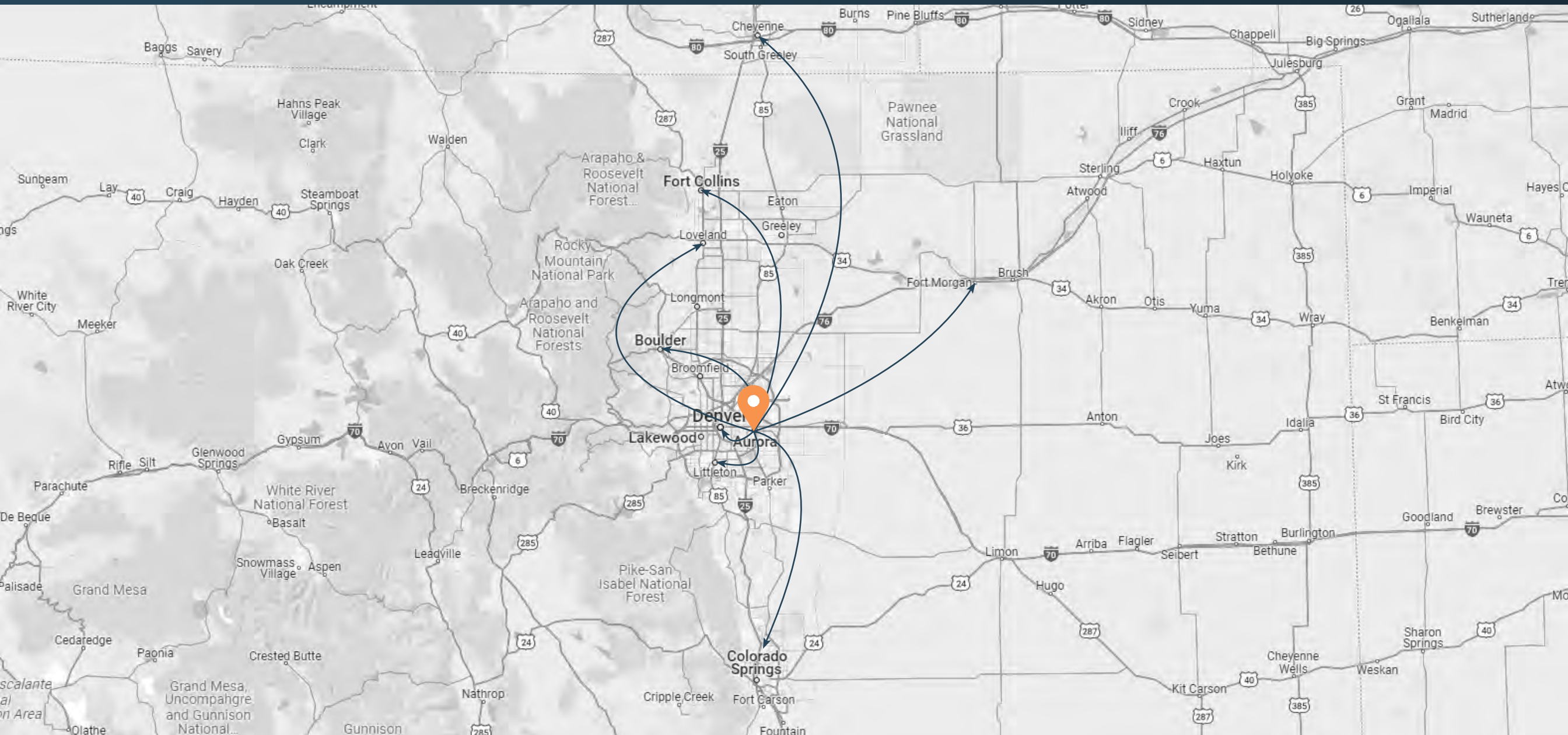
Colorado Springs, CO

70 Miles

Loveland, CO

106 Miles

Cheyenne, WY

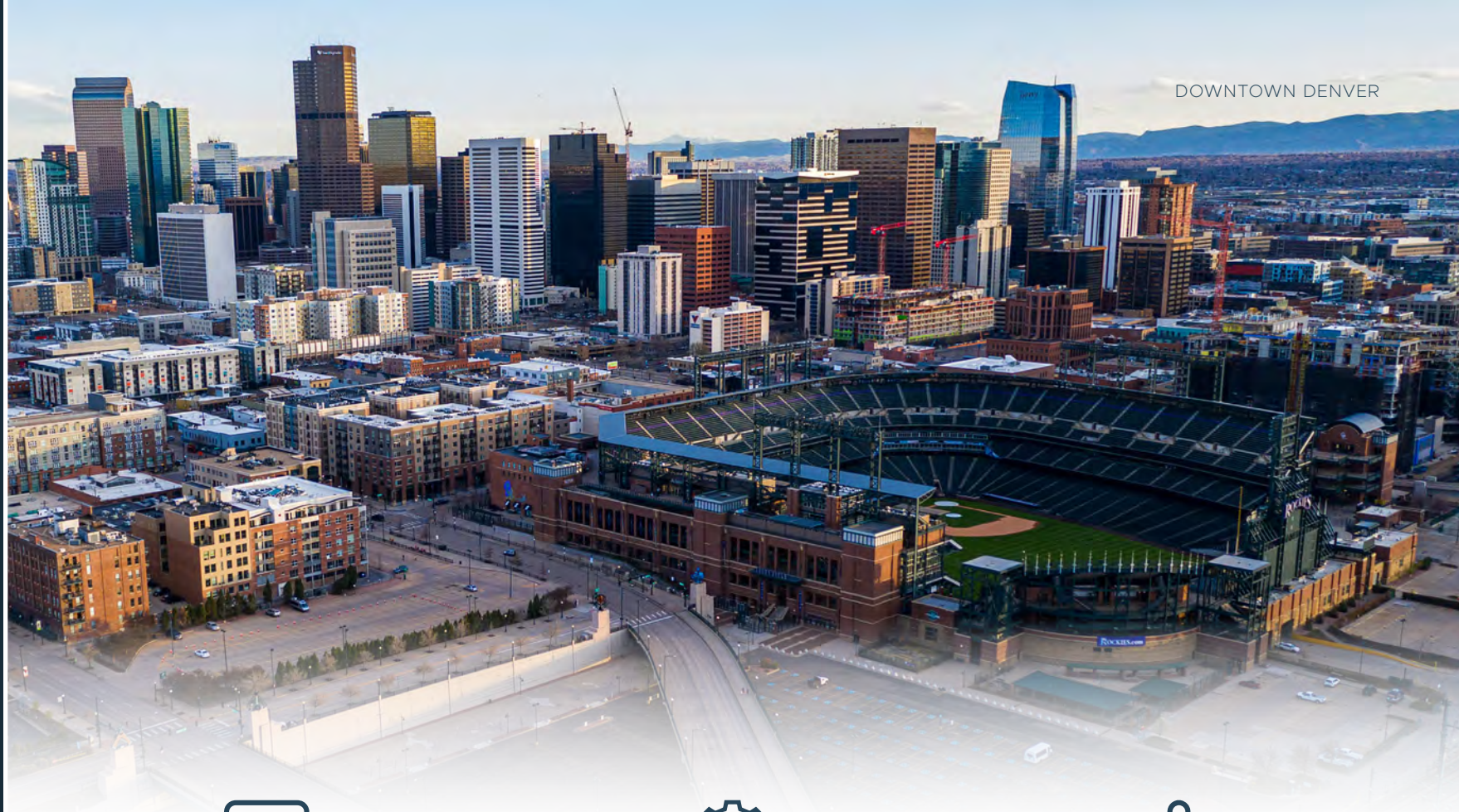


DENVER MSA

The Denver-Aurora-Lakewood metro is at the center of Colorado’s Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver’s elevation of 5,280 feet above sea level earns it the nickname “Mile High City.”

ECONOMY

- » Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- » Denver’s economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- » Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- » Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



DOWNTOWN DENVER



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver’s highly-educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor’s degree.



THRIVING ALTERNATIVE ENERGY SECTOR

National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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