



SLIM CHICKENS®

20 YEAR ABSOLUTE NNN LEASE

NORTH LAS VEGAS, NEVADA OFFERING MEMORANDUM



SLIM CHICKENS®

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SLIM CHICKENS®

NORTH LAS VEGAS, NEVADA

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OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY



REPRESENTATIVE PHOTO



SLIM CHICKENS

INVESTMENT HIGHLIGHTS

TENANT:	Desert Slims, LLC DBA Slim Chickens
GUARANTY:	Personal
LOCATION:	2732 W Craig Rd, North Las Vegas, NV 89031
LEASE TYPE:	Absolute NNN Lease
BUILDING SIZE:	±3,856 SF
LAND SIZE:	±1 AC (±43,560 SF)
YEAR BUILT:	2025
RENT COMMENCEMENT:	March 1, 2026
LEASE EXPIRATION:	February 28, 2046
LEASE TERM REMAINING:	±20 years
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	See rent schedule
APN:	139-05-621-001
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$240,000	\$4,363,636	5.50%

RENT SCHEDULE:

Term	Years	Monthly Rent	Annual Rent	% Increase	Cap Rate
Primary	1 - 5	\$20,000.00	\$240,000.00	N/A	5.50%
Primary	6 - 10	\$22,000.00	\$264,000.00	10.00%	6.05%
Primary	11 - 15	\$24,200.00	\$290,400.00	10.00%	6.66%
Primary	16 - 20	\$26,620.00	\$319,440.00	10.00%	7.32%
Option 1	21 - 25	\$29,282.00	\$351,384.00	10.00%	8.05%
Option 2	26 - 30	\$32,210.20	\$386,522.40	10.00%	8.86%
Option 3	31 - 35	\$35,431.22	\$425,174.64	10.00%	9.74%
Option 4	36 - 40	\$38,974.34	\$467,692.10	10.00%	10.72%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute NNN: zero landlord responsibilities**
- Brand new construction - 2026 completion
- Long term primary lease - 20 years remaining
- Strong personal guaranty (ask Broker for more details)

TENANT HIGHLIGHTS

- Founded in 2003 in Fayetteville, Arkansas, with over two decades of operational success
- Operates 300+ locations across the United States, United Kingdom, and Turkey as of 2025
- Franchisee operator has nearly 50 years of restaurant experience, including 30+ in franchising, and operates 26 Slim Chickens, Denny's, and Del Taco locations across NM, AZ, and TX
- www.slimchickens.com

LOCATION HIGHLIGHTS

- Premium frontage on Craig Rd, a primary east-west arterial in the northern Las Vegas metro with 44,500 VPD
- Positioned in a retail corridor surrounded by national tenants including Walmart Supercenter, Sam's Club, Home Depot, Lowe's, Target, In-N-Out Burger, Starbucks, Dutch Bros, Ross Dress for Less, and more
- Densely populated trade area with ±458,027 residents in a 5-mile radius
- High average household incomes over \$101,000 in a 3 mile radius



REPRESENTATIVE PHOTO



Great Clips

OneNevada CREDIT UNION

Smith's

DASH CAR WASH



SIMMONS STREET

CONOCO



SLIM CHICKENS



CRAIG ROAD



DISCOUNT TIRE





BIG 5
SPORTING GOODS



SLIM CHICKENS

CRAIG ROAD





SLIM CHICKENS



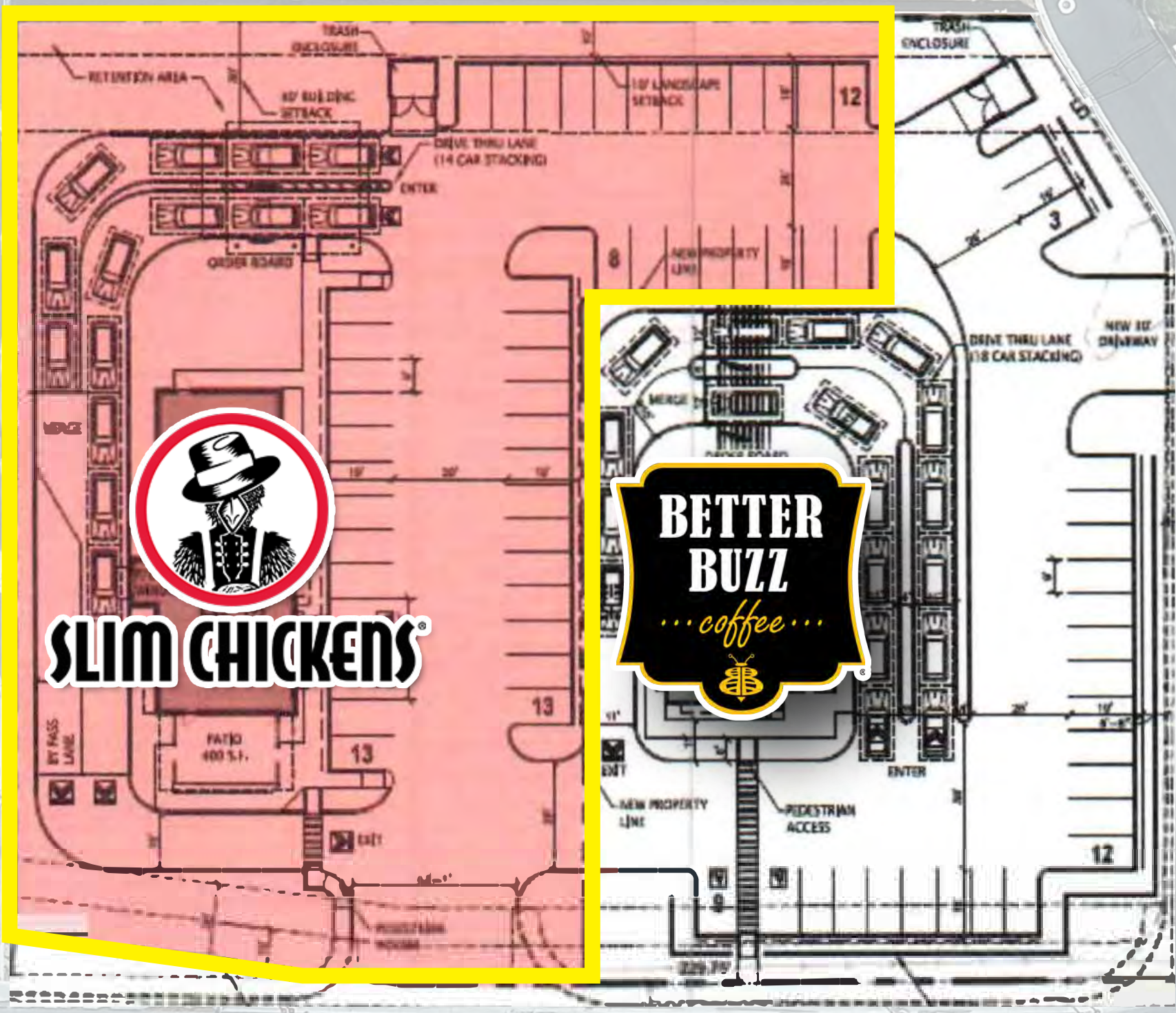
CRAIG ROAD

±44,500 VPD

SIMMONS STREET



SITE PLAN



SLIM CHICKENS®







02

OVERVIEW

TENANT OVERVIEW



REPRESENTATIVE PHOTO

TENANT OVERVIEW

Slim Chickens

Founded in Fayetteville, Arkansas in 2003, Slim Chickens has grown from a single hand-breaded chicken-tender concept into a rapidly expanding fast-casual brand. Today it boasts over 300 restaurants system-wide (with 211 locations in the U.S. as of September 2025) and more than 1,200 units in development, positioning it among the fastest-growing concepts in the better-chicken category.

Slim Chickens delivers strong unit economics and consumer momentum: average unit volumes (AUVs) have reached approximately \$3.8 million per location, and the brand reports same-store sales growth of about 40% over the past four years.

What sets the brand apart is its unique combination of premium product and “Southern hospitality” vibe: freshly cooked, hand-breaded chicken tenders (and wings, sandwiches, salads and wraps), 14+ house-made dipping sauces, and a hospitality-driven guest experience. Slim Chickens also demonstrates development flexibility, offering multiple store formats including freestanding drive-thru, end-cap conversions, in-line and non-traditional sites.

On the expansion front, Slim Chickens is aggressively scaling both domestically and internationally. It has entered new markets in the U.S. (such as Indiana, Wisconsin, Nevada) and overseas (Germany, United Kingdom, Turkey) and is actively signing new franchise agreements for multi-unit operators. Nearly 80% of its multi-unit franchisees are currently developing additional locations, underlining its operator appeal and growth engine.

Desert Slims, LLC

Desert Slims, LLC is a multi-brand franchise group led by veteran restaurateur Dennis Ekstrom, who brings nearly 50 years of restaurant experience and more than three decades in franchising. Based in the Southwest, Desert Slims operates 26 restaurants across New Mexico, Arizona, and Texas, including Slim Chickens, Denny’s, and Del Taco locations.

Ekstrom, formerly COO and partner of QK Holdings, helped build the nation’s largest Denny’s franchise group—94 locations across 12 states and more than 4,500 employees. His leadership continues under Desert Slims, where he focuses on operational excellence, community engagement, and multi-brand expansion.

In 2023, Desert Slims opened New Mexico’s first Slim Chickens location, marking the start of a multi-unit development plan throughout the region. The company emphasizes strong local marketing, employee care, and giving back to the communities it serves.



Sources: www.slimchickens.com, www.qsrmagazine.com, www.10pointcapital.com, www.scrapehero.com, www.restaurantbusinessonline.com



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MARKET

- AREA OVERVIEW
- AREA DEMOGRAPHICS



REPRESENTATIVE PHOTO

NORTH LAS VEGAS, NV



AREA OVERVIEW - NORTH LAS VEGAS

Founded in 1946, North Las Vegas has evolved from a modest desert community into one of the fastest-growing cities in the Southwest. What began as an agricultural and manufacturing outpost has transformed into a thriving urban center that balances business opportunity, residential growth, and cultural diversity. Once known primarily as a military and industrial hub supporting Nellis Air Force Base, North Las Vegas today stands as a cornerstone of the greater Las Vegas Valley's economic engine.

Strategically located just north of downtown Las Vegas, the city offers seamless access to U.S. Highways 95 and 93, Interstate 15, and the Las Vegas Beltway (215)—connecting residents and businesses to major regional and national markets. North Las Vegas's location has positioned it as a critical logistics and distribution corridor for the region, attracting national tenants and industrial users to its expansive master-planned business parks. The area is home to major employers such as Amazon, Bed Bath & Beyond, The Honest Company, Sephora, Fanatics, and the North Las Vegas VA Medical Center, all contributing to a robust and diversified economy.

With a population exceeding 275,000 residents, North Las Vegas is now the fourth-largest city in Nevada and continues to experience steady population and job growth. The community benefits from a young and dynamic workforce, a median age of roughly 33, and a family-oriented demographic profile—driving strong demand for retail, dining, and entertainment options. Surrounding neighborhoods feature new residential developments, modern schools, and recreational amenities, all of which enhance quality of life for residents and employees alike.

North Las Vegas is also an emerging hub for technology, aerospace, and advanced manufacturing, supported by ongoing investment at Apex Industrial Park and proximity to Nellis and Creech Air Force Bases. Additionally, the city's commitment to revitalizing its downtown corridor and expanding infrastructure continues to attract new businesses, developers, and residents.

Situated just minutes from the Las Vegas Strip and McCarran International Airport, North Las Vegas offers a balanced blend of affordability, accessibility, and opportunity. Its combination of strategic location, pro-business environment, and diverse amenities makes it a highly desirable destination for both investors and national retailers seeking a presence in the dynamic Las Vegas metropolitan area.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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POPULATION GROWTH

2025	24,376	171,083	458,027
2030	25,117	177,008	474,136
Daytime Population	17,353	129,241	380,536

AVERAGE HH INCOME

2025	\$99,171	\$101,059	\$95,948
2030	\$112,860	\$114,340	\$108,208



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