

S
smalls
SLIDERS®



CLEARANCE 9'-0"

ENCLOSED PATIO

THE OFFERING

Jones Lang LaSalle (“JLL”) as exclusive advisor, is pleased to present the opportunity to acquire a ground lease. The single tenant building sits on 1 acre of land. The subject property is in Northglenn, Colorado, a suburb north of Denver, Colorado.

The property is well-positioned at the high traffic intersection of Race Street & East 120th Avenue, less than 2 miles east of I-25, providing excellent exposure to over 46,000 daily drivers.

Nearby tenants include Dutch Bros Coffee, Raising Canes, QuikTrip, Chick-fil-A, Target, Sprouts, Safeway, Barnes & Noble, Ross, Michael's, Cost Plus World Market, and more.



ASSET SUMMARY

Tenant	Smalls Sliders
Address	1831 E 120th Ave, Thornton, CO 80241
County	Adams
Submarket	North Denver
Lease Type	Ground
Building Size	2,412 SF
Land Area	1 Acre
Year Built	2025
Term Remaining	20 Years

\$3,913,043
Purchase Price



\$225,000
Net Operating Income



NNN
Lease Structure



5.75%
Cap Rate

1831 E 120TH AVENUE | NORTHGLENN, COLORADO

INVESTMENT HIGHLIGHTS



Attractive Freestanding Restaurant Investment

- ◆ Internet and AI resistant
- ◆ Huge growth concept: Smalls Sliders



Growing Income Stream

- ◆ 10% increases every 5 years



2026 Construction; Pride of Ownership

- ◆ Newly constructed building



Strong Trade Area Demographics

- ◆ Over 287,000 residents within a 5 mile radius
- ◆ \$143,000 average household income



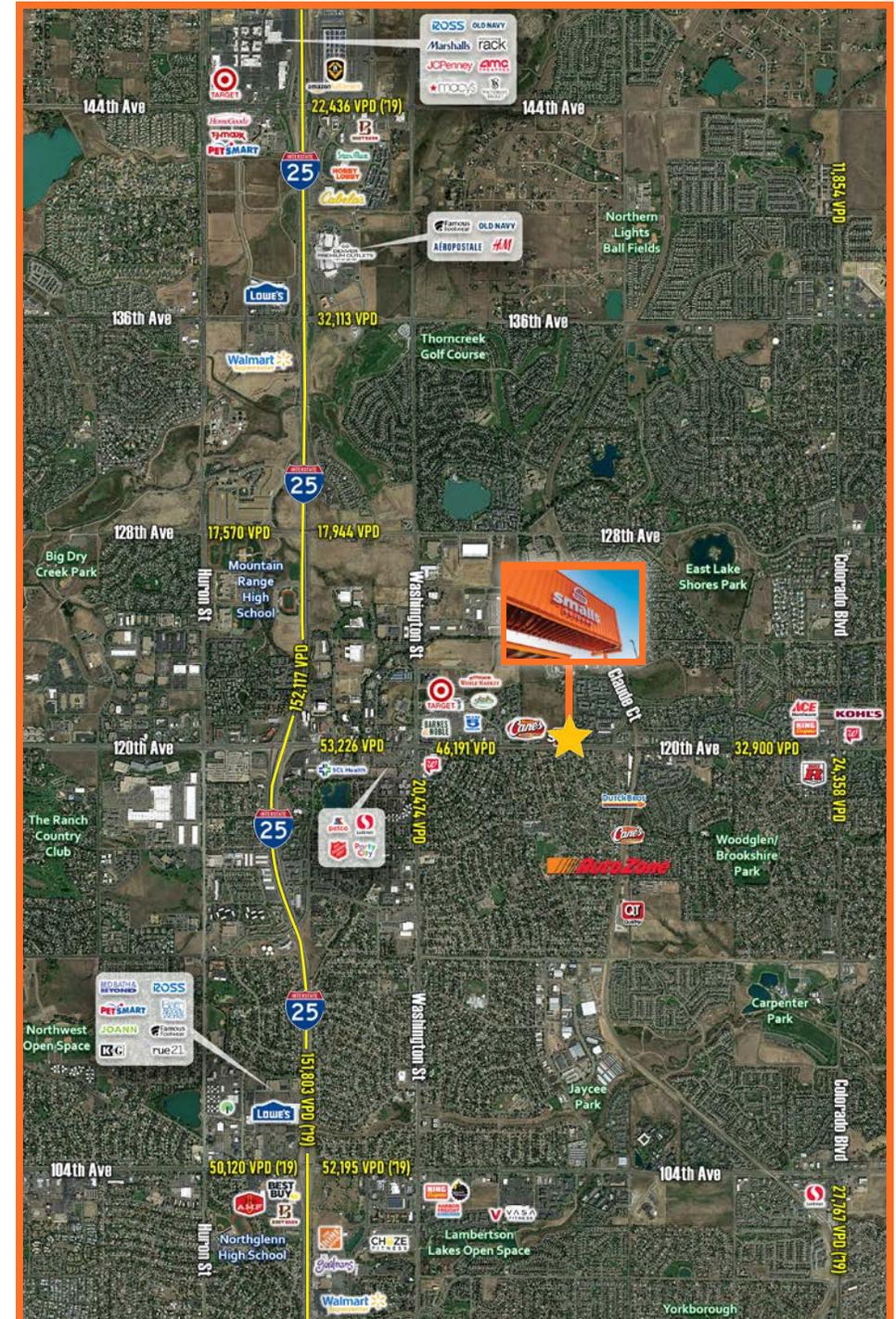
High-Traffic Location with Excellent Visibility and Access

- ◆ Located along 120th Avenue (46,000 VPD)
- ◆ High Traffic - Signalized at Race and Irma Street



Ease of Ownership; Limited Landlord Responsibilities

- ◆ Tenant responsible for insurance, taxes, and all building maintenance
- ◆ "Hands-off" passive investment for both local and out-of-state investors



LEASE ABSTRACT

SMALL'S SLIDERS

Rentable Area	1 Acre
Rent Commencement	March 1, 2026
Starting Rent	\$225,000
Lease Expiration	20 Years, February 28, 2046
Renewal Options	3
Option Period	5 Years
Lease Type	NNN
Initial Lease Term	\$225,000
Rent Escalations	10% every 5 years
Landlord Responsibilities	None



MONTH	MONTHLY BASE RENT	ANNUAL BASE RENT
1-60	\$18,750.00	\$225,000.00
61-120	\$20,625.00	\$247,500.00
121-180	\$22,687.50	\$272,250.00
181-240	\$24,956.25	\$299,475.00
OPTION TERMS		
241-360	\$27,451.88	\$329,422.50
301-360	\$30,197.07	\$362,364.80
361-420	\$33,216.78	\$398,601.30

1831 E 120TH AVENUE | NORTHGLENN, COLORADO

AREA OVERVIEW

The subject property has incredible connectivity to dense residential neighborhoods in the greater Metro Denver area via East 120th Avenue & I-25.

Situated in an extremely high-traffic area, Small Sliders, at 1831 E 120th Avenue, will draw their customer base from some of Denver's newest and fastest-growing neighborhoods. Northglenn has blossomed into one of Denver's most desirable locations for young families, as the surrounding towns offers families and young professionals quality residential communities with retail, parks, and trails, all within a short 20-minute drive to downtown. The population growth in the area has been driven by the affordability, the access to the Front Range, and the proximity to Denver and Boulder.

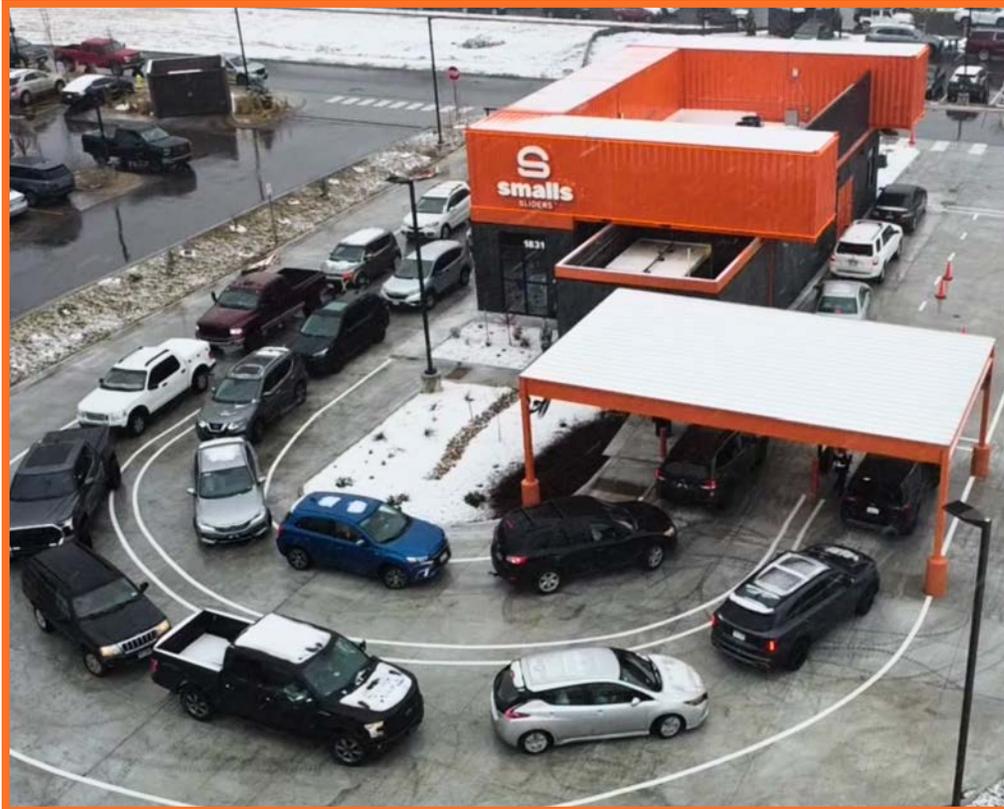


DRIVE TIMES & DISTANCES		
	Time	Distance
Denver Premium Outlets	2 min	3 mi
Downtown Denver	20 min	15 mi
Denver Int'l Airport	22 min	22 mi
Boulder, Colorado	30 min	22 mi

DENVER METRO MARKET AREA

5th Highest Labor Force participation rate <i>Federal Reserve Bank of St Louis 2024</i>	4th Colorado ranked #4 for economy/business environment <i>U.S. News & World Report, 2024</i>	5th State in the U.S. with a Bachelor's Degree or Higher <i>World Population Review, 2024</i>	4th Where rich young professionals are moving <i>USA Today, 2024</i>
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NORTHGLENN PHOTOS





petco
SAFeway
ARC
criclet
SUNSHINE SCHOOL
EU Fitness
FLEXOR

25

Walgreens
SONIC

McDonald's
PANDA EXPRESS
CHIPOTLE
Newman's Own

TARGET
ROSS DRESS FOR LESS
BARNES & NOBLE
Michaels
WORLD MARKET
SPROUTS
DOLLAR TREE

Chick-fil-A
T-Mobile

DUTCH BROS
Coffee

5,000 VPD

Irma Dr

Canes
CANDY FACTORY

QT
QuikTrip

smalls
SLIDERS

42,000 VPD

120th Ave

121st Ave

Race St

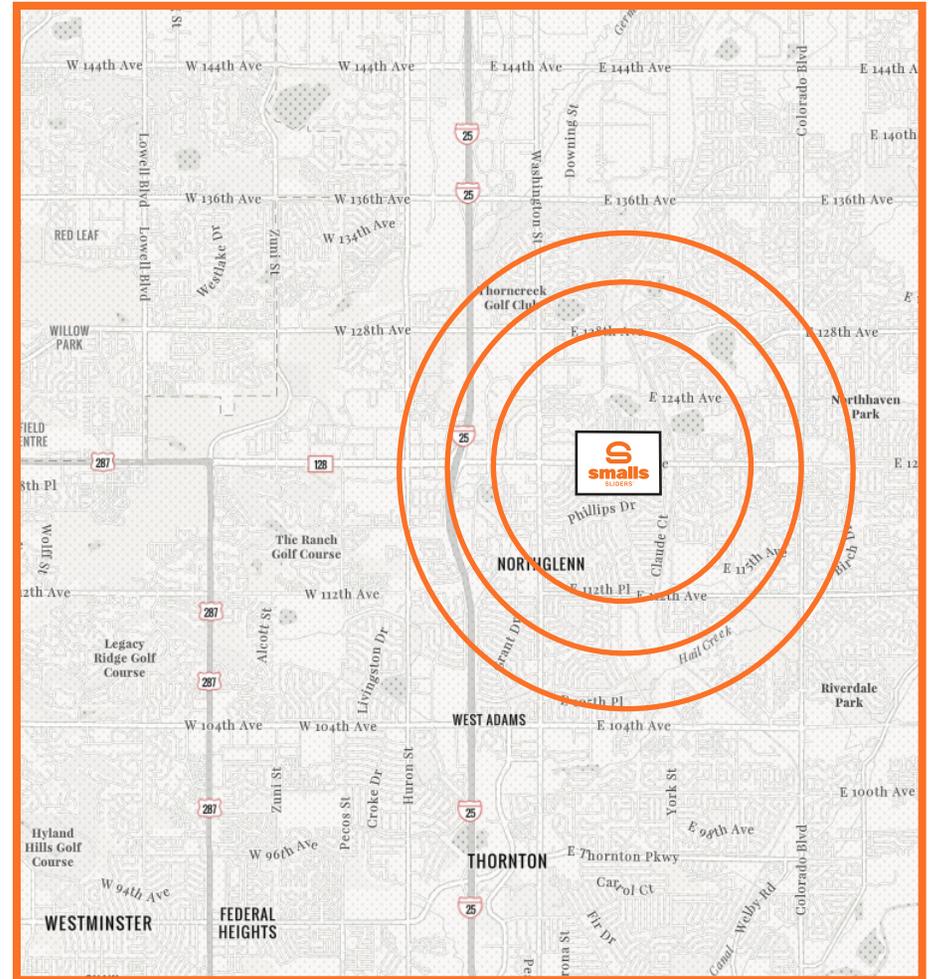
DEMOGRAPHICS

The subject property caters to a highly educated and expanding population, with household incomes experiencing rapid growth and surpassing the national average.

Northglenn, a trade area of the North Denver market has experienced significant growth in the past decade and is projected to continue on a steady growth trajectory in the next five (5) years.

KEY DEMOGRAPHICS			
Population	3 Miles	5 Miles	7 Miles
Total Population	136,895	287,606	446,921
Daytime Population	113,176	227,633	373,684
Households			
Total Households	50,569	103,813	162,139
Avg. Household Size	2.69	2.76	2.74
Income			
Avg. Household Income	\$125,911	\$129,866	\$131,516
Avg. Disposable Income	\$93,530	\$96,257	\$97,322
Avg. Net Worth	\$1,163,143	\$1,320,893	\$1,379,971
Avg. Home Value	\$613,496	\$618,311	\$635,155
Employment			
Total Businesses	3,399	6,194	\$11,392
Total Employees	42,027	76,127	138,878

*Statistics calculated using estimated driving times from the subject



1831 E 120TH AVENUE | NORTHGLENN, COLORADO

TENANT PROFILE



SMALL'S SLIDERS

Type:	Restaurant
Guarantor:	Charles Cain
Locations:	21 Locations
Headquarters:	Atlanta, GA
Website:	www.smallssliders.com

Headquartered in Atlanta, Georgia, Smalls Sliders is one of the fastest-growing QSR brands in the restaurant industry. They serve up some big flavor with their fresh, grilled-to-order cheeseburger sliders, seasoned waffle fries and shakes. And you can't miss their unique Smorange™-colored Cans with their dedicated Squad Members serving up fun in our walk-up windows and drive thru. Their mission is to serve up cheeseburger sliders better than anyone else. By embracing simplicity, standing out and sticking to their strengths, they're raising the bar higher and higher, one cheeseburger slider at a time.

CHARLES CAIN

Charles has been a franchise operator since 1992, building an impressive track record in restaurant franchising and operations. His extensive experience spans multiple successful ventures across various restaurant brands.

Charles began his career by building and operating three Applebee's locations through 1995. From 1998 to 2002, he purchased and operated seventeen Pizza Hut restaurants before selling the portfolio. He then expanded into the quick-service segment by opening and operating seven Sonic Drive-In locations.

In 2002, Charles began developing a substantial portfolio of twenty Panera Bread restaurants in Houston, Texas, which he successfully operated until selling in 2019. This long-term investment demonstrated his ability to build and sustain profitable restaurant operations over multiple market cycles.

After conducting an exhaustive search for his next venture, Charles selected Smalls Sliders, recognizing both the quality of the product and the efficiency of the business model. He plans to open and operate ten Smalls Slider locations throughout Colorado, bringing his proven expertise in multi-unit restaurant development and operations to this emerging brand.





DEAL TEAM

SAM ZAITZ
JLL Retail Advisory
+1 303 931 1201
sam.zaitz@jll.com

STEPHEN MARKEY
JLL Retail Advisory
+1 720 635 7139
stephen.markey@jll.com

1225 17th Street, Suite 1900, Denver, CO 80202
www.us.jll.com/capitalmarkets

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