



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



Scooter's Coffee Ground Lease

\$715,000 | 6.70% CAP

8101 Indiana Ave, Lubbock, TX 79423

- **Absolute NNN Ground Lease with zero landlord responsibilities**
- **Longterm Lease with 9-years remaining**
- **Strong Location** in dense retail corridor



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INVESTMENT ADVISORS

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Coldwell Banker Commercial, Capital Advisors is pleased to offer for sale a fully occupied, single-tenant property in Lubbock, TX. Operating as a ground lease and absolute NNN, the tenant is responsible for all property expenses and the landlord has absolutely zero responsibilities. The tenant signed a 10-year lease that has approximately 9-years remaining on the primary term plus four (4) options to extend at five (5) years each.

The subject property is ideally located with frontage along the high trafficked, Indiana Ave, where traffic counts exceed 28,500+ vehicles per day. The median household income within a 1-mile radius of the property exceeds \$79,000 for 11,000+ residents.

With a longterm lease in place and an automatic rental escalation beginning in year-6 of the primary lease term, this property is the ideal investment asset for a 1031 exchange and/or investor looking for simple passive income.







Offering Summary

Financial Summary	
Price	\$715,000
Cap Rate	6.70%
Net Operating Income	\$48,000
Building Size	630 SF
Year Built	2023
Lot Size	0.3 acres

Lease Abstract	
Tenant:	Scooter's Coffee
Lease Type:	Absolute NNN Ground Lease
Lease Term Remaining:	9 years
Lease Start:	1-Jan-23
Lease End:	1-Jan-33
Option Periods:	Four (4) x Five (5) year options
Lease Guarantor:	Ukhozi, LLC
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
CAM:	Tenant Responsibility
Roof/Building/Sidewalks/Access Drives:	Tenant Responsibility
Foundation/Structure:	Tenant Responsibility
Right of Refusal:	None

Annualized Operating Data				
	Monthly Rent	Annual Rent	Increase	Cap Rate
Years 1-5	\$4,000.00	\$48,000.00	-	6.70%
Years 6-10	\$4,400.00	\$52,800.00	10.00%	7.38%
Option 1	\$4,840.00	\$58,080.00	10.00%	8.12%
Option 2	\$5,324.00	\$63,888.00	10.00%	8.93%
Option 3	\$5,856.40	\$70,276.80	10.00%	9.83%
Option 4	\$6,442.04	\$77,304.48	10.00%	10.81%

INVESTMENT HIGHLIGHTS

- The lease has 9-years remaining on the primary term along with an automatic 10% rental escalation beginning in year-6 of the lease.
- Subject property offers very zero landlord responsibilities where the tenant is responsible for all property responsibilities and maintenance.
- Scooter's Coffee brand has over 800 locations across the country.
- The site is located with frontage along Indiana Avenue that sees 28,500+ vehicles per day.
- Median household income within 1-mile radius exceeds \$79,000 for at least 11,000+ residents.
- Lubbock, TX is the 11th largest city in Texas with a current metropolitan population of 320,000+ people.





Subject Property located near various retailers along high trafficked 82nd Street

Map data ©2024 Google



Site located near Loop 289 which provides quick access to all parts of Lubbock

Lubbock is considered to have one-part big city living with small town southern charm and a robust economy. Lubbock is the 11th largest city in the state and falls in the top 100 most populated cities in the United States, while also being named one of the top 5 cities with both best traffic and work-life balance. Many new restaurants and businesses continue to flood the city. Lubbock's cost of living is 14.7% lower than the U.S. average and you can find just about any kind of job in the city. Lubbock has top-ranked education, the largest medical system in the Southwest and an international airport. The city offers a plethora of entertainment including the Lubbock Symphony Orchestra, Ballet Lubbock, fine art museums and exhibits, high quality golf courses, Texas Water Rampage waterpark and Joyland Amusement Park.

Lubbock is the economic hub of the South Plains of West Texas and Eastern New Mexico, with a vast 26-county trade area covering 40,000 square miles. It's the center of a diversified agriculture-industrial complex. Petroleum, engineering products, and cottonseed oil are important economic components for the area. As the largest city in the region, Lubbock is a regular destination for many of the more than 645,000 people who call this trade area home. Every week thousands of people visit Lubbock for shopping, entertainment, medical care, and other services and commodities.





Texas Tech University, commonly known as Texas Tech or TTU, is a prominent public research university located in Lubbock, Texas. Established in 1923, it has grown into one of the state's leading institutions of higher education. Enrollment at Texas Tech exceeds 38,000 students and continues to grow every year.

The university offers a wide range of undergraduate and graduate programs across various disciplines, including engineering, business, agriculture, arts, sciences, law, and more. Known for its strong emphasis on research and innovation, Texas Tech engages students and faculty in cutting-edge studies and discoveries that impact communities and industries.

Texas Tech's campus is characterized by its distinct Spanish Renaissance-style architecture, which creates a unique and picturesque learning environment. The university boasts state-of-the-art facilities, advanced research centers, and modern libraries, supporting students' academic pursuits and fostering a vibrant campus community.

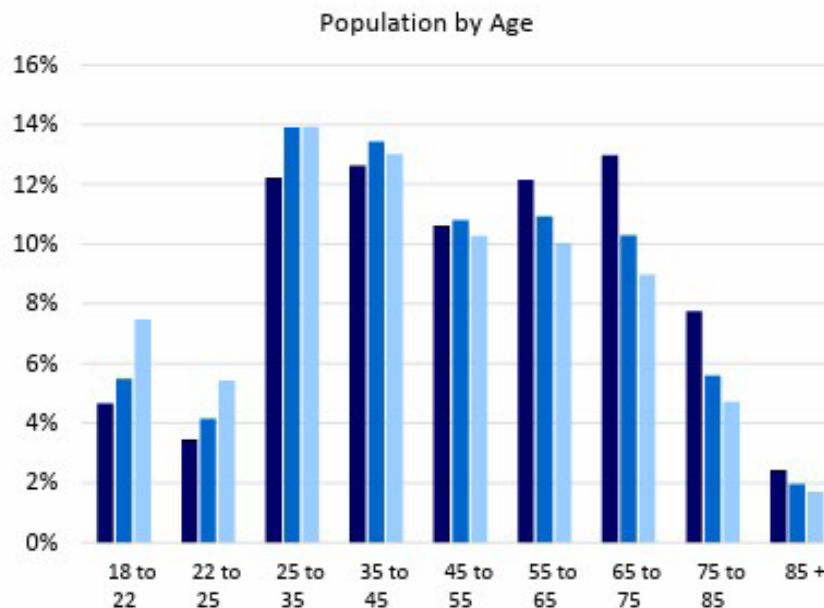
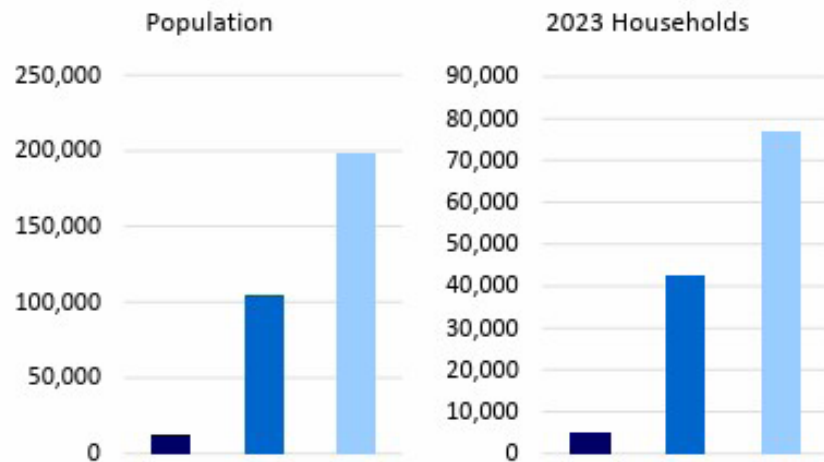




Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	11,359	---	104,181	---	198,259	---
2028 Projected Population	12,001	---	106,971	---	202,946	---
Pop Growth (%)	5.6%	---	2.7%	---	2.4%	---
2023 Households	4,774	---	42,139	---	76,887	---
2028 Projected Households	5,045	---	43,201	---	78,592	---
HH Growth (%)	5.7%	---	2.5%	---	2.2%	---
Census Year						
2000 Population	11,364	---	82,856	---	152,091	---
2010 Population	11,449	---	100,822	---	192,158	---
Pop Growth (%)	0.7%	---	21.7%	---	26.3%	---
2000 Households	4,647	---	33,795	---	60,082	---
2010 Households	4,803	---	40,827	---	74,611	---
HH Growth (%)	3.4%	---	20.8%	---	24.2%	---
Total Population by Age						
Average Age (2023)	42.3		39.0		37.1	
Children (2023)						
0 - 4 Years	663		6,774		12,441	
5 - 9 Years	686		6,547		12,108	
10-13 Years	526		5,552		10,135	
14-17 Years	532		5,611		13,969	
Adults (2023)						
18 to 22	527	4.6%	5,698	5.5%	14,793	7.5%
22 to 25	390	3.4%	4,311	4.1%	10,750	5.4%
25 to 35	1,387	12.2%	14,495	13.9%	27,601	13.9%
35 to 45	1,434	12.6%	13,991	13.4%	25,784	13.0%
45 to 55	1,205	10.6%	11,251	10.8%	20,335	10.3%
55 to 65	1,381	12.2%	11,388	10.9%	19,865	10.0%
65 to 75	1,474	13.0%	10,718	10.3%	17,792	9.0%
75 to 85	878	7.7%	5,807	5.6%	9,317	4.7%
85 +	275	2.4%	2,038	2.0%	3,368	1.7%





Employee Salaries & Wages (2023)

	1 Mile		3 Miles		5 Miles	
	# of Employees	%	# of Employees	%	# of Employees	%
Daytime Population	12,687	-	86,995	-	235,575	-
Median Employee Salary	\$43,735	-	\$42,584	-	\$44,803	-
Average Employee Salary	\$50,358	-	\$47,739	-	\$51,324	-

Salary/Wage per Employee per Annum

Under \$15,000	135	1.9%	1,140	3.2%	2,641	2.9%
15,000 to 30,000	1,243	17.5%	6,347	18.0%	11,798	13.1%
30,000 to 45,000	2,432	34.2%	12,211	34.6%	30,896	34.2%
45,000 to 60,000	1,552	21.9%	7,935	22.5%	22,606	25.0%
60,000 to 75,000	521	7.3%	2,486	7.1%	6,288	7.0%
75,000 to 90,000	364	5.1%	1,846	5.2%	5,569	6.2%
90,000 to 100,000	336	4.7%	1,250	3.5%	2,381	2.6%
Over 100,000	519	7.3%	2,035	5.8%	8,150	9.0%





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FOR MORE INFORMATION, CONTACT:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date