

SCOOTER'S COFFEE GROUND LEASE

RARE CORPORATE GUARANTEE

10810 PACIFIC STREET, OMAHA, NEBRASKA



OFFERING MEMORANDUM

Marcus & Millichap



JCPenney
 VICTORIA'S SECRET
 The Cheesecake Factory
 Fleming's
 PRIME STEAKHOUSE & WINE BAR
 VON MAUR
 TOPGOLF
 WHOLE FOODS MARKET
WESTROADS MALL

Hobby Lobby
Walgreens
PetSmart
Cavender's
Walmart
Five Guys
 BURGERS and FRIES
 FIRST WATCH THE DAYTIME CAFE
Kohl's
 RED LOBSTER STEAKHOUSE
Outback
 Chick-fil-A
 Panera BREAD
 NATURAL GROCERS
 MICHAEL'S
Low's
 BED BATH & BEYOND
 KRUPPY KREME
 WING STOP

UNIVERSITY OF NEBRASKA OMAHA

OMA
 EPPLEY AIRFIELD
 2.1+ MILLION
 YEARLY PASSENGERS

MAC
 Mid-America Center
 COUNCIL BLUFFS

Dillard's
Barnes & Noble
PetSmart
Walmart
 THE VITAMIN SHOPPE
Cheddar's
 SCRATCH KITCHEN
JCPenney
Kohl's
Petco
 sam's club
 Guitar Center
 PIZZA HUT
 Advance Auto Parts
OAK VIEW MALL

EST. 1998
SCOOTER'S COFFEE

University of Nebraska Medical Center
 BREAKTHROUGHS FOR LIFE.[™]
 569 BED FACILITY

Baxter
 ARENA

BERKSHIRE HATHAWAY
 HomeServices
 #3 FORTUNE 500 COMPANY
 CORPORATE HO

OMAHA'S HENRY DOORLY ZOO & AQUARIUM

Village Inn
KFC
DUNKIN' DONUTS
Walmart
 Neighborhood Market
BURGER KING
DOLLAR TREE
 Advance Auto Parts
 POPEYES
TACO BELL
 Cane's

METROPOLITAN
 Community College

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Executive Summary

10810 Pacific Street, Omaha, NE 68114

FINANCIAL SUMMARY

Price	\$1,300,000
Cap Rate	6.0%
Building Size	684 SF
Net Cash Flow	6.0% \$78,000
Year Built	2023
Lot Size	0.51 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	Scooter's Coffee
Guarantor	Corporate
Rent Commencement Date	January 27, 2023
Lease Expiration Date	January 27, 2038
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 – 5	\$78,000.00	6.00%
6 – 10	\$85,800.00	6.60%
11 – 15	\$94,380.00	7.26%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 16 – 20)	\$103,818.00	7.99%
Option 2 (Years 21 – 25)	\$114,199.80	8.78%
Option 3 (Years 26 – 30)	\$125,619.78	9.66%
Option 4 (Years 31 – 35)	\$138,181.76	10.63%

Base Rent	\$78,000
Net Operating Income	\$78,000
Total Return	6.0% \$78,000





REGENCY OFFICE PARK

OLD MILL OFFICE PARK

LAMP PARK

POTTERY BARN LOVESAC
 FLEMING'S BONEFISH GRILL LULULEMON ANTHROPOLOGIE
 PRIME STEAKHOUSE & WINE BAR
REGENCY SHOPPING CENTER



Regency Landing
 Class-A Mixed-Use Development, Featuring a Diverse Tenant Mix Including Office, Retail, Service Providers, Restaurants, and a Coworking Space. Learn More: <https://regencylanding.com/>

BLUE SKY CHEESE BURGERS KETTLEBELL NOLI'S PIZZERIA THE VAULT
 REGENCY FITNESS CLUB MONTAGE BUILDERS, LLC TWIS & ED CORK EARLY BIRD
 SUPERIOR DENTAL HEALTH ACCESS SOWER The Collective CO-WORKING SPACE



TRADER JOE'S NOTHING BUT BAKED CAKES
 Sur la table Bath & Body Works
 THE ART & SOUL OF COOKING
ONE PACIFIC PLACE

HAPPY HOLLOW CLUB



RL
REGENCY LANDING
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 Class-A Mixed-Use Development, Featuring a Diverse Tenant Mix Including Office, Retail, Service Providers, Restaurants, and a Coworking Space. Learn More: <https://regencylanding.com/>


















 **170,000 CPD**
 INTERSTATE 680

FUTURE DEVELOPMENT
 [Hotel & Multi-Family]

ETHAN ALLEN

30,000 CPD
 PACIFIC STREET



ETHAN ALLEN

30,000 CPD
PACIFIC STREET



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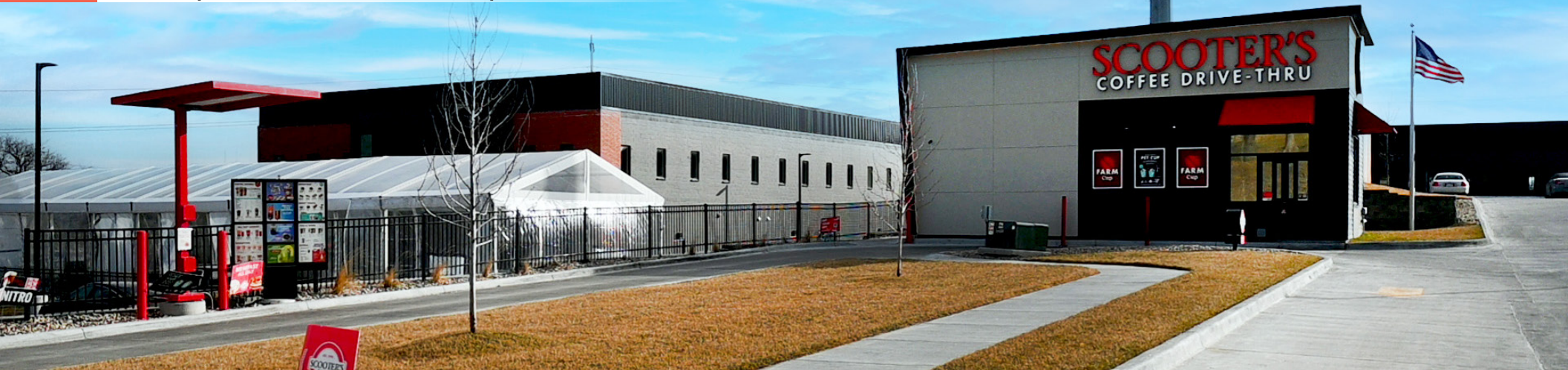
BLUE SKY
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 ACCESS SOWER
 The Collective CO-WORKING SPACE

FUTURE DEVELOPMENT
[Hotel & Multi-Family]

170,000 CPD
INTERSTATE 680



Property Description



INVESTMENT HIGHLIGHTS

- » **New 15-Year Triple-Net (NNN) Ground Lease with Corporate Guaranty**
- » 10 Percent Rental Increases Every Five Years with Multiple Renewal Options
- » **Scooter's is a Growing Drive-Thru Coffee Chain with 750+ Locations in 30 States**
- » Dense Omaha Trade Area with 267,164 Residents in a 5-Mile Radius
- » **Omaha is Nebraska's Largest and Fastest-Growing Metropolitan Area**
- » Easily Accessible to a Combined 200,000 Cars per Day via Pacific Street and I-680
- » **Situated in Regency Landing, a Class-A Mixed-Use Development with a Diverse Tenant Mix Including Office, Retail, Services, Restaurants, and a Coworking Space**
- » Affluent Trade Area with Average Household Income Exceeding \$151,000 in the Immediate Area
- » **Located 15 Minutes from Downtown Omaha**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2027 Projection	6,521	82,156	269,906
2022 Estimate	6,498	81,832	267,164
Growth 2022 – 2027	0.36%	0.40%	1.03%

Households

2027 Projection	2,902	38,336	117,444
2022 Estimate	2,874	37,848	115,011
Growth 2022 – 2027	0.98%	1.29%	2.12%

Income

2022 Est. Average Household Income	\$151,456	\$98,150	\$95,236
2022 Est. Median Household Income	\$96,071	\$65,918	\$69,373

Tenant Overview



1998
Founded



OMAHA, NE
Headquarters



750
Locations



PRIVATE
Company Type

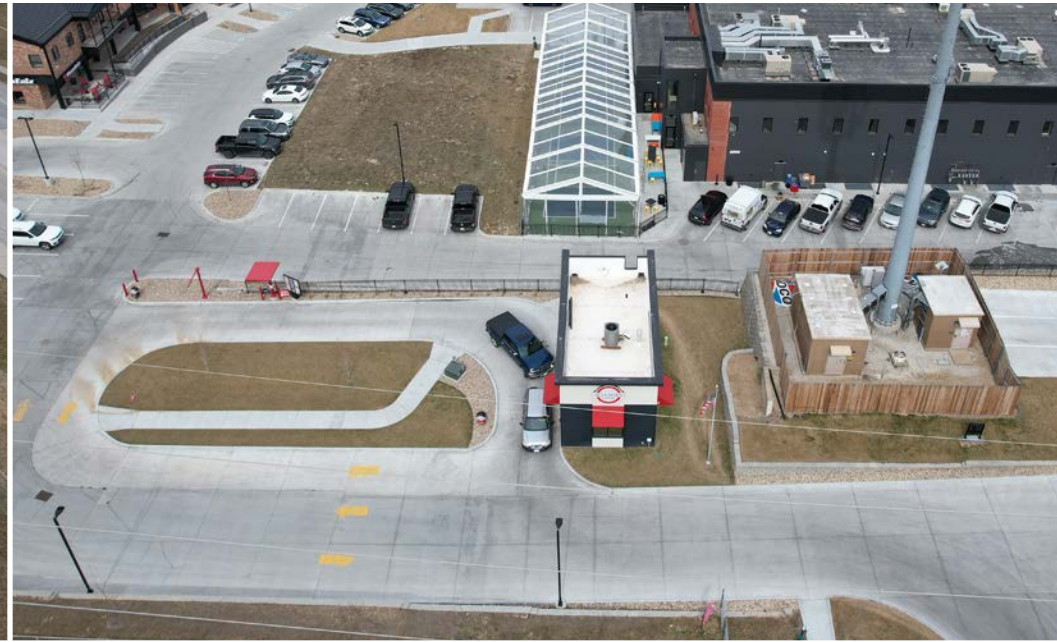


WWW.SCOOTERSCOFFEE.COM
Website

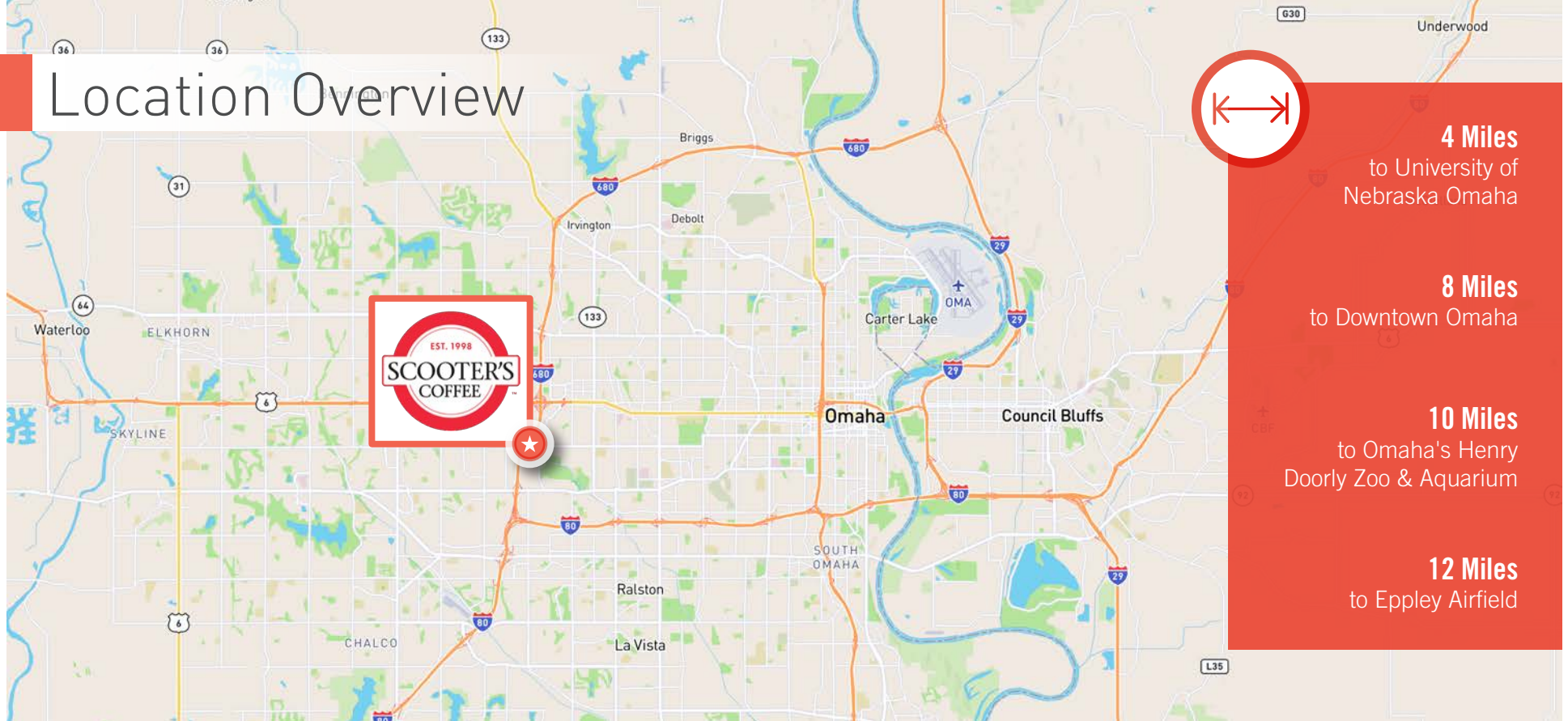
Scooter's Coffee was founded in 1998 in Bellevue, Nebraska with the mission of combining coffeehouse quality with drive-thru convenience. The brand experienced rapid growth and began franchising in 2001 to meet the demand for Scooter's Coffee. Scooter's Coffee offers a wide-ranging menu of coffee drinks, teas, smoothies, and food. Each espresso drink on the menu is available hot, iced, or blended.

In 2023, Scooter's Coffee was recognized as the runner up for best coffee chain and drive-thru in the nation, according to the 2023 USA TODAY 10 Best Readers' Choice travel award contest. Scooter's beat out many other coffee chains to earn this recognition, including Starbucks and Dunkin'. In 2022, Scooter's made the Technomic Top 500 Chain Restaurant Report as one of the 10 restaurant chains that added the most locations in 2022. It was also named to the 2023 Inc. 5000, a list of the private, independent companies that grew the most in revenue over the previous three years. Also in 2023, Scooter's ranked #3 on Franchise Times Fast & Serious 40 Smartest-Growing Franchises in 2023. With nearly 750 stores open in 30 states, Scooter's aims to have 1,000 stores open by the end of 2024.

Property Photos



Location Overview



Omaha, the largest city in the State of Nebraska and the 42nd-largest city in the United States, is located on the Missouri river and just 10 miles north of the Platte, or Nebraska River. Omaha is the county seat of Douglas County and the anchor of the Omaha-Council Bluffs metropolitan area, which boasts a population of nearly one million residents. Named after an American Indian Tribe, Omaha means "Those going against the wind or current", a true and continuing characterization of the city's culture.

In recent years, Omaha has experienced tremendous growth with over two billion dollars in new development. Major industries include banking and insurance, logistics, life sciences, military, and agriculture. The city accommodates four

Fortune 500 company headquarters: Berkshire Hathaway, Union Pacific Railroad, Mutual of Omaha Insurance, and the Kiewit Corporation. The University of Nebraska Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.

Situated in farm country, Omaha is on the forefront of the farm-to-fork movement with some of the top 100 certified restaurants on the Good Food 100 List. Omaha is also home to one of the world's best zoos. Omaha's Henry Doorly Zoo & Aquarium is more like a biological park, dedicated to conservation around the globe and home to the world's largest indoor desert, world's largest glazed geodesic dome, and North America's largest indoor rainforest.

[exclusively listed by]

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