



\$887,097

6.20% CAP RATE

**401 W O ST
LINCOLN, NE 68528**



Freestanding Scooter's Coffee Drive-Thru | High-Visibility Gateway Location To Downtown Lincoln & The University Of Nebraska | Proven Historical Location in Operation Since 2017 | Long-Term 15 Year NNN Ground Lease With Scheduled 10% Rent Increases Every 5 Years | Operated By Experienced ±43-Unit Scooter's Coffee Franchisee | Extremely Strong Rent-to-Sales Ratio (Inquire w/ Broker for Details)

Marcus & Millichap

WHY INVEST?



Freestanding Drive-Thru Coffee | High-Visibility Downtown Location Gateway Corridor To University & Employment Centers

- **Strategically Positioned Along West O Street**, A Major East-West Thoroughfare Providing Strong Daily Traffic Volumes, Excellent Visibility, And Direct Connectivity Between **Downtown Lincoln, The University Of Nebraska–Lincoln**, And Surrounding Residential Neighborhoods
- **Freestanding Scooter's Coffee With Drive-Thru** Offering Prominent Frontage, Convenient Access, And A Proven High-Velocity Beverage Model Designed To Capture Morning Commuters, Students, And Throughout-The-Day Consumer Traffic
- **Located Near Downtown Lincoln, The University Of Nebraska–Lincoln, Haymarket District**, And Numerous Retail, Hospitality, Government, And Employment Centers That Generate Consistent Consumer Activity And Repeat Customer Visits
- **Supported By A Dense Mix Of Residents, Students, Employees, And Regional Visitors**, Providing A Diverse Customer Base Well-Aligned With Scooter's Convenience-Focused Drive-Thru Format And Strong Year-Round Sales Performance



15-Year NNN Lease | 10% Increases Every 5 Years | Zero Landlord Responsibilities Experienced Multi-Unit Guarantor

- **Long-Term Triple-Net (NNN) Lease Structure**, With Zero Landlord Responsibilities, Providing Passive And Predictable Cash Flow
- **New 15-Year Lease**, Offering A Nearly Full-Term of Security And Long-Term Site Commitment From A Longstanding Successful Location
- **Scheduled 10% Rental Increases Every Five Years**, Providing Built-In Income Growth And Inflation Protection
- **Four (4) Five-Year Renewal Options**, Allowing For Up To 20 Additional Years Of Occupancy And Extended Income Potential
- **Lease Guaranteed By An Experienced Multi-Unit Scooter's Coffee Franchisee (19 Units)**, Enhancing Credit Strength And Investment Security



Established Franchisee | National Brand Strength | Growing QSR Investment

- **Operated And Guaranteed By An Experienced ±43 Scooter's Coffee Franchisee**, With A Demonstrated Track Record Of Executing High-Volume, Has Operated This Location Since 2017

- **Leading Drive-Thru Coffee Brand** — Scooter's Coffee Is One Of The Fastest-Growing Drive-Thru-Only Coffee Concepts In The United States, With A Rapidly Expanding Nationwide Footprint
- **Widely Recognized For Its Speed-Of-Service, Quality Beverages, And Convenience-Driven Model**, Supporting Strong Customer Loyalty, High Visit Frequency, And Consistent Unit-Level Performance



INVESTMENT SUMMARY

Address:	GOOGLE MAPS	401 W O St, Lincoln, NE 68528
Concept:		Scooter's Coffee
Operator:		Metcalfe Coffee (±43-Units)
Guarantor:		19-Unit Subsidiary
Price:		\$887,097
Cap Rate:		6.20%
NOI:		\$55,000
Building Size (SF):		±646 SF
Lot Size (AC):		±1.42 Acres
Year Built:		2017

LEASE TERMS

Lease Commencement:	7/1/2026
Lease Term Expiration:	5/31/2041
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	\$4,583
Annual Base Rent:	\$55,000
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$887,097

LISTING PRICE

6.20%

CAP RATE

±15 YRS

LEASE TERM

\$55,000

NOI

NNN GRND

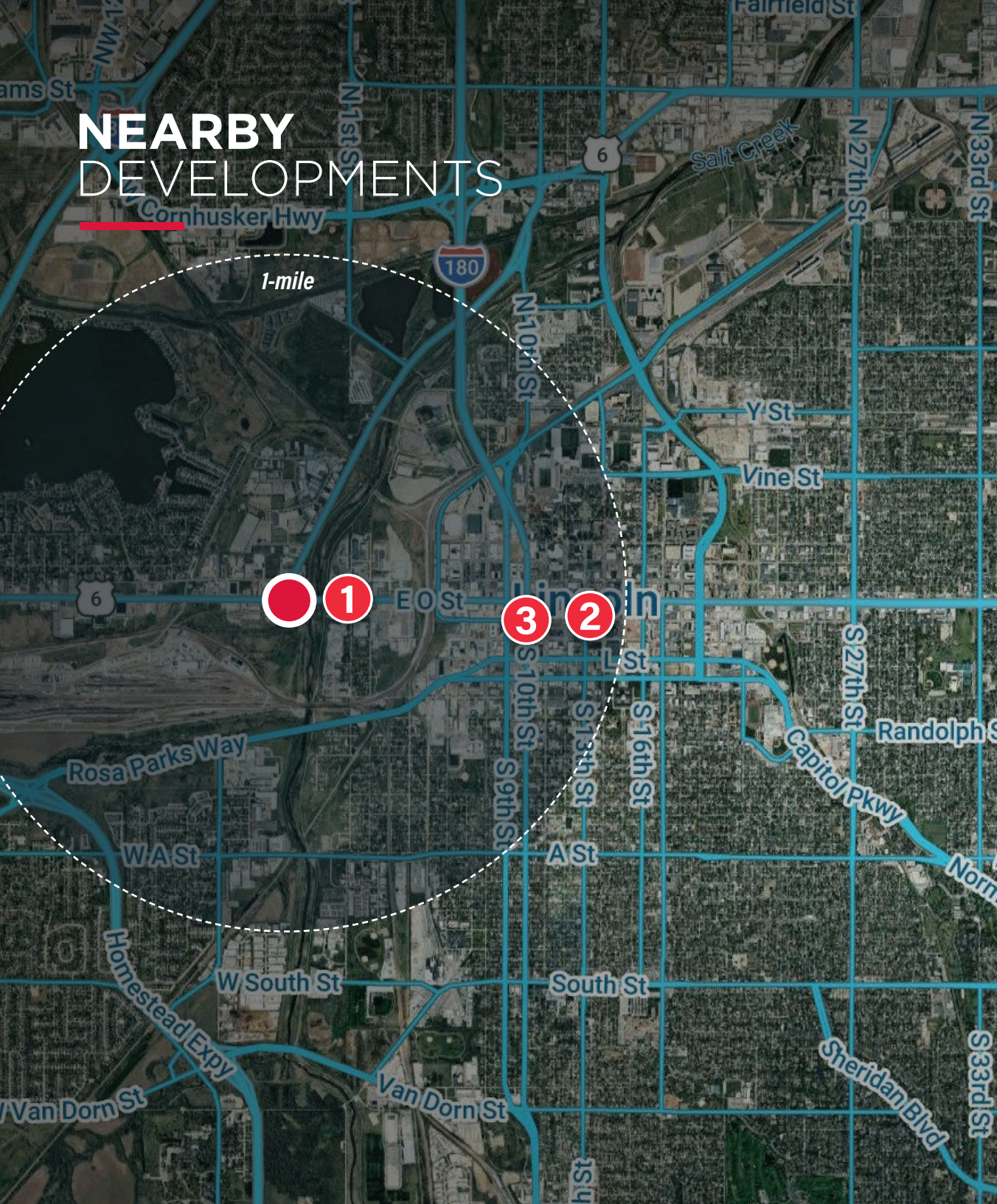
LEASE TYPE

2017

YEAR BUILT







NEARBY DEVELOPMENTS



1. Project O Street: \$35 Million Downtown Infrastructure and Streetscape Overhaul (Municipal Infrastructure / Streetscape)

The City of Lincoln launched Project O Street, a \$35 million comprehensive reconstruction of the city's signature downtown corridor, with construction beginning in late 2025 and completion targeted for fall 2027. The project replaces aging water mains (including lead service line elimination), resurfaces O Street from 9th to 17th Street, installs new wider sidewalks, enhanced crosswalks, modern street lighting, and new landscaping throughout. Construction is divided into three overlapping phases: Phase 1 from late fall 2025 to fall 2026, Phase 2 from spring 2026 to fall 2026, and Phase 3 from summer 2026 to fall 2027. The first of five public open houses was held April 8, 2026. City Transportation and Utilities Director Liz Elliott confirmed that access to all homes and businesses will be maintained throughout construction. The project directly serves the subject property's O Street frontage and represents the most significant public reinvestment in downtown Lincoln's primary commercial corridor in decades.

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2. MURAL at Former Pershing Auditorium: \$34.5 Million Mixed-Use Affordable Housing (Residential / Commercial)

White Lotus Group of Omaha is completing MURAL, a five-story, 86,000-square-foot mixed-use development on the former Pershing Auditorium site at 220 Centennial Mall South. The \$34.5 million project, which began construction in summer 2024, includes 90 affordable housing units (81 at 60% AMI, 9 at 40% AMI), 16,500 square feet of first-floor commercial space including a healthcare facility, and 47 underground parking spaces. Funding includes \$12.9 million in federal Low-Income Housing Tax Credit equity from WNC and Associates, state LIHTC acquired by RiseImpact Capital, and Nebraska Investment Finance Authority tax-exempt bonds. The project name pays tribute to the historic mural that adorned Pershing Auditorium from 1957 until its demolition in August 2023. MURAL is the first phase of a larger redevelopment of the full block between Centennial Mall, 16th, M, and N Streets, adding new downtown residential density and commercial activity within walking distance of the subject property.

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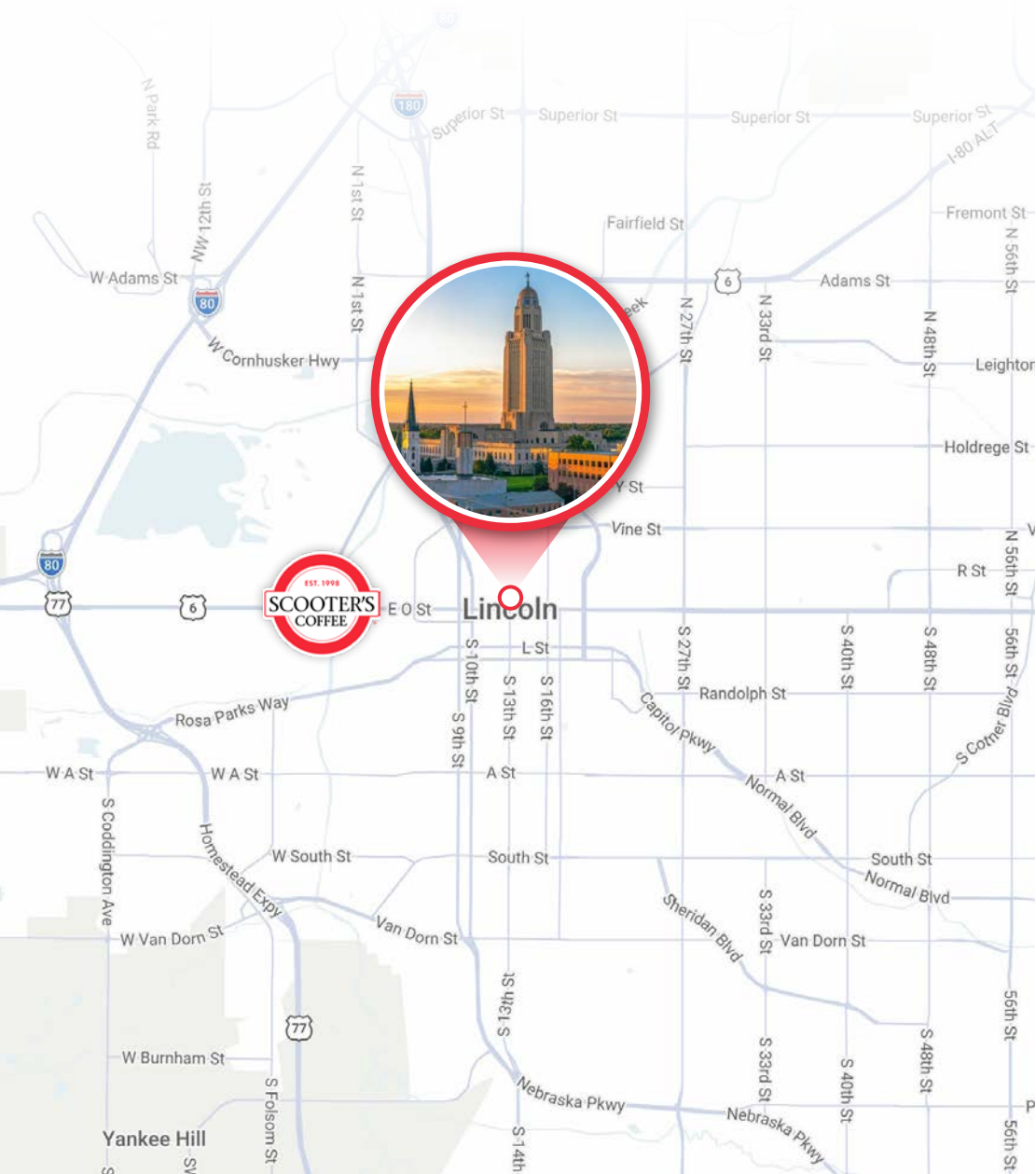


3. Central at South Haymarket: \$55 Million, 175-Unit Affordable Housing Complex (Residential New Construction)

The Annex Group of Indianapolis and the City of Lincoln announced plans in January 2025 for Central at South Haymarket, a \$55 million, 175-unit affordable housing complex at 933 N Street in downtown Lincoln, with groundbreaking in March 2025 and opening targeted for the end of 2026. The five-story building will include one-, two-, three-, and four-bedroom units for households at 50%, 60%, and 70% of area median income. Amenities include a community room, fitness center, business center, playground, community gardens, outdoor pet area, and grilling area. The site, formerly a parking garage, sits directly in the South Haymarket district adjacent to the subject's O Street trade area. Mayor Leirion Gaylor Baird called the project a key component of downtown vibrancy, noting it will 'strengthen local businesses and make Lincoln a more inclusive and affordable city.' The project adds 175 new households and their associated consumer spending directly to the downtown Lincoln trade area.

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LINCOLN NEBRASKA



Lincoln, located in southeastern Nebraska, serves as the state's capital and one of the region's most stable and diversified economic centers. With a population of approximately 352,500, the Lincoln MSA is supported by a broad employment base anchored by state government, higher education, healthcare, manufacturing, and professional services. As the state capital, government-related employment provides a significant stabilizing influence, while major institutions such as the University of Nebraska–Lincoln and regional healthcare systems further reinforce long-term economic resilience.

Often recognized for its strong quality of life, Lincoln blends Midwestern character with a growing knowledge-based economy. The city is known for its well-planned neighborhoods, affordability relative to larger metros, and strong civic identity shaped by education, athletics, and public institutions. This balance—combined with a business-friendly environment, manageable growth patterns, and high livability—continues to attract residents and employers seeking stability outside major coastal markets.



*No. 45 Best Cities to Live in America
Niche, 2025*



Haymarket District



Pinnacle Bank Arena

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
352,574	\$108,125	224,582
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

The Lincoln MSA offers a well-rounded cultural and recreational environment anchored by institutions such as the University of Nebraska–Lincoln, the Haymarket District, and Pinnacle Bank Arena. Outdoor recreation plays an important role in the local lifestyle, with extensive trail systems, public parks, and nearby lakes supporting year-round activity. Together, Lincoln's government-centered economy, educational influence, cultural amenities, and steady population base create a durable foundation for long-term investment and sustained retail demand.

In addition to education-driven activity, Lincoln benefits from a substantial public-sector and healthcare employment base that provides year-round economic balance. State government offices and agencies employ thousands of residents, contributing consistent income levels that help insulate the local economy from broader economic volatility. Major healthcare providers, research institutions, and regional employers further support household stability and predictable consumer spending patterns, reinforcing demand for neighborhood-serving retail and quick-service dining.



University of Nebraska–Lincoln Huskers

Lincoln's economy is further supported by steady visitor activity tied to university athletics, conventions, and regional events. The city benefits from recurring inflows of discretionary spending associated with football weekends, graduations, conferences, and cultural programming, which support retail, dining, and hospitality uses throughout the metro. This combination of institutional stability, education-driven traffic, and diversified employment makes Lincoln a reliable and resilient market for long-term commercial investment.



Ensuring the success of your investment...

Founded in 1998 in Bellevue, Nebraska, Scooter's Coffee has built more than two decades of brand equity as a leading drive-thru-focused specialty coffee concept. Known for its commitment to speed, friendliness, and quality, Scooter's offers a broad menu of handcrafted espresso drinks, cold brew, blended beverages, smoothies, and pastries. The brand's emphasis on fast, convenient service—paired with a welcoming customer experience—has helped Scooter's Coffee establish a loyal customer base and a strong presence within the competitive quick-service beverage sector.

Scooter's Coffee has grown rapidly into one of the largest drive-thru coffee brands in the United States, with hundreds of locations operating nationwide and continued expansion across both established and emerging markets. Its streamlined store design, efficient operations, and drive-thru-only or drive-thru-dominant format position the brand to capture high-frequency morning and afternoon traffic. This scalable model has made Scooter's Coffee particularly well-suited for suburban, commuter-oriented, and neighborhood retail locations.

Scooter's Coffee continues to expand and evolve while remaining rooted in its core values of quality, consistency, and community engagement. Ongoing menu innovation, seasonal offerings, and strong brand marketing help maintain customer interest and repeat visitation. Combined with disciplined growth, operational efficiency, and a proven drive-thru model, Scooter's Coffee has solidified its position as a fast-growing, resilient brand within the specialty coffee and quick-service beverage landscape.



2024 REVENUE	LOCATIONS	EMPLOYEES	PARTNERED WITH
\$723M	850+	4.3K+	

SOURCE: 2025, STATISTA

IN THE NEWS



[FULL ARTICLE](#)

INSIDE FRANCHISING WITH SCOOTER'S COFFEE

February 10, 2026 | FOX 10 News

In this episode of Entrepreneurial Shades of Gray, hosts Chelsey Sayasane and Dani Dials sit down with Hayden and Lanier Lindsey, the husband-and-wife team behind several local Gulf Coast Scooter's Coffee locations to talk about franchising, entrepreneurship, and what people often misunderstand about franchise ownership. Hayden and Lanier share the story of how their journey began when Lanier's father spotted an opportunity out of state and encouraged them to bring Scooter's...

SCOOTER'S AND LITTLE DEBBIE LAUNCH COSMIC BROWNIES-INSPIRED BEVERAGES

June 11, 2026 | QSR Magazine

"We set out on a mission to uncharted territory: Creating two unique drinks that capture both the flavor and galactic vibe of Cosmic Brownies. We're proud to partner with Little Debbie to deliver two crave-worthy drinks worthy of the Cosmic Brownies name," said Angela Dempsey, senior director of menu strategy at Scooter's Coffee. "With each stellar sip, you'll want to get your hands on these nostalgic snacks for yourself..."



[FULL ARTICLE](#)

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ADAM LEWIS

Broker of Record

1144 15th St., Suite 2150

Denver, CO 80202

adam.lewis@marcusmillichap.com

Lic #: 20250136

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050200