



\$992,000

6.25% CAP RATE

**3838 NORMAL BLVD
LINCOLN, NE 68506**



Freestanding Scooter's Coffee Drive-Thru | High-Visibility Normal Boulevard Location | Leading Drive-Thru Specialty Coffee Brand | Long-Term NNN - Ground Lease With Scheduled Rent Increases And Zero Landlord Responsibilities | Guaranteed By An Experienced Multi-Unit Scooter's Coffee Franchisee

Marcus & Millichap

WHY INVEST?



Freestanding Drive-Thru Coffee
Prime Lincoln, NE Infill Location
Strong Commuter Corridor

- **Strategically Positioned Along Normal Boulevard**, A Well-Traveled Urban Arterial Serving Central And South Lincoln, With Strong Daily Commuter Traffic And Direct Connectivity To Downtown Lincoln And Major Residential Neighborhoods
- **Freestanding Scooter's Coffee With Drive-Thru** Offering Excellent Visibility, Efficient Ingress/Egress, And A Proven High-Velocity Beverage Model Designed For Morning And Afternoon Peak Demand
- **Proximate To Established Retail, Service, And Institutional Anchors** Including Neighborhood Retail, Schools, Medical Offices, And The University Of Nebraska—Lincoln, Supporting Repeat Visits And Discretionary Spending
- **Supported By A Dense Surrounding Residential And Employment Base**, Providing A Reliable Customer Mix Of Local Residents, Students, And Commuters—Well-Suited For Scooter's High-Frequency, Drive-Thru-Focused Operating Model And Consistent Year-Round Sales Performance



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

- **Long-Term Triple-Net NNN - Ground Lease Structure**, With Zero Landlord Responsibilities, Providing Passive And Predictable Cash Flow
- **New 15-Year Lease** Offering Full-Term Security And Long-Term Site Commitment
- **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 Multi-Unit Scooter's Coffee Franchisee**, With A Demonstrated Track Record Of Executing High-Volume, Drive-Thru-Focused Specialty Beverage Operations
- **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 3838 Normal Blvd, Lincoln, NE 68506
Concept:	Scooter's Coffee
Guarantor:	Franchisee/19-Units
Price:	\$992,000
Cap Rate:	6.25%
NOI:	\$62,000
Building Size (SF):	±592 SF
Lot Size (AC):	±0.22 Acres
Year Built:	2016

LEASE TERMS

Lease Commencement:	3/1/2026
Lease Term Expiration:	2/28/2041
Term Remaining:	±15 Years
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	\$5,167
Annual Base Rent:	\$62,000
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.

\$992,000

LISTING PRICE

6.25%

CAP RATE

±15 YRS

LEASE TERM

\$62,000

NOI

NNN - GROUND

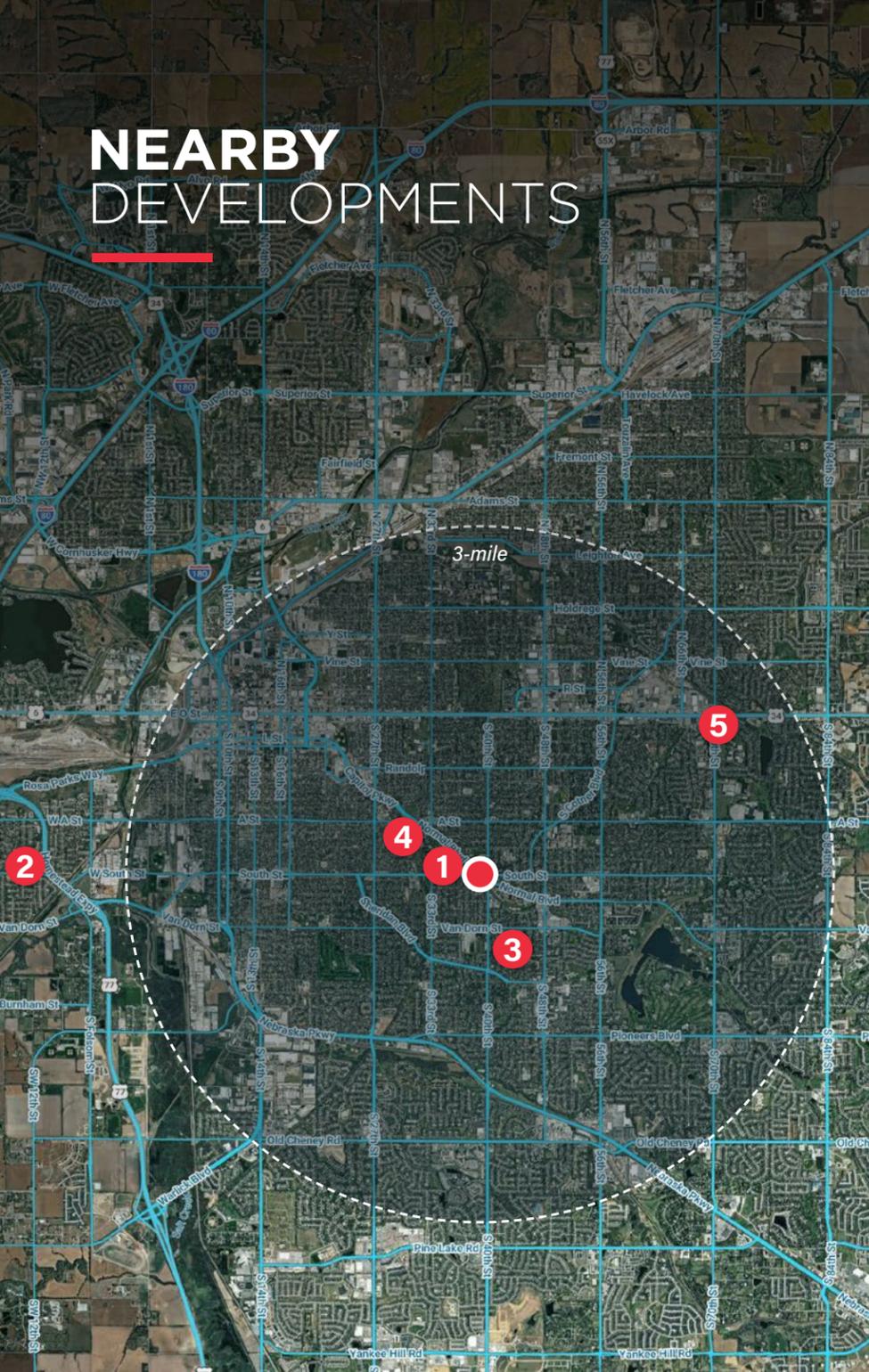
LEASE TYPE

2016

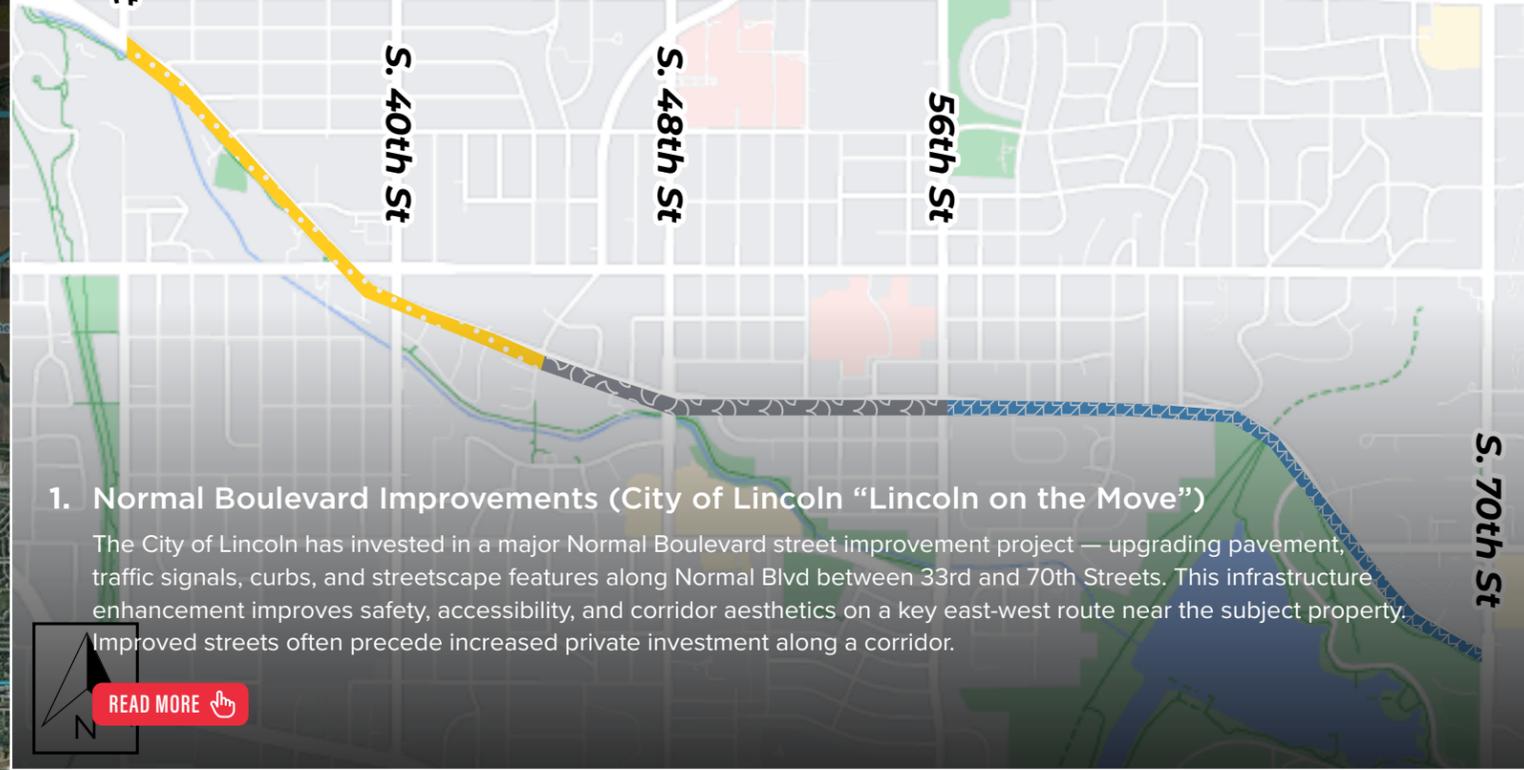
YEAR BUILT







NEARBY DEVELOPMENTS



1. Normal Boulevard Improvements (City of Lincoln “Lincoln on the Move”)

The City of Lincoln has invested in a major Normal Boulevard street improvement project — upgrading pavement, traffic signals, curbs, and streetscape features along Normal Blvd between 33rd and 70th Streets. This infrastructure enhancement improves safety, accessibility, and corridor aesthetics on a key east-west route near the subject property. Improved streets often precede increased private investment along a corridor.

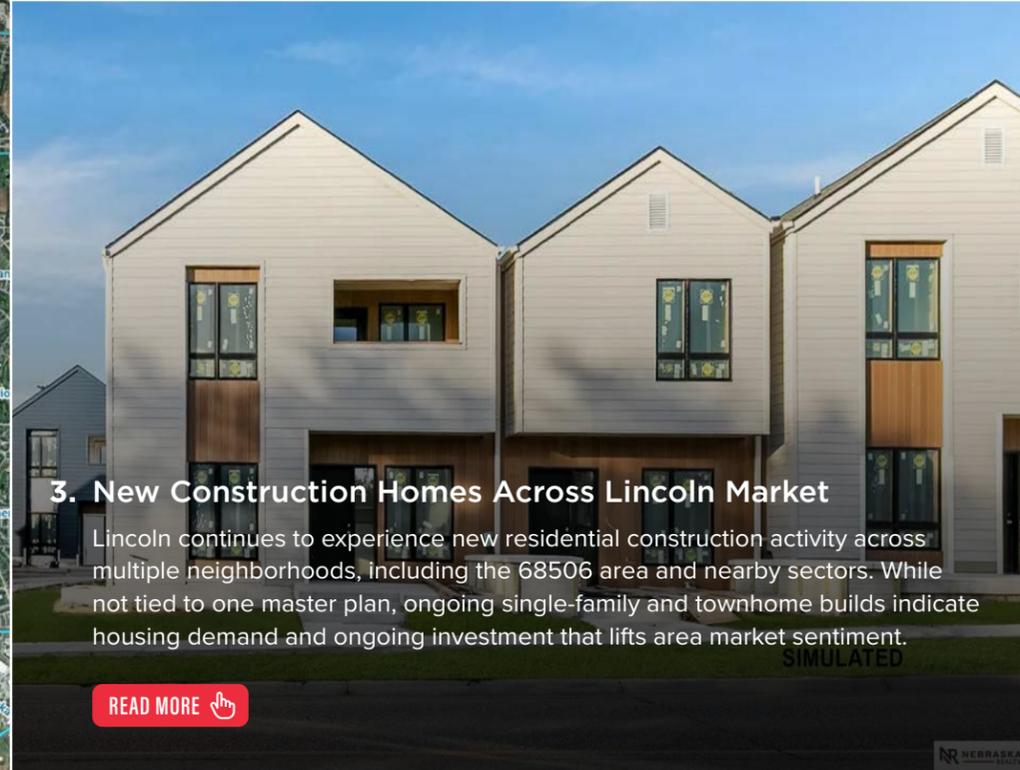
[READ MORE](#)



2. Workforce Townhomes – West B Street Meadows

West B Street Meadows is an under-construction townhome project supported by the Lincoln Workforce Housing Investment Fund. Six new for-sale townhomes are being built on 2501–2535 W B St in southwest Lincoln, using public-private funding strategies to increase middle-income housing supply. This signals housing strategy movement near 68506 and broader residential investment across Lincoln.

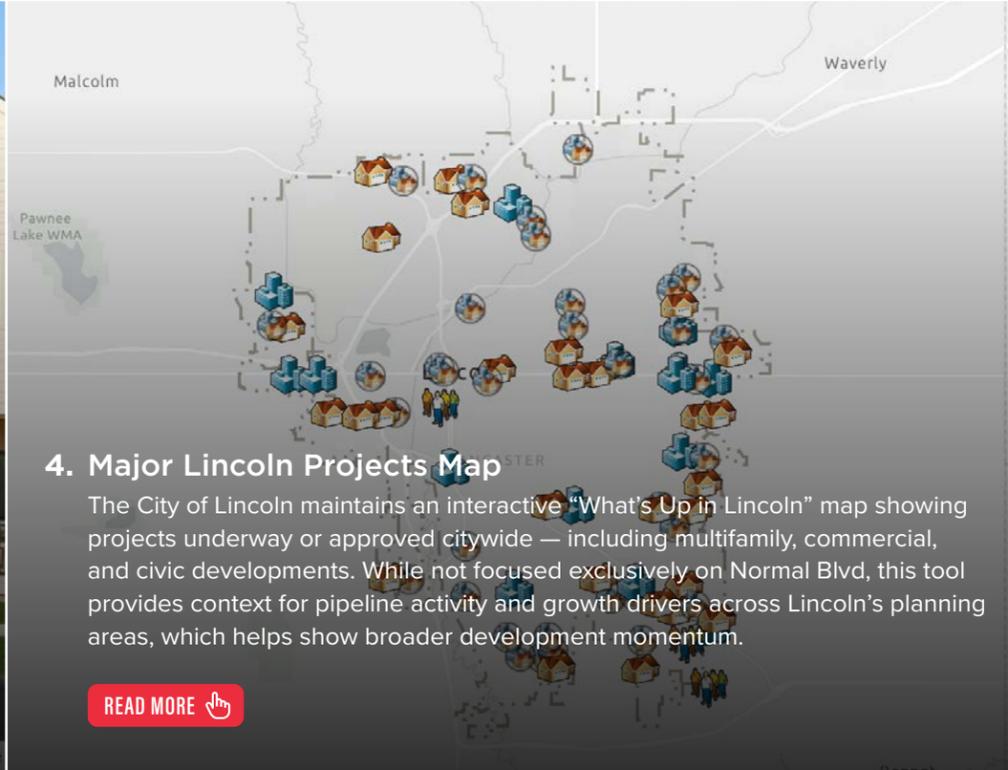
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3. New Construction Homes Across Lincoln Market

Lincoln continues to experience new residential construction activity across multiple neighborhoods, including the 68506 area and nearby sectors. While not tied to one master plan, ongoing single-family and townhome builds indicate housing demand and ongoing investment that lifts area market sentiment.

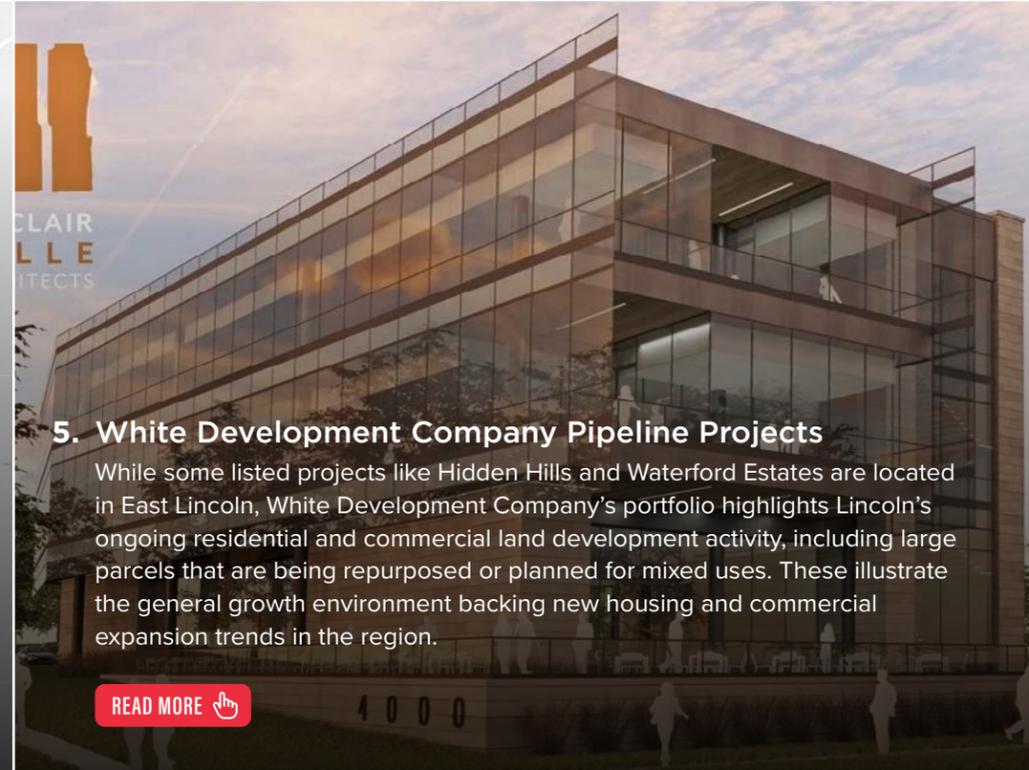
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4. Major Lincoln Projects Map

The City of Lincoln maintains an interactive “What’s Up in Lincoln” map showing projects underway or approved citywide — including multifamily, commercial, and civic developments. While not focused exclusively on Normal Blvd, this tool provides context for pipeline activity and growth drivers across Lincoln’s planning areas, which helps show broader development momentum.

[READ MORE](#)

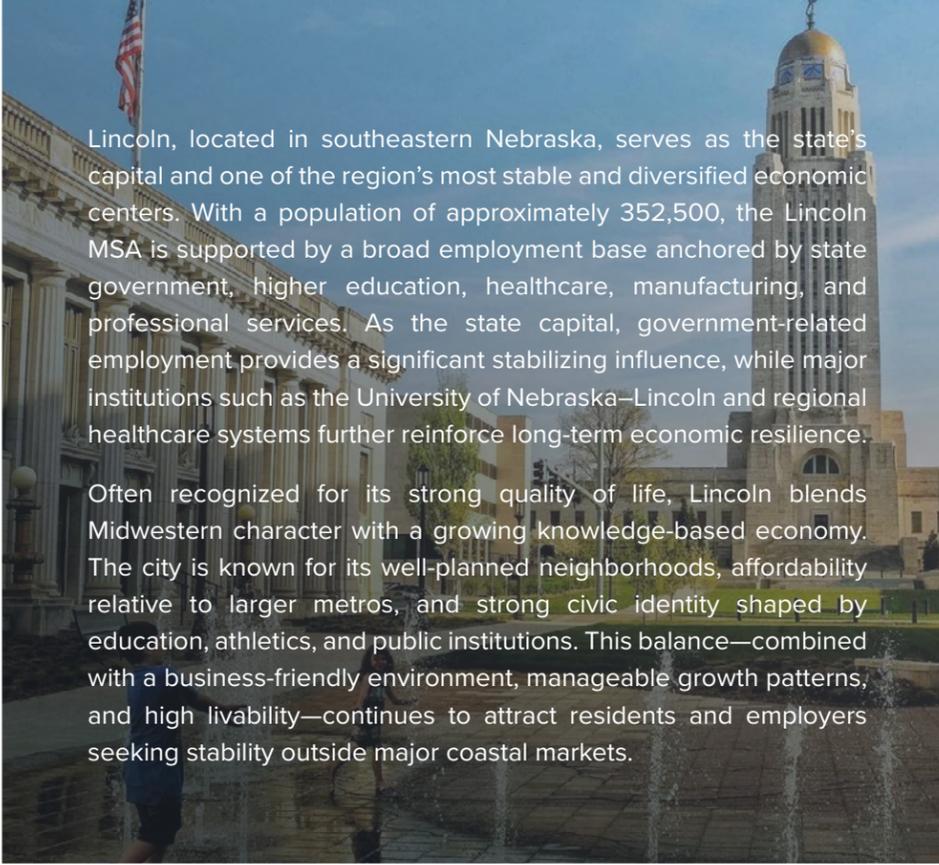
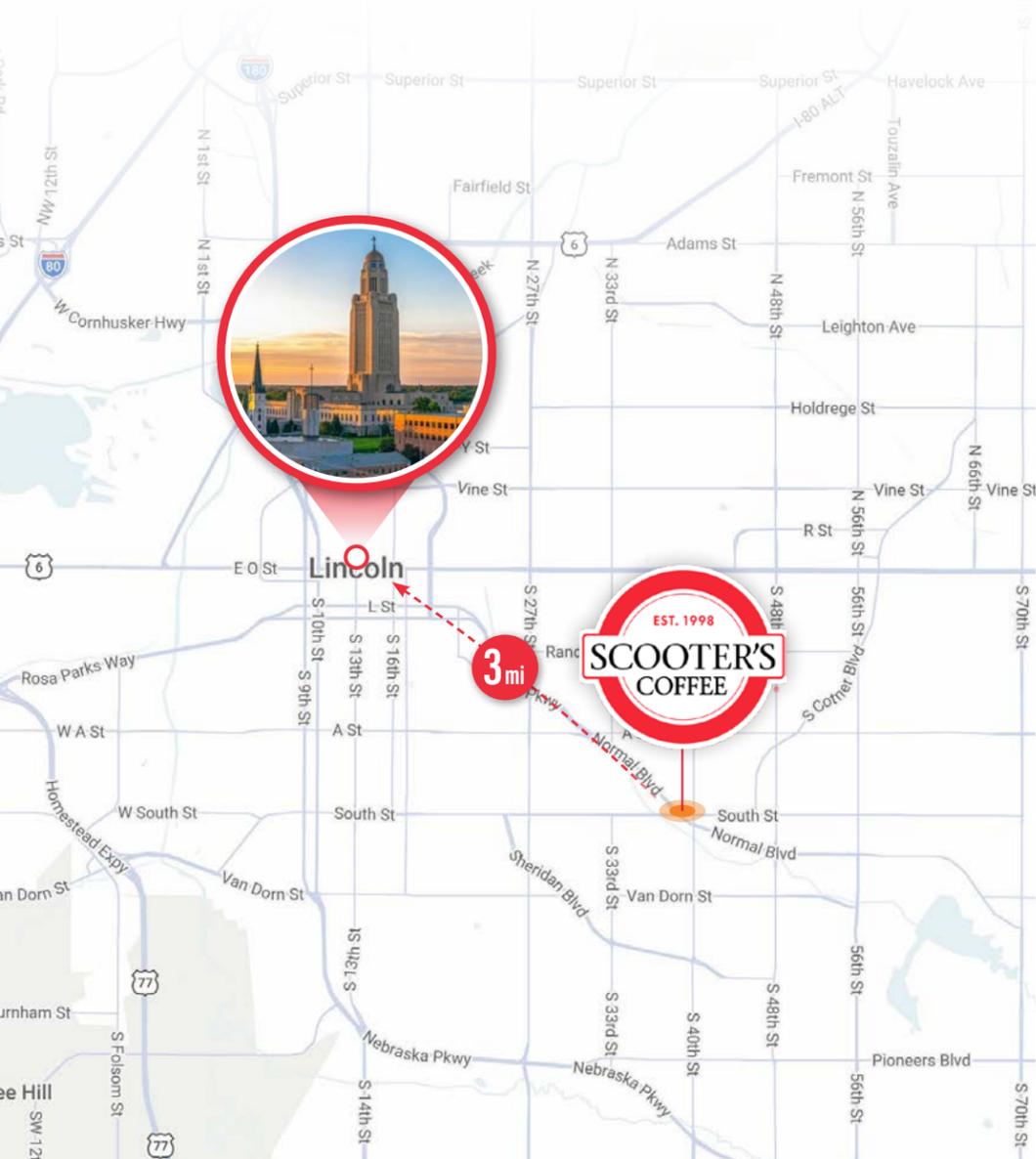


5. White Development Company Pipeline Projects

While some listed projects like Hidden Hills and Waterford Estates are located in East Lincoln, White Development Company’s portfolio highlights Lincoln’s ongoing residential and commercial land development activity, including large parcels that are being repurposed or planned for mixed uses. These illustrate the general growth environment backing new housing and commercial expansion trends in the region.

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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



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...

US MIDWEST COFFEE CHAIN SCOOTER'S COFFEE EXPLORES SALE, SOURCES SAY

July 10, 2025 | Reuters

Drive-through coffee chain Scooter's Coffee is evaluating a potential sale that could value the company at close to \$1 billion, according to sources familiar with the matter. Headquartered in Omaha, Nebraska, the privately held chain is working with Bank of America and R.W. Baird to explore the possibility. Still owned by founders Don and Linda Eckles, Scooter's Coffee reported nearly \$500 million in annual revenue and operates over 850 stores across approximately 30 states under a franchise model.



FULL ARTICLE 

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ADAM LEWIS

Broker of Record
1144 15th St., Suite 2150
Denver, CO 80202
(303) 328-2000
adam.lewis@marcusmillichap.com
Lic #: 20250136

Marcus & Millichap



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SPECIAL COVID-19 NOTICE

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.

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