



**\$1,555,556**

**6.75% CAP RATE**

**1610 N TRENTON ST  
RUSTON, LA 71270**



Freestanding Scooter's Coffee Drive-Thru | High-Visibility North Trenton Street (US-167) | Leading Drive-Thru Specialty Coffee Brand | New 20-Year NNN Lease With 10% Increases Every 5 Years And Zero Landlord Responsibilities | Personally Guaranteed By A High Net Worth Guarantor

**Marcus & Millichap**  
NFB GROUP

# WHY INVEST?



## Freestanding Drive-Thru Scooter's Coffee | Prime Ruston, LA Infill Location High-Visibility Corridor (US-167)

- **Strategically Positioned Along North Trenton Street (U.S. Highway 167)** — A Primary North-South Retail Corridor In Ruston Connecting Interstate 20 To Louisiana Tech University And Downtown, Capturing Strong Daily Commuter And Student Traffic
- **Freestanding Scooter's Coffee With Drive-Thru** — High-Visibility Site With Direct Access And Efficient Circulation, Purpose-Built To Serve Morning And Afternoon Peak Demand Through Scooter's Proven, High-Velocity Beverage Model
- **University-Driven Consumer Base** — Located Minutes From Louisiana Tech University, Generating Consistent Year-Round Traffic From Students, Faculty, And Staff
- **Established Retail & Service Corridor** — Surrounded By National QSRs, Healthcare Providers, And Neighborhood Retail, Reinforcing The Corridor As A Dominant Commercial Node Within Ruston
- **Stable Regional Trade Area** — Supported By Lincoln Parish Residents, University Population, And Interstate Travelers, Providing A Reliable Mix Of Local And Pass-Through Demand



## 20-Year NNN Lease | 10% Increases Every 5 Years | Zero Landlord Responsibilities Passive, Long-Term Income Security

- **Long-Term Triple-Net (NNN) Lease Structure**, With Zero Landlord Responsibilities, Providing Passive And Predictable Cash Flow
- **New 20-Year Lease Commencing At Close Of Escrow**, 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 Personally Guaranteed By A High Net Worth Guarantor (\$7M+ Net Worth)**, Enhancing Credit Strength And Investment Security



## High Net Worth Personal Guaranty National Brand Strength | Growing QSR Investment

- **Operated And Personally Guaranteed By A High Net Worth Individual**, Providing Strong Financial Backing And Credit Support For The Lease Obligations

- **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:	<a href="#">GOOGLE MAPS</a> 1610 N Trenton St, Ruston, LA 71270
Concept:	Scooter's Coffee
Guarantor:	Personal Guaranty (\$7M+ Net Worth)
Price:	\$1,555,556
Cap Rate:	6.75%
NOI:	\$105,000
Building Size (SF):	±668 SF
Lot Size (AC):	±0.61 Acres
Year Built:	2025

# LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	20 Years from COE
Term Remaining:	±20 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$8,750
Annual Base Rent:	\$105,000
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.

## \$1,555,556

LISTING PRICE

## 6.75%

CAP RATE

## ±20 YRS

LEASE TERM

## \$105,000

NOI

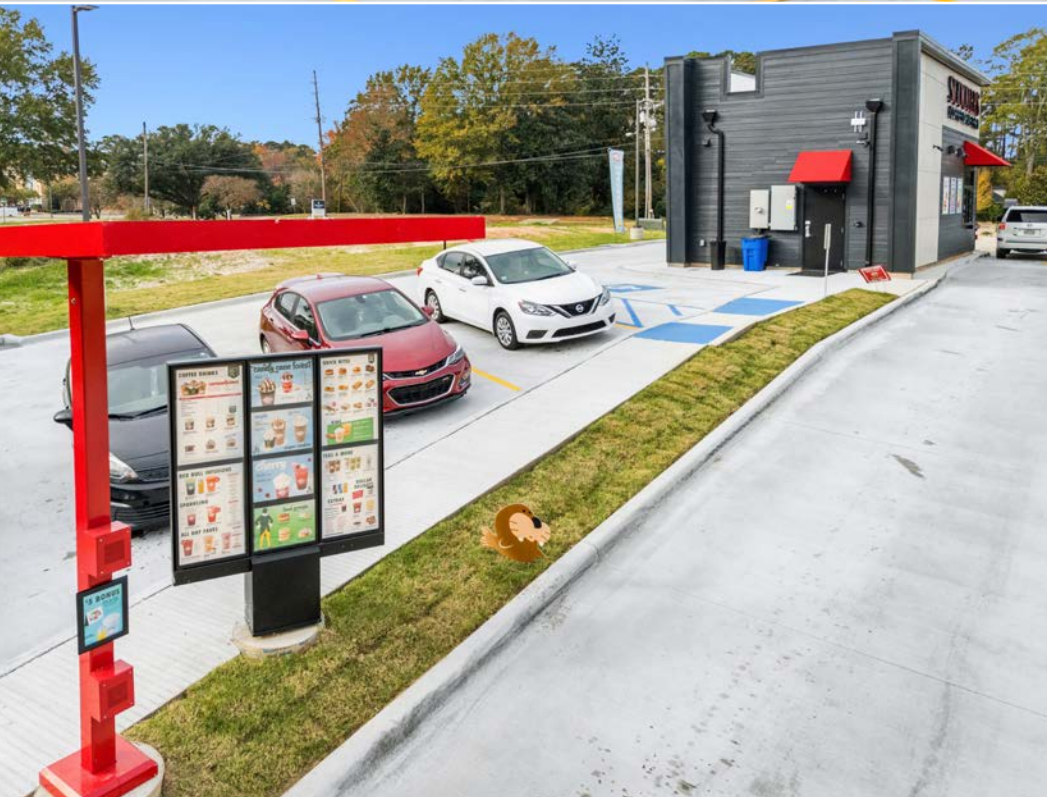
## NNN

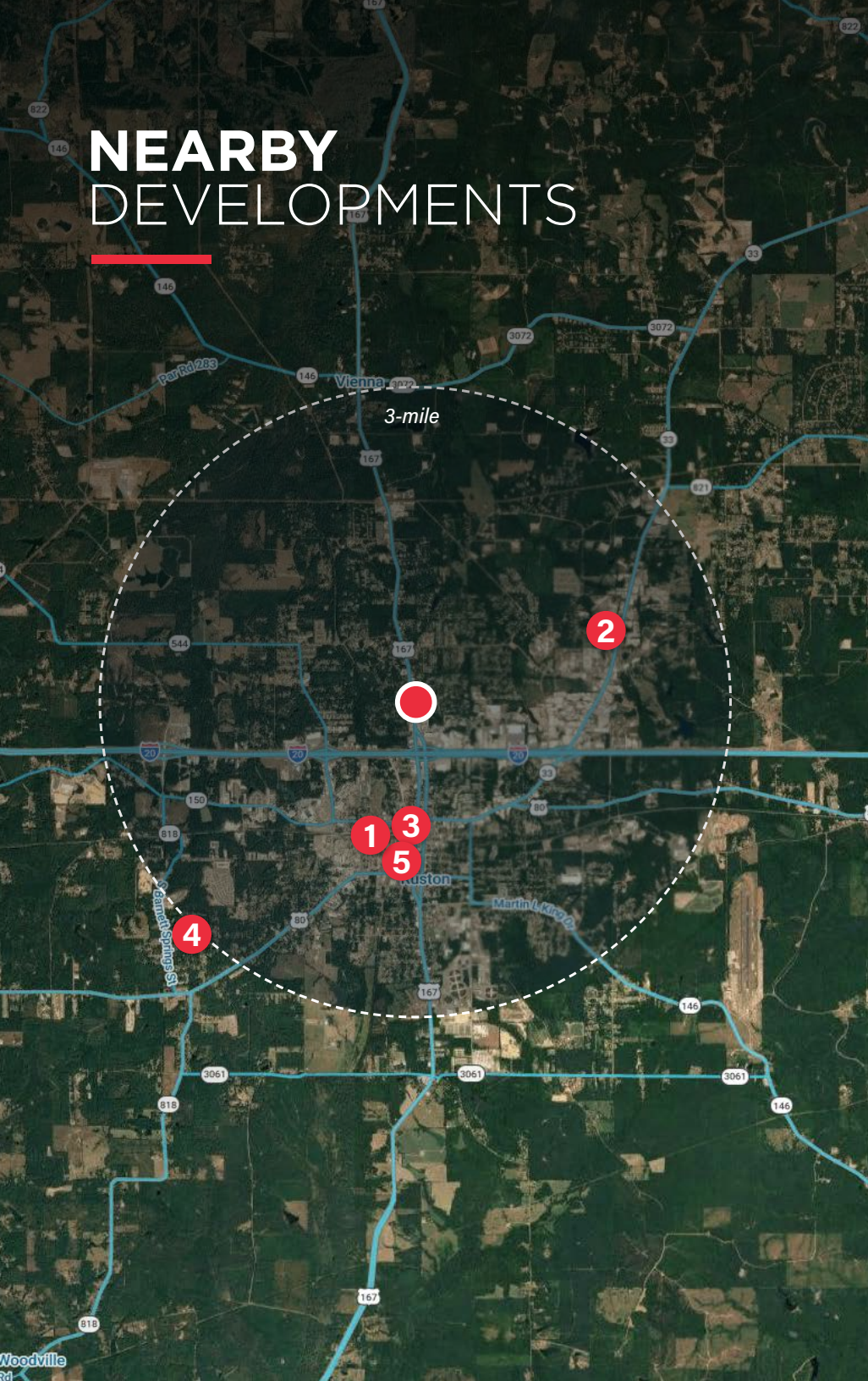
LEASE TYPE

## 2025

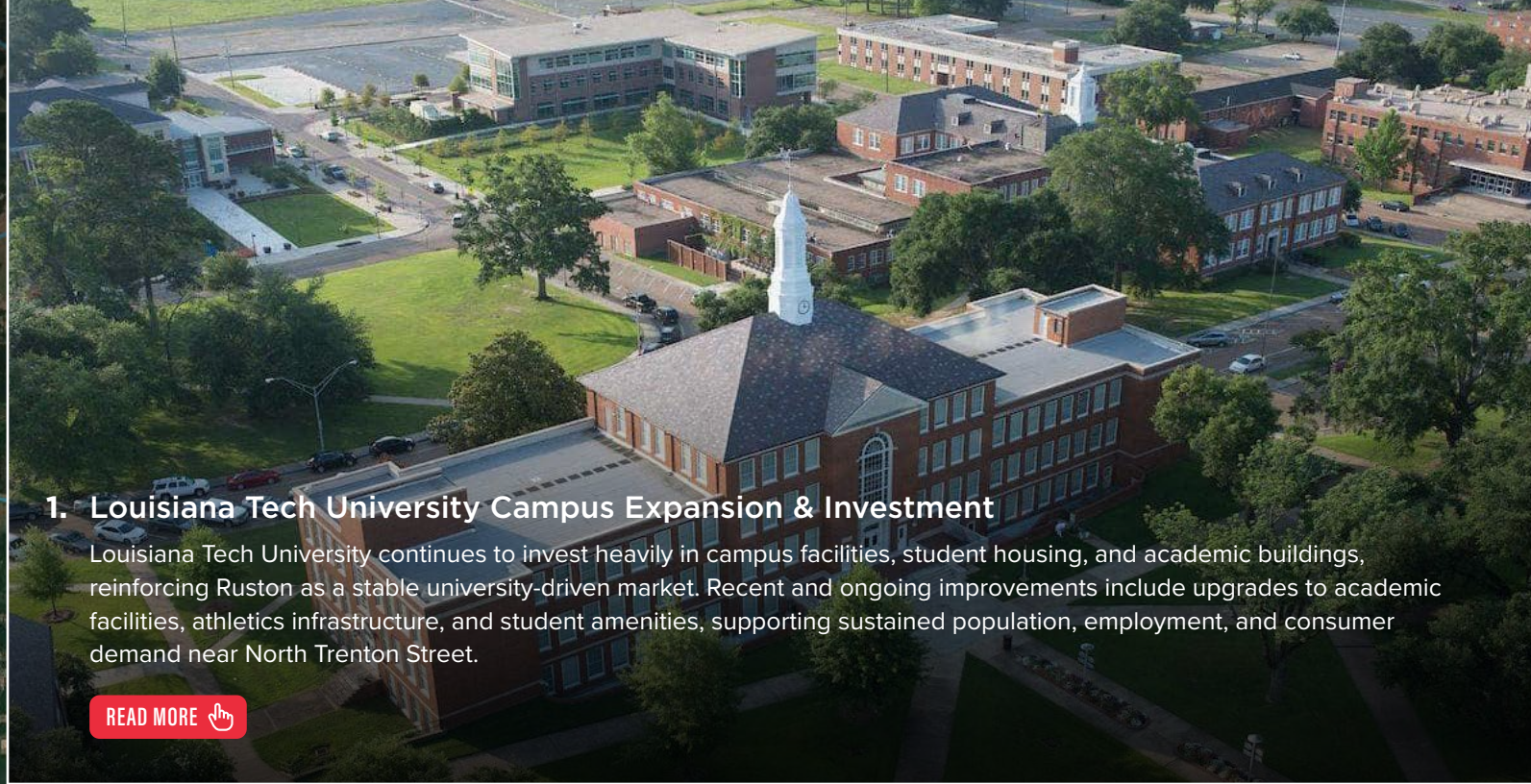
YEAR BUILT







# NEARBY DEVELOPMENTS



## 1. Louisiana Tech University Campus Expansion & Investment

Louisiana Tech University continues to invest heavily in campus facilities, student housing, and academic buildings, reinforcing Ruston as a stable university-driven market. Recent and ongoing improvements include upgrades to academic facilities, athletics infrastructure, and student amenities, supporting sustained population, employment, and consumer demand near North Trenton Street.

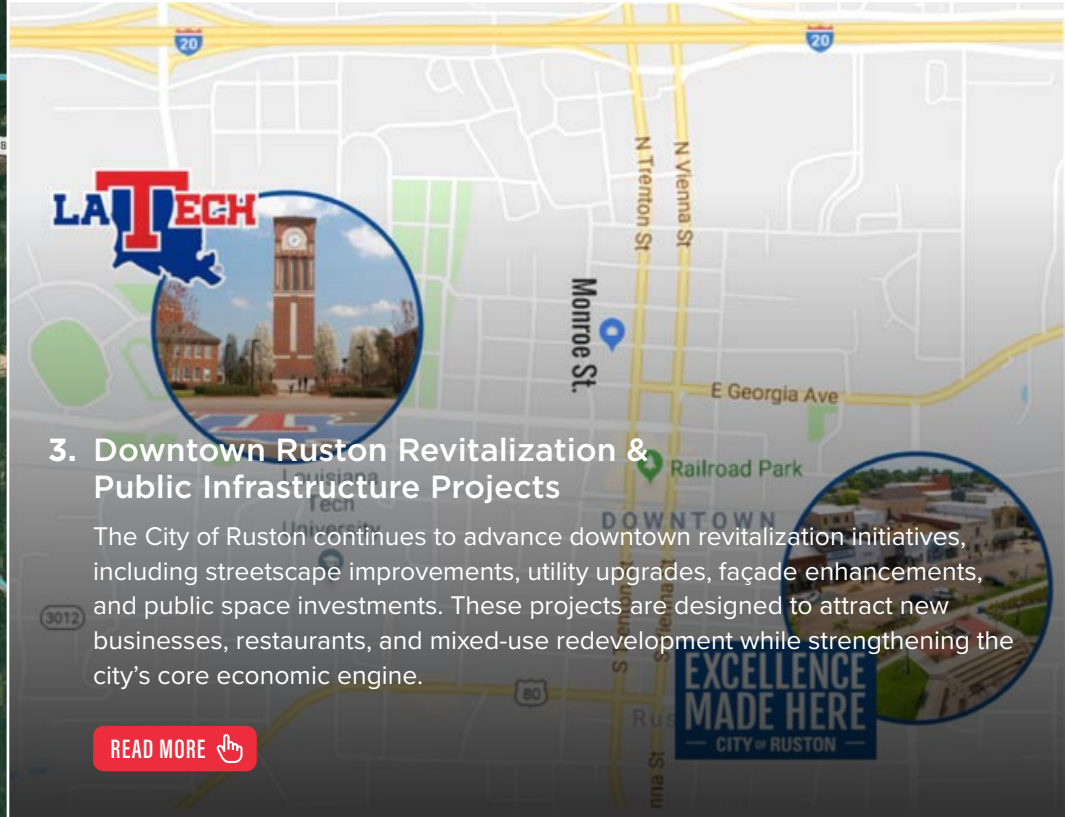
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## 2. Buc-ee's Ruston (Major Retail Anchor Debuting 2027- Growth Catalyst)

Buc-ee's Ruston set to open April 2027 along I-20 will span 74,000 square feet and feature 120 gas pumps, making it one of the largest retail footprints in the region. Buc-ee's is widely viewed as a catalyst for additional commercial and hospitality development, drawing new retailers, restaurants, and travelers to the area.

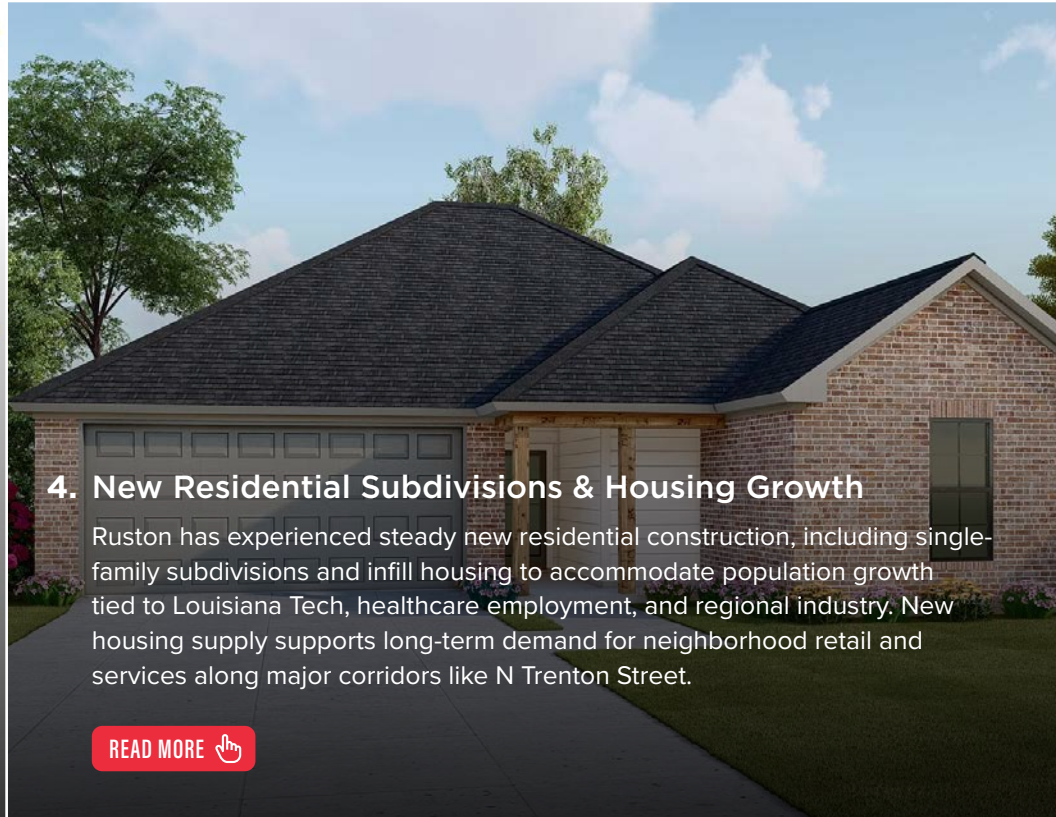
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## 3. Downtown Ruston Revitalization & Public Infrastructure Projects

The City of Ruston continues to advance downtown revitalization initiatives, including streetscape improvements, utility upgrades, façade enhancements, and public space investments. These projects are designed to attract new businesses, restaurants, and mixed-use redevelopment while strengthening the city's core economic engine.

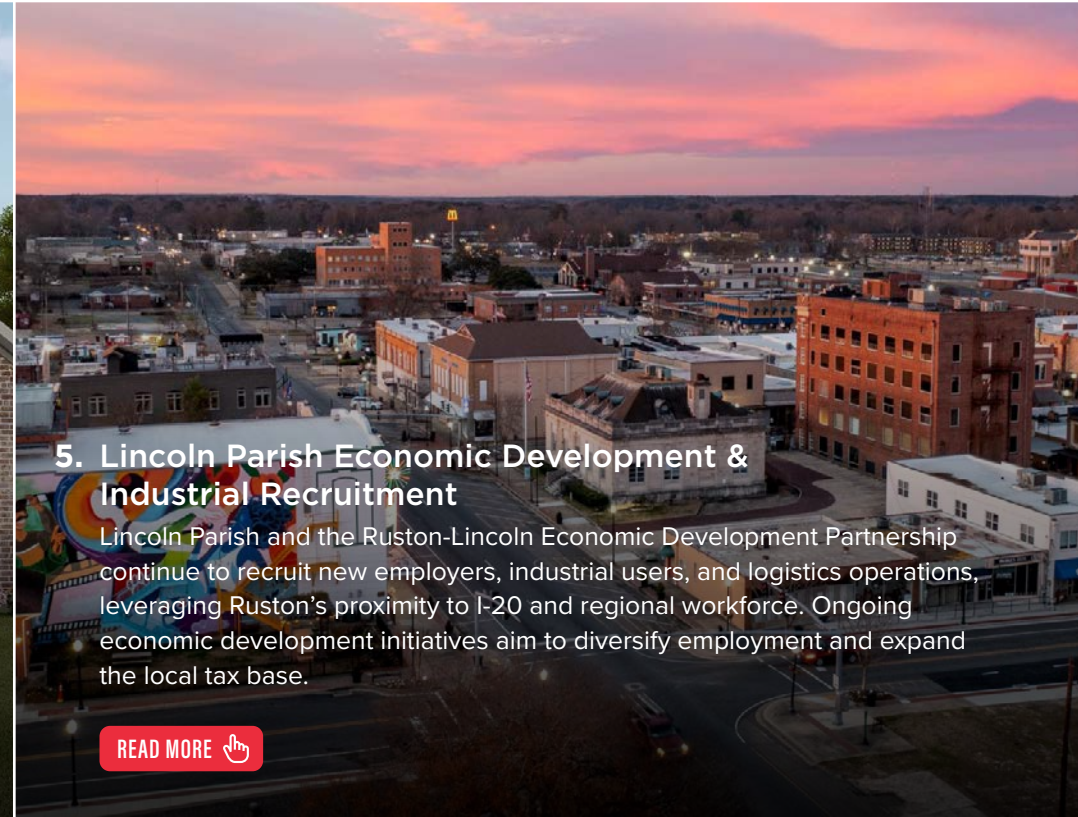
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## 4. New Residential Subdivisions & Housing Growth

Ruston has experienced steady new residential construction, including single-family subdivisions and infill housing to accommodate population growth tied to Louisiana Tech, healthcare employment, and regional industry. New housing supply supports long-term demand for neighborhood retail and services along major corridors like N Trenton Street.

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## 5. Lincoln Parish Economic Development & Industrial Recruitment

Lincoln Parish and the Ruston-Lincoln Economic Development Partnership continue to recruit new employers, industrial users, and logistics operations, leveraging Ruston's proximity to I-20 and regional workforce. Ongoing economic development initiatives aim to diversify employment and expand the local tax base.

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# CITY OF RUSTON

Located in north-central Louisiana, Ruston is a vibrant and growing community strategically positioned along Interstate 20, providing direct connectivity to Shreveport to the west and Monroe to the east. As the parish seat of Lincoln Parish and home to Louisiana Tech University, Ruston benefits from a stable economic base anchored by higher education, healthcare, and regional commerce. The university's enrollment of more than 12,000 students, along with faculty and staff, creates a consistent flow of consumer activity that supports local retailers, restaurants, and service-oriented businesses throughout the year. Ruston's blend of small-town character and institutional presence positions it as a key commercial and cultural hub for the surrounding rural trade area.

The city's commercial corridor along North Trenton Street (U.S. Highway 167) serves as one of Ruston's primary retail arteries, capturing daily commuter traffic, student movement, and regional visitors traveling between Interstate 20 and central Ruston. National retailers, quick-service restaurants, healthcare providers, and neighborhood-serving businesses line this corridor, reinforcing its role as a dominant retail node within the market. With a trade area that extends well beyond its approximate 23,000 residents to serve the broader Lincoln Parish population and surrounding communities, Ruston offers a steady and reliable consumer base—creating an attractive long-term environment for drive-thru-oriented operators.

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
<b>48,492</b>	<b>\$69,124</b>	<b>36,710</b>

SOURCE: SITESUSA, 2026



Downtown Ruston



Louisiana Tech University



# SHREVEPORT MSA

68 miles west of Subject Site

Located in northwestern Louisiana along the Texas border, the Shreveport Metropolitan Statistical Area serves as a primary economic, cultural, and healthcare hub for the Ark-La-Tex region. Anchored by Shreveport and neighboring Bossier City, the MSA blends a rich historic identity with modern regional commerce. With a metropolitan population of approximately **390,000 residents**, the **Shreveport MSA is the third-largest metro area in Louisiana** and functions as a central service center for surrounding rural parishes and East Texas communities.

The regional economy is supported by a diverse employment base including healthcare, gaming and hospitality, energy, manufacturing, logistics, and military presence. Major institutions such as Ochsner LSU Health Shreveport and Willis-Knighton Health System anchor the healthcare sector, while Barksdale Air Force Base provides long-term economic stability and a significant employment driver. Its strategic position along Interstates 20 and 49, combined with regional rail and air access, reinforces its role as a key transportation and distribution corridor across North Louisiana and into Texas.



Louisiana State University



Hollywood of the South  
– The New York Times

Culturally, the Shreveport MSA offers a blend of Southern heritage, riverfront entertainment, and expanding commercial development. Downtown Shreveport and the Louisiana Boardwalk in Bossier City provide retail, dining, and entertainment destinations that draw both residents and visitors. Ongoing investment in healthcare, industrial development, and neighborhood retail corridors continues to strengthen the region's long-term growth trajectory, reinforcing the MSA's position as a stable North Louisiana market for national and regional operators seeking durable consumer demand and strategic connectivity.



*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
<b>\$723M</b>	<b>850+</b>	<b>4.3K+</b>	McCarthy Capital

SOURCE: 2025, STATISTA

## IN THE NEWS



[FULL ARTICLE](#)

### SCOOTER'S COFFEE EXPANDS TO 900 STORES ACROSS 32 STATES AMID LONG-TERM GROWTH

March 2, 2026 | *Comunicaffe International*

As the brand continues to grow nationwide, so has the Scooter's Coffee Supply Chain network. Through its vertically integrated supply chain and six distribution centers, Scooter's Coffee drivers deliver to over 900 stores across 32 states nationwide. In early 2025, a new 183,000 square foot distribution center — the largest in the company — opened in Indianapolis, Ind. to support future expansion. "This milestone wouldn't be possible without our customers who make us part of their every day, our..."

### SCOOTER'S COFFEE CELEBRATES 900TH STORE WITH SPECIAL GIVEAWAY

February 19, 2026 | *QSR Magazine*

Scooter's Coffee has reached a major milestone in its nationwide growth: 900 stores across 32 states! We're celebrating the grand opening of our 900th store, a new Scooter's Coffee location in Paris, TN, with a special giveaway at all stores nationwide. Scoot On Around to any Scooter's Coffee location after 11 a.m. on Tuesday, Feb. 24 to receive a free limited-edition Scooter's Coffee reusable cup commemorating the milestone. Limit one reusable cup per customer while supplies last. When you grab...



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# EXCLUSIVELY LISTED BY

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Activity ID: ZAH1050079