Ziggi's Coffee Drive-Thru | Long-Term Absolute NNN Lease
Newly Constructed 2024 Asset | Fast-Growing Specialty Coffee
Brand Jefferson County (Fairbury), Nebraska

$1,200,000
6.50% Cap Rate

1409 K Street
Fairbury, NE 68352

Ziggi's

Marcus & Millichap

Why Invest?

Freestanding Ziggi's Coffee Drive-Thru
Prime Fairbury Location Along U.S. Hwy 136
Strong Local & Regional Traffic

- **Strategically Positioned Along K Street (U.S. Highway 136)**, Fairbury's Primary Commercial Corridor, Providing Excellent Visibility And Access For Daily Commuter Traffic Throughout Jefferson County
- **Freestanding Ziggi's Coffee Featuring A Modern Drive-Thru Prototype**, Offering Efficient Ingress/Egress, Dedicated Onsite Parking, And A Convenient Layout Designed To Accommodate High-Volume Drive-Thru And Grab-And-Go Customers
- **Situated Within Fairbury's Established Retail Corridor**, Surrounded By Grocery, Convenience, Financial, Healthcare, And Service-Oriented Businesses That Generate Consistent Daily Consumer Activity
- **Convenient Access To Major Area Employers** Including Jefferson Community Health & Life, Fairbury Public Schools, Local Manufacturers, Agricultural Businesses, And Government Facilities
- **Supported By A Stable Trade Area** Serving Fairbury And Surrounding Jefferson County Communities, Providing A Reliable Mix Of Local Residents, Workforce, Students, And Regional Visitors Driving Consistent Daily Customer Demand

Newly Constructed Absolute NNN Lease | Long-Term Passive Income With Scheduled Rent Growth

- **±9.5 Years Remaining** On An **Absolute NNN Lease** With **Zero Landlord Responsibilities**, Providing Stable Passive Income Backed By VING LLC And Predictable Long-Term Cash Flow
- **Strong In-Place Cash Flow**, Featuring **$78,000 In Annual Base Rent ($6,500/Month)** Secured By A Newly Constructed Ziggi's Coffee Drive-Thru Location
- **Scheduled 5% Rental Increases Every Five Years**, Providing Built-In Income Growth And A Hedge Against Inflation Throughout The Lease Term
- **Two (2) Five-Year Renewal Options**, Allowing For Up To **10 Additional Years** Of Occupancy And Extended Long-Term Income Potential
- **New 2024 Construction**, Featuring A Modern Ziggi's Coffee Drive-Thru Prototype Designed To Minimize Near-Term Capital Expenditures And Ongoing Ownership Responsibilities

Fast-Growing Specialty Coffee Brand
Premium Drive-Thru Concept
Emerging National Franchise

- **Ziggi's Coffee**, One Of The Nation's Fastest-Growing Specialty Coffee Brands, Recognized For Its Premium Beverages, Drive-Thru Convenience, And Strong Customer-Focused Experience
- **Rapidly Expanding Coffee Franchise**, With More Than **120 Locations Operating Or In Development** Across The United States, Strengthening Brand Recognition And Driving Continued Consumer Demand
- **Modern Drive-Thru Coffee Concept**, Offering A Diverse Menu Of Specialty Coffee, Espresso Drinks, Energy Infusions, Teas, Smoothies, And Breakfast Items, Positioning Ziggi's For Long-Term Growth In The Premium Quick-Service Beverage Segment

Investment Summary

Address: GOOGLE MAPS	1409 K St, Fairbury, NE 68352
Concept:	Ziggi's Coffee
Guarantor:	VING LLC
Price:	$1,200,000
Cap Rate:	6.50%
NOI:	$78,000
Building Size (SF):	±904 SF
Lot Size (AC):	±0.76 Acres
Year Built:	2024

Lease Terms

Lease Commencement:	1/13/2022
Lease Term Expiration:	12/31/2035
Term Remaining:	±9.5 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	$6,500
Annual Base Rent:	$78,000
Rental Increases:	5%/5-Years
Renewal Options:	2 x 5 Years

$1,200,000
LISTING PRICE

6.50%
CAP RATE

±9.5 Years
LEASE TERM

$78,000
NOI

ABS NNN
LEASE TYPE

2024
YEAR BUILT


Ziggi's
COFFEE
DRIVE THRU
OPEN


Ziggi's
COFFEE
DRIVE THRU


Ziggi's COFFEE
DRIVE THRU

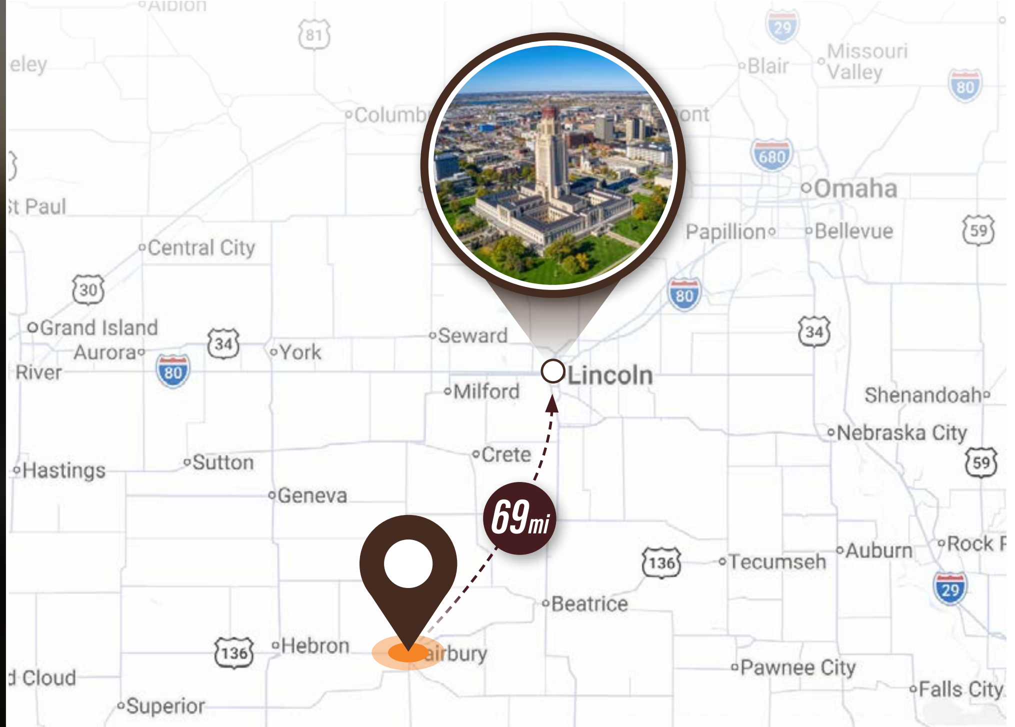

Ziggi's
COFFEE
DRIVE THRU
Ziggi's COFFEE

Jefferson County
Nebraska

Located in southeastern Nebraska, Jefferson County is strategically positioned along U.S. Highway 136 with convenient access to U.S. Highway 81 and nearby Interstate 80, providing regional connectivity throughout eastern Nebraska and north-central Kansas. Anchored by the county seat of Fairbury, the local economy is supported by agriculture, food processing, manufacturing, healthcare, education, transportation, and government services. Major employers including Jefferson Community Health & Life, Fairbury Public Schools, and a diverse network of agricultural producers and local manufacturers help sustain consistent year-round consumer activity for area retailers, restaurants, and convenience-oriented businesses.

Fairbury serves as the primary commercial, healthcare, and governmental hub for Jefferson County and surrounding rural communities, capturing daily needs-based spending from residents across the region. Retail and service uses are concentrated along key corridors including U.S. Highway 136 (K Street) and the downtown business district, where quick-service restaurants, convenience retail, grocery stores, and essential services benefit from consistent local traffic. While modest in resident population, the broader trade area extends throughout Jefferson County and neighboring south-central Nebraska communities, supporting reliable visitation patterns and providing a stable consumer base for drive-thru, convenience, and service-oriented operators.

SOURCE: SITESUSA, 2026



Ziggi's

USA TODAY
10BEST
2025 #2 BEST DRIVE-THRU COFFEE
READER'S CHOICE AWARDS

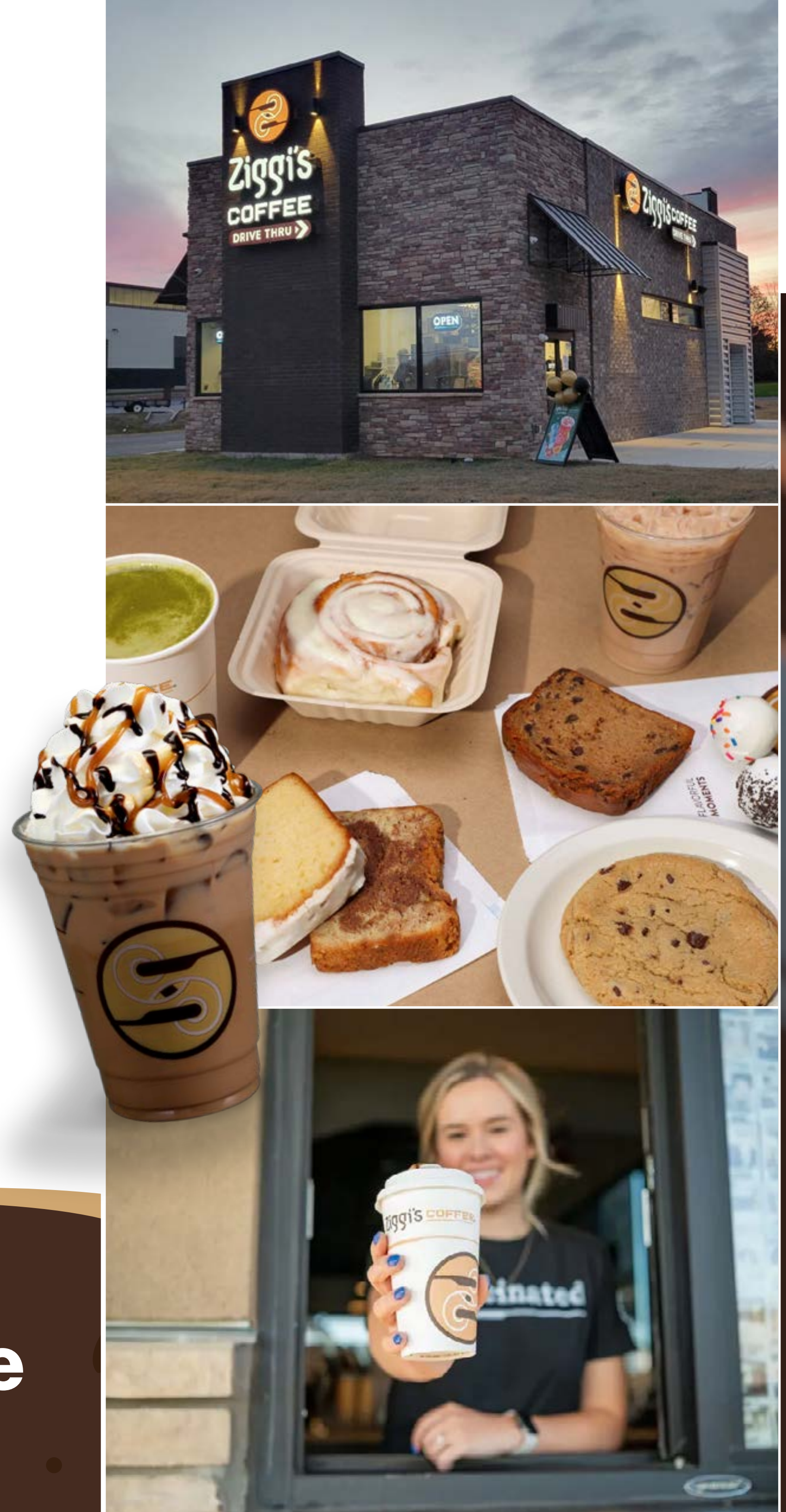
Global Franchise
2025 BEST FOOD AND DRINK FRANCHISE
GLOBAL FRANCHISE AWARDS

Founded in 2004 in Longmont, Colorado, Ziggi's Coffee has grown from a single neighborhood coffee shop into one of the nation's fastest-growing specialty coffee franchises. Known for its premium coffee, handcrafted espresso beverages, energy drinks, teas, smoothies, and breakfast offerings, Ziggi's focuses on delivering a fast, convenient customer experience through modern drive-thru and café formats. With more than 100 locations operating or in development across the United States, the brand's commitment to quality products, exceptional service, and community engagement has established Ziggi's as an emerging leader in the specialty coffee segment.

As a rapidly expanding franchise brand, Ziggi's Coffee continues to strengthen its presence in both established and emerging markets through a scalable drive-thru-focused business model. Headquartered in Longmont, Colorado, the company partners with experienced franchise operators to support disciplined nationwide growth while maintaining consistent brand standards and customer service. Its streamlined operations, broad beverage menu, and emphasis on convenience position Ziggi's to capitalize on continued consumer demand for premium coffee and quick-service beverage concepts.

Ziggi's Coffee continues to build on its mission of serving customers with convenience, quality, and a welcoming neighborhood atmosphere. Seasonal beverage offerings, innovative menu development, and flexible store formats—including drive-thru, café, and kiosk locations—help keep the brand relevant in an increasingly competitive coffee market. Combined with a customer-first approach and strategic expansion into high-growth communities, Ziggi's has established itself as one of the fastest-growing brands in the specialty coffee industry.

2024 REVENUE	LOCATIONS	FOUNDED	STATUS
$74M	**120+**	**2004**	**Private**



In The News

FULL ARTICLE

ZIGGI'S COFFEE INTRODUCES NEW PROTEIN MENU FOR EVERYDAY CONSUMERS

May 12, 2026 | *Franchising.com*

Ziggi's Coffee today announced the launch of its new Protein Menu, a permanent addition designed to meet growing consumer demand for more satisfying, functional beverages without sacrificing the drinks people already love. In fact, according to a new national survey commissioned by the brand, nearly 6 in 10 Americans say they skip breakfast at least once a week, while 7 in 10 report experiencing a crash after their morning coffee. The survey of nearly 600 U.S. consumers points to a shift in how...

ZIGGI'S COFFEE CEO EMBRACES THE DAILY GRIND OF GROWTH

November 5, 2025 | *FranchiseTimes*

Colorado-based Ziggi's Coffee celebrated two decades in business last year, but CEO Brandon Knudsen said it's difficult to fully absorb that milestone. Those 20 years have had their mix of ups and downs, from having to come up with a name for the brand on the fly to establishing a working franchise system in 2016. Knudsen aptly referred to the experience as a roller coaster, but said while it's been challenging, the coffee category adventure has been a "ton of fun." Founded in...

FULL ARTICLE

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Ziggi's

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