

LONG TERM LEASE

10% RENTAL INCREASES EVERY 5 YEARS

Ziggi's COFFEE

FAST GROWING TENANT

ABSOLUTE TRIPLE NET LEASE



ST. LOUIS SUBURB WITH HIGH GROWTH MARKET



Mexico Rd

18,000 Cars Per Day



Mc Donald's

36,000 CARS PER DAY

7-ELEVEN

PEOPLES SAVINGS BANK

LP MART

Salt Lick Rd

19,000 Cars Per Day

O'Reilly AUTO PARTS

CNB STL BANK

Ziggi's COFFEE

SONIC

Actual Site

661 SALT LICK RD, ST PETERS, MO 63376

ZIGGI'S COFFEE | ST. PETERS, MO

VALU NET LEASE PARTNERS®

EXCLUSIVELY MARKETED
ZIGGI'S COFFEE (ST. PETERS, MO)



In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835

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ACTUAL SITE

INVESTMENT HIGHLIGHTS

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's
COFFEE



GROWING COMPANY WITH OVER 100+ LOCATIONS | STRONG UNIT ECONOMICS | SIGNIFICANT GROWTH PIPELINE

- Ziggi's Coffee now has over 100 locations throughout the United States and has an extensive growth pipeline.
- With over 200 new units in the construction pipeline, Ziggi's Coffee is poised for substantial future expansion.
- Experienced operator with continued plans to grow further locations. Personal Guaranty - ask broker for details.

FEE SIMPLE INVESTMENT | ZERO LANDLORD RESPONSIBILITIES | LONG TERM 18+ YEAR LEASE

- Fee Simple Ownership - Land and Building for Sale.
- Zero Landlord Responsibilities - Tenant to pay Taxes, Insurance, and Maintain the Property.
- 20-Year Original Lease Term with 18+ Years Remaining and Attractive Rental Increases of 10% Every 5 Years.

GROWING FRANCHISEE | HIGH PERFORMING MARKET | PRO-GROWTH INFRASTRUCTURE

- Strategically positioned just 30 minutes from downtown St. Louis with direct access to I-70 and Highway 364.
- St. Peters is home to nearly 60,000 residents in rapidly growing St. Charles County, one of Missouri's fastest-expanding counties.
- 4.9% population growth since 2020, supported by healthcare, retail, logistics, manufacturing, and continued commercial development.

FINANCIAL SUMMARY

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's
COFFEE

PRICING SUMMARY

PROPERTY NAME	Ziggi's Coffee
PROPERTY ADDRESS	661 Salt Lick Rd, St Peters, MO 63376
PRICE	\$1,740,224
CAP RATE	7.15%
INITIAL NOI/RENT	\$124,426
APPROX. BUILDING SIZE	1,230 SF
APPROX. LOT SIZE	0.88 AC
YEAR BUILT/RENOVATED	2002/2024

LEASE SUMMARY

TENANT	Ziggi's Coffee
GUARANTOR	Franchisee
LEASE TYPE	Triple Net (NNN)
LEASE COMMENCEMENT	Feb 2024
LEASE EXPIRATION	Jan 2044
ORIGINAL TERM	15 Years
OPTION TERM	Six 5-Year Options
INCREASES	10% Every 5 Years
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	Insurance, Taxes, Maintenance
LEASE TERM REMAINING	18.5 Years
RIGHT OF FIRST REFUSAL	None

**10% RENTAL INCREASES EVERY 5 YEARS
ABSOLUTE TRIPLE NET LEASE**



ACTUAL SITE

RENT SCHEDULE

ZIGGI'S COFFEE (ST. PETERS, MO)



INITIAL TERM

Term	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Year 1 - 5	Feb 2024	Jan 2029	\$124,426	\$10,369	
Year 6 - 10	Feb 2029	Jan 2034	\$136,869	\$11,406	10.00%
Year 11 - 15	Feb 2034	Jan 2039	\$150,555	\$12,546	10.00%
Year 16 - 20	Feb 2039	Jan 2044	\$165,611	\$13,801	10.00%

OPTION TERM

Term	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Option 1	Feb 2044	Jan 2049	\$182,172	\$15,181	10.00%
Option 2	Feb 2049	Jan 2054	\$200,389	\$16,699	10.00%
Option 3	Feb 2054	Jan 2059	\$220,428	\$18,369	10.00%
Option 4	Feb 2059	Jan 2064	\$242,471	\$20,206	10.00%
Option 5	Feb 2064	Jan 2069	\$266,718	\$22,227	10.00%
Option 6	Feb 2069	Jan 2074	\$293,390	\$24,449	10.00%

AERIAL MAP

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's COFFEE



- COSTCO WHOLESALE
- MENARDS
- Academy
- FAMOUS Footwear
- BEST BUY
- Marshalls
- ROSS
- HomeGoods
- Overstock
- OLD NAVY
- MACY'S
- ULTA
- JCPenney
- ALDI
- Dillard's
- DSW
- BARNES & NOBLE
- OLLIE'S
- ASHLEY
- Schmick's
- TeleSign
- Walmart
- McDonald's
- OUTBACK STEAKHOUSE
- Hardee's
- CVS pharmacy
- DOLLAR GENERAL

- THE HOME DEPOT
- HOBBY LOBBY
- HARBOR FREIGHT
- LOWE'S
- DOLLAR TREE
- Walmart
- at home
- ALDI
- golden corral
- McDonald's
- TEXAN

Mc Donald's

36,000 CARS PER DAY

18,000 Cars Per Day

19,000 Cars Per Day

Ziggi's
COFFEE

SONIC

AERIAL MAP

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's COFFEE



TARGET **KOHL'S** **Michaels** **Furnish**
PET SMART **Ashley** **Dierbergs** **ROSS**
Total Wine **Walgreens** **FIVE** **CIRCLE** **AT&T**
IHOP **Starbucks** **Chipotle** **White Castle** **WILD** **Jersey Mike's**

FORT ZUMWALT SOUTH HIGH SCHOOL

THE HOME DEPOT **HOBBY LOBBY** **HARBOR FREIGHT** **LOWE'S** **DOLLAR TREE**
Walmart **at home** **ALDI**
AutoZone **WallyWorld** **IT'S A WONDERFUL LIFE** **Aspen America**
Wendy's **Subway** **Golden Corral** **McDonald's** **TEXAS**

AERIAL MAP

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's COFFEE



140,000 Cars Per Day

Dierbergs

POPEYES

Walgreens

Jiffy lube
multicare

SUBWAY

SONIC

Ziggi's
COFFEE

COSTCO	MENARDS	Academy	FAMOUS FOOTWEAR	DEEPLY BUY
Marshalls	ROSS	HomeGoods	Overstock	
OLD NAVY	MACYS	ULTA	JCPenney	ALDI
Dillard's	DSW	BARNES & NOBLE	OLLIE'S	
Schickel	TeleSolutions	MATTHEWS BURN	Ashley	
Hardee's	MAJESTERS	Wendy's	McDonald's	OUTBACK STEAKHOUSE
		CVS pharmacy	DOLLAR GENERAL	

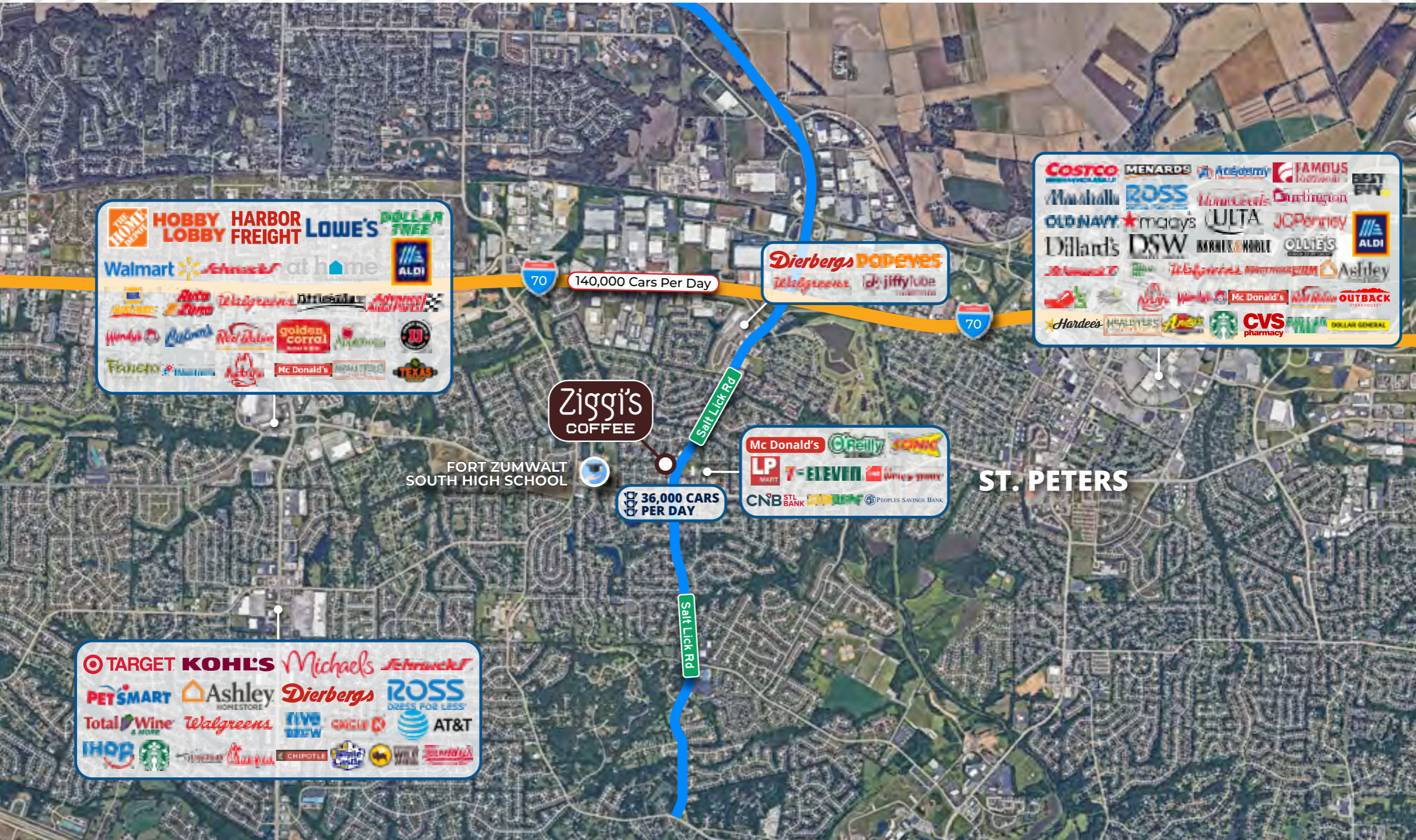
Salt Lick Rd

19,000 Cars Per Day

SATELLITE MAP

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's COFFEE



Ziggi's

COFFEE

TENANT AND GUARANTEE SUMMARY

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's COFFEE



REVENUE IN 2025



\$128 MILLION
NATIONWIDE

LOCATIONS IN 2025



100+ LOCATIONS
NATIONWIDE

NEW OPENINGS IN 2025



200+ NEW STORES
PLANNED

EMPLOYEES IN 2025



382+ EMPLOYEES
NATIONWIDE

TENANT HEADQUARTERS:

LONGMONT, COLORADO

GUARANTEE:

PERSONAL GUARANTEE

OPERATOR:

JACK OF DIAMONDS JAVA, LLC

ZIGGI'S COFFEE

Ziggi's Coffee is a rapidly expanding specialty coffee and drive-thru franchise founded in 2004 by Brandon and Camrin Knudsen in Longmont, Colorado. The brand delivers a diverse and craveable menu—from expertly roasted coffee, energy infusions, and smoothies to its innovative “Dirty Soda,” plus a range of breakfast items, baked goods, and savory sandwiches.

Ziggi's is known for its community-focused approach, cozy café locations, and convenient drive-thru formats. With approximately 100 U.S. locations and over 200 additional units in the development pipeline, the company is positioned for continued nationwide expansion under growing franchisee momentum.

Franchising.com



[READ FULL ARTICLE](#)

ZIGGI'S COFFEE IS STIRRING THINGS UP - AGAIN

July 3, 2025

Let's face it, keeping up with today's ever-changing tastes is no small feat. But Ziggi's Coffee has always had a knack for staying ahead of the curve. This month, the Colorado-born brand is proving once again that it's not just keeping up, it's leading the way with the nationwide launch of its playful, bold, and totally crave-worthy Dirty Soda lineup.

At a time when customer loyalty can be fleeting, Ziggi's continues to earn it by doing what it does best: listening, innovating, and delivering. With more than 100 locations in 22 states (and more than 200 more in the pipeline), Ziggi's isn't just growing, it's thriving. And it's doing it by staying true to what makes the brand special: adaptability, creativity, and a genuine love for surprising and delighting its guests.

The brand's new Dirty Soda offering includes 22 signature recipes with nostalgic flavor mashups, creamy finishes, and yes, even gummy shark toppings. It's the kind of fun, feel-good twist Ziggi's fans didn't even know they needed. It's also a strategic move that opens the door to new customers, new occasions, and fresh ways to experience Ziggi's Coffee.

ZIGGI'S COFFEE OPENS 100TH LOCATION IN BRIGHTON, CO.

October 30, 2024

Ziggi's Coffee, one of America's leading specialty franchised concepts, opened its 100th store, located at 51 North 42nd Ave in Brighton, CO, on Tuesday, October 29. This milestone location is expected to create approximately 15 new jobs in the local community. A ribbon-cutting ceremony will take place to commemorate the opening, with Ziggi's Coffee founders Brandon and Camrin Knudson joining the celebration.

Owned and operated by the Jeff and Bambi Brady and their family, this new Ziggi's Coffee marks the brand's first location in Brighton, CO. The 624 sq. ft. coffee shop is a drive-thru only design, to better accommodate and meet the needs of customers on-the-go. Ziggi's Coffee offers a robust beverage lineup including specialty coffees, chai and teas, Fresherz, Energy Infusions, smoothies, Italian sodas and more.

The brand also serves a variety of tasty food items – from sweet to savory – that will satisfy any craving throughout the day, from breakfast sandwiches, burritos and paninis to baked goods like breads, cinnamon rolls, scones, cookies and cake pops.



[READ FULL ARTICLE](#)

ST. LOUIS, MO



ST. LOUIS, MO



STRONG POPULATION GROWTH AND REGIONAL REACH

St. Peters has experienced remarkable population growth, expanding from just 486 residents in 1970 to more than 60,000 today, making it one of the 15 largest cities in Missouri. With nearly 1% annual growth and a 4.9% increase since 2020, the city continues to attract new residents seeking affordability and access to the St. Louis metro area.

Beyond its local base, St. Peters serves as a regional hub, drawing from a trade area of more than 350,000 people within a 10-mile radius. This combination of sustained population growth and regional reach makes it a powerful location for retail, commercial, and residential investment.

AFFLUENT DEMOGRAPHICS AND HIGH QUALITY OF LIFE

The city offers a desirable balance of strong incomes and affordable living, creating an attractive and stable community for investment. With median household income approaching \$90,000 and per capita income exceeding \$52,000, residents enjoy higher-than-average earning power while maintaining a cost of living below national benchmarks.

The median home price of roughly \$237,000 enhances affordability, supporting long-term housing demand and workforce stability. St. Peters' reputation for livability is reinforced by repeated recognition from Money Magazine as one of the nation's "Best Places to Live," underscoring its enduring appeal to families, professionals, and retirees alike.

ECONOMIC DIVERSITY AND PREMIER AMENITIES

St. Peters combines a diverse economic base with premier amenities that strengthen its attractiveness as both a commercial and residential market. The city supports modern housing developments, robust retail corridors, and major commercial centers such as Mid Rivers Mall, the largest mall in St. Charles County with more than 140 shops and a 14-screen theater.

Its Premier 370 Business Park has positioned the city as a hub for light industrial, logistics, and distribution, driving continued employment growth. Complementing its economic strengths, St. Peters boasts outstanding lifestyle amenities, including the 236,000-square-foot Rec-Plex, 25 parks, and more than 27 miles of trails, which together enhance quality of life and reinforce the community's stability and growth potential.

DEMOGRAPHICS (2024)

ZIGGI'S COFFEE (ST. PETERS, MO)



	1 MILE	3 MILES	5 MILES
POPULATION			
CENSUS POPULATION	14,909	70,806	171,309
POPULATION DENSITY PER SQ MILE	3,657	999	1,520
2020 CENSUS POPULATION	15,051	69,127	170,129
HOUSEHOLD & GROWTH			
HOUSEHOLDS	5,511	26,473	65,110
FAMILY HOUSEHOLDS	4,103 (74.5%)	19,245 (72.7%)	46,772 (71.8%)
PERSONS PER HOUSEHOLD	2.71	2.67	2.63
INCOME			
AVERAGE HOUSEHOLD INCOME	\$115,751	\$118,157	\$120,548
MEDIAN HOUSEHOLD INCOME	\$102,758	\$99,925	\$101,755
AVERAGE INCOME PER PERSON	\$44,637	\$45,085	\$46,637
HOUSING			
MEDIAN HOUSE VALUE	\$250,630	\$256,560	\$279,648
OCCUPIED HOUSING UNITS	5,511 (97%)	26,473 (96.5%)	65,110 (97%)
OWNER OCCUPIED HOUSING UNITS	4,518 (82%)	22,360 (84.5%)	54,645 (83.9%)
EDUCATION			
ELEMENTARY	549 (5.2%)	2,791 (5.7%)	5,402 (4.6%)
HIGH SCHOOL GRADUATE	2,456 (23.1%)	12,014 (24.5%)	28,283 (23.9%)
COLLEGE / ASSOCIATE DEGREE	3,748 (35.3%)	16,165 (33%)	37,295 (31.5%)
BACHELOR DEGREE	2,406 (22.7%)	11,153 (22.8%)	29,537 (25%)
ADVANCED DEGREE	1,463 (13.8%)	6,852 (14%)	17,735 (15%)



PROPERTY PHOTO
ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's
COFFEE



PROPERTY PHOTO

ZIGGI'S COFFEE (ST. PETERS, MO)

Ziggi's

COFFEE



AERIAL PHOTO

ZIGGI'S COFFEE (ST. PETERS, MO)

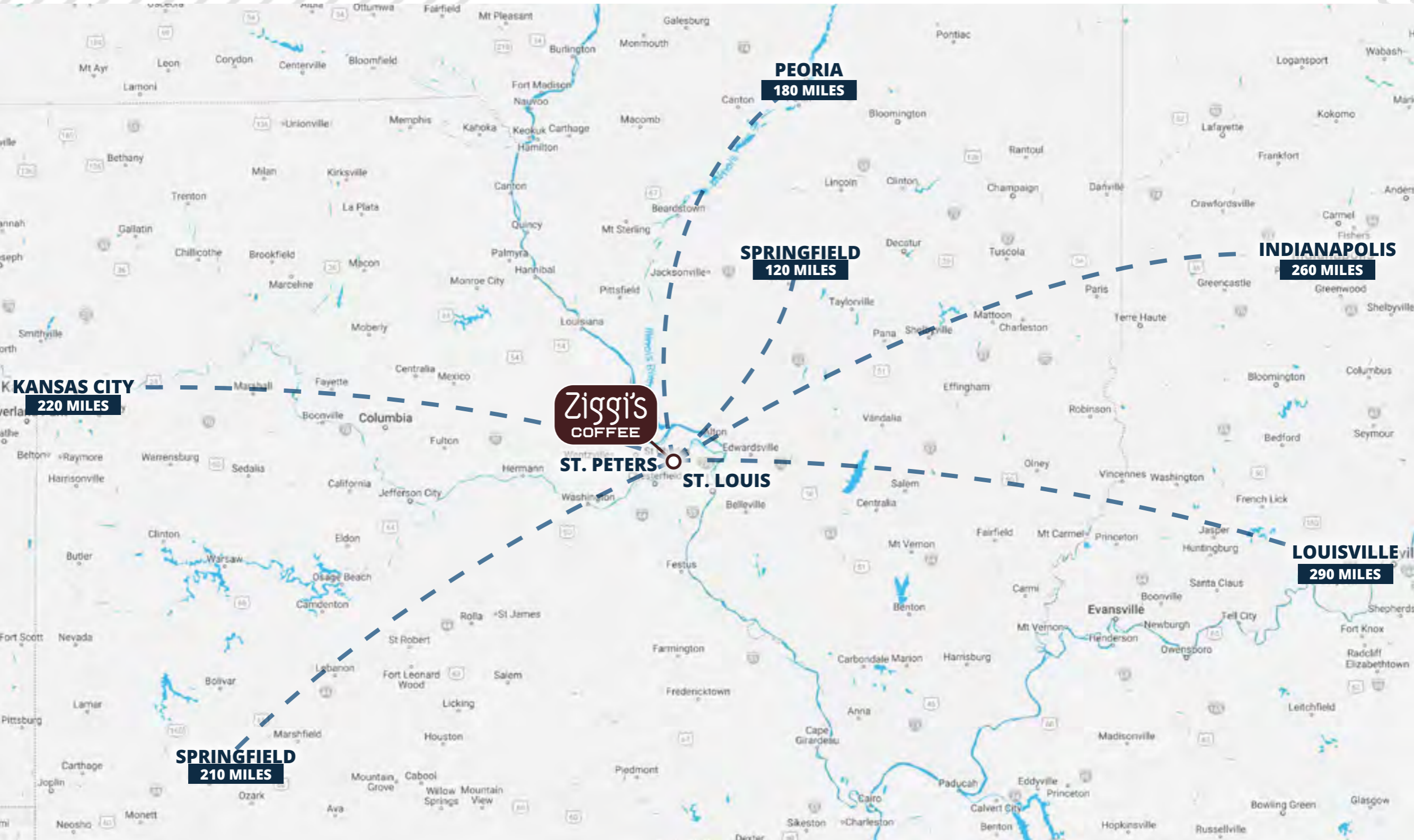
Ziggi's

COFFEE



REGIONAL MAP

ZIGGI'S COFFEE (ST. PETERS, MO)



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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure, you agree to release ParaSell, Inc. 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SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents