

# Dutch Bros Coffee | Decatur, AL



**CORPORATE**  
**GUARANTY**  
NYSE: BROS



**ESTABLISHED**  
**TENANT**  
831 STORES | 16 STATES



**BRAND-NEW**  
**15-YEAR LEASE**  
3, 5-YR RENEWAL OPTIONS



**GREAT**  
**DEMOGRAPHICS**  
62K+ POP. | \$74K+ AHHI



**ABS. NNN**  
**ZERO LANDLORD**  
OBLIGATIONS



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