



the HUMAN  
& BEAN



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**VENTURE**  
INVESTMENT SALES

7301 SAN ANTONIO DRIVE NE  
ALBUQUERQUE, NM 87109

**EXCLUSIVELY  
MARKETED BY**



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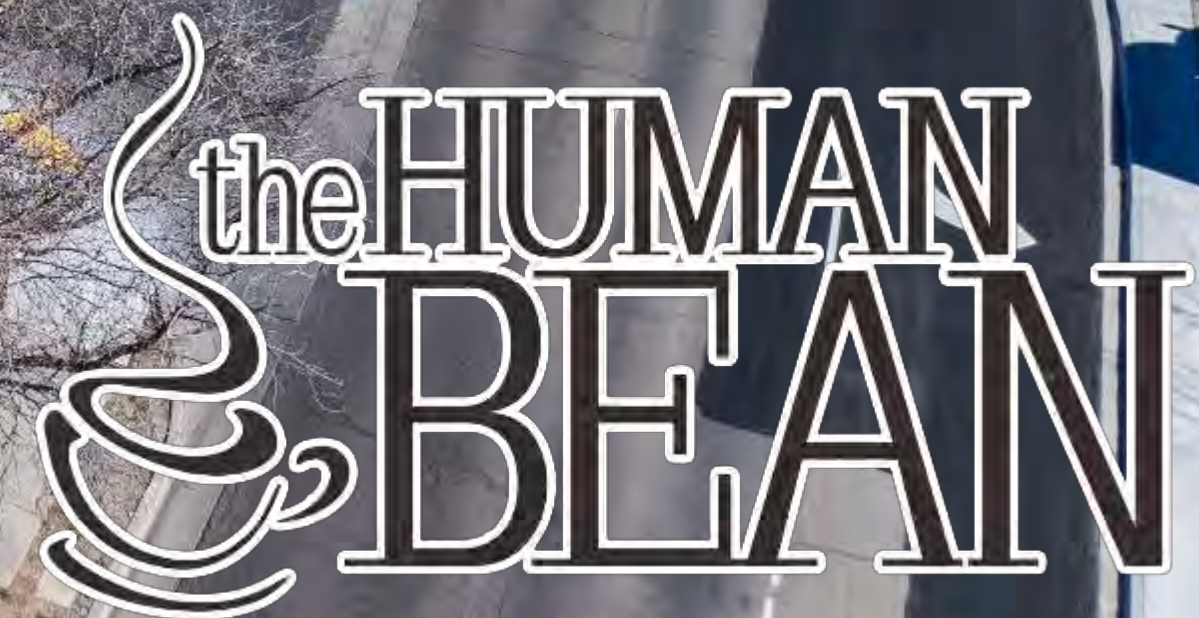
**Brian Brockman**

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## EXECUTIVE SUMMARY

### Offering Details



**Asking Price**  
\$916,667



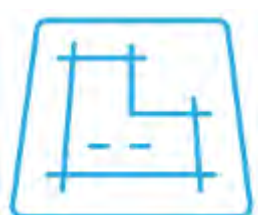
**Cap Rate**  
6.00%



**NOI**  
\$55,000



**Parcel Size**  
± 0.84 AC



**Building Size**  
± 640 SF



**Remaining Term**  
13.5 Years

### Investment Highlights

- More than 105,000 people within a three-mile radius with average household incomes in excess of \$115,000
- 15-year primary term ground lease with approximately 13.5 years remaining
- The Human Bean operates 191 existing locations across 25 states
- Strong neighborhood location with excellent traffic counts at the intersection of San Antonio Dr and Wyoming Blvd with more than 54,000 VPD
- Outparcel to an Albertsons grocery store, providing strong daily needs traffic
- Extremely attractive initial ground rent of \$55,000/yr

# the HUMAN BEAN



## PROPERTY DETAILS



### Location

7301 San Antonio Dr NE  
Albuquerque, NM 87109



### UPC

101906221851121543  
(Bernalillo County)



### Property Size

Land: ±0.84 AC  
Building: ±640 SF



### Occupancy

100% Occupied  
Lease Type — NNN



### Construction & Zoning

Year Built: 2024  
Zoning: Mixed-Use Low Intensity (MX-L)



### Traffic Counts

San Antonio Dr: 21,532 VPD  
Wyoming Blvd: 32,615 VPD

# LEASE SUMMARY

<b>TRADE NAME</b>	The Human Bean
<b>TENANT</b>	Tres Lobos San Antonio Real Estate, LLC
<b>LEASE TYPE</b>	Ground Lease
<b>RENT COMMENCMENT</b>	September 1, 2024
<b>LEASE EXPIRATION</b>	August 31, 2039
<b>LEASE TERM</b>	<b>15 Years</b> Years 1 – 5: \$55,000.00 Years 6 – 10: \$60,500.00 Years 11 – 15: \$66,550.00
<b>OPTION PERIODS</b>	<b>Three (3) Five-Year Options</b> Years 16 – 20: \$73,205.00 Years 21 – 25: \$80,525.00 Years 26 – 30: \$88,578.00
<b>LANDLORD RESPONSIBILITIES</b>	None
<b>PARCEL SIZE</b>	± 0.84 AC
<b>BUILDING SIZE</b>	± 640 SF
<b>YEAR BUILT</b>	2024



# SITE PHOTOS (PARCEL OUTLINE)



# SITE PHOTOS (PARCEL OUTLINE)



# SITE PHOTOS (PARCEL OUTLINE)



# The Human Bean

Founded in 1998 and headquartered in Medford, Oregon, The Human Bean is a rapidly growing drive-thru coffee concept with 191 existing locations throughout 25 states in the country.

The Human Bean has established a strong presence across the country, where its efficient drive-thru model, streamlined operations, and customer-centric service create consistent daily traffic and strong unit economics. The Human Bean differentiates itself through a focused beverage menu featuring specialty espresso drinks, blended beverages, energy drinks, teas, and food offerings, all delivered through a compact, drive-thru-only prototype that minimizes overhead while maximizing throughput.

Backed by a disciplined franchise model and steady unit expansion, The Human Bean continues to grow its national footprint while maintaining strong brand recognition and operational consistency. The company's nearly three decades of operating history, expanding store base, and scalable format position it as a compelling long-term retail tenant within the quick-service beverage sector.

The Tenant, Tres Lobos San Antonio Real Estate, LLC owns and operates 3 existing locations within the Albuquerque Metro area.



**Annual Revenue (Est.)**  
\$152m ('24)



**Store Count**  
191+



**New Mexico Store Count**  
4



**Headquarters**  
Medford, OR

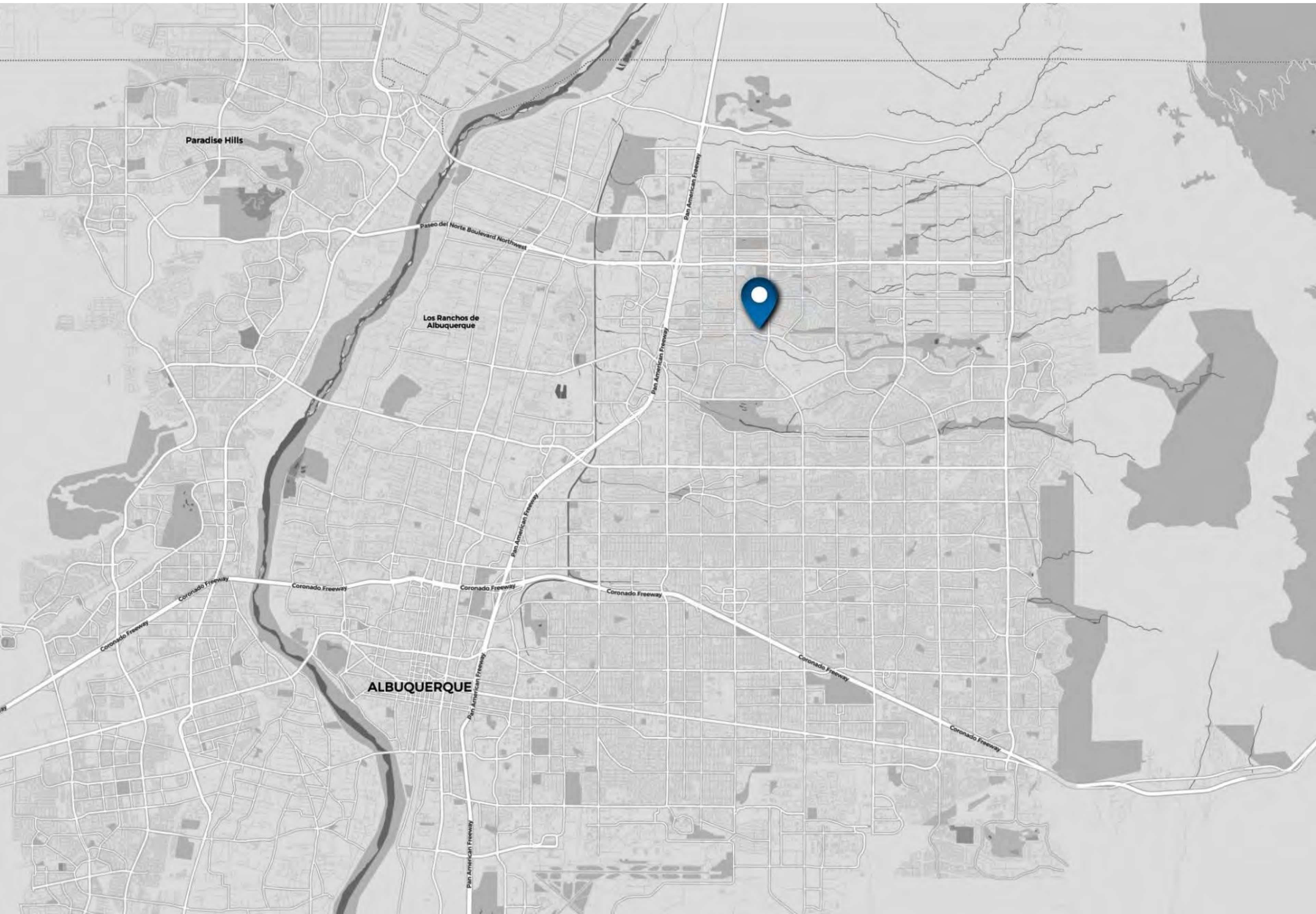


**Year Founded**  
1998

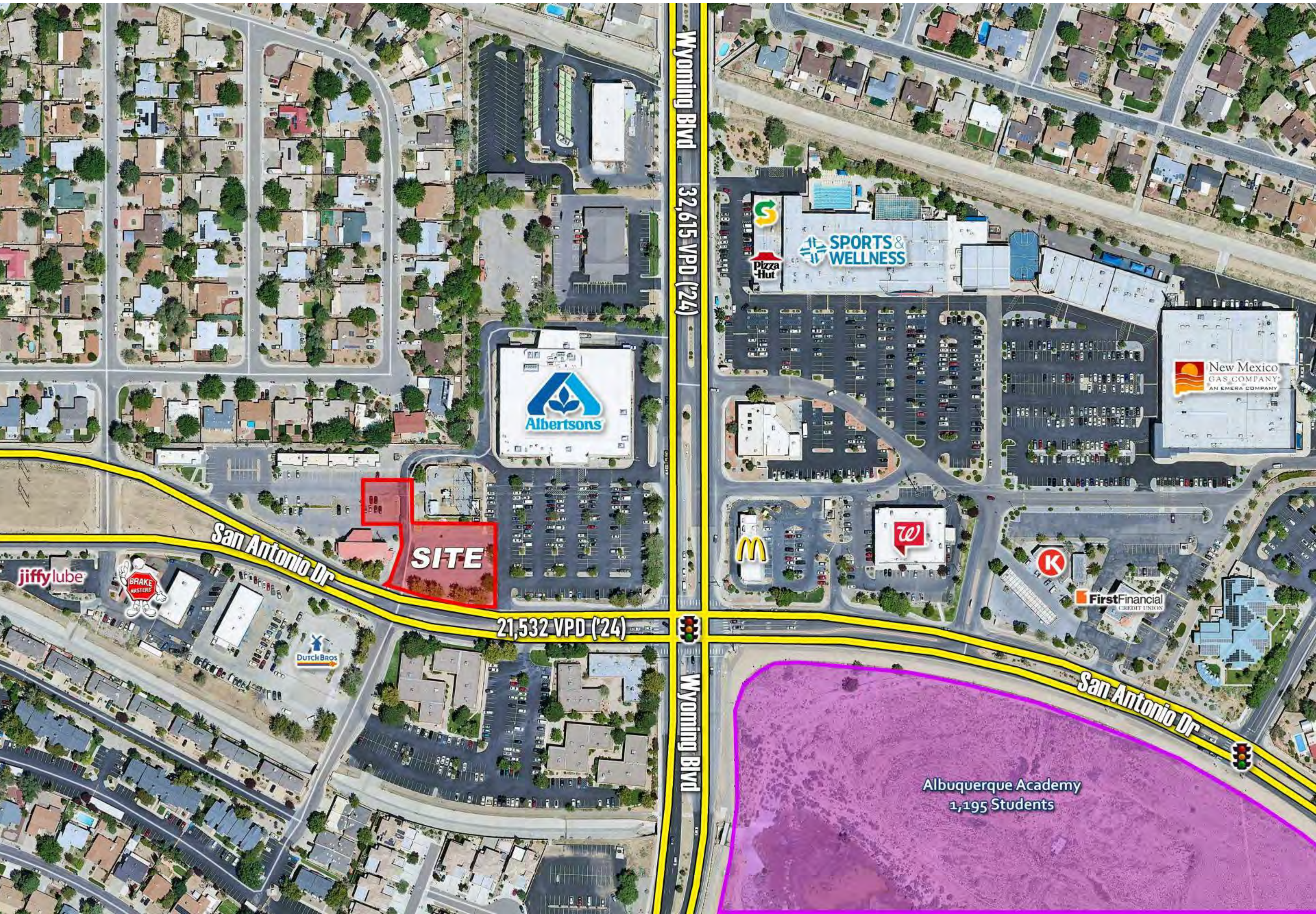
# SITE PLAN



# LOCATION MAP



# CLOSE AERIAL



# CLOSE AERIAL

Wyoming Blvd

32,615 VPD (24)

San Antonio Dr

21,532 VPD (24)

Wyoming Blvd

San Antonio Dr

**SITE**

SPORTS & WELLNESS

Pizza Hut

McDonald's

Walgreens

K

First Financial CREDIT UNION

New Mexico GAS COMPANY AN EMERA COMPANY

Albuquerque Academy  
1,195 Students

jiffy lube

BRAKE MASTERS

Dutch Bros

# FAR AERIAL



44,200 VPD (24)

Paseo Del Norte NE

743,544 VPD (24)

Wyoming Blvd 32,615 VPD (24)

**SITE**

21,532 VPD (24) San Antonio Dr NE

Albuquerque Academy  
1,195 Students

Arroyo Delo Oso  
Golf Course

# SITE PHOTOS



# SITE PHOTOS



# SITE PHOTOS



# SITE PHOTOS



# SITE PHOTOS



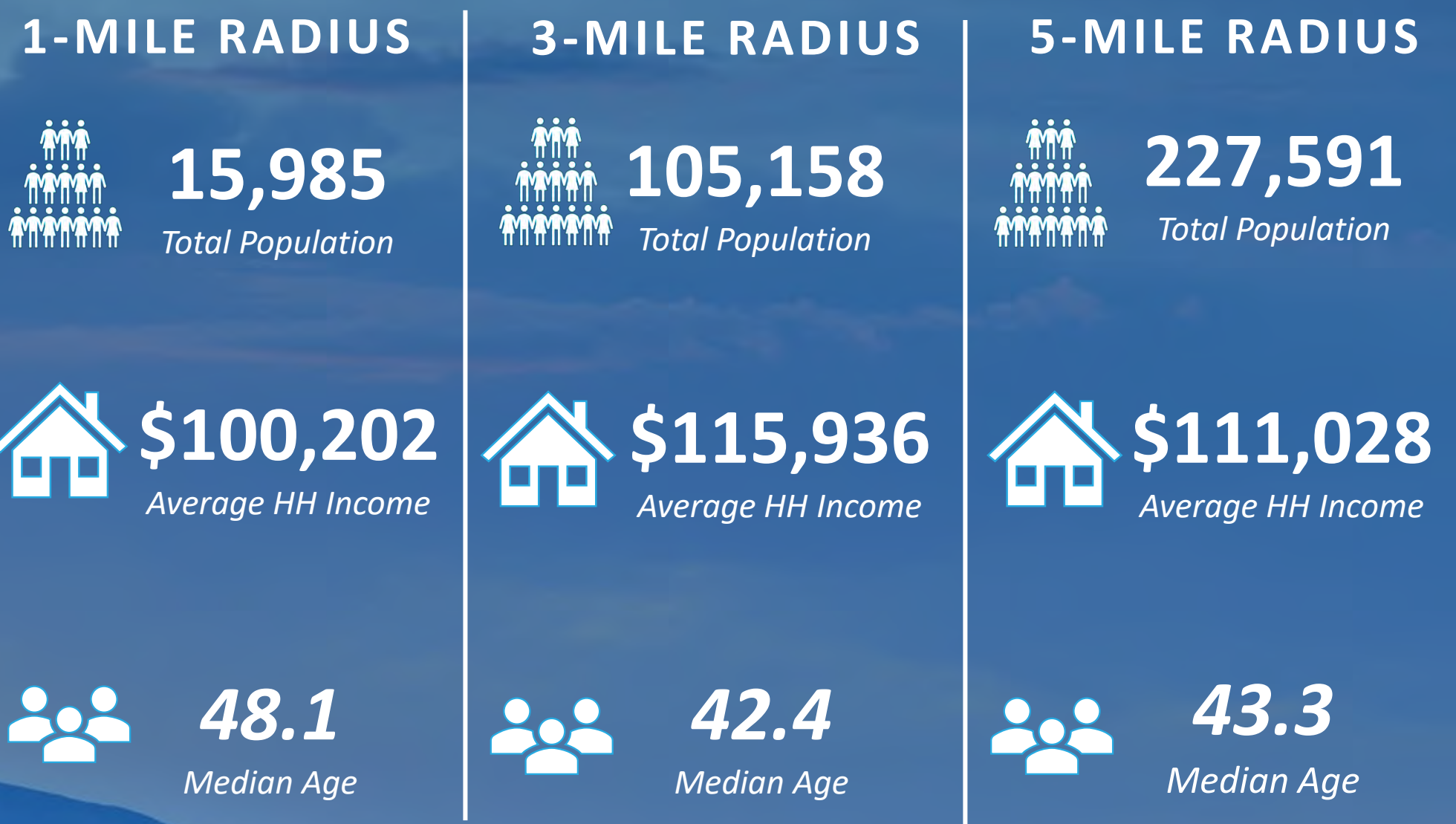
# SITE PHOTOS



# SITE PHOTOS



**VISITATION HEATMAP**



# A Look at Albuquerque, NM

SUB-MARKET OVERVIEW

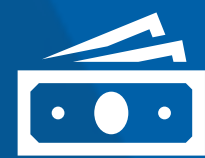
ANNUAL HOUSEHOLD CONSUMER EXPENDITURE – 3-MILE RADIUS



# ALBUQUERQUE, NM MSA



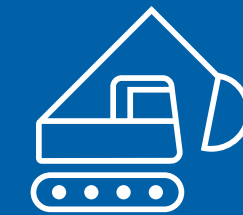
## MARKET DETAILS



**MSA GDP**  
\$59.38 Billion



**Population**  
935,171



**Unemployment Rate**  
3.9% (December 2025)



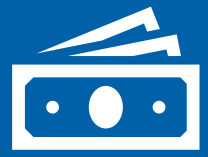
**62<sup>nd</sup> Largest MSA**  
in the United States



**Annual Visitors**  
6.2 Million (2025)



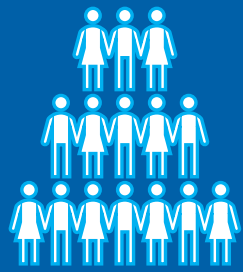
**Retail Vacancy Rate**  
6.89% (Q4 2025)



\$116.5b Gross State Product

15<sup>th</sup>

State Growth Rank



990,400 people in civilian labor force



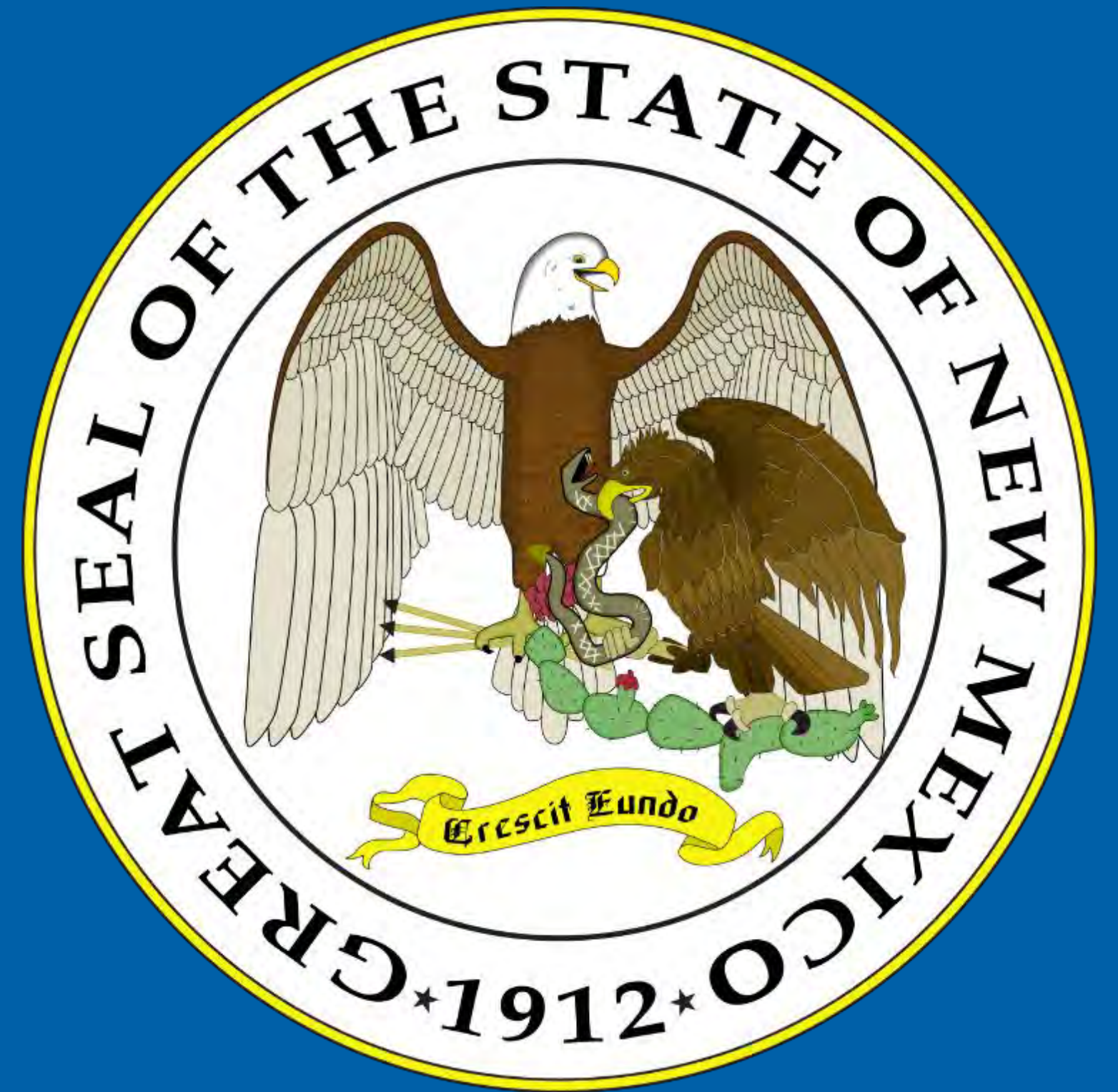
2,136,838 residents in New Mexico



\$57,652 per capita income



4.30% Unemployment Rate Statewide



# STATE OVERVIEW



#1

- Year-over-year family income growth in 2025
- Long-term gains in median family income from 2021 - 2024

**FUN FACT:** Established in 1610 as the capital of the Spanish province of Nuevo Mexico, Santa Fe, New Mexico is the oldest state capital in the United States.

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