

# New-Construction Turn-Key Drive Thru

LOCATED IN CLOVIS' CORE RETAIL TRADE AREA

For  
Sublease



Conceptual photo. Actual location may vary.

3916 N. Prince St. | Clovis, NM 88101

*NWQ N. Prince St. & Llano Estacado Blvd.*



**AVAILABLE**  
±2,419 SF



**LEASE RATE**  
See Advisors

- Superior visibility to ±13,800 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top-performing fast-food restaurants

**NA SunVista**

got space™

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# For Sublease

## NEW-CONSTRUCTION TURN-KEY DRIVE THRU

3916 N. Prince St. | Clovis, NM 88101

### LOCATION

#### AVAILABLE

Building: ±2,419 SF

#### ZONING

- CG, Commercial-General

#### HIGHLIGHTS

- Superior visibility to ±13,800 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top performing fast food restaurants
- Located on a Walmart out-parcel
- Enjoy co-tenancy with nearby Walmart, Lowe's, McDonalds, Chili's and others
- Strong, regional customer base with Cannon Air Force Base's 7,800 personnel
- Building constructed in 2017



Starbucks  
271.7K Visits  
4/23 to 5/24

Denny's  
96.2K Visits  
4/23 to 5/24

Walmart  
2.5 Million Visits  
4/23 to 5/24

Dion's  
106.3K Visits  
4/23 to 5/24

PETSMART  
210K Visits  
4/23 to 5/24

DOLLAR TREE  
365.6K Visits  
4/23 to 5/24

chili's  
162.3K Visits  
4/23 to 5/24

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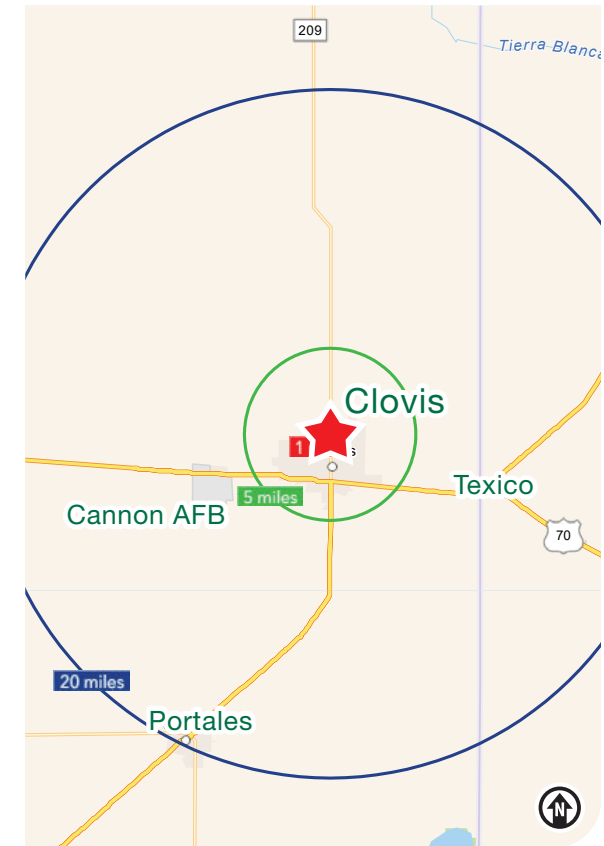


### DEMOGRAPHICS | 1, 5 & 20 MILE

|                                      | 1 Mile       |         | 3 Mile       |         | 5 Mile       |         |
|--------------------------------------|--------------|---------|--------------|---------|--------------|---------|
| <b>Summary</b>                       | <b>2023</b>  |         | <b>2023</b>  |         | <b>2023</b>  |         |
| Population                           | 4,663        |         | 41,008       |         | 61,647       |         |
| Households                           | 2,021        |         | 16,134       |         | 23,736       |         |
| Families                             | 1,244        |         | 10,377       |         | 15,463       |         |
| Average Household Size               | 2.31         |         | 2.52         |         | 2.54         |         |
| Owner Occupied Housing Units         | 1,184        |         | 9,613        |         | 14,066       |         |
| Renter Occupied Housing Units        | 837          |         | 6,521        |         | 9,670        |         |
| Median Age                           | 38.2         |         | 34.9         |         | 33.6         |         |
| <b>Trends: 2023-2028 Annual Rate</b> | <b>State</b> |         | <b>State</b> |         | <b>State</b> |         |
| Population                           | 0.23%        |         | 0.23%        |         | 0.23%        |         |
| Households                           | 0.56%        |         | 0.56%        |         | 0.56%        |         |
| Families                             | 0.43%        |         | 0.43%        |         | 0.43%        |         |
| Owner HHs                            | 0.74%        |         | 0.74%        |         | 0.74%        |         |
| Median Household Income              | 2.50%        |         | 2.50%        |         | 2.50%        |         |
| <b>Households by Income</b>          | <b>2023</b>  |         | <b>2023</b>  |         | <b>2023</b>  |         |
|                                      | Number       | Percent | Number       | Percent | Number       | Percent |
| <\$15,000                            | 270          | 13.4%   | 2,256        | 14.0%   | 3,343        | 14.1%   |
| \$15,000 - \$24,999                  | 104          | 5.1%    | 1,413        | 8.8%    | 2,052        | 8.6%    |
| \$25,000 - \$34,999                  | 208          | 10.3%   | 1,620        | 10.0%   | 2,409        | 10.1%   |
| \$35,000 - \$49,999                  | 226          | 11.2%   | 2,342        | 14.5%   | 3,495        | 14.7%   |
| \$50,000 - \$74,999                  | 454          | 22.5%   | 3,559        | 22.1%   | 4,941        | 20.8%   |
| \$75,000 - \$99,999                  | 407          | 20.1%   | 2,268        | 14.1%   | 3,305        | 13.9%   |
| \$100,000 - \$149,999                | 240          | 11.9%   | 1,780        | 11.0%   | 2,761        | 11.6%   |
| \$150,000 - \$199,999                | 74           | 3.7%    | 463          | 2.9%    | 837          | 3.5%    |
| \$200,000+                           | 39           | 1.9%    | 432          | 2.7%    | 593          | 2.5%    |
| Median Household Income              | \$58,582     |         | \$52,005     |         | \$51,911     |         |
| Average Household Income             | \$71,388     |         | \$68,148     |         | \$68,528     |         |
| Per Capita Income                    | \$30,333     |         | \$26,756     |         | \$26,332     |         |

| Demo Snapshot      | 1 mile   | 5 mile   | 20 mile  |
|--------------------|----------|----------|----------|
| Total Population   | 4,663    | 41,008   | 61,647   |
| Average HH Income  | \$71,388 | \$68,148 | \$68,528 |
| Daytime Employment | 3,106    | 15,898   | 23,062   |

2023 Forecasted by Esri



## CLOVIS | NEW MEXICO

Clovis is the seat of Curry County and located at the junction of U.S. Highway 60/84 & U.S. Highway 70 in the eastern part of the state. The Atchison, Topeka, & Santa Fe Railroad established Clovis more than a hundred years ago. It's successor, the BNSF Railway, continues to be a major hub of operations. A largely agricultural community, closely bordering Texas, it is noted for its role in early rock & roll music history and for nearby Cannon Air Force Base. After the discovery of several archaeological sites in eastern New Mexico in the 1930s, the "Clovis Culture" pushed the settlement of North America back to what archeologists believed were the first people to cross a land bridge between Siberia and Alaska at the end of the last Ice Age.



**67,034**  
Clovis/Portales  
CBSA Population



### CLOVIS BY THE NUMBERS (ESRI 2023 Demographics)



**38,082**  
City Population



**15,003**  
Households



**\$66,736**  
Avg. Household Income



**\$42,302**  
Md. Disposable Income



**1,325**  
Total Businesses



**14,713**  
Total Employees

**Clovis is home to Southwest Cheese, the nation's largest cheese production facility.**



### Key Industries

- Agriculture/Food Processing
- Cannon Air Force Base
- Transportation, Logistics, Warehousing & Distribution
- Manufacturing
- Renewable Energy

### TRANSPORTATION

The BNSF Railway operates a division point and large-freight classification yard on its Southern Transcon at Clovis. Traffic is switched and moved over the Clovis Subdivision, a rail corridor that is one of the most heavily-trafficked routes in the U.S. More than 100 freight trains arrive and depart Clovis daily.



### MILITARY

Cannon Air Force Base, established in 1942, employs more than 5,500 and is home to the USAF 27th Special Operations Wing.

### ROCK & ROLL ROOTS

Clovis played a part in the early history of rock & roll music in the 50s and 60s when the Norman Petty Recording Studio produced such artists such as Buddy Holly, Roy Orbison, The Fireballs, Waylon Jennings and more.

