



INVESTMENT OPPORTUNITY
+/- 23,500 SF  **OfficeMax®**
FOR SALE

900 E. MANANA BLVD
CLOVIS, NM 88101



For more information, please contact:
STEVE LYON, CCIM | SENIOR ADVISOR
SVN | Walt Arnold Commercial Brokerage, Inc.
6200 Seagull St. NE, Suite A | Albuquerque, NM 87109

Mobile 505-934-9994
Office 505-256-7573 ext. 1111
Steve.Lyon@svn.com
www.waltarnold.com

PROPERTY SUMMARY



OFFERING SUMMARY

Building	+/- 23,501 SF (124' x 185')
Year Constructed	1998 as a build to suit for OfficeMax
Property Size	+/- 2.11 acres
Sale Price	\$2,488,235 (\$105 psf)
Cap Rate	8.50%
Tenant	Office Depot Stores, Inc.
Remaining Term	Approximately 18 months
Current Rent	\$9.00 psf, NNN
Landlord responsibilities	Roof and structure
Intersection	NEQ of N. Prince at E. Manana Blvd
Zoning	Commercial General (CG), City of Clovis

PROPERTY INFORMATION

The City of Clovis is located along the eastern boundary of central New Mexico and Texas. Clovis is 5 miles from the state line with Texas. The immediate trade area is within an approximate 25 mile radius of the subject property. This means both New Mexicans and Texans are included as part of the economic power of Clovis.

Clovis is one of New Mexico's "Economic Islands" because it is the center for retail goods, services, medical, government, education, restaurants, entertainment, and hospitality for miles around. For example, Albuquerque, NM is over 200 miles to the west. Lubbock, TX is 100 miles to the southeast and Amarillo is 120 miles to the northeast.

The immediate trade area population is 68,000 residents. This population is within 25 miles (an approximate 35 minute drive) of the site. These are 26,400 households, with an average income of \$72,800 per year. This consumer base is larger than the population of Roswell and Hobbs, NM.

Extended trade area population is over 100,000 residents. The extended trade area encompasses nine counties and contains a population over 100,000 residents.

A younger population and larger household size. These two unique demographic indicators reflect the up and coming nature of the community. The average age of the population at 33.2 years is 6 years or 16% younger than the average age of residents in New Mexico (39.9 years). Then the average household size is larger than typical for New Mexico. The average HH size for the Clovis trade area is 2.53 persons.

PROPERTY HIGHLIGHTS

- Prominent storefront signage
- 118 parking spaces being 5.02:1,000 ratio
- Pylon signage
- Excellent visibility – site is positioned across from North Plains Mall (Big R Stores, ULTA, Marshalls, JC Penney, Allen Theatres)
- Excellent ingress/egress
- Storefront +/- 124' (+-185' deep)
- Traffic count est. 17,502 vpd along N. Prince

**PRICE
REDUCED!**



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[CLICK FOR DRONE VIDEO](#)

SITE
 **OfficeMax®**
900 E. Manana Blvd
+/- 23,000 SF / +/- 2.1195 acres

+/- 7.03 acres
owned by others

**Southern
Self Storage**

**Manana
Apartments**

**Steed-Todd
Funeral Home**

Pylon

E. Manana Blvd

**WaFd
Bank**

Wendy's

**TACO
BELL**

NORTH PLAINS MALL

JCPenney
Marshalls
ULTA BEAUTY
Allen THEATRES

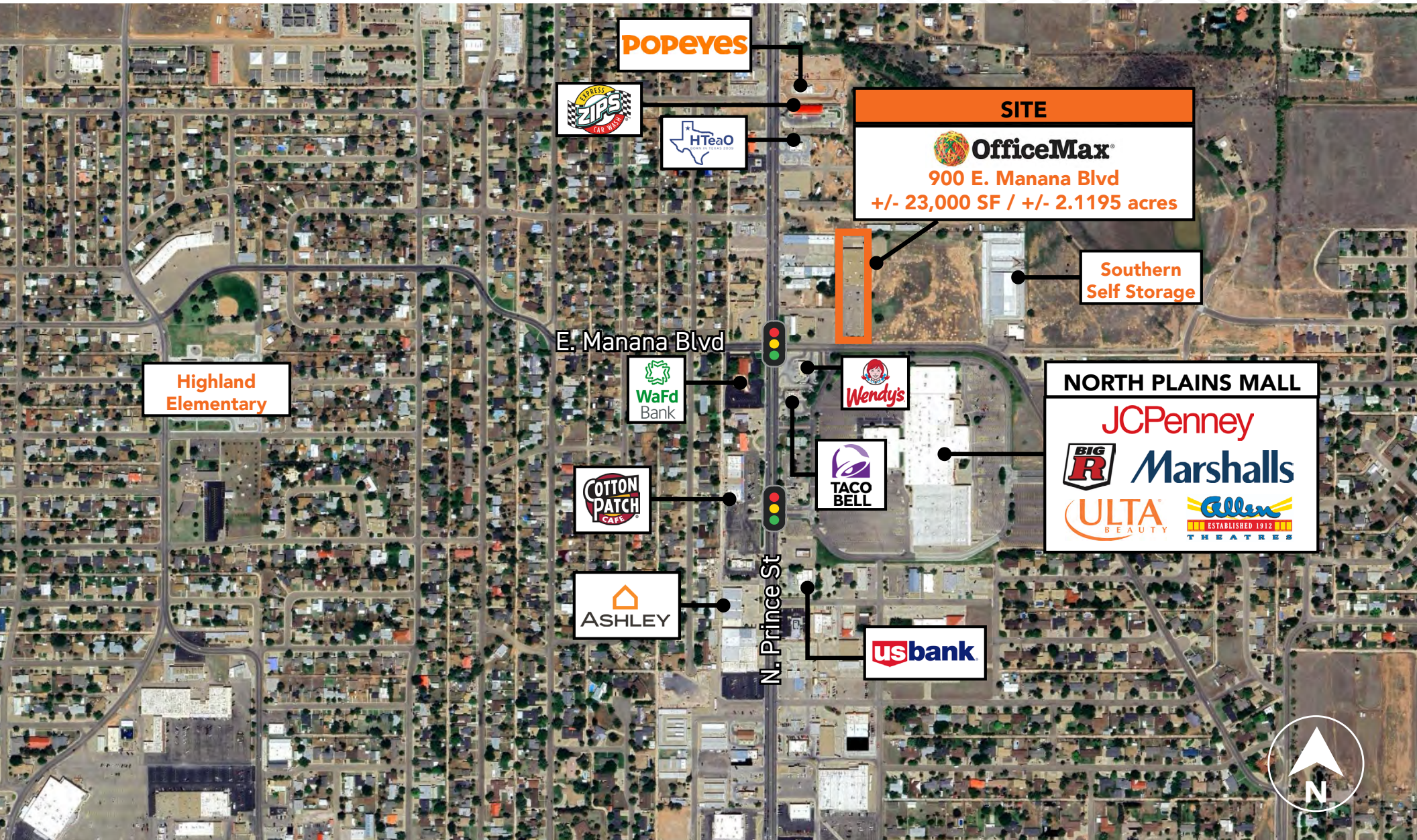
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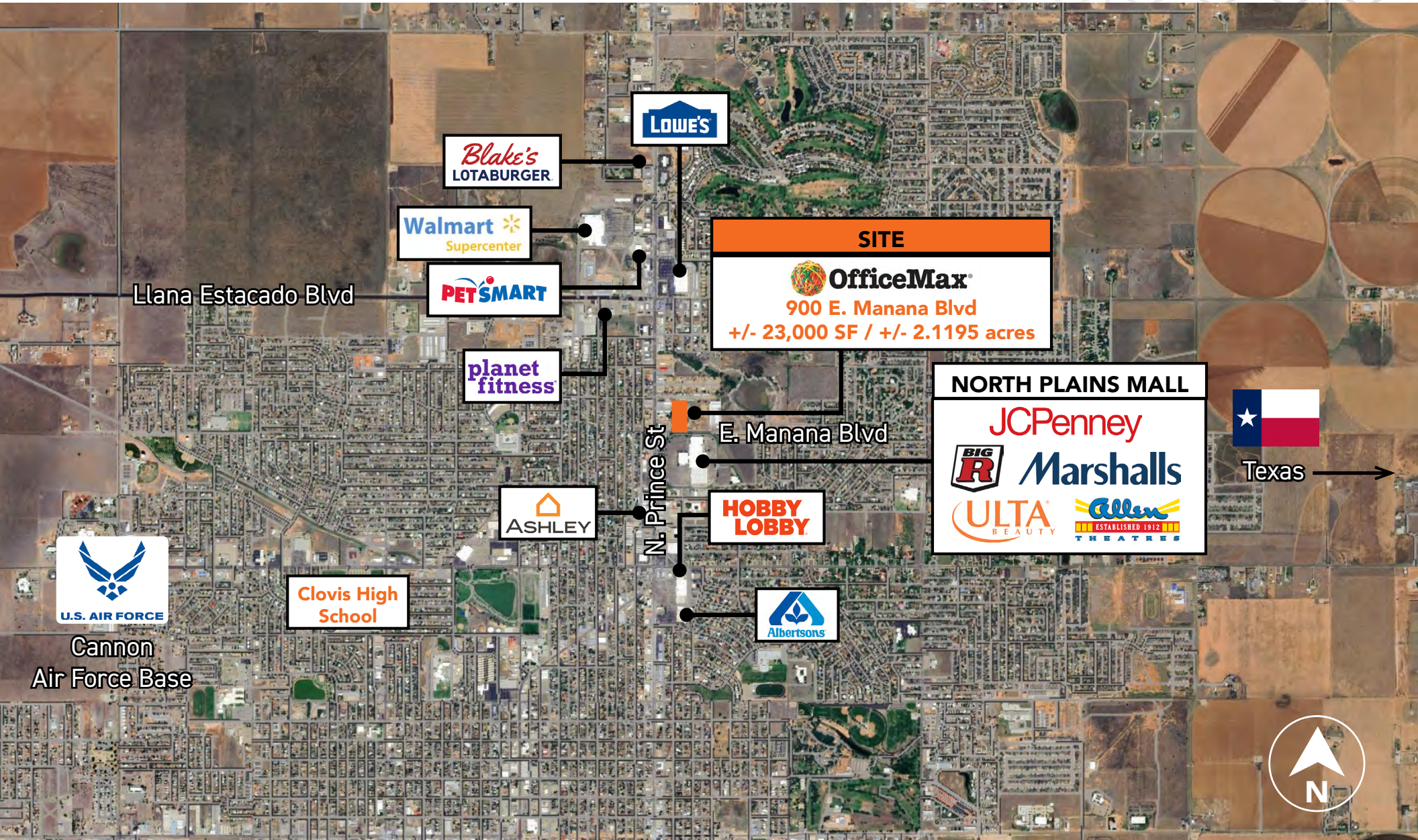
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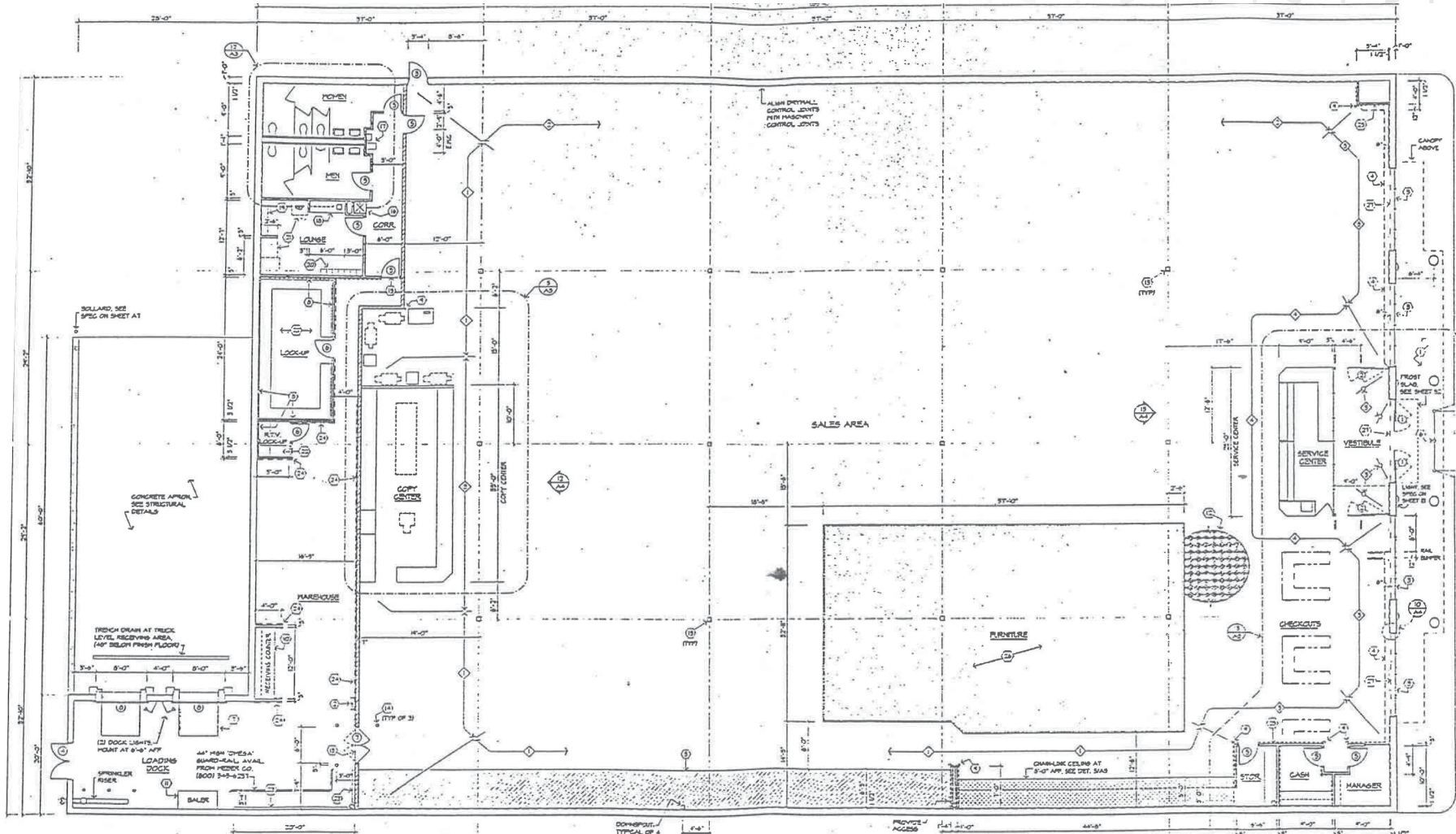
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OFFICE MAX FLOOR PLAN "PROTOTYPE"

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CONCEPTUAL FLOOR PLAN



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DEMOGRAPHIC DATA

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	5 miles	15 miles	25 miles
Census 2020 Summary			
Population	41,465	49,440	70,569
Households	16,143	18,811	26,599
Average Household Size	2.55	2.58	2.58
2024 Summary			
Population	40,714	48,403	68,972
Households	16,096	18,761	26,479
Families	9,934	11,801	16,560
Average Household Size	2.51	2.53	2.53
Owner Occupied Housing Units	10,089	11,704	16,601
Renter Occupied Housing Units	6,007	7,057	9,878
Median Age	33.9	33.6	33.2
Median Household Income	\$54,930	\$55,885	\$54,981
Average Household Income	\$72,045	\$73,491	\$72,843
2029 Summary			
Population	39,895	47,461	67,581
Households	16,165	18,854	26,552
Families	9,837	11,700	16,381
Average Household Size	2.45	2.47	2.47
Owner Occupied Housing Units	10,381	12,040	17,037
Renter Occupied Housing Units	5,784	6,814	9,515
Median Age	35.5	35.0	34.6
Median Household Income	\$61,295	\$62,715	\$62,122
Average Household Income	\$81,410	\$83,018	\$82,396
Trends: 2024-2029 Annual Rate			
Population	-0.41%	-0.39%	-0.41%
Households	0.09%	0.10%	0.06%
Families	-0.20%	-0.17%	-0.22%
Owner Households	0.57%	0.57%	0.52%
Median Household Income	2.22%	2.33%	2.47%

ESRI Data



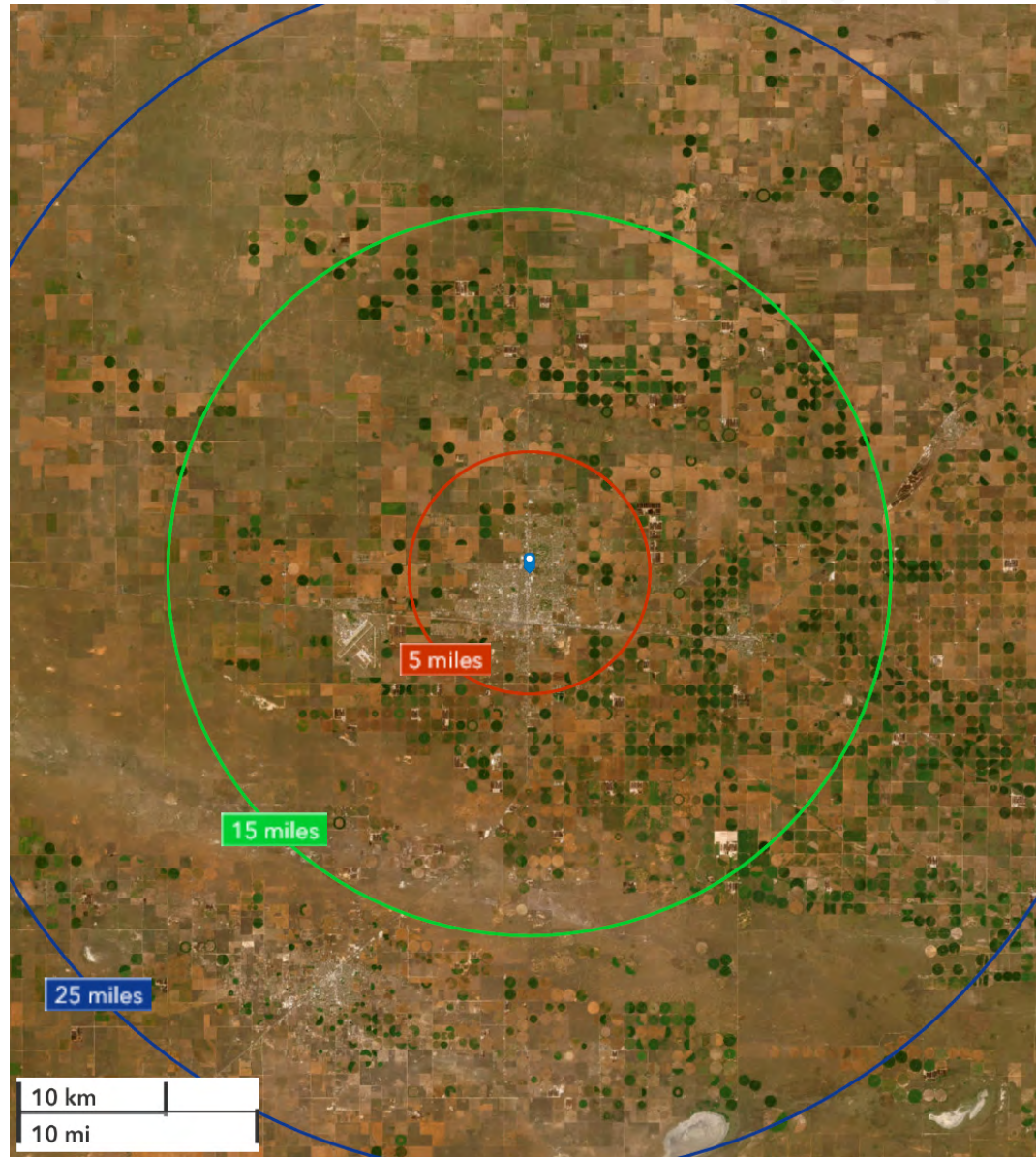
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DEMOGRAPHIC AERIAL

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