

FOR SUBLEASE

Freestanding Retail Building for Sublease

Pad Site to
Walmart & PetSmart

3700 N. Prince St
Clovis | NM

Exclusively Listed By

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WESTERN STATES
COMMERCIAL REAL ESTATE

Turnkey Space for Sublease

3700 N. Prince St | Clovis, NM

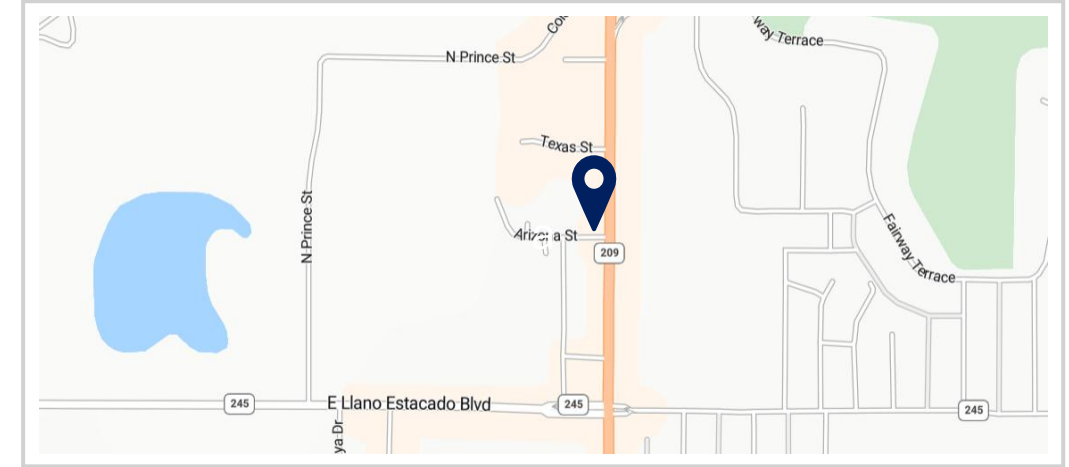
Property Summary

PROPERTY SUMMARY

Lease Type: **NNN**
Available SF: **± 3,500 SF**
Lot Size: **0.525 Acres**
Zoning: **CG**

PROPERTY HIGHLIGHTS

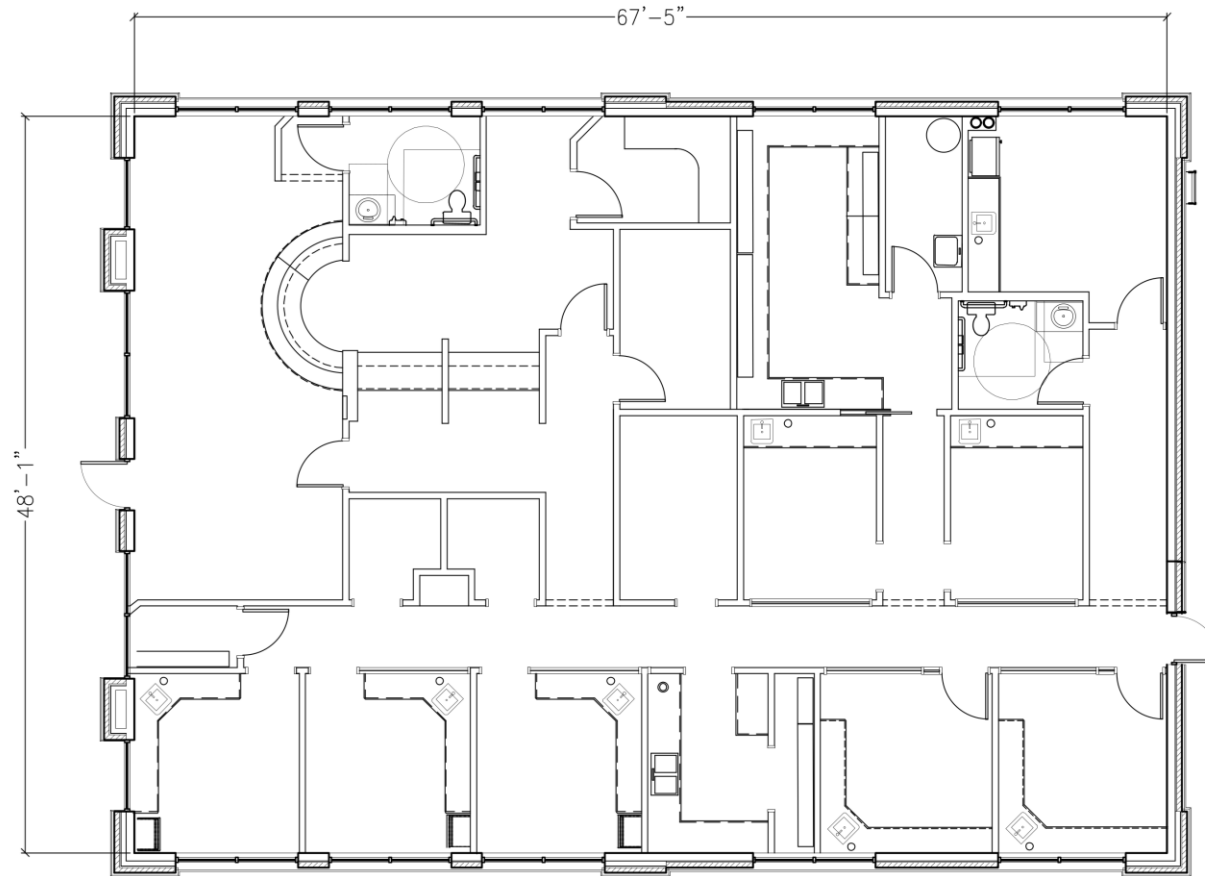
- Pad site to Walmart Supercenter
- Near Lowe's, Dollar Tree, Big 5 Sporting Goods, Planet Fitness and other national retailers
- Full existing dental buildout
 - Reception and patient waiting area, multiple treatment and procedure rooms, private offices and administrative space, and lab, sterilization and support areas
- Dedicated on-site parking
- Prominent building and pylon signage
- Left-in/left-out and right-in/right-out access
- Excellent visibility along N. Prince Street
- Constructed in 2018



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Site Plan



FULL DENTAL BUILDOUT



Reception & Waiting Area



Multiple Treatment Rooms



Private Offices



Lab & Support Areas



Staff Breakroom

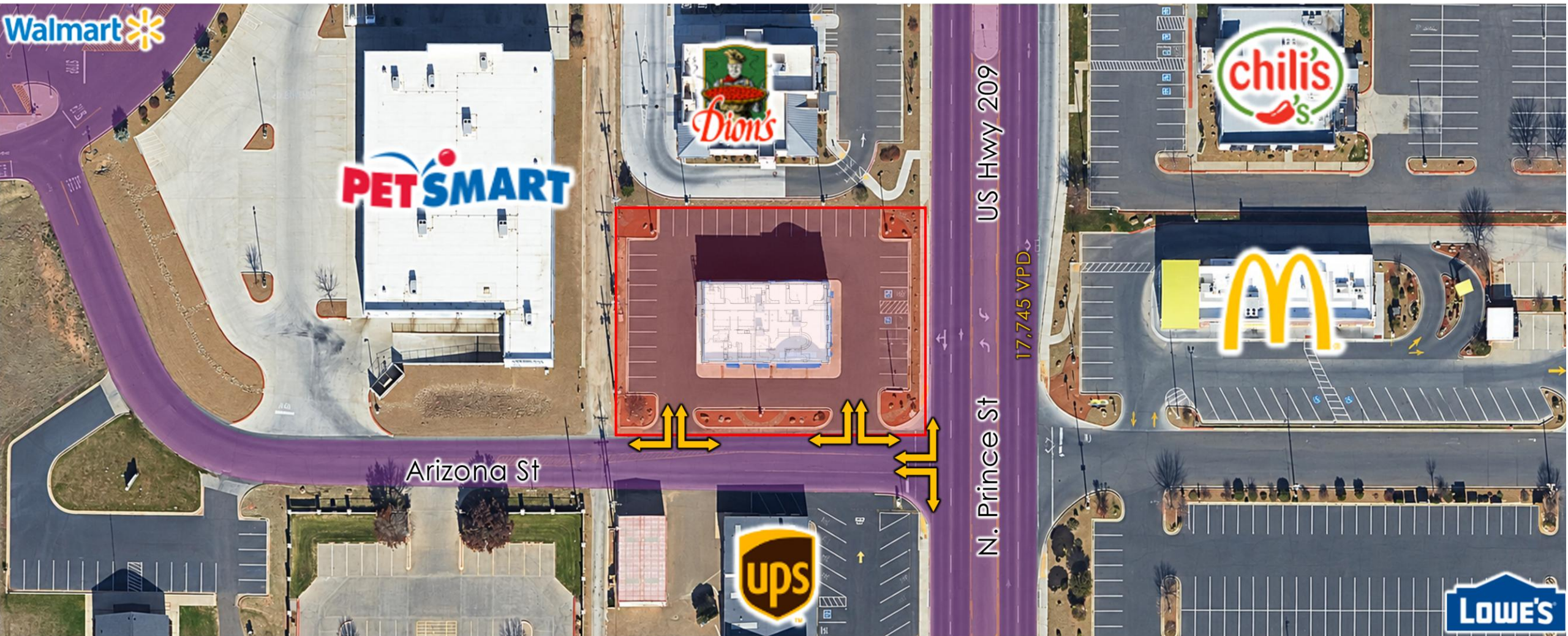


Multiple Restrooms

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Aerial



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Aerial

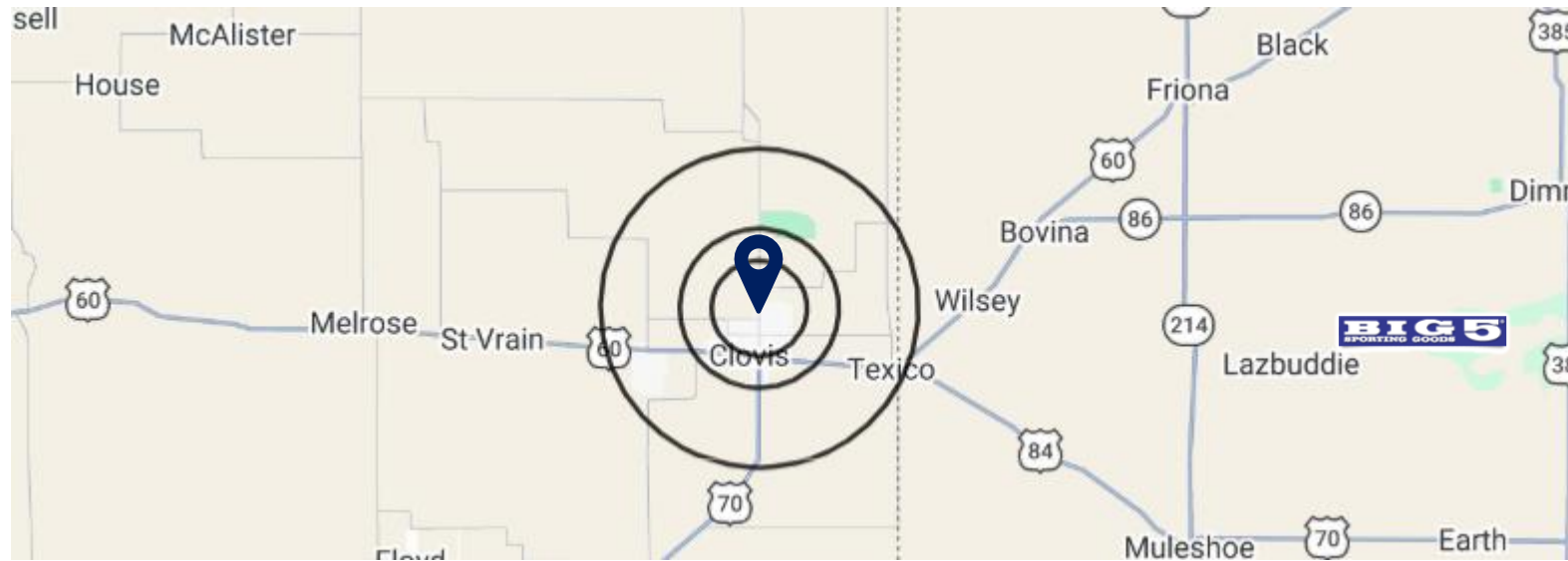


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Demographics

TRADE AREA MAP



KEY DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	14,175	41,521	43,181
Housing Units	6,127	16,382	17,099
Median HH Income	\$63,722	\$57,863	\$57,736
Number of Employees	10,907	31,780	33,154

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Why Clovis



Clovis is positioned for continued economic growth as the commercial center of eastern New Mexico, supported by ongoing investment in business development, infrastructure and regional services. Its location near the Texas border allows the city to serve a trade area extending well beyond its municipal population, while Cannon Air Force Base provides a substantial and stable employment base. Local leaders continue to pursue expansion in manufacturing, aviation, logistics, renewable energy and military-support industries.

The Clovis economy is anchored by well-established industries including defense, agriculture, food production, rail transportation, manufacturing, healthcare and retail. Major employers and economic drivers include Cannon Air Force Base, BNSF Railway, Southwest Cheese and Cummins Natural Gas Engines. This diversified foundation, combined with Clovis' role as a regional shopping and service destination, supports continued commercial activity and creates opportunities for businesses serving local residents, military households and surrounding rural communities

WESTERN STATES

COMMERCIAL REAL ESTATE

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