

## VILLAGE ON 21ST STREET

NWC W 21ST & WILLIAMS AVE  
1200-1224 W 21st St, Clovis, NM 88101



**FOR  
LEASE**

**AVAILABLE SPACE**  
±1,827 - 5,800 SF  
**AVAILABLE PAD**  
±1-2 AC

**RETAIL RATE**  
\$12.00 - \$14.50 PSF NNN  
\* Estimate provided by Landlord and subject to change  
**PAD RATE**  
See Broker

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## PROPERTY HIGHLIGHTS

- High-visibility neighborhood center on busy W 21st St with prominent pylon signage and generous on-site surface parking.
- Directly across from Clovis High School campus and stadium (1,514 students and ±8,000-seat stadium) – daily school traffic plus year-round events.
- Minutes from Plains Regional Medical Center (433 employees) and surrounding medical offices, drawing steady daytime traffic from healthcare employees and patients.
- Co-tenancy with US Postal Office, Dollar General, Pizza Hut and MetroPCS
- Convenient access to major corridors (US-60/84) connecting Clovis to Cannon AFB, Portales, and the Texas Panhandle.
- Established 71,331 SF retail center with storefront configuration – easy for merchandising, signage, and customer recognition.
- Flexible suite sizes from ±1,827 SF to ±5,800 SF – ideal for retail, medical, wellness, professional office, service, or destination uses.
- Shopping Center was fully renovated to include new raised storefronts with vibrant colors, a new prominent pylon sign and LED lighting for the parking lot and canopies.



## AREA TRAFFIC GENERATORS



## DEMOGRAPHIC SNAPSHOT 2025 – Property Draws from Large Regional Area



**35,411**  
**POPULATION**  
3-MILE RADIUS



**\$77,676.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**23,804**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
W 21st street: 9,365 VPD  
N Thornton: 5,523 VPD  
(Sites USA 2025)

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## AVAILABLE SPACE DETAILS

### Suite 1204: ±2,180 SF (Former Tobacco Shop – highly adaptable inline space)

- Efficient ±2,180 SF inline suite with open retail area and storefront glass – easy to brand and re-merchandise for almost any concept.
- Former specialty retailer layout lends itself to convenience retail, boutique, specialty food, financial, or professional services.
- Positioned near center activity with immediate visibility from the main parking field and pylon sign exposure potential.

### Suite 1206: ±1,827 SF (Former Beauty Supply – great small-format footprint)

- Nicely sized ±1,827 SF suite – perfect for boutique retail, wellness, salon/spa, studio, insurance, or other small-shop users.
- Existing retail build-out with display potential and storage area reduces upfront build-out needs for many tenant types.
- Ideal “starter” location for local or regional brands looking to break into the Clovis market with a manageable footprint.

### Suite 1216: ±5,800 SF (Open box – multi-tenant or single-user opportunity)

- Large ±5,800 SF space ready to be configured as a single anchor-style tenant or subdivided for multiple users.
- Great for fitness, medical clinic, entertainment, discount soft goods, furnishings, or a blend of retail and back-of-house uses.
- High storefront visibility facing 21st St coupled with ample parking supports higher customer volumes and destination traffic.

### Pad Site – Ground Lease or Build-to-Suit (Prime outparcel opportunity at 1200 W 21st St)

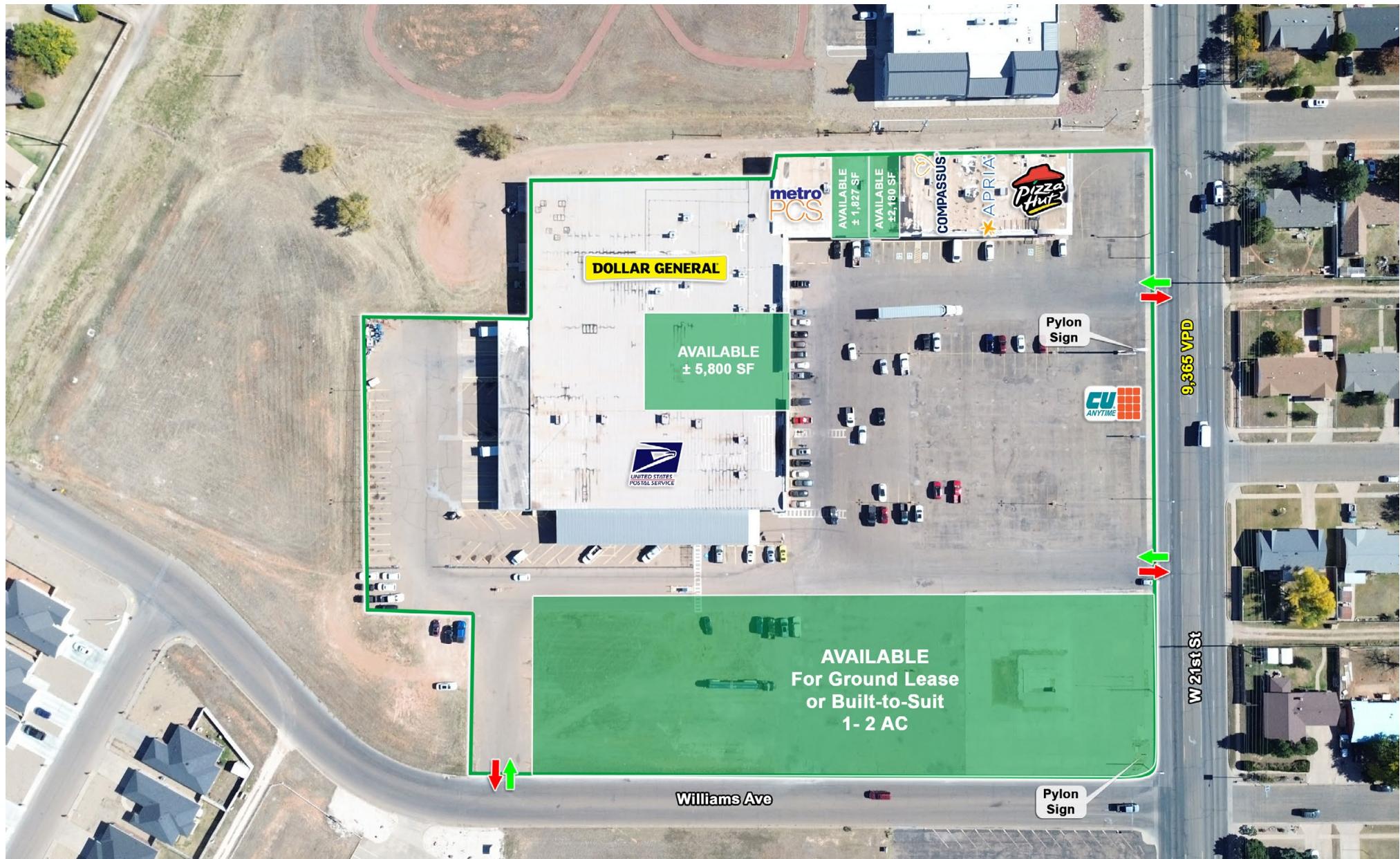
- Highly visible pad positioned along W 21st St offering excellent frontage and traffic capture from both the shopping center and surrounding neighborhoods.
- Ideal for QSR, drive-thru concepts, medical office, bank/financial, retail showroom, or boutique service users seeking standalone identity.
- Retail pad is available for ground lease or built-to-suit and can accommodate users up to 2 acres.
- Separate pylon and building signage opportunities, with direct access to the shopping center's main drive aisles and parking fields.
- Perfect infill location benefiting from daily traffic generated by Clovis High School, Plains Regional Medical Center, and the center's co-tenancy.



## PROPERTY OVERVIEW

Lease Rate:	\$12.00 - \$14.50 PSF
NNN:	\$2.00 PSF
Available SF:	± 1,827 - 5,800 SF
Pad Size:	1-2 AC
Pad Pricing:	See Broker
Zoning:	CG (Commercial General)

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