

**For
Sale**



Turn-Key Drive-In Restaurant

WELL POSITIONED ON PORTALES' MAIN THOROUGHFARE



**±1,300 SF on ±0.41 Ac.
Available**

304 N. Chicago Ave. | Portales, NM 88130

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

John Algermissen CCIM

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For Sale

304 N. Chicago Ave. | Portales, NM 88130



PROPERTY

AVAILABLE

Building: $\pm 1,300$ SF
Land: ± 0.41 Acres

SALE PRICE \$299,000

HIGHLIGHTS

- Top-performing former Sonic location (Sonic has relocated to a larger site)
- High-demand drive-in with infrastructure ready for occupancy
- Located along the primary retail corridor in Portales
- Great visibility from north & southbound traffic
- 19,500 cars per day
- Full access from multiple directions
- 27 drive-in order stalls
- Large pylon signage
- Desirable hard-corner lot
- Drive-thru potential
- Adjacent to numerous schools and businesses

ZONING C-2

LOCATION

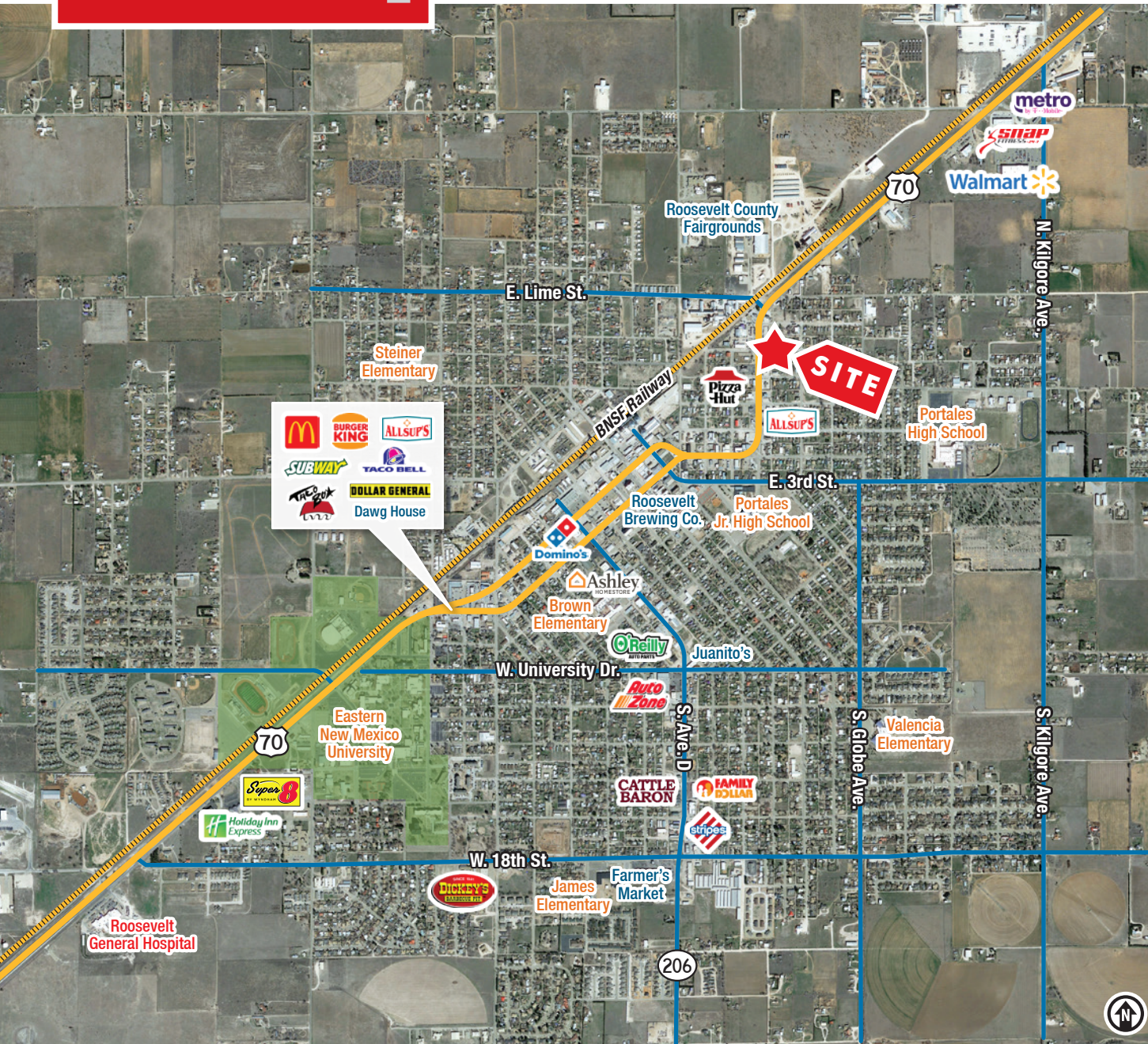
SEC N. Chicago Ave. &
E. Canadian St.

SITE

Building: $\pm 1,300$ SF
Land: ± 0.41 Ac.

For Sale

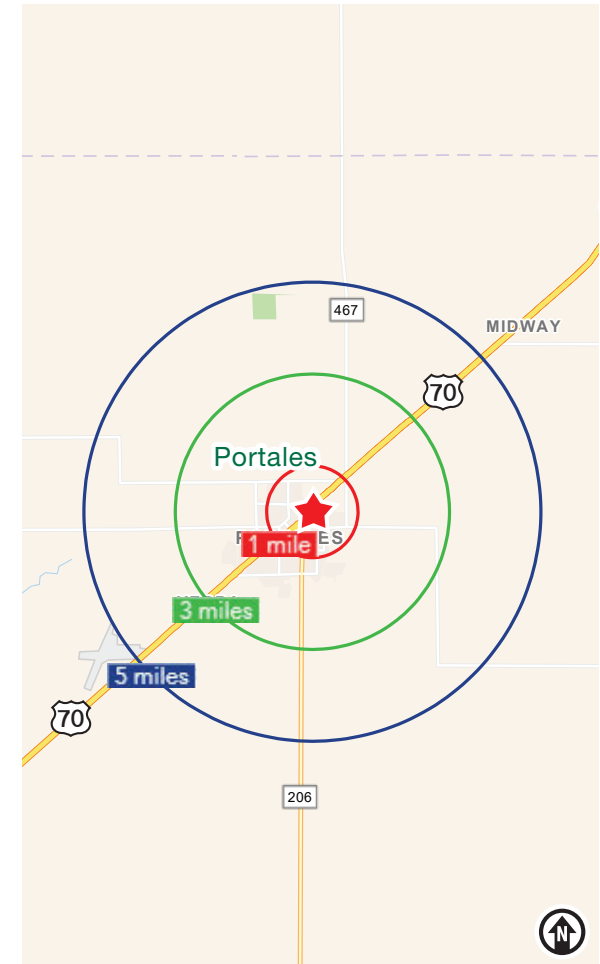
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,321	14,311	16,136
Average HH Income	\$71,863	\$67,749	\$68,639
Daytime Employment	2,594	4,870	5,013

2025 Forecasted by Esri



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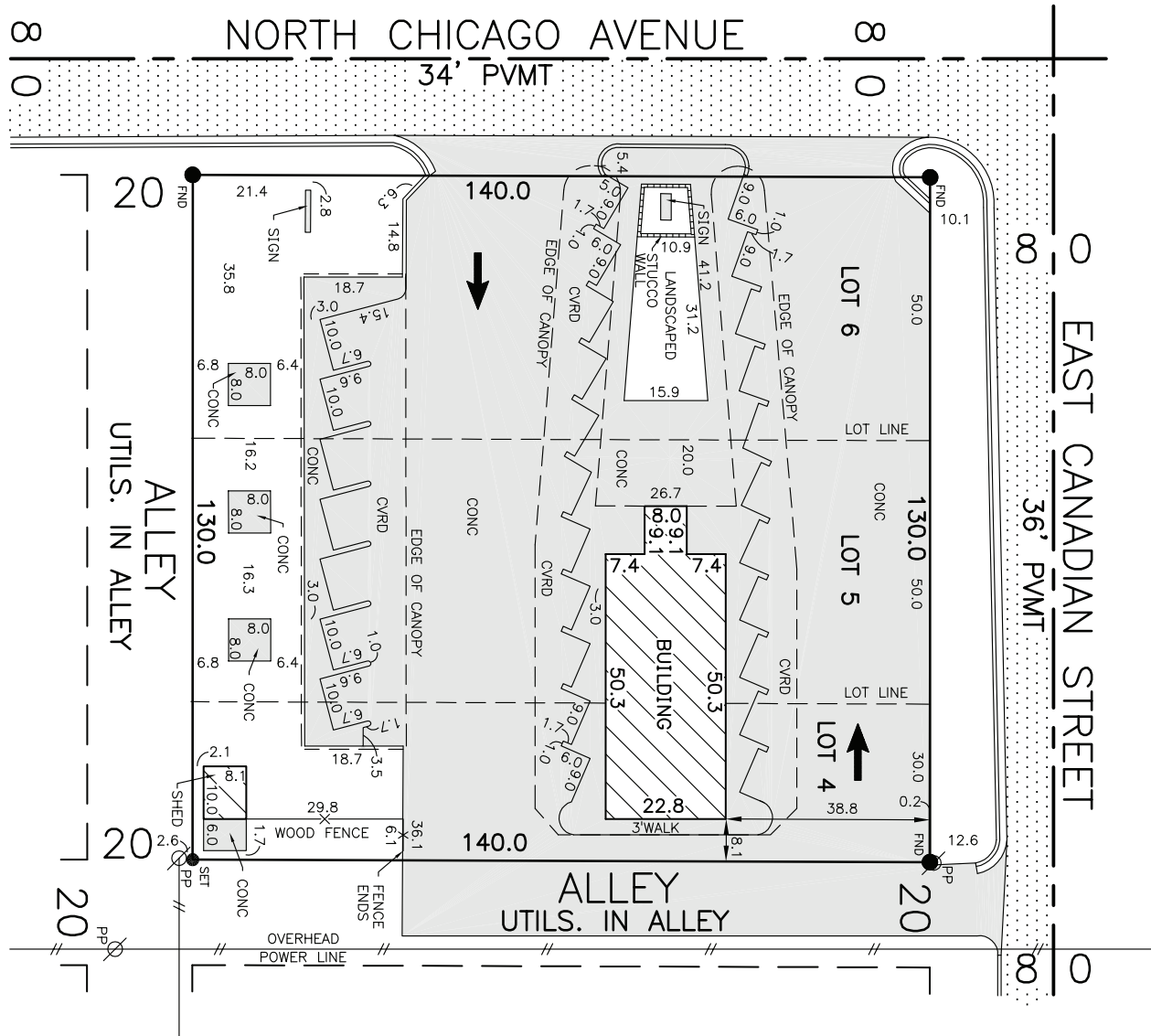
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SITE PLAN



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Land: ± 0.41 Ac.



Portales

TRADE AREA ANALYSIS

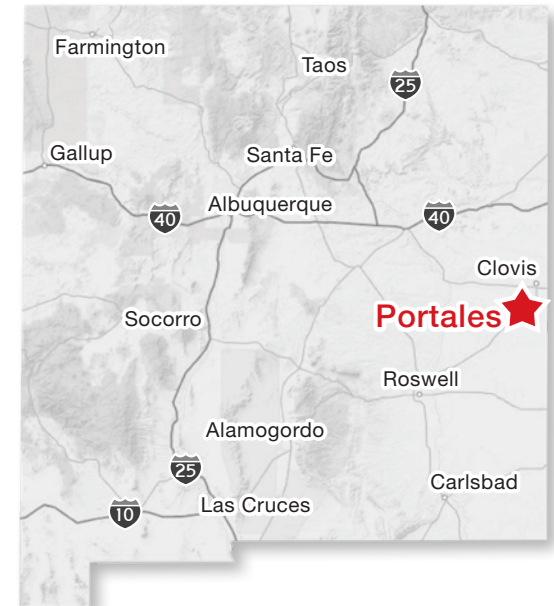
PORTALES | NEW MEXICO

Portales takes its name from once-gushing springs southeast of the present-day city. A series of shallow caliche rock caves marked the area of the springs — a geographic feature that resembled the porches or “portales” in Spanish. The first half of the 20th century saw steady growth in agriculture. Among the crops were peanuts, sweet potatoes, cotton, feed grains and wheat. Small family dairies were also a mainstay. In recent years, larger dairies have located in Roosevelt County and support several major dairy product industries in the area. Eastern New Mexico University (ENMU) was established in 1934 and has become the state’s third-largest university. Today, with an enrollment of approximately 5,000, ENMU contributes greatly to the local economy and diversity of the community.



66,542

Clovis/Portales
CBSA Population



PORTALES BY THE NUMBERS (ESRI 2025 Demographics)



12,026

City Population



4,554

Households



\$69,810

Avg. Household Income



\$41,686

Md. Disposable Income



444

Total Businesses



4,822

Total Employees

The Peanut Industry Generates about \$60 Million for the Area Economy

Higher Education

Since its founding as a junior college in 1934, Eastern New Mexico University has blossomed into a university offering 91 associate, bachelor and master degree options. With enrollment of approximately 5,000, students attend ENMU from 49 states and 20 foreign countries. As a system, ENMU consists of the four-year campus in Portales and two-year branch campuses in Roswell and Ruidoso.



MILITARY MIGHT

Nearby Cannon AFB employs more than 5,500 and is home to the 27th Special Operations Wing.



Prehistoric Prowess

The Blackwater Draw National Historic Landmark, operated in conjunction with ENMU, is just north of Portales. It’s the location of the earliest evidence of humans in North America.

NUTS ABOUT NUTS

The Peanut Valley Festival has long been known as the largest and best arts and crafts show in Eastern New Mexico and West Texas. The main attraction is the approximately 100 vendors under one roof in the Roosevelt County Events Arena.

