

For
Sale]

Hard-Corner Turn-Key Drive-In Restaurant

STRONG VISIBILITY & ACCESS IN THE HEART OF CLOVIS



205 W. 7th St. | Clovis, NM 88101

±1,300 SF on ±0.48 Ac.
Available

NAISunVista] Got Space™

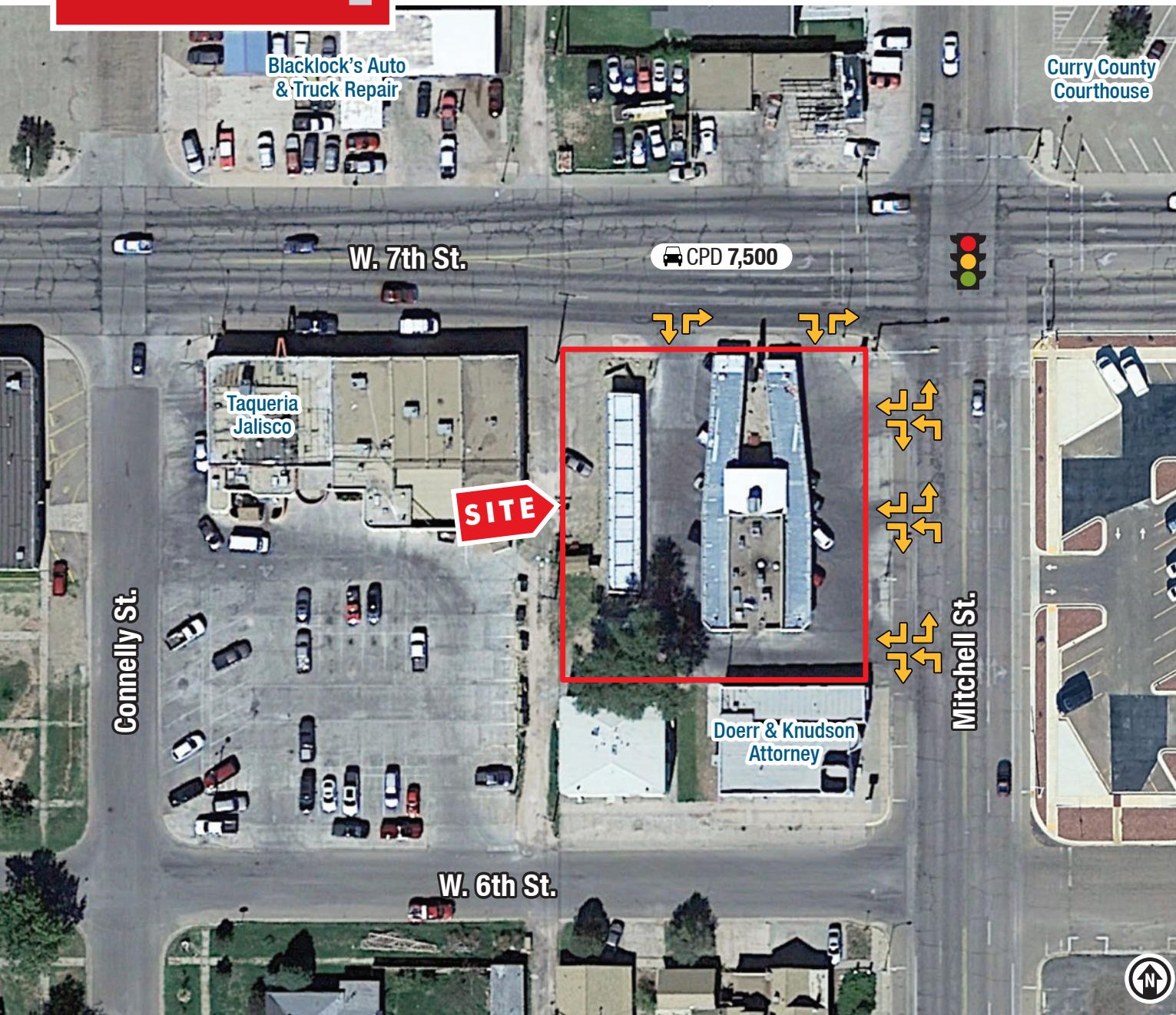
Opening the Door to Commercial Real Estate Excellence

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For Sale

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PROPERTY

AVAILABLE

Building: ±1,300 SF
Land: ±0.48 Acres

SALE PRICE

\$225,000

HIGHLIGHTS

- Positioned along strong local-traffic corridors in central Clovis
- Hard-corner location with multiple access points
- Turn-key drive-in infrastructure ready for occupancy
- Surrounded by residential neighborhoods and daily-needs retail
- Large pylon signage
- 30 drive-in order stalls
- Ideal for local operators or regional quick-serve brands
- Property is part of a larger drive-in portfolio, see Advisors for details

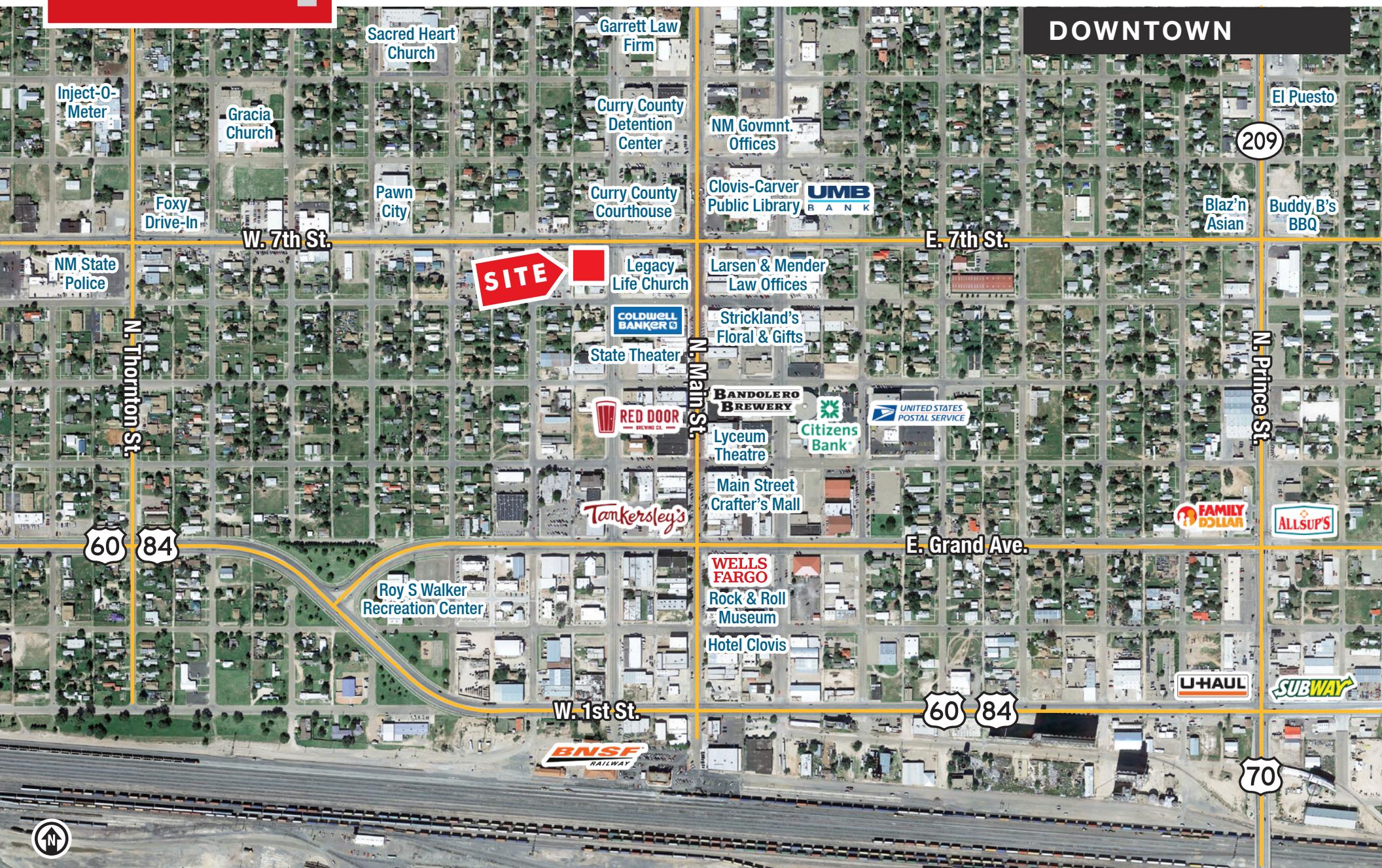
ZONING UD

LOCATION

SWC W. 7th St. & Mitchell St.

For Sale

205 W. 7th St. | Clovis, NM 88101



NAISunVista

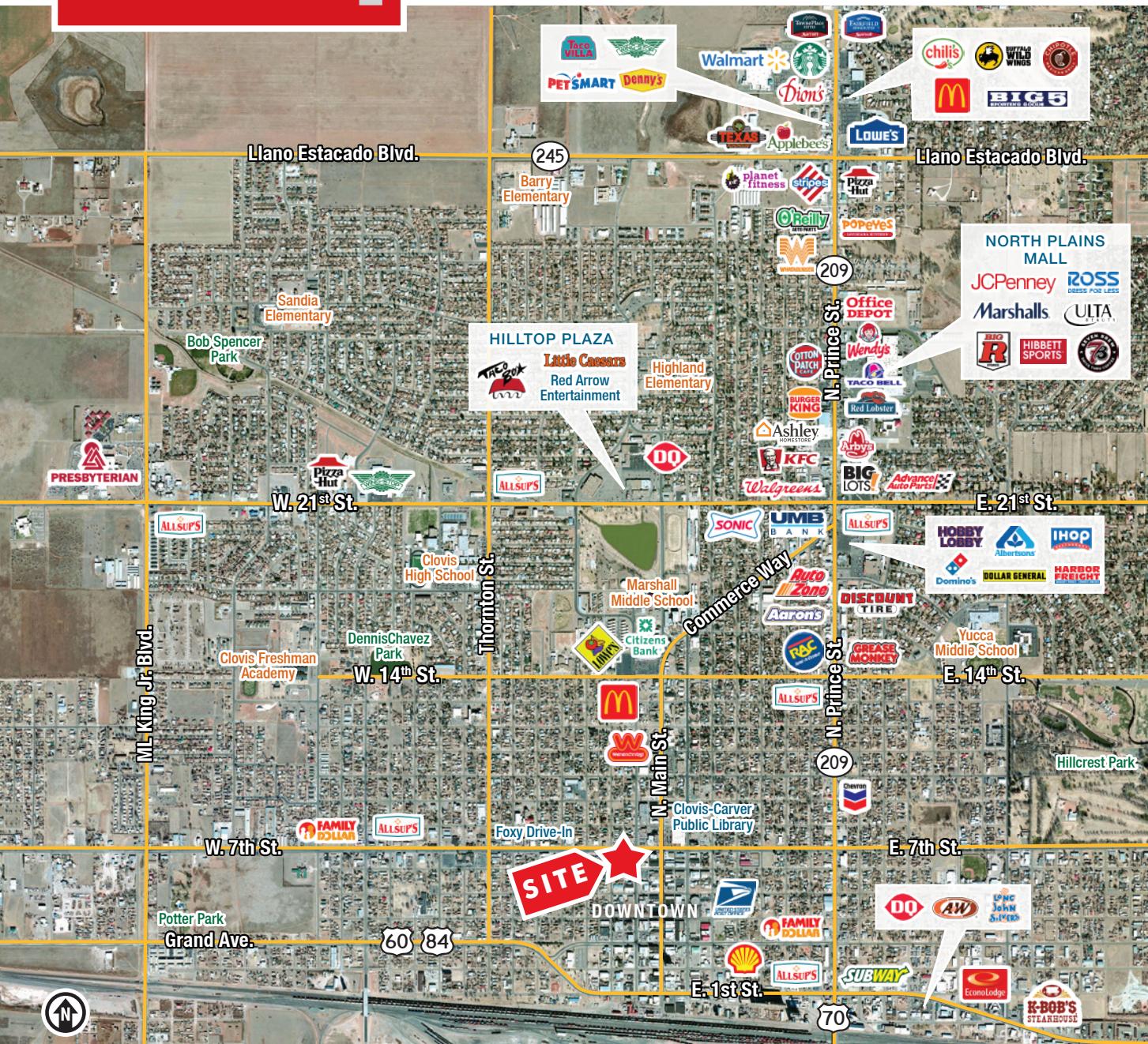
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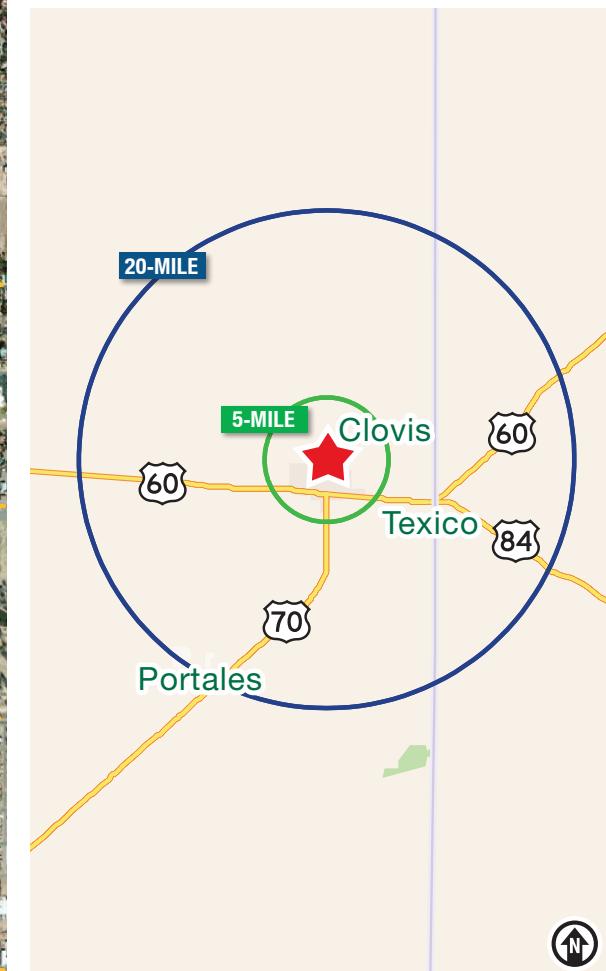
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LOCATION

Demographics	1 Mile	5 Mile	20 Mile
Total Population	8,506	40,773	66,846
Average HH Income	\$48,659	\$70,462	\$71,145
Daytime Employment	4,806	16,974	25,286

2025 Forecasted by Esri





TRADE AREA ANALYSIS

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. Its 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.

CLOVIS BY THE NUMBERS (ESRI 2025 Demographics)

**37,587**

City Population

**14,892**

Households

**\$70,298**

Avg. Household Income

**\$45,067**

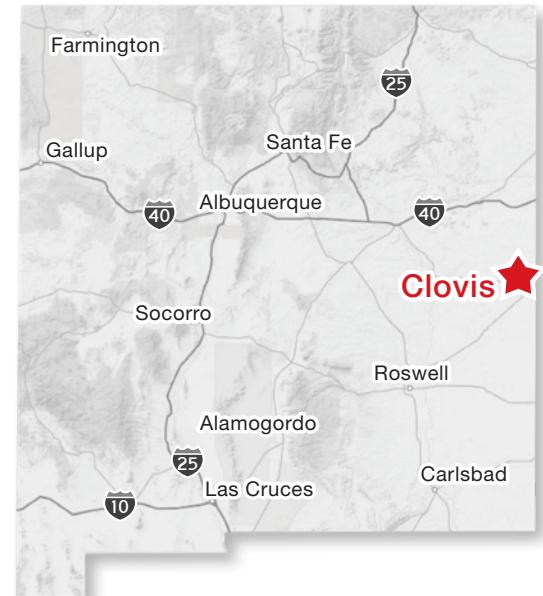
Md. Disposable Income

**1,408**

Total Businesses

**15,469**

Total Employees

**66,542**Clovis/Portales
CBSA Population

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

MILITARY MIGHT

Nearby Cannon AFB employs more than 5,500 and is home to the 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 as Buddy Holly, Roy Orbison, The Fireballs, Waylon Jennings and more.



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.

