

# New-Construction Turn-Key Drive Thru

LOCATED IN CLOVIS' CORE RETAIL TRADE AREA

For  
Sublease



*Conceptual photo. Actual location may vary.*

3916 N. Prince St. | Clovis, NM 88101

*NWQ N. Prince St. & Llano Estacado Blvd.*



**AVAILABLE**  
±2,419 SF



**LEASE RATE**  
See Advisors

- Superior visibility to ±13,800 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top-performing fast-food restaurants

**NAISunVista** ] **Got Space**

**John Algermissen** CCIM  
johna@sunvista.com  
505 998 5734

**Genieve Posen**  
genieve@sunvista.com  
505 998 1568



## NEW-CONSTRUCTION TURN-KEY DRIVE THRU

3916 N. Prince St. | Clovis, NM 88101

## LOCATION

**AVAILABLE**

Building: ±2,419 SF

## ZONING

- CG, Commercial-General

## HIGHLIGHTS

- Superior visibility to  $\pm 13,800$  cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top performing fast food restaurants
- Located on a Walmart out-parcel
- Enjoy co-tenancy with nearby Walmart, Lowe's, McDonalds, Chili's and others
- Strong, regional customer base with Cannon Air Force Base's 7,800 personnel
- Building constructed in 2017





# For Sublease

## NEW-CONSTRUCTION TURN-KEY DRIVE THRU

3916 N. Prince St. | Clovis, NM 88101








# For Sublease

## NEW-CONSTRUCTION TURN-KEY DRIVE THRU

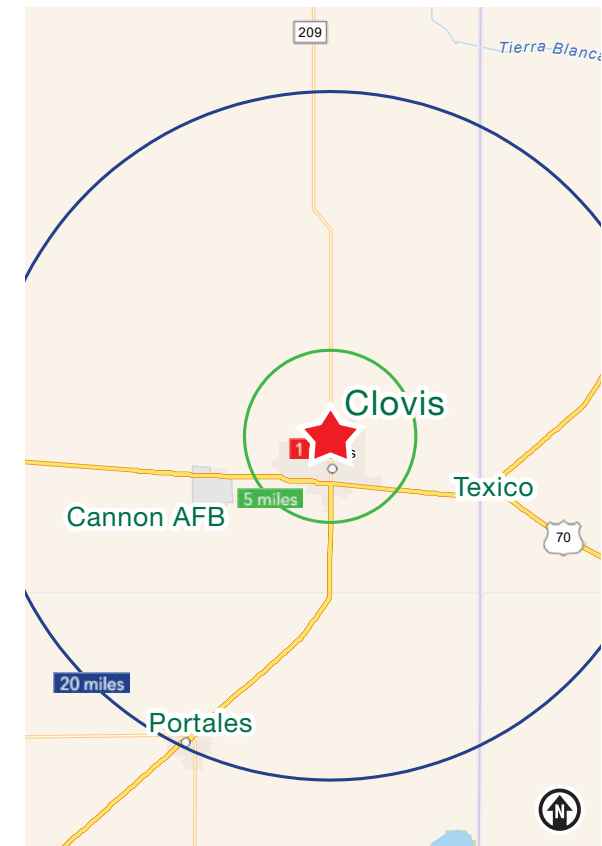
3916 N. Prince St. | Clovis, NM 88101

### DEMOGRAPHICS | 1, 5 & 20 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	4,663		41,008		61,647	
Households	2,021		16,134		23,736	
Families	1,244		10,377		15,463	
Average Household Size	2.31		2.52		2.54	
Owner Occupied Housing Units	1,184		9,613		14,066	
Renter Occupied Housing Units	837		6,521		9,670	
Median Age	38.2		34.9		33.6	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	270	13.4%	2,256	14.0%	3,343	14.1%
\$15,000 - \$24,999	104	5.1%	1,413	8.8%	2,052	8.6%
\$25,000 - \$34,999	208	10.3%	1,620	10.0%	2,409	10.1%
\$35,000 - \$49,999	226	11.2%	2,342	14.5%	3,495	14.7%
\$50,000 - \$74,999	454	22.5%	3,559	22.1%	4,941	20.8%
\$75,000 - \$99,999	407	20.1%	2,268	14.1%	3,305	13.9%
\$100,000 - \$149,999	240	11.9%	1,780	11.0%	2,761	11.6%
\$150,000 - \$199,999	74	3.7%	463	2.9%	837	3.5%
\$200,000+	39	1.9%	432	2.7%	593	2.5%
Median Household Income	\$58,582		\$52,005		\$51,911	
Average Household Income	\$71,388		\$68,148		\$68,528	
Per Capita Income	\$30,333		\$26,756		\$26,332	

Demo Snapshot	1 mile	5 mile	20 mile
 Total Population	4,663	41,008	61,647
 Average HH Income	\$71,388	\$68,148	\$68,528
 Daytime Employment	3,106	15,898	23,062

2023 Forecasted by Esri



## 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. It's 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.



**67,034**

Clovis/Portales  
CBSA Population



### CLOVIS BY THE NUMBERS (ESRI 2023 Demographics)



**38,082**

City Population



**15,003**

Households



**\$66,736**

Avg. Household Income



**\$42,302**

Md. Disposable Income



**1,325**

Total Businesses



**14,713**

Total Employees

**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

### 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.



### MILITARY

Cannon Air Force Base, established in 1942, employs more than 5,500 and is home to the USAF 27th Special Operations

### 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 such as Buddy Holly, Roy Orbison, The Fireballs, Waylon Jennings and more.

