

# New-Construction Turn-Key Drive Thru

LOCATED IN CLOVIS' CORE RETAIL TRADE AREA

# For Sublease



3916 N. Prince St. | Clovis, NM 88101

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±2,419 SF Available**

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## PROPERTY

### AVAILABLE

Building: ±2,419 SF

### SUBLEASE RATE

See Advisors

### HIGHLIGHTS

- 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
- 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

### ZONING

CG, Commercial-General

### LOCATION

NWQ N. Prince St. & Llano Estacado Blvd.





# For Sublease

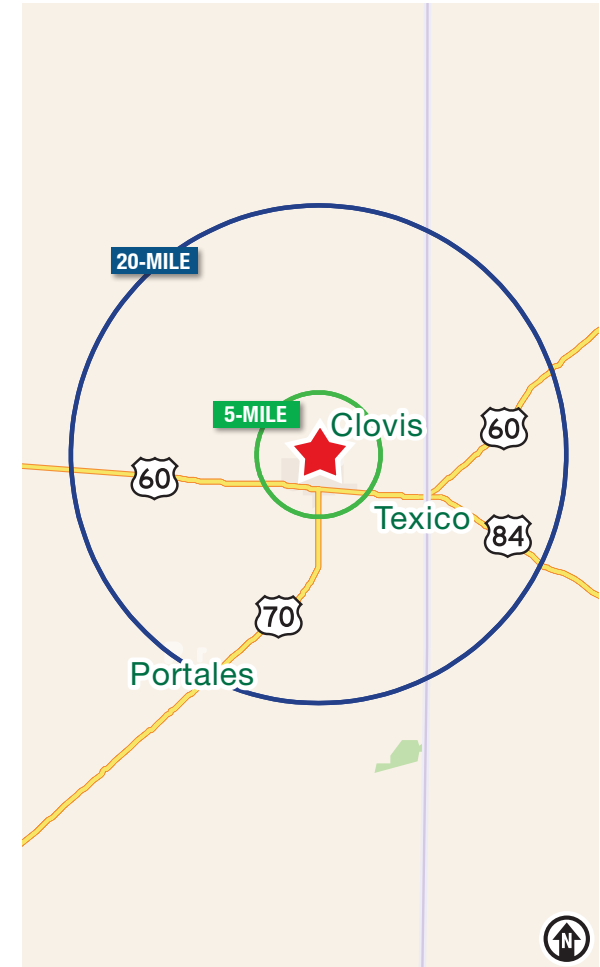
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## LOCATION

Demographics	1 Mile	5 Mile	20 Mile
Total Population	4,799	40,568	61,252
Average HH Income	\$73,691	\$70,604	\$71,836
Daytime Employment	3,414	16,769	23,945

2025 Forecasted by Esri



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# Clovis

## 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. 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.



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



#### 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

**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 such 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.

