



Walmart

Arizona St

Arizona St

12,600 SF

22,000 SF

12,000 SF

10,000 SF

TEXAS
ROADHOUSE

Applebee's

Chevron

APEX
Collision Center

OTERO CENTER
for Sustainable Wellness

Prairie Lake
Veterinary Clinic

PET SMART

Aspen Dental

Dion's

BIG 5
SPORTING GOODS

DOLLAR TREE

chili's

McDonald's

25,000 VPD

N. Prince St / Hwy 209

ups

WING STOP

TACO VILLA

VALERO

CHIPOTLE
MEXICAN GRILL

BUFFALO WILD WINGS
GRILL & BAR

LOWE'S

Llano Estacado Blvd

13,084 VPD



WESTERN STATES
COMMERCIAL REAL ESTATE

New Construction in the Heart of
Clovis Trade Area

500 Llano Estacado | Clovis, NM 88101

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

PROPERTY OVERVIEW

This **exceptional** Clovis development boasts excellent access and visibility. Adjacent to Wal-Mart Supercenter, the largest retailer in Clovis, this parcel provides the best entry opportunity in the trade area. Retail and restaurants in the area include Lowe's Home Improvement, Big 5 Sporting Goods, Dollar Tree, McDonald's, Chipotle, Buffalo Wild Wings, Denny's, Del Taco, Chili's, a new-to-market PetSmart, Aspen Dental, and many more.

Clovis is located in eastern New Mexico at the intersection of US Highway 60 and US Highway 70. Due to its central location at the intersections of these two highways, Clovis pulls from a population base in excess of 50,000 people including the cities of Portales and Farwell. A large part of the economic base in Clovis is derived from Cannon Air Force Base, agriculture, dairy production, and farming.

PROPERTY SUMMARY

Lease Rate	\$12 SF - \$22 SF
Available SF	10,000-22,000
Lot Size	7.4 Acres
Cross Streets	Llano Estacado & N. Prince St

Ground Lease or BTS

PROPERTY HIGHLIGHTS

- Wal-Mart Supercenter outparcel land
- Excellent development opportunity or owner/user play
- Strong population growth with Cannon AFB operational expansion and multiple private industrial employers
- Outstanding access and visibility from two of the city's main corridors
- In excess of 25,000 VPD along Prince St. with multiple unrestricted access points







*Preliminary Site Plan
Subject to Change

CITY, STATE

Clovis, NM

POPULATION

42,040

AVG. HH SIZE

2.65

MEDIAN HH INCOME

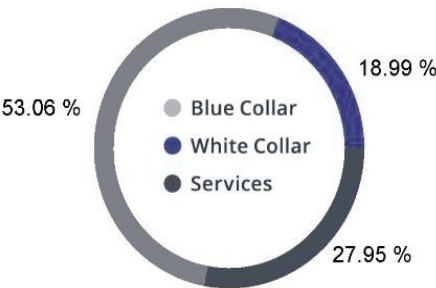
\$44,547

HOME OWNERSHIP

Renters: 6,338

Owners: 9,529

EMPLOYMENT



36.64 %
Employed

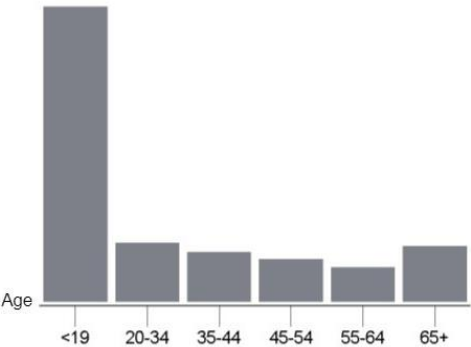
2.14 %
Unemployed

EDUCATION

High School Grad: 21.98 %
Some College: 29.41 %
Associates: 6.48 %
Bachelors: 18.09 %

GENDER & AGE

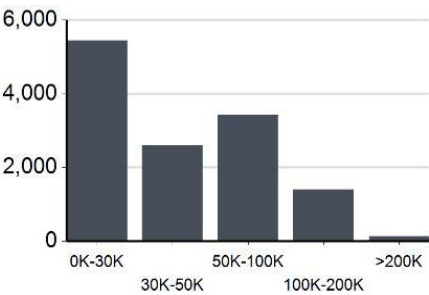
48.96 % 51.04 %



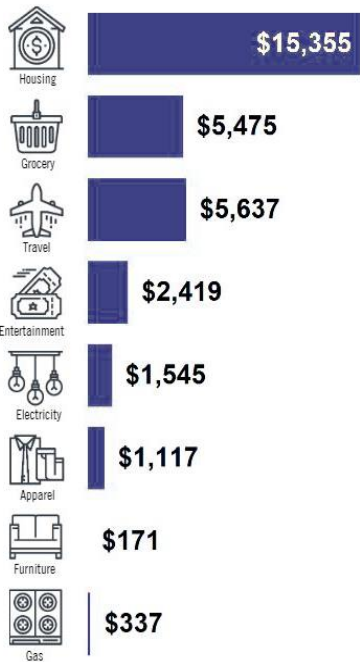
RACE & ETHNICITY

White: 49.55 %
Asian: 0.25 %
Native American: 0.06 %
Pacific Islanders: 0.03 %
African-American: 1.61 %
Hispanic: 31.77 %
Two or More Races: 16.73 %

INCOME BY HOUSEHOLD



HH SPENDING



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