

# FOR LEASE

4024 N Prince St Clovis, NM 88101

**NAI**Wheelhouse



## 4024 N Prince St

Clovis, New Mexico 88101

### Property Highlights

- Available Space: 3,715 Sq. Ft.
- Excellent tenant mix
- Great Access
- Located on Wal-Mart out Parcel
- New tenants nearby include Chipotle, Buffalo Wild Wings, Petco, Denny's and Del Taco

### Property Description

Clovis, New Mexico is a developing market that continues to grow as new businesses continue to expand into the area. National retailers in the area include: Chili's, Red Lobster, Rib Crib, Denny's, Del Taco, Big Five Sporting Goods, Chipotle, Buffalo Wild Wings, Lowes Home Improvement, Dillard's, JC Penny's, Ashley's Home Furniture, etc. This Wal-Mart pad center has 3,715 SF available for lease and has excellent visibility and energy. If you are coming to the Clovis market for the first time or are expanding a current concept, this center will meet your needs.

### OFFERING SUMMARY


Available SF	1,500 - 3,715 SF
Lease Rate	\$18.00 SF/yr (NNN)
Lot Size	2.4 Acres
Building Size	21,000 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,779	\$59,643
3 Miles	30,627	\$54,564
5 Miles	43,202	\$49,080

**NAI**Wheelhouse

**Joe Magby**  
joe@naiwheelhouse.com  
C 806.200.3244

 **6502 Slide Road, Suite 200**  
Lubbock, TX 79424  
P 806.722.1206  
NAIWheelhouse.com



# FOR LEASE

4024 N Prince St Clovis, NM 88101

# NAI Wheelhouse



**SITE**

CATO

LOCKER ROOM  
HAIRCUTS

SUBWAY

Walmart

GameStop

Applebee's

WING STOP

TACO VILLA

CHIPOTLE  
MEXICAN GRILL

Pizza Hut

BUFFALO WILD WINGS

Wendy's

COTTON PATCH  
CAFE

STARBUCKS  
COFFEE

RIBCRIB

Denny's

DEL TACO

Papa Murphy's  
TAKE 'N BAKE PIZZA

McDonald's

GS

LOWE'S

JCPenney

Bath & Body Works

Dillard's

RED LOBSTER  
FRESH PISH-LIVE LOBSTER

Google

Imagery ©2020, Maxar Technologies, NMRGIS, USDA Farm Service Agency

# NAI Wheelhouse

Joe Magby  
joe@naiwheelhouse.com  
C 806.200.3244

6502 Slide Road, Suite 200  
Lubbock, TX 79424  
P 806.722.1206  
NAIWheelhouse.com



# FOR LEASE


4024 N Prince St Clovis, NM 88101

**NAI**Wheelhouse



**NAI**Wheelhouse

**Joe Magby**  
joe@naiwheelhouse.com  
C 806.200.3244

 **6502 Slide Road, Suite 200**  
Lubbock, TX 79424  
P 806.722.1206  
NAIWheelhouse.com

# FOR LEASE


4024 N Prince St Clovis, NM 88101

**NAI**Wheelhouse



**NAI**Wheelhouse

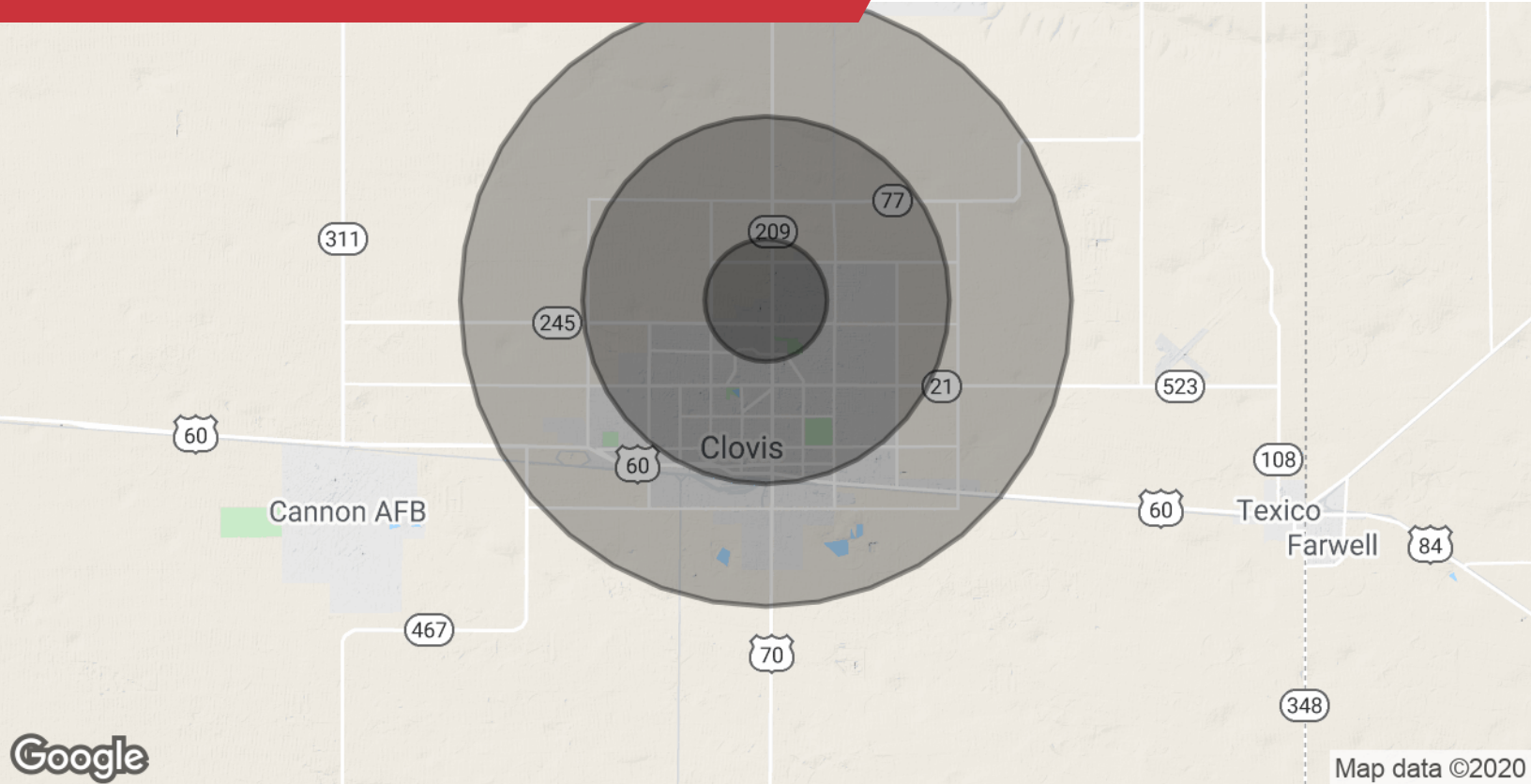
**Joe Magby**  
joe@naiwheelhouse.com  
C 806.200.3244

 **6502 Slide Road, Suite 200**  
Lubbock, TX 79424  
P 806.722.1206  
NAIWheelhouse.com

# FOR LEASE

4024 N Prince St Clovis, NM 88101

**NAI**Wheelhouse




	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	5,779	30,627	43,202
MEDIAN AGE	35.5	34.7	32.8
MEDIAN AGE (MALE)	33.1	32.9	31.3
MEDIAN AGE (FEMALE)	38.6	36.5	34.6
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	2,315	11,981	16,443
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$59,643	\$54,564	\$49,080
AVERAGE HOUSE VALUE	\$142,857	\$142,631	\$133,547
<b>Race</b>			
% WHITE	72.9%	70.0%	65.2%
% BLACK	6.2%	7.2%	7.9%
% ASIAN	1.7%	1.9%	1.6%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	1.6%	1.3%	2.2%
% OTHER	17.6%	19.7%	23.2%
<b>Ethnicity</b>			
% HISPANIC	26.3%	34.9%	42.0%

\* Demographic data derived from 2010 US Census

**NAI**Wheelhouse

**Joe Magby**  
joe@naiwheelhouse.com  
C 806.200.3244

 **6502 Slide Road, Suite 200**  
Lubbock, TX 79424  
P 806.722.1206  
NAIWheelhouse.com