



Walmart  
E LLANO ESTANCADO BLVD

LOWE'S

# Anchor Space in Clovis NM

23,500 SF Currently occupied by Office Max  
Adjacent to North Plains Mall

## BASE 5

RETAIL PARTNERS

**SITE**  
23,500 SF

Office Max

North Plains Mall  
JCPenney rue21 maurices Buckle

E MANANA BLVD

WafD Bank

TACO BELL

SECO R

BURGER KING

ASHLEY

N PRINCE ST

DQ

Abby's

Kentucky Fried Chicken

Walgreens

E 21st ST

SONIC

HOBBY LOBBY  
HARBOR FREIGHT

Yardwell

Albermarl

**BASE 5 RETAIL PARTNERS**  
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

**WWW.BASE5RETAIL.COM**  
505-807-0605

LISTING BROKERS:

David Chavez - david@base5retail.com - 505-507-3283

Kino James - kino@base5retail.com - 505-463-7191



# B 23,500 SF Space

BASE 5  
RETAIL PARTNERS

900 E Manana  
Clovis, NM



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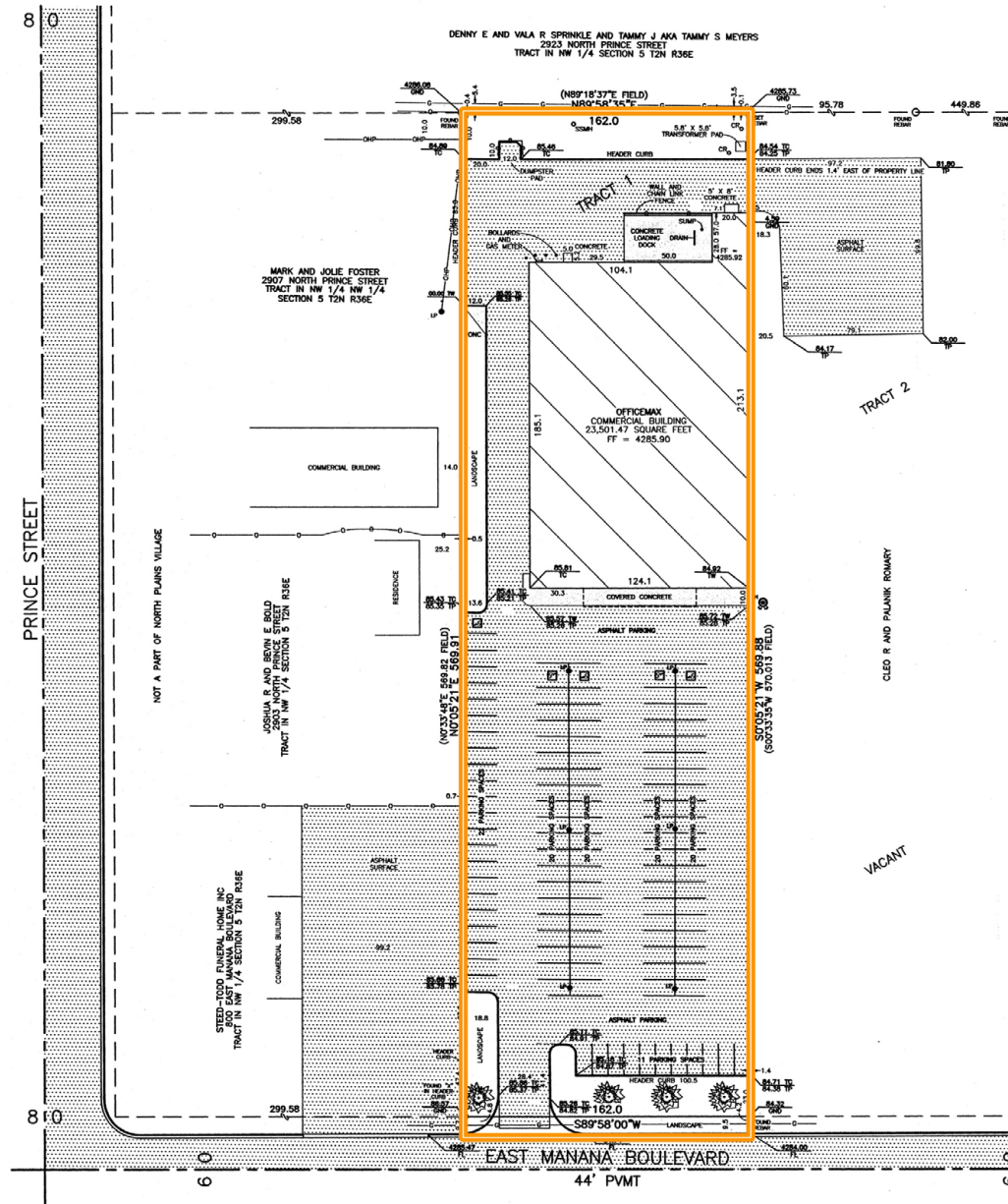




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# 23,500 SF Space

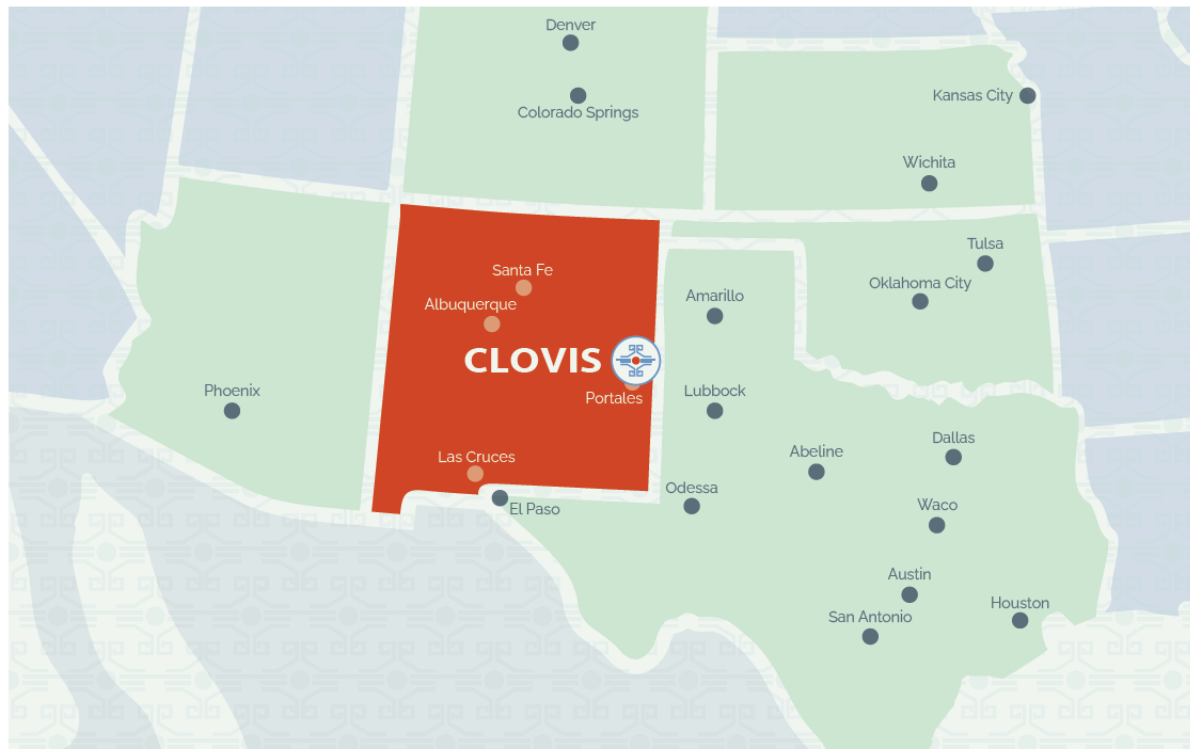
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## A GATEWAY TO THE LAND OF ENCHANTMENT

The city of Clovis and Curry County are enthusiastic about our bright future!

Situated on the plains of eastern New Mexico and home to Cannon Air Force Base, Clovis is the gateway to the Land of Enchantment and is well-positioned to be a sustainable economic hub for the Southwest.

Our regional economy is at the forefront of innovation. We offer an economic environment backed by a powerful fiber network spanning across the city, and we currently have a state-of-the-art 35,000-square-foot data center, and industrial parks with 230 acres of land available for development.

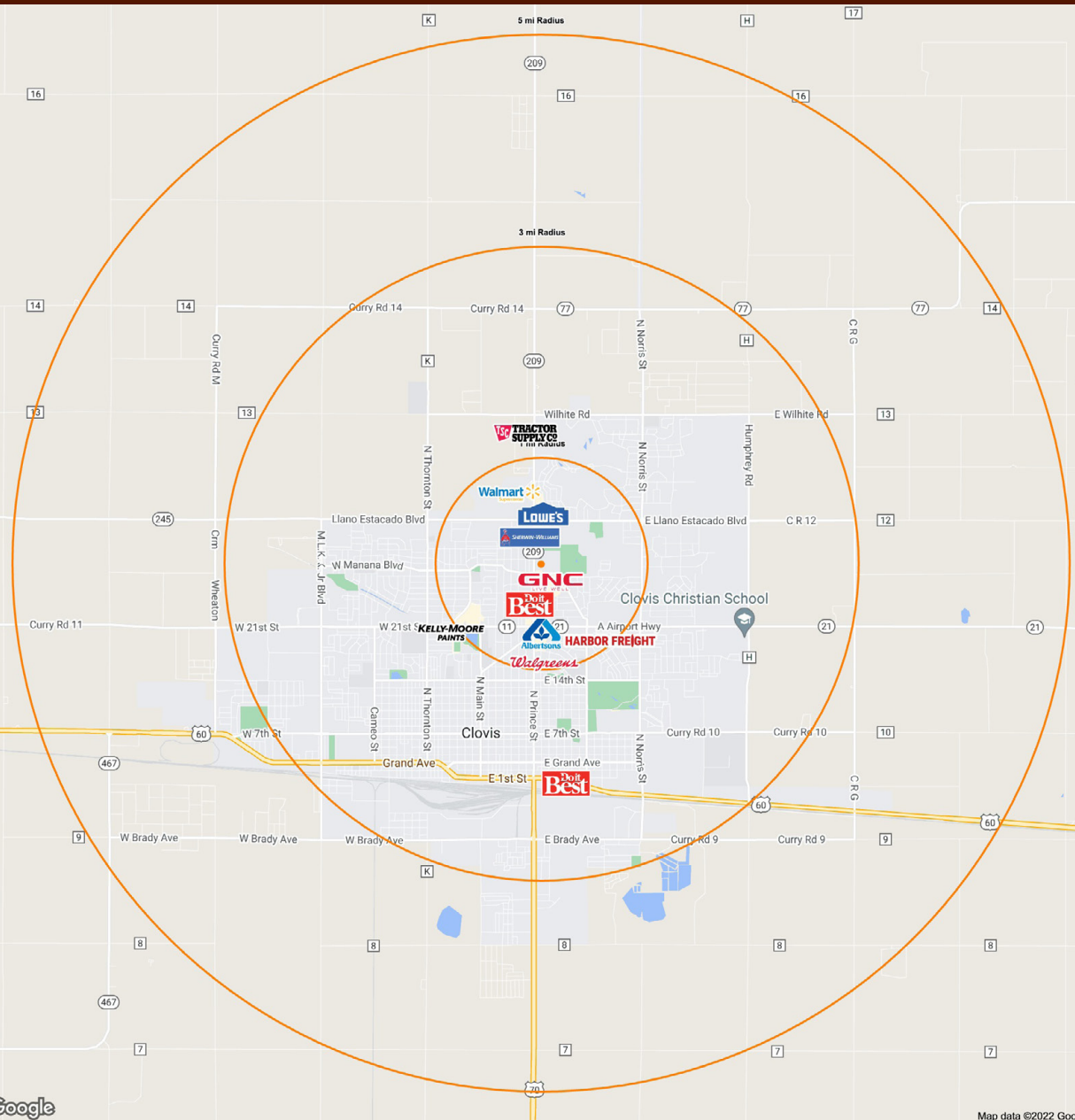
Centered between three large cities and a dozen universities, the city boasts an exceptionally competitive cost of living and a welcoming, supportive community. Our business-ready city provides resources necessary to compete regionally, making Clovis an excellent decision for your expanding business.

Learn more about life in Clovis at [ClovisEDC.org](http://ClovisEDC.org)

# B 23,500 SF Space

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900 E Manana  
Clovis, NM



3 MILE	5 MILES	Trade Area
38,233	41,963	67,880



3 MILE	5 MILES	Trade Area
\$61,627	\$61,905	\$60,630



3 MILE	5 MILES	Trade Area
15,284	16,058	24,342



Prince St (16,500 VPD)  
E. Manana (2,800 VPD)

# **B** 23,500 SF Space

BASE 5  
RETAIL PARTNERS

900 E Manana  
Clovis, NM

The City of Clovis hosts the main business district for eastern New Mexico, and acts as the trade hub for THE CLOVIS/PORTALES MICROPLEX, drawing more than 80,000 consumers. The Microplex offers businesses a civilian labor force of approximately 55,000 people with an unemployment rate below four percent. Also located just 100 Miles from Lubbock (250K pop) and Amarillo (200K pop).

- Subject site currently occupied by Office Max, available to occupy in 2023
- Positioned directly adjacent to North Plains Mall
- Freestanding 23,500 SF building
  
- FOR SALE @ \$2,700,000
- FOR LEASE @ \$10.00/SF + NNN



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