



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

2905 N PRINCE ST #D1

Clovis, NM 88101



FOR SALE

**8% CAP RATE RETAIL
INVESTMENT | NNN TENANT
PRIME FRONTAGE**



**SALE PRICE:
\$600,000**



**1,600 SF
(BUYER TO VERIFY)**



**0.11 ACRES
ZONED CG
(COMMERCIAL GENERAL)**

Jacob Lopez

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » 8% Cap Rate Investment Opportunity
- » \$4,000/Month + NNN Lease in Place Through 8/31/2029
- » Prime Frontage on North Prince Street – Major Commercial Corridor
- » Proximity to Cannon Air Force Base & Clovis Retail Corridor
- » Near North Prince St & East Manana Blvd | 317,939 Vehicles Per Day
- » Within 2 Miles of NM Highway 60 – Regional East/West Connector
- » 34,000 SF Retail / Commercial Building (Buyer to Verify)
- » 0.11 Acres | Zoned CG – Commercial General
- » Strong Trade Area Demographics:
 - » 38,018 Population | 5-Mile Radius
 - » \$70,020 Average Household Income
 - » 16,487 Daytime Employees
- » Water, Sewer & Electricity Piped In
- » Ingress/Egress from West Property Line
- » 10 On-Site Parking Spaces
- » Functional Interior Layout:
 - » Reception Area
 - » Open Retail / Showroom Space
 - » Manager's Office
 - » Inventory / Storage Room
 - » Two Restrooms
- » Ideal for Investors Seeking Stable Income in Eastern New Mexico Market



PROPERTY DESCRIPTION:

Positioned along **North Prince Street**, one of **Clovis' primary commercial corridors**, this **+/- 1,600 SF investment property** offers an **8% cap rate** with stable in-place income from an existing tenant paying **\$4,000 per month plus NNN through August 31, 2029**. The property benefits from **excellent frontage near North Prince Street and East Manana Boulevard** with approximately **17,939 vehicles per day** and is located within **two miles of NM Highway 60**, a key regional connector serving eastern New Mexico's **agricultural and logistics economy anchored by Cannon Air Force Base** and the broader **Clovis trade area**. Situated on **+/- 0.11 acres zoned CG – Commercial General**, the building features **water, sewer, and electricity, ingress/egress from the west property line**, and approximately **10 parking spaces**, with interior improvements including a **reception area, open retail space, manager's office, inventory room, and two restrooms**, all supported by a **5-mile population of 38,018, average household income of \$70,020, and 16,487 daytime employees**.

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PROPERTY DETAILS:

ADDRESS:	2905 N Prince St #D1 Clovis, NM 88101
SALE PRICE:	\$600,000
LEASE RATE:	\$4,000/Month + NNN Lease in Place Through 8/31/2029
ACRES:	0.11 Acres
ZONING:	CG - Commercial General
POPULATION (5 MILE RADIOUS):	38,018
AVG. HH INCOME (5 MILE RADIOUS):	\$70,020
UTILITIES:	Water, Sewer & Electricity Piped In
INGRESS/EGRESS:	From West Property
FRONTAGE:	Great on a Principle Road
TRAFFIC:	Within 2-Miles of NM Hwy 60; Near North Prince Street & East Manana Blvd, which has 17,939 VPD
ROOMS:	Reception, Open Retail Space, Back Office, Inventory Room
RESTROOMS:	2
PARKING SPACE:	10



INTERIOR PHOTOS

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INTERIOR PHOTOS

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LOCATION MAP

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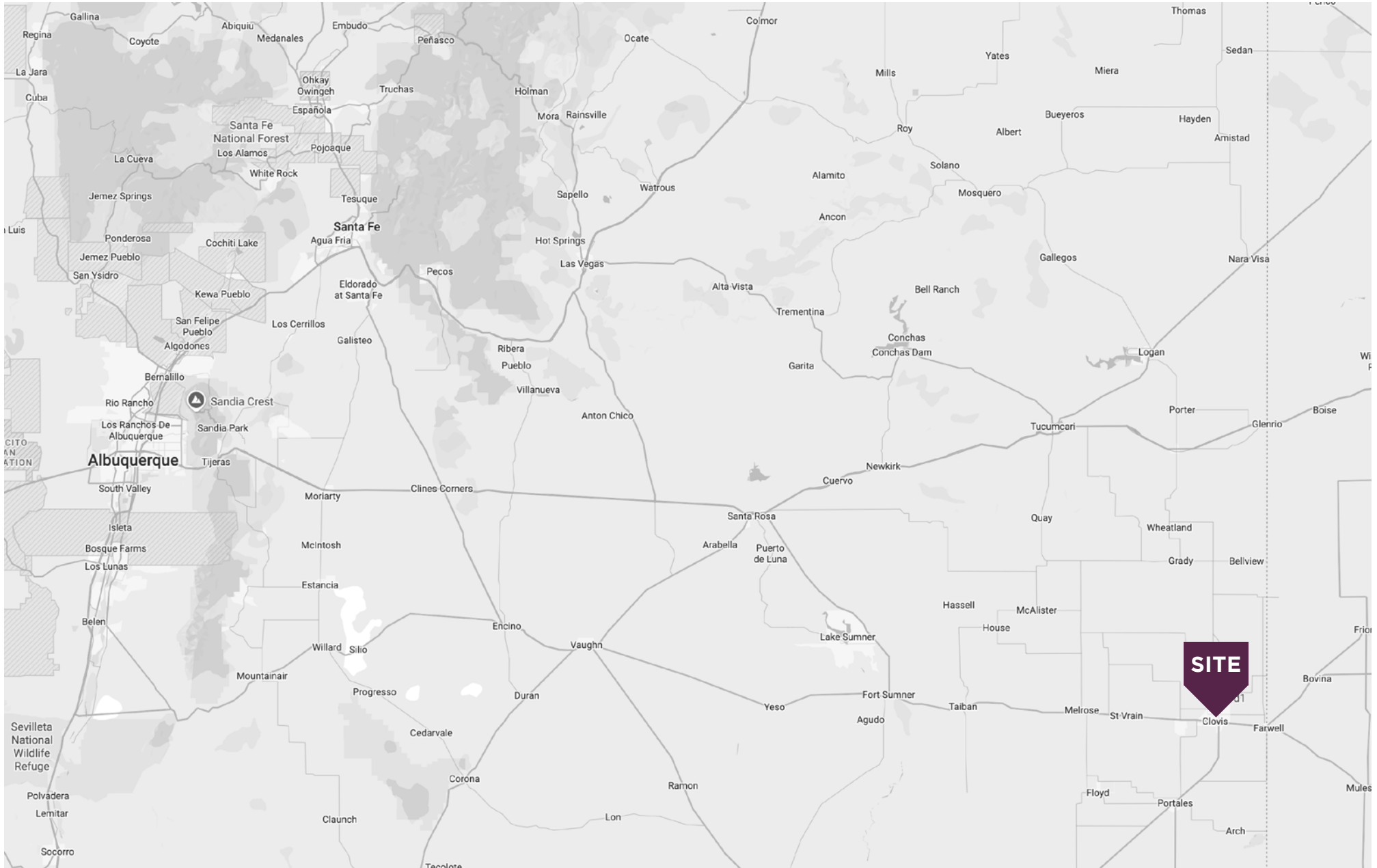
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REGIONAL MAP

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