

# For Lease

1200 - 1224 West 21st St.  
Clovis, NM 88101

Colliers

Retail Space  
Available

United States Post Office

DOLLAR GENERAL

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# Property Profile

## Details

Lease Rate	\$12.00/PSF
Lease Type	NNN (\$2.00/PSF)
Space Available	+/- 1,200- 5,805 SF
Retail Pad Site	+/- 1-2 Acres, Built to Suit/Ground Lease
Pad Site Price	See Agent
Total Lot Size	10.05 Acres
Zoning	CG

## Features

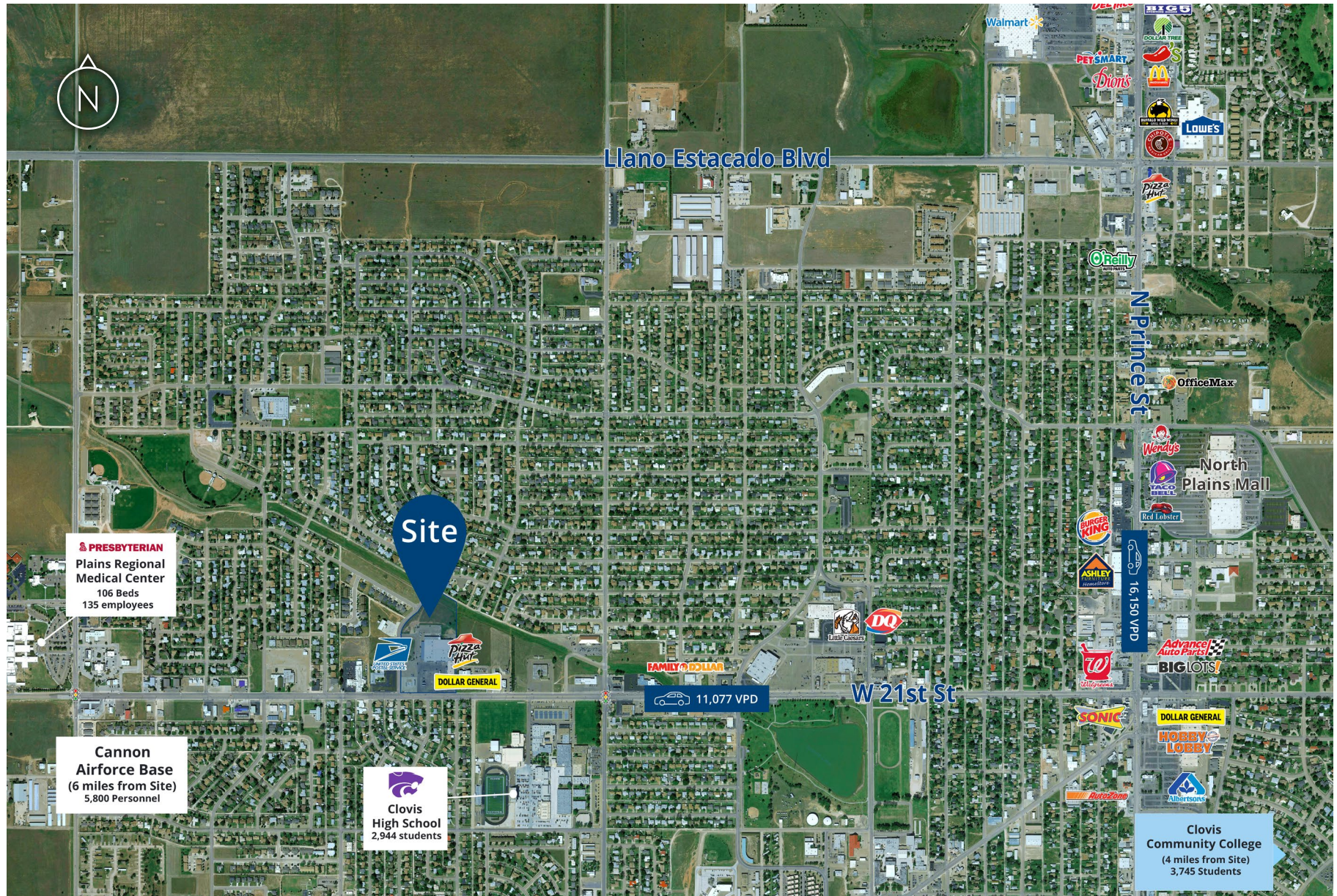
- Very close proximity to Clovis High School with 2,944 students, and Presbyterian Plains Medical Center with 135 employees
- Situated across from the Clovis High School stadium, with a 8,000 person capacity that hosts various activities throughout the year
- High visibility from 21st street
- Retail pad site on high traffic corner





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# Trade Aerial





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# Site Overview - Option 1





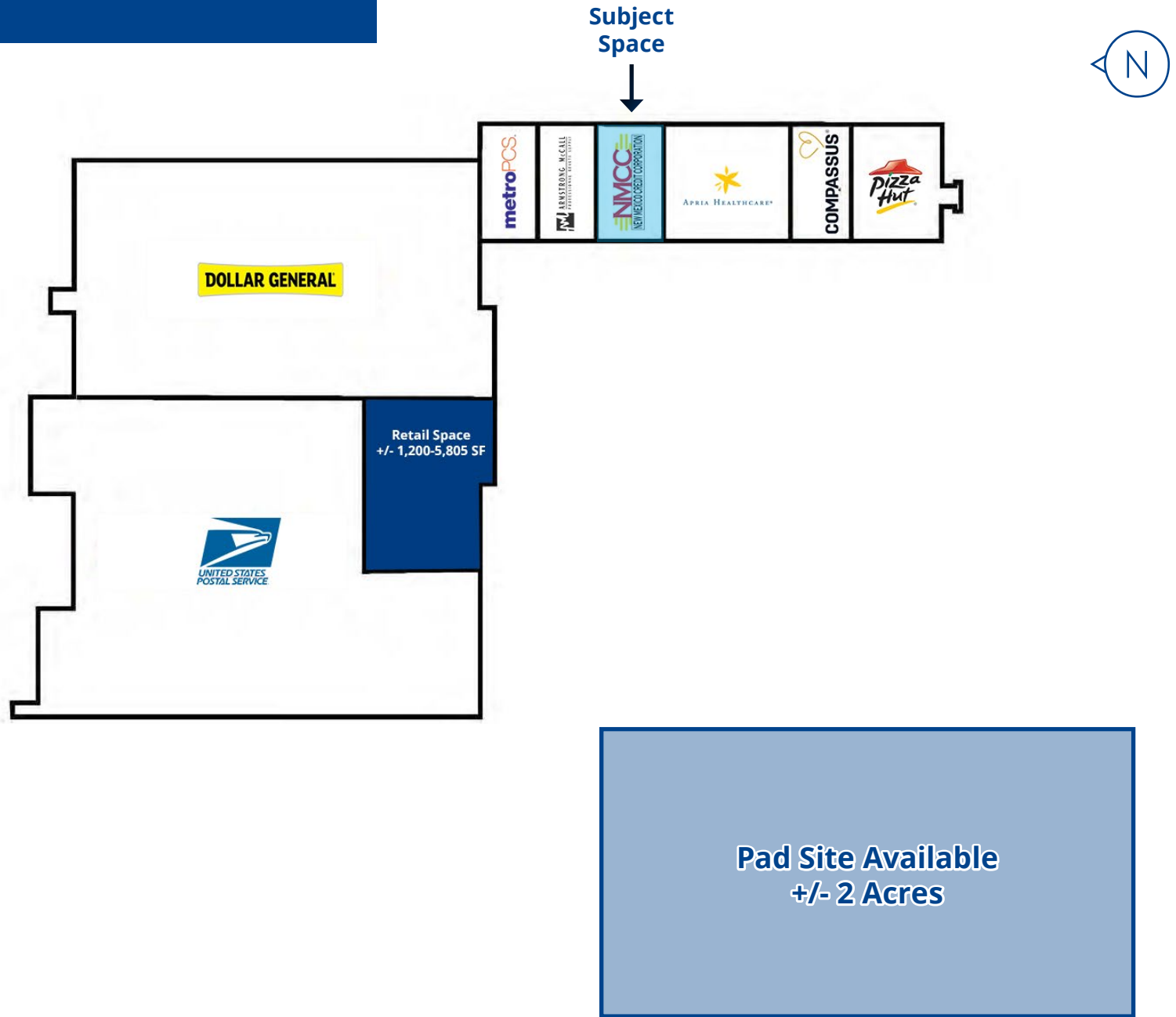
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# Site Overview - Option 2



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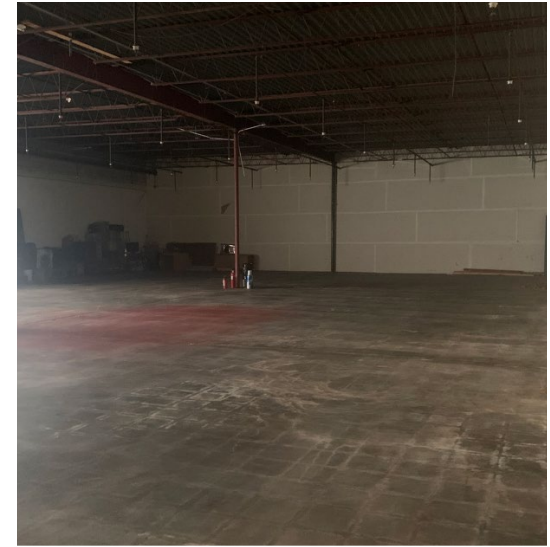
# Site Plan





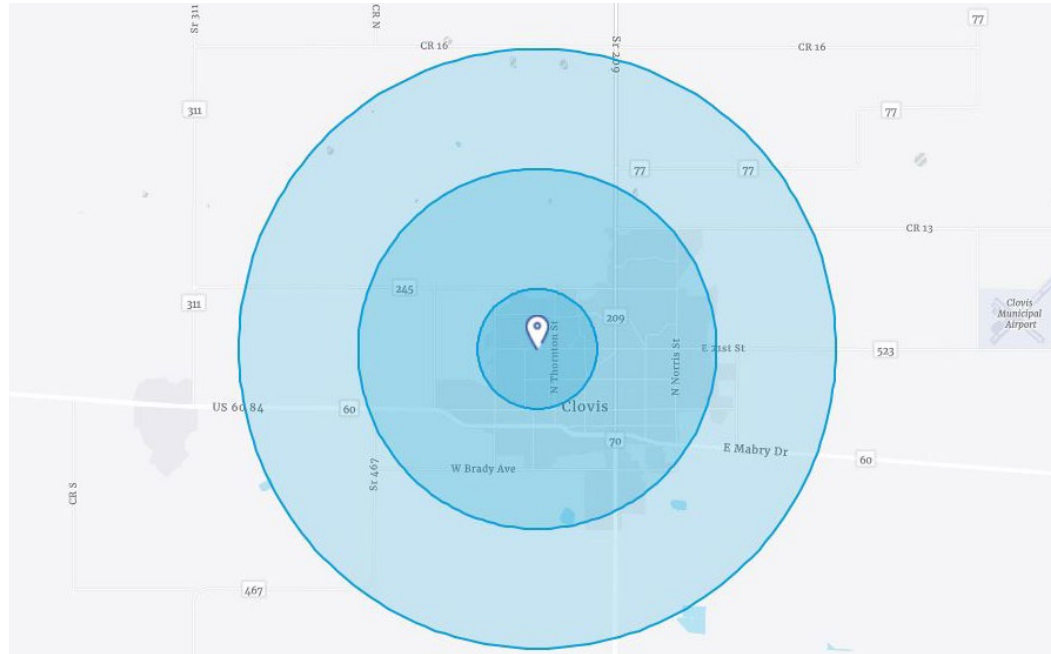
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# Photo Gallery



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	11,818	36,944	43,469
Households	4,599	14,002	16,349
Median HH Income	\$42,998	\$43,829	\$47,817
Average HH Income	\$55,472	\$57,868	\$61,081

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