

For Sale ]

# Turn-Key Drive-In Restaurant

WELL POSITIONED ON PORTALES' MAIN THOROUGHFARE

304 N. Chicago Ave. | Portales, NM 88130

*SEC N. Chicago Ave. & E. Canadian St.*



## AVAILABLE

Building: ±1,300 SF  
Land: ±0.41 Ac.



## SALE PRICE

\$399,000

- Top-performing former Sonic location (Sonic is relocating to a larger site)
- High demand drive-in with infrastructure ready for occupancy
- Great visibility to 19,500 cars per day from north & southbound traffic

**NAISunVista** ] **Got Space™**

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For Sale

## TURN-KEY DRIVE-IN RESTAURANT

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### HIGHLIGHTS

- Top-performing former Sonic location (Sonic is relocating to a larger site)
- High-demand drive-in with infrastructure ready for occupancy
- Located along the primary retail corridor in Portales
- Great visibility from north & southbound traffic
- 19,500 cars per day
- Full access from multiple directions
- 27 drive-in order stalls
- Large pylon signage
- Desirable hard-corner lot
- Drive-thru potential
- Adjacent to numerous schools and businesses

### ZONING

- C-2, City of Portales



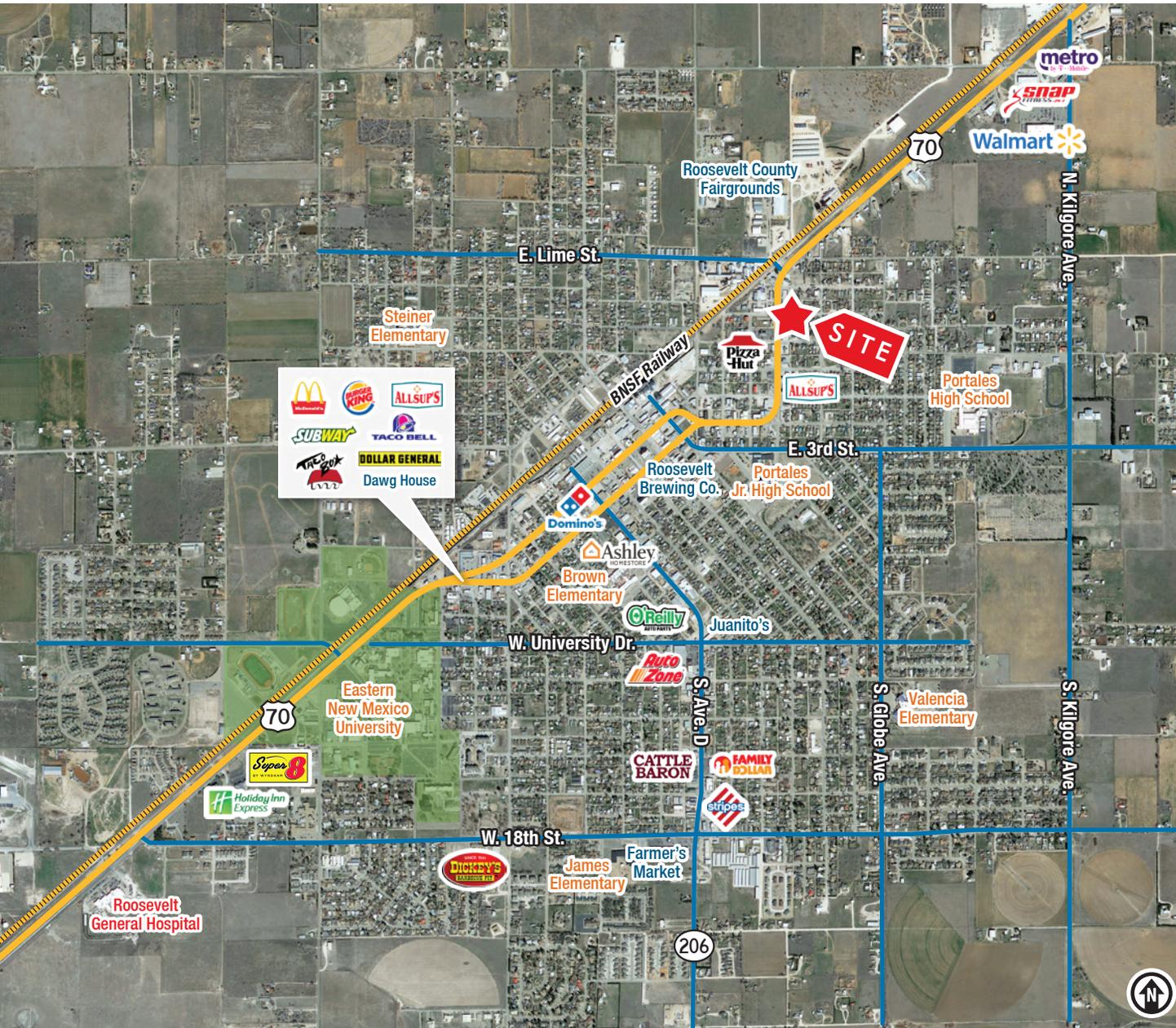
#### SITE

- Building:  $\pm 1,300$  SF
- Land:  $\pm 0.41$  Ac.

# For Sale

## TURN-KEY DRIVE-IN RESTAURANT

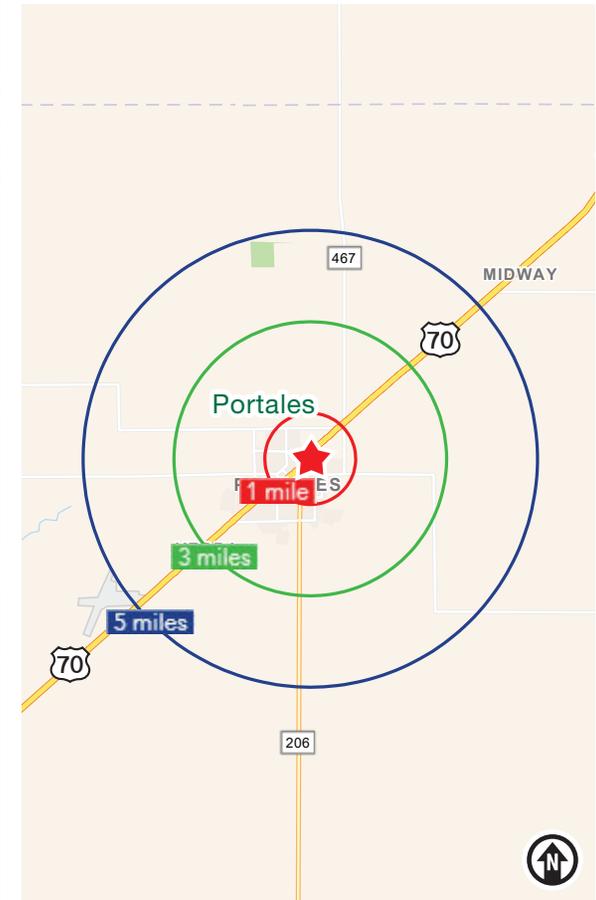
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,368	14,340	16,212
Average HH Income	\$56,692	\$62,964	\$64,427
Daytime Employment	2,684	5,222	5,476

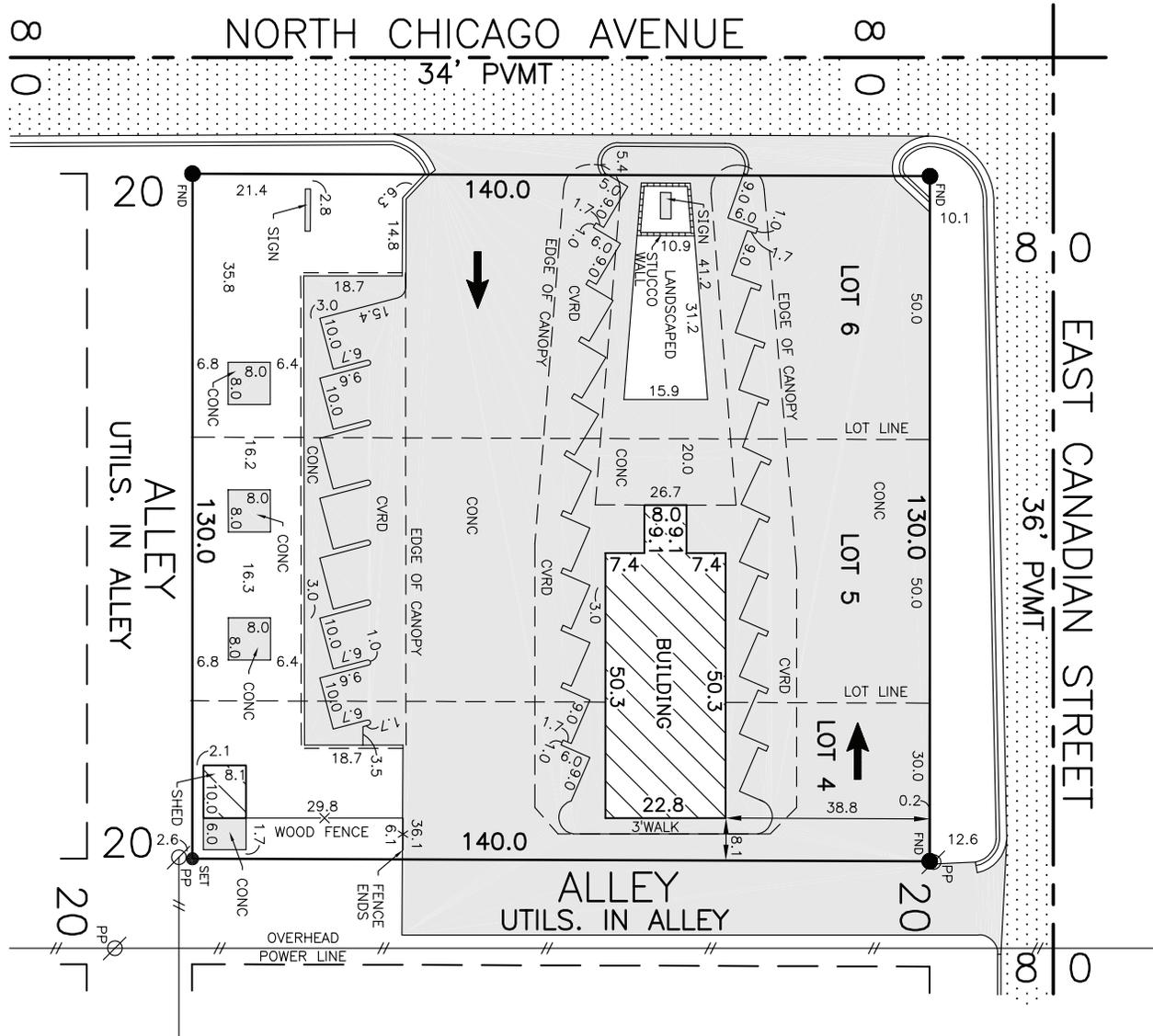
2023 Forecasted by Esri



For Sale

# TURN-KEY DRIVE-IN RESTAURANT

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## SITE PLAN

Building: ±1,300 SF  
Land: ±0.41 Ac.

# Portales

# TRADE AREA ANALYSIS

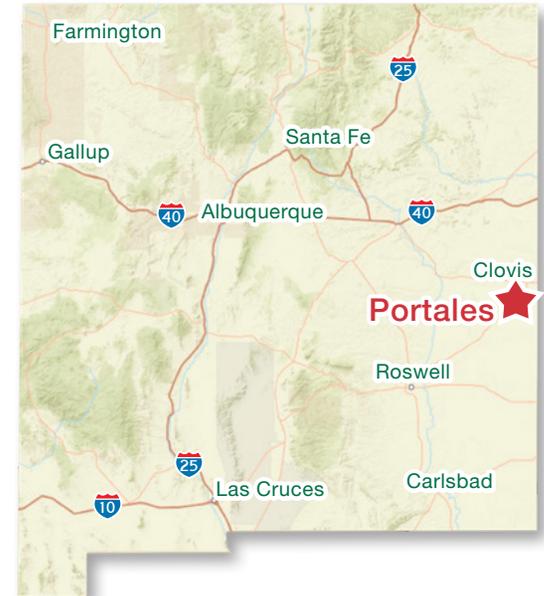
## PORTALES | NEW MEXICO

Portales takes its name from once-gushing springs southeast of the present-day city. A series of shallow caliche rock caves marked the area of the springs — a geographic feature that resembled the porches or “portales” in Spanish. The first half of the 20th century saw steady growth in agriculture. Among the crops were peanuts, sweet potatoes, cotton, feed grains and wheat. Small family dairies were also a mainstay. In recent years, larger dairies have located in Roosevelt County and support several major dairy product industries in the area. Eastern New Mexico University (ENMU) was established in 1934 and has become the state’s third-largest university. Today, with an enrollment of approximately 5,000, ENMU contributes greatly to the local economy and diversity of the community.



**67,034**

Clovis/Portales  
CBSA Population



### PORTALES BY THE NUMBERS (ESRI 2023 Demographics)



**12,075**

City Population



**4,556**

Households



**\$60,091**

Avg. Household Income



**\$39,071**

Md. Disposable Income



**420**

Total Businesses



**4,721**

Total Employees

**The Peanut Industry Generates about \$60 Million for the Area Economy**

### Higher Education

Since its founding as a junior college in 1934, Eastern New Mexico University has blossomed into a university offering 91 associate, bachelor and master degree options. With enrollment of approximately 5,000, students attend ENMU from 49 states and 20 foreign countries. As a system, ENMU consists of the four-year campus in Portales and two-year branch campuses in Roswell and Ruidoso.



### MILITARY MIGHT

Nearby Cannon AFB employs more than 5,500 and is home to the 27th Special Operations Wing.



### PREHISTORIC PROWESS

The Blackwater Draw National Historic Landmark, operated in conjunction with ENMU, is just north of Portales. It’s the location of the earliest evidence of humans in North America.

### NUTS ABOUT NUTS

The Peanut Valley Festival has long been known as the largest and best arts and crafts show in Eastern New Mexico and West Texas. The main attraction is the approximately 100 vendors under one roof in the Roosevelt County Events Arena.

