



CHAMPIONS CENTER

MULTIPLE OFFICE SPACES AVAILABLE
125 N COMMERCIAL ST, TRINIDAD CO 81082

HIGHLIGHTS

- Multiple private office suites.
- Historic downtown building.
- High ceilings and abundant natural light.
- Flexible layouts for office, wellness, or conference use.



Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
200	Vacant	2	388 SF	\$23.00 PSF (Yearly)	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
203	Vacant	2nd	259 SF	\$23.00 PSF (Yearly)	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
216	Vacant	2nd	246 SF	\$22.00 PSF (Yearly)	MFG	Single Office Suite. CAM is \$3.75 per SF Annually. Water access in Suite.
219	Vacant	2nd	312 SF	\$23.00 PSF (Yearly)	MFG	Single Office/Conference Suite. CAM is \$3.75 per SF Annually.
209	Vacant	2nd	195 SF	\$19.00 PSF (Yearly)	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
220	Vacant	2nd	510 SF	\$23.00 PSF (Yearly)	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
210	Vacant		350 SF	\$22.00 PSF (Yearly)	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.

PROPERTY FEATURES

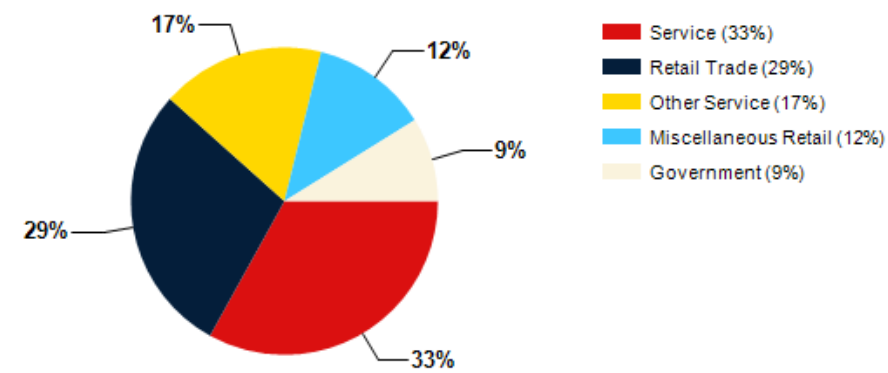
BUILDING SF	21,466
GLA (SF)	21,466
LAND ACRES	.31
YEAR BUILT	1889
ZONING TYPE	C
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1



Downtown Trinidad Location

- The property is located in the heart of downtown Trinidad, Colorado, known for its historic architecture and vibrant community.
- Nearby attractions include the A.R. Mitchell Museum of Western Art and the historic Baca House.
- The area offers a mix of local shops, restaurants, and cafes, creating a bustling and diverse commercial environment.
- Trinidad is situated near several outdoor recreational areas, such as the Trinidad Lake State Park and the Spanish Peaks, attracting tourists and outdoor enthusiasts.
- The location provides convenient access to major highways, making it easily accessible for both local customers and out-of-town visitors.

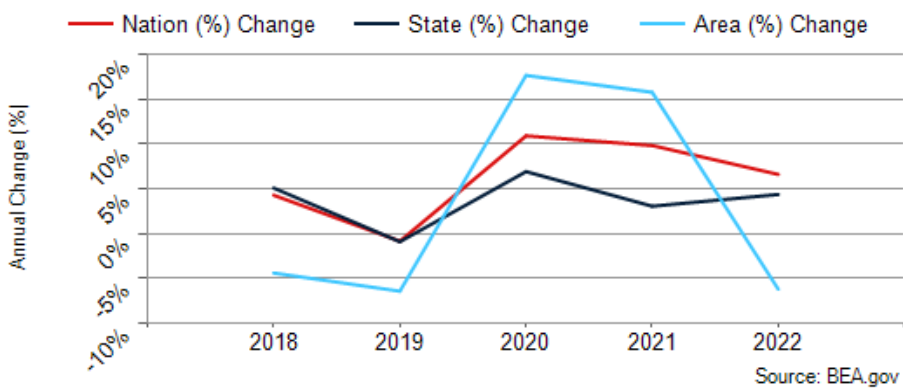
Major Industries by Employee Count

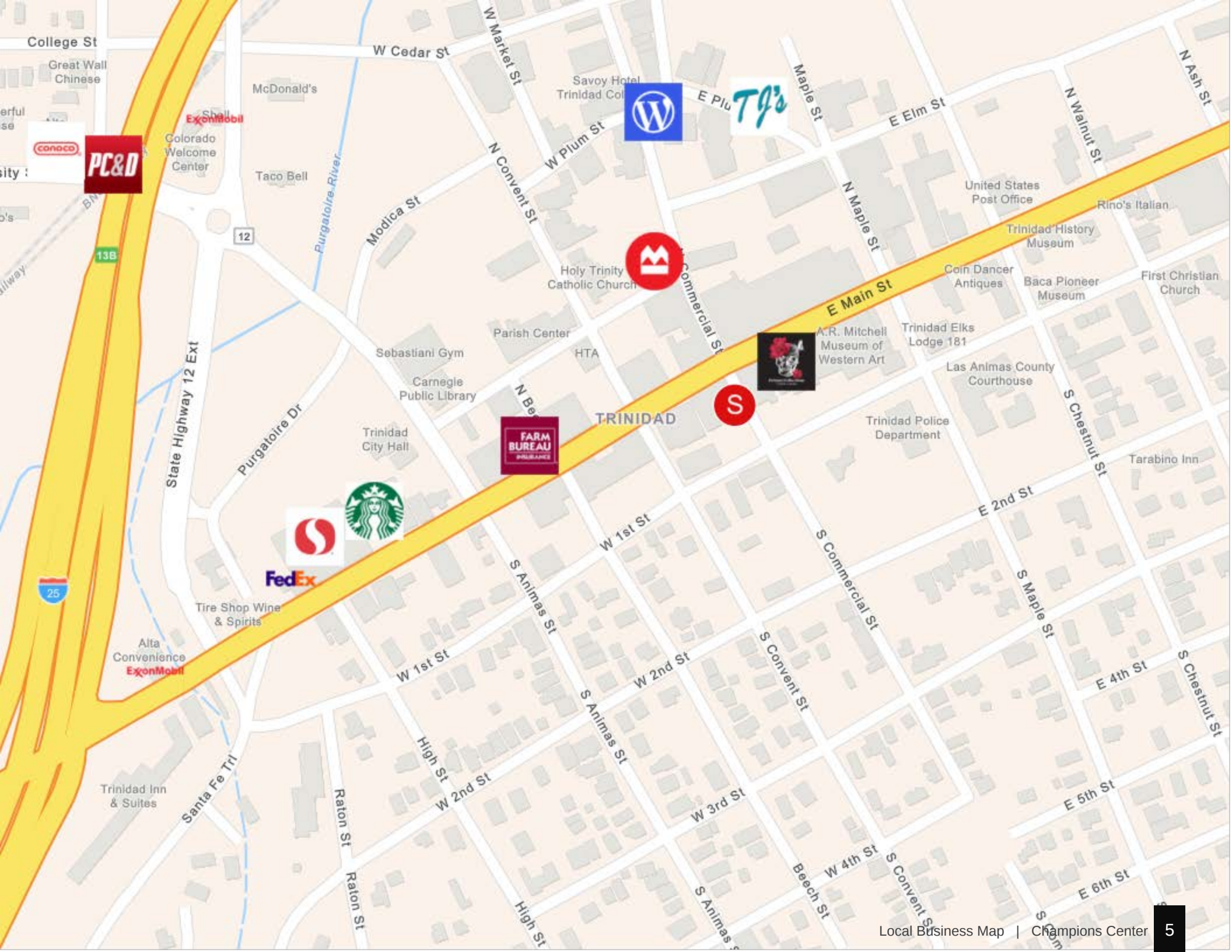


Largest Employers

UCHealth Parkview Medical Center	4,293
Colorado Mental Health Hospital in Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

Las Animas County GDP Trend





The First National Bank in Trinidad

Approx. 100 Employees
Approx. 0.1 mile

Colorado State Government Labor and Employment Department

Approx. 50 Employees
Approx. 0.2 mile

5Star Bank

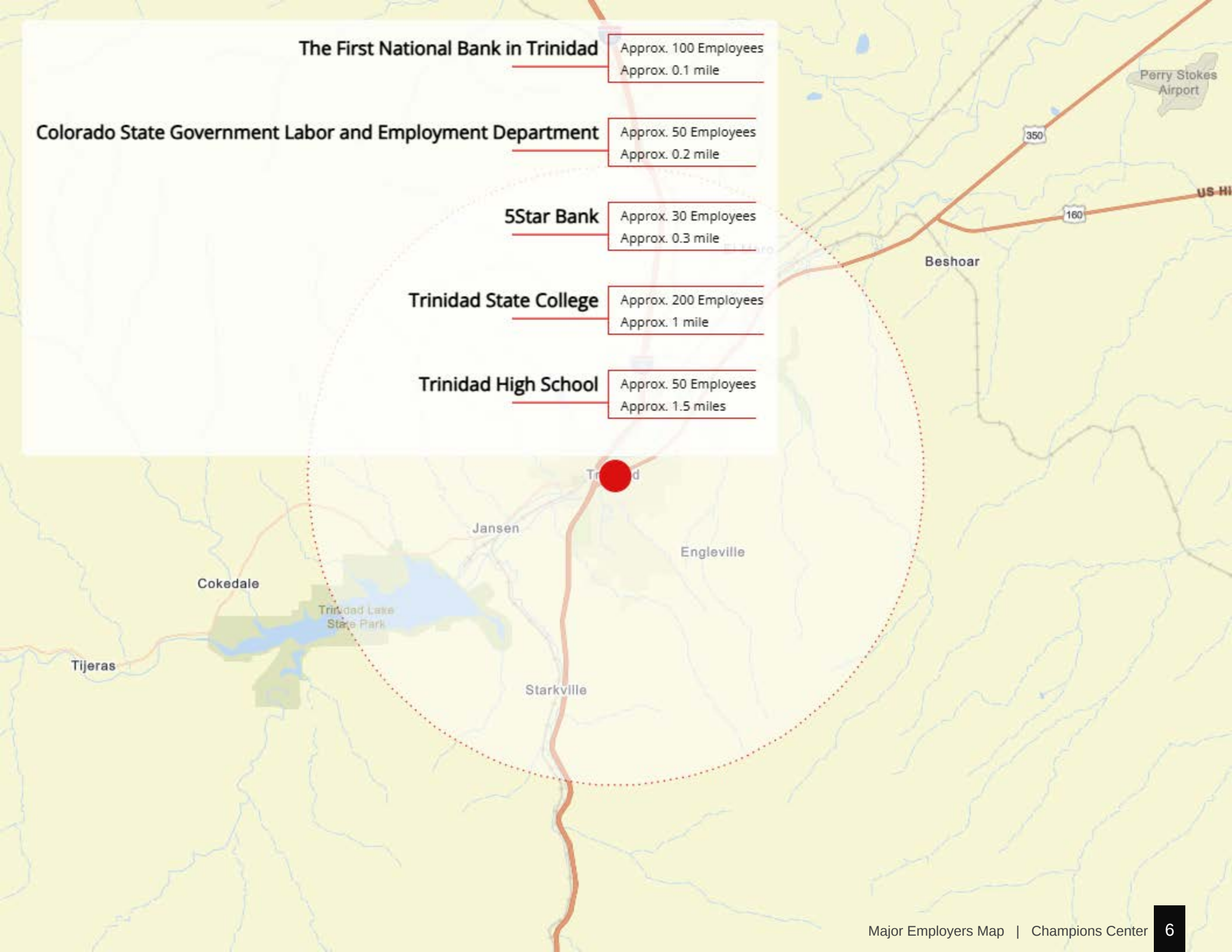
Approx. 30 Employees
Approx. 0.3 mile

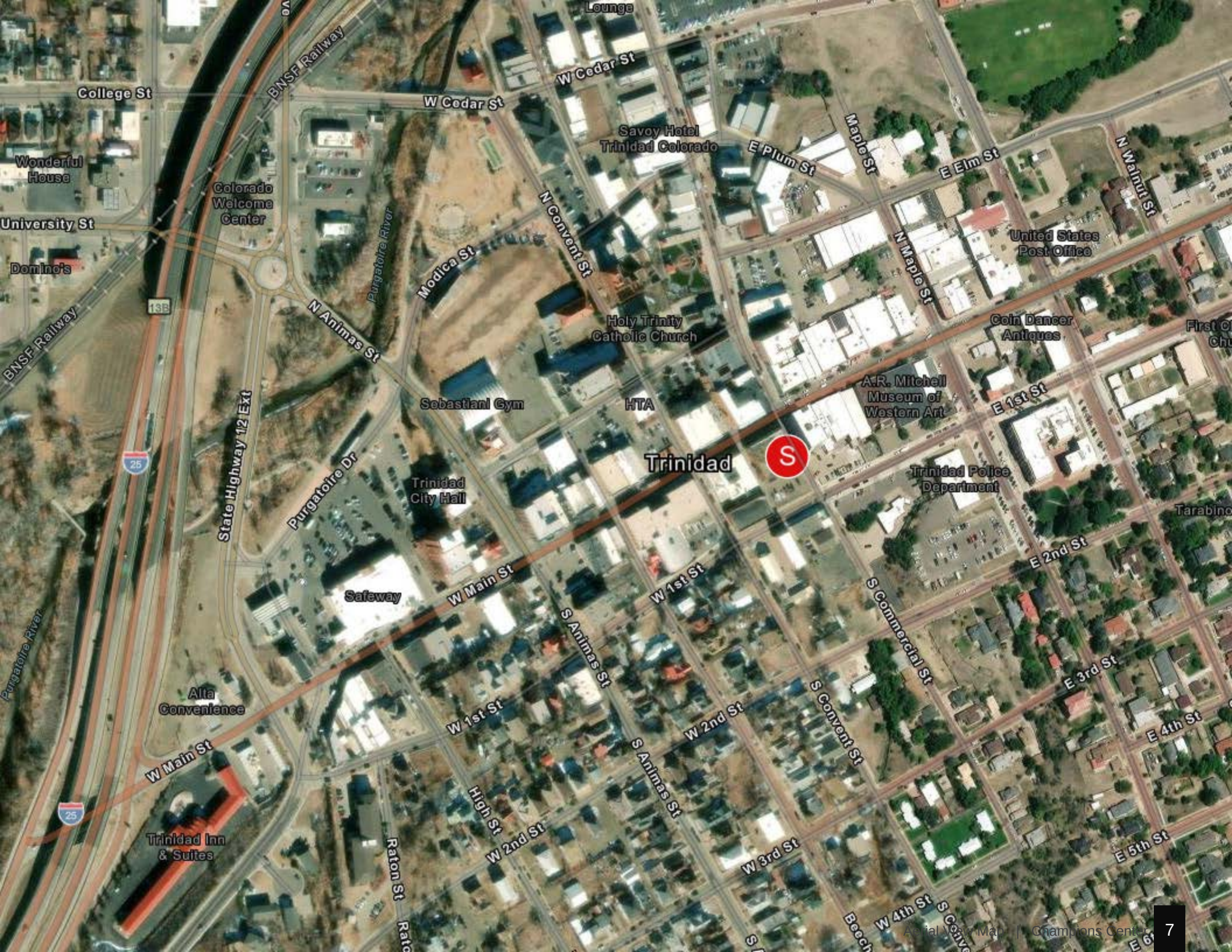
Trinidad State College

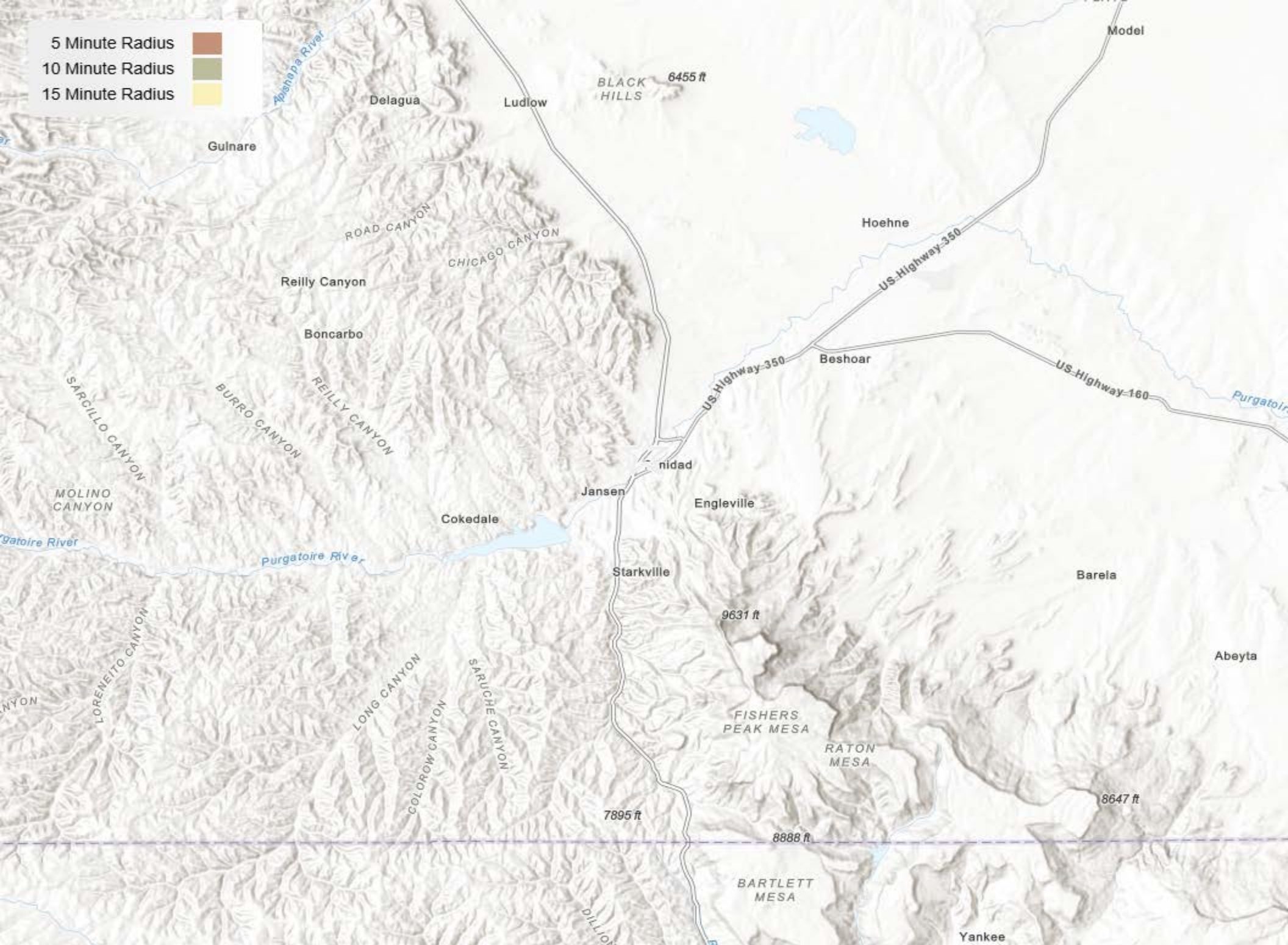
Approx. 200 Employees
Approx. 1 mile

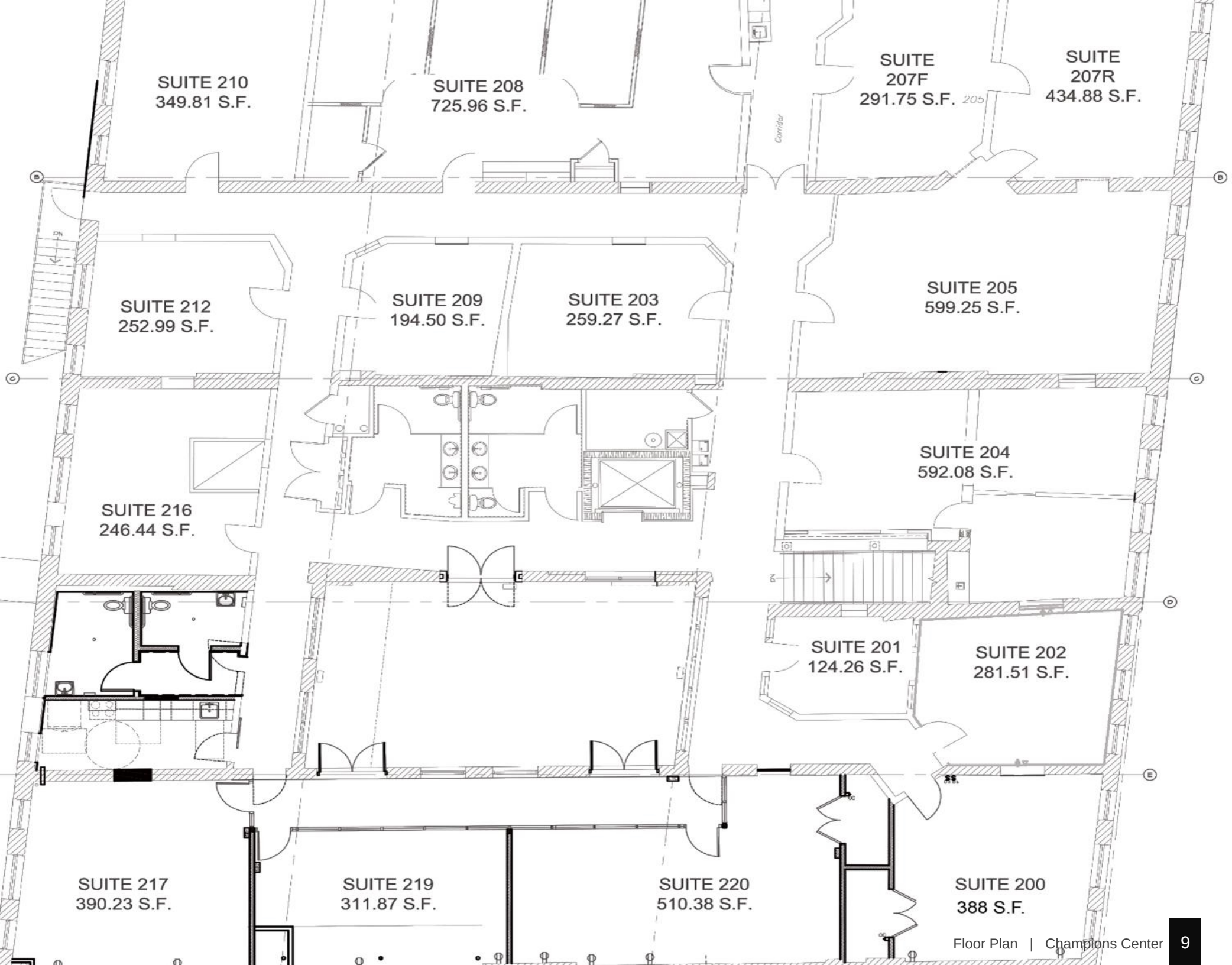
Trinidad High School

Approx. 50 Employees
Approx. 1.5 miles











Flexible layouts for office or conference use.



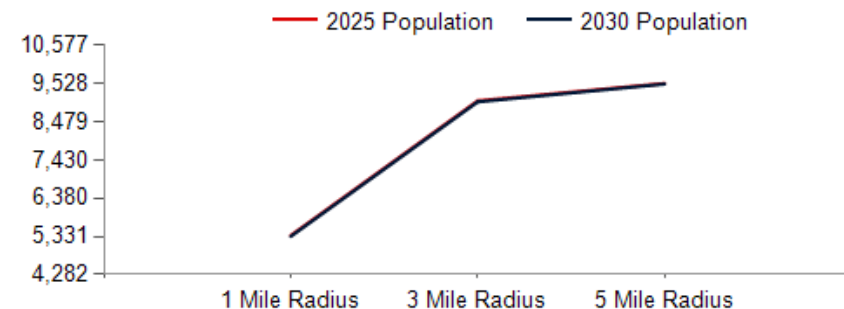
Water access and sink in Suite 216



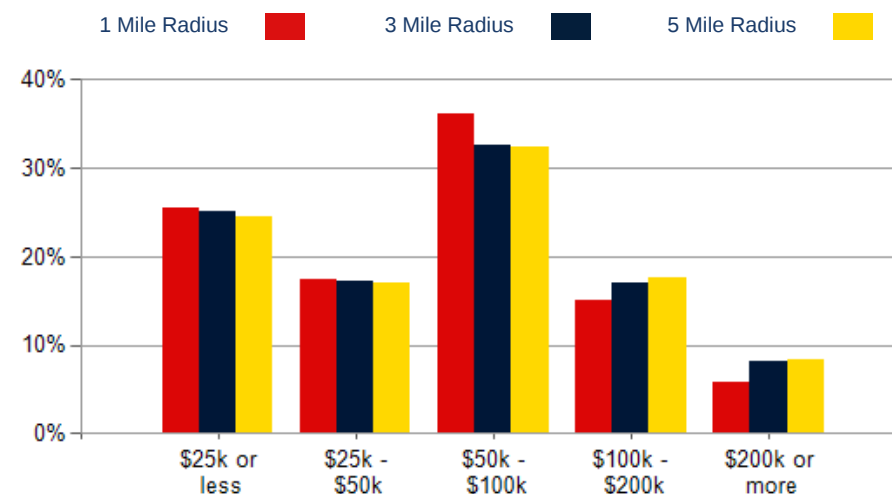
Abundant natural light and hard wood floors.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,138	9,907	10,307
2010 Population	5,948	9,864	10,329
2025 Population	5,357	9,050	9,528
2030 Population	5,331	9,022	9,511
2025 African American	69	106	108
2025 American Indian	145	240	250
2025 Asian	47	77	80
2025 Hispanic	2,364	4,031	4,188
2025 Other Race	656	1,086	1,124
2025 White	3,531	5,966	6,320
2025 Multiracial	901	1,566	1,635
2025-2030: Population: Growth Rate	-0.50%	-0.30%	-0.20%

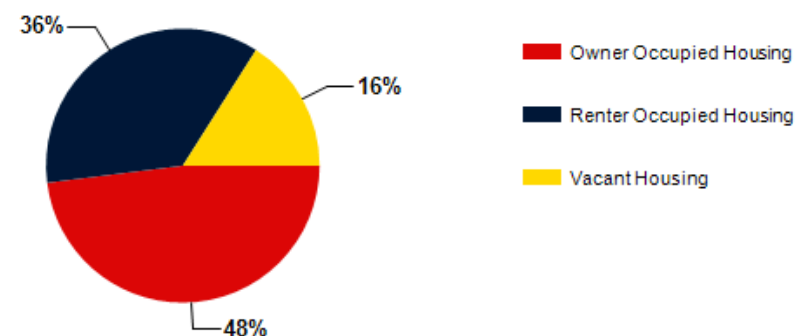
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	381	640	659
\$15,000-\$24,999	242	402	410
\$25,000-\$34,999	169	309	324
\$35,000-\$49,999	258	408	423
\$50,000-\$74,999	412	608	642
\$75,000-\$99,999	471	743	775
\$100,000-\$149,999	256	494	526
\$150,000-\$199,999	113	209	239
\$200,000 or greater	144	338	366
Median HH Income	\$58,163	\$60,435	\$61,816
Average HH Income	\$74,047	\$81,060	\$82,837



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

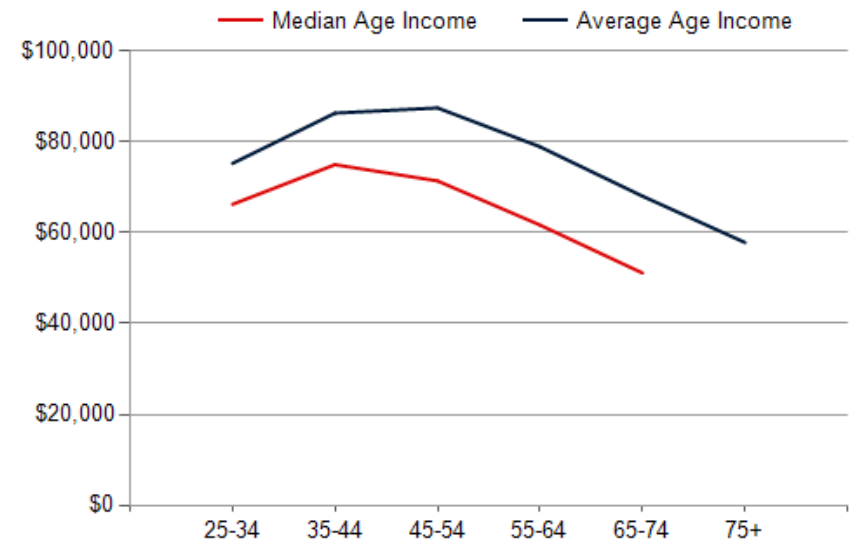
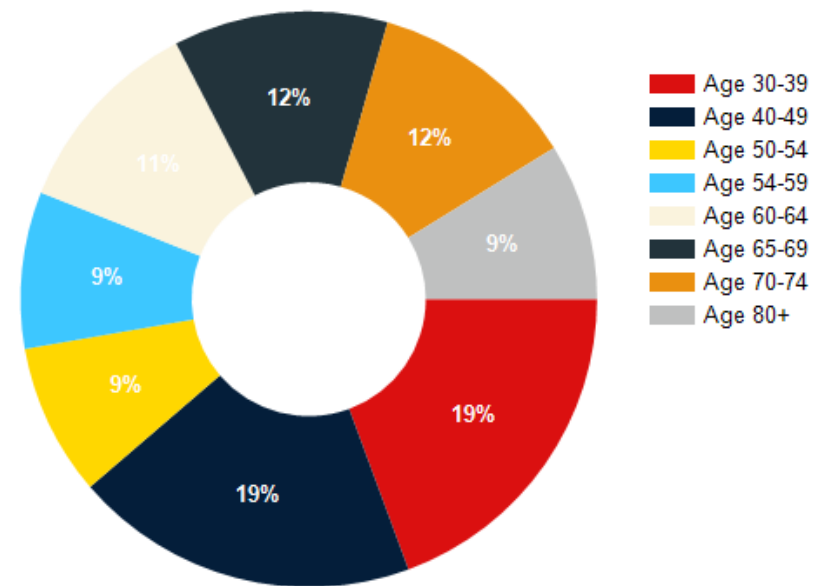


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	315	511	530
2025 Population Age 35-39	330	532	552
2025 Population Age 40-44	336	558	586
2025 Population Age 45-49	307	511	534
2025 Population Age 50-54	284	495	525
2025 Population Age 55-59	293	520	555
2025 Population Age 60-64	378	659	707
2025 Population Age 65-69	400	698	749
2025 Population Age 70-74	392	664	714
2025 Population Age 75-79	293	501	536
2025 Population Age 80-84	152	265	281
2025 Population Age 85+	145	248	257
2025 Population Age 18+	4,408	7,416	7,824
2025 Median Age	45	45	46
2030 Median Age	46	46	47

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,259	\$68,435	\$69,602
Average Household Income 25-34	\$75,283	\$78,378	\$79,907
Median Household Income 35-44	\$75,000	\$76,837	\$77,760
Average Household Income 35-44	\$86,353	\$94,042	\$96,083
Median Household Income 45-54	\$71,421	\$75,930	\$76,522
Average Household Income 45-54	\$87,487	\$96,990	\$98,535
Median Household Income 55-64	\$61,696	\$67,704	\$70,487
Average Household Income 55-64	\$78,939	\$88,421	\$90,952
Median Household Income 65-74	\$51,135	\$53,087	\$54,544
Average Household Income 65-74	\$68,062	\$77,139	\$78,929
Average Household Income 75+	\$57,855	\$61,812	\$63,581

Population By Age





Steve Henson Jr
CCIM Associate Broker

I began my career in real estate in 2004 in the residential appraisal field. In 2011, I obtained my associate broker's license. I have experience in both Residential and Commercial sales, leasing, and management. I began focusing on commercial real estate in 2017 and obtained the CCIM designation in 2022 which is typically considered to be the most difficult and prestigious commercial designation available to a realtor or any real estate practitioner. I have been involved in the sales and leasing of all asset classes in the greater Pueblo County area. I represent Buyers, Sellers, Landlords and Tenants

Champions Center

Exclusively Marketed by:

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