



466 W Main Street
Trinidad, CO 81082
OFFERING MEMORANDUM

466 W MAIN STREET
TRINIDAD, CO 81082

EXCLUSIVELY PRESENTED BY:



TARA KING
CRB
Mobile: 3038986076
tarakingproperties@gmail.com
License #: 321945



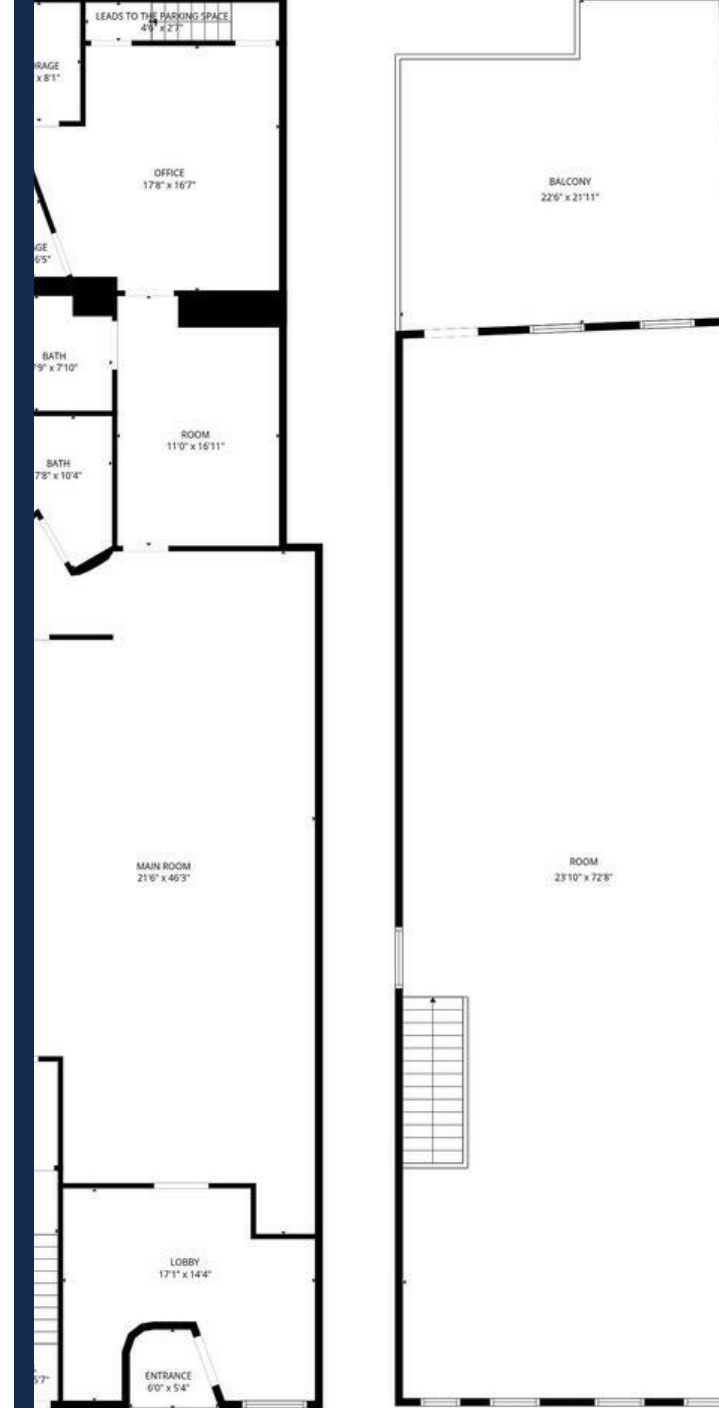
BECKY TORRES
Direct: 720-243-3558
BTorres@FindYourPropertyCO.com



HOMESMART, SRNCO LLC

8300 E Maplewood Ave Ste 100
Greenwood Village, CO 80111

Office: 3038588100
tarakingproperties.com





INVESTMENT SUMMARY

HomeSmart, SRNCO LLC is pleased to present the exclusive listing located at 466 W Main Street, Trinidad, Co 81082. Built in 1948, this property is comprised of 6,104 square feet of building space and sits on roughly 0.08 acres of land.

6,000+ SF Mixed-Use Asset with 8-Unit Residential Potential & Separate Entrance

Exceptional mixed-use property offering over 6,000 square feet with excellent access to I-25. The main level is move-in ready and previously operated as a dispensary (formerly a bar), making it ideal for retail, hospitality, office, or specialty use (subject to zoning and licensing).

Major updates include:

- Roof replaced approx. 1.5 years ago
- HVAC (AC & heating) replaced approx. 3 years ago
- Updated electrical (July 2018)



PROPERTY SUMMARY

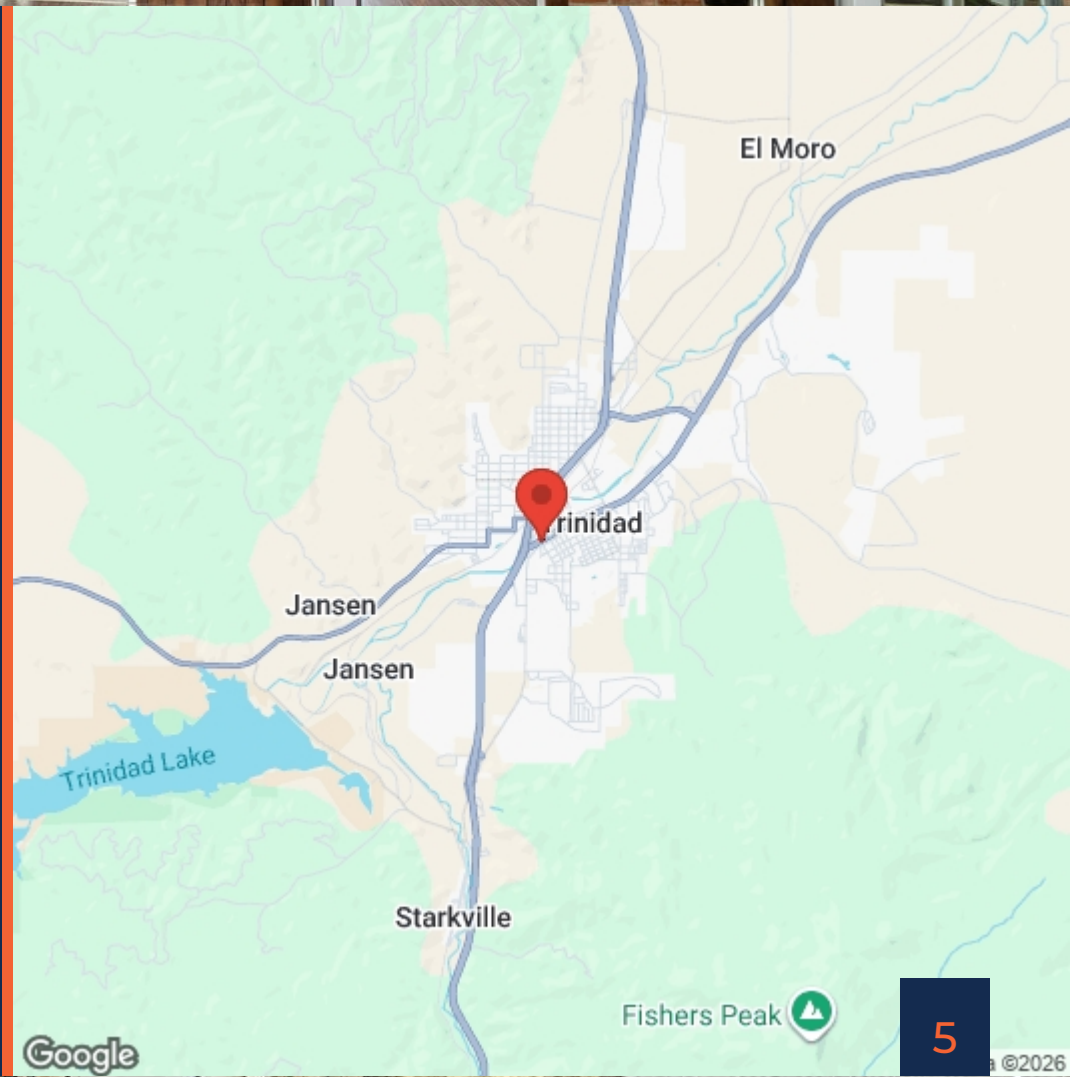
Offering Price	\$475,000.00
Building SqFt	6,104 SqFt
Year Built	1948
Lot Size (acres)	0.08
Parcel ID	125 56 500
Zoning Type	Residential
County	Las Animas
Frontage	0.00 Ft
Coordinates	37.166629,-104.509028





INVESTMENT HIGHLIGHTS

- Excellent market & retail fundamentals. Major updates include:
 - Roof replaced approx. 1.5 years ago
 - HVAC (AC & heating) replaced approx. 3 years ago
 - Updated electrical (July 2018)
 - Recessed lighting and chandeliers installed (July 2018)
 - Interior painted and finished for prior dispensary use
- *The upper level features a separate entrance and is zoned residential, ready for build-out with potential for up to eight (8) units — creating strong value-add and income opportunity.
- 2 designated parking spaces in the rear.





MACHINE SHOP

RESTAURANT

OPEN

LOCATION HIGHLIGHTS

- Excellent Visibility from Main St and Surrounding Businesses.
- One of the strongest and most desirable retail trade areas within Trinidad.
- Dominant retail corridor.
- Irreplaceable location in the region's primary commercial corridor.
- Excellent access, frontage and visibility.

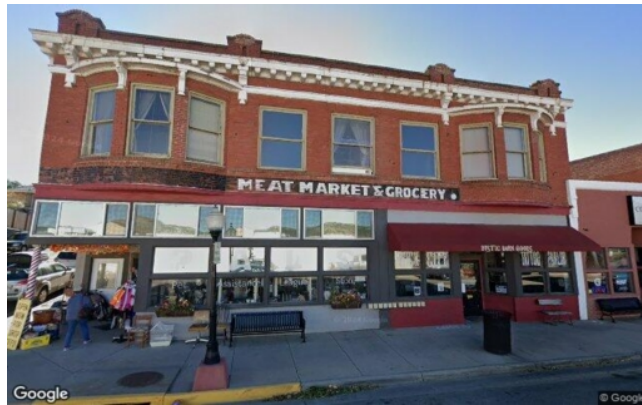






SALES COMPARABLES

500 W Main St
Trinidad, Colorado 81082



210 - 214 E Main St
Trinidad, Colorado 81082



PRICE \$530,000.00

SALE DATE 12/01/2025

BUILDING SIZE 8,434 SQFT

LOT SIZE 9,060 SQFT

PRICE \$605,000.00

SALE DATE 08/19/2025

BUILDING SIZE 7,242 SQFT

LOT SIZE 7,242 SQFT

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,056	9,907	10,266
2010 Population	5,909	9,864	10,282
2025 Population	5,403	9,050	9,497
2030 Population	5,388	9,022	9,479
2025-2030 Growth Rate	-0.06 %	-0.06 %	-0.04 %
2025 Daytime Population	5,960	9,665	10,059

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	375	640	658
\$15000-24999	223	402	410
\$25000-34999	172	309	323
\$35000-49999	264	408	422
\$50000-74999	435	608	641
\$75000-99999	499	743	774
\$100000-149999	263	494	524
\$150000-199999	124	209	238
\$200000 or greater	156	338	365
Median HH Income	\$ 60,495	\$ 60,435	\$ 61,796
Average HH Income	\$ 75,778	\$ 81,060	\$ 82,777



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,530	4,058	4,193
2010 Total Households	2,492	4,141	4,318
2025 Total Households	2,511	4,151	4,355
2030 Total Households	2,515	4,163	4,373
2025 Average Household Size	2.12	2.14	2.15
2025 Owner Occupied Housing	1,467	2,551	2,726
2030 Owner Occupied Housing	1,507	2,621	2,802
2025 Renter Occupied Housing	1,044	1,600	1,629
2030 Renter Occupied Housing	1,007	1,542	1,571
2025 Vacant Housing	442	679	728
2025 Total Housing	2,953	4,830	5,083



CITY OF TRINIDAD

COUNTY LAS ANIMAS
INCORPORATED 12/29/1879

AREA

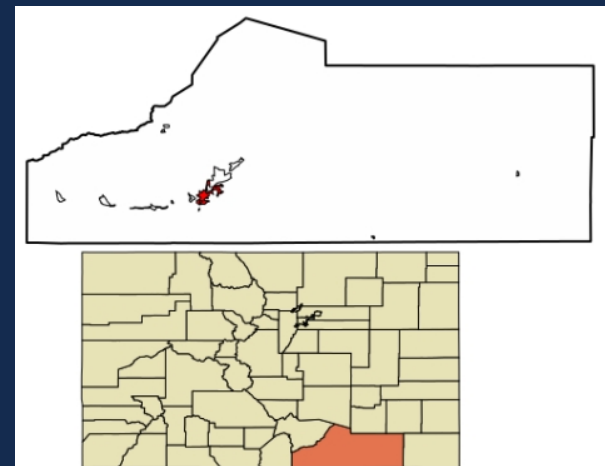
CITY 9.4 SQ MI
LAND 9.4 SQ MI
ELEVATION 6030 FT

POPULATION



ABOUT TRINIDAD

Trinidad is the home rule municipality that is the county seat of and the most populous municipality in Las Animas County, Colorado, United States. The population was 8,329 as of the 2020 census. Trinidad lies 21 mi (34 km) north of Raton, New Mexico, and 195 mi (314 km) south of Denver.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from HOMESMART, SRNCO LLC and it should not be made available to any other person or entity without the written consent of HOMESMART, SRNCO LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to HOMESMART, SRNCO LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. HOMESMART, SRNCO LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, HOMESMART, SRNCO LLC has not verified, and will not verify, any of the information contained herein, nor has HOMESMART, SRNCO LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE HOMESMART, SRNCO LLC ADVISOR FOR MORE
DETAILS.**

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