

WHY TRINIDAD?

If you're looking for a more relaxed pace of living, a greater sense of community, easy access to nature immersion and greater commercial and residential affordability relative to larger metro areas - this may be the place for you to establish a business and call home!

LOCATION

Nestled on the I-25 corridor:

- **Denver** - 3 hrs. North
- **Colorado Springs** - 2 hrs. North
- **Santa Fe** - 3 hrs. South
- **Albuquerque** - 3 hrs. South



GROWTH

Trinidad has 3.5 million (and growing!) people pass through annually. Trinidad boasts a rich history and stunning attractions.

The burgeoning outdoor recreation industry centers on Fishers Peak State Park, the newly designated second largest state park in Colorado and Trinidad Lake State Park. Both parks sit within 10 minutes from downtown Trinidad.



NOTABLE PROJECTS

Trinidad is a newly designated Creative District and continues to make significant investment towards art programming and infrastructure.

Some notable recently completed and in progress projects include:

- E Street School: artist live/work spaces
- Space to Create: community and event space
- La Puerta De Colorado: recently opened Hilton Garden Inn Hotel, redeveloping the Purgatoire riverfront area which boasts an Amtrak hub that connects Los Angeles to Chicago
- Historic Fox West theater building renovation
- Schneider Brewery Building renovation

Be sure to check out new downtown retail, restaurants and other small businesses!

323 NORTH COMMERCIAL ST.

LEASING OPTIONS

1

FULL BUILDING

size: ~6,500 sq. ft.

lease duration: negotiable, 2 years minimum

lease type: NNN

price: \$1.10 per sq. ft. per month base rent + operating expenses

2

BUILDING SEGMENT

size: a portion of ~6,500 sq. ft.

lease duration: negotiable, 2 years minimum

lease type: NNN

price: \$1.10 per sq. ft. per month base rent (for your % square footage) + operating expenses

3

ROOM RENTAL

size: 13 rooms ranging from ~61 sq. ft to ~600 sq. ft

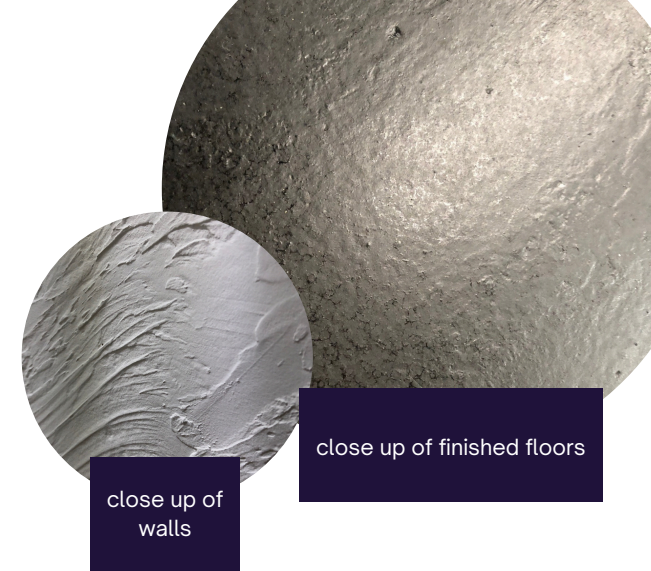
lease duration: negotiable, 1 year minimum

lease type: all inclusive rate (includes utilities)

price: TBD based on room size selection



raw concrete/
unfinished floors



close up of finished floors

close up of
walls

Property Highlights

- Large parking lot (rare for downtown)
- Large open “event” space
- ADA bathroom
- Men’s and women’s locker rooms
- Breakroom and kitchen area (with lockers, sinks, etc.)
- Dry saunas
- Waiting room area

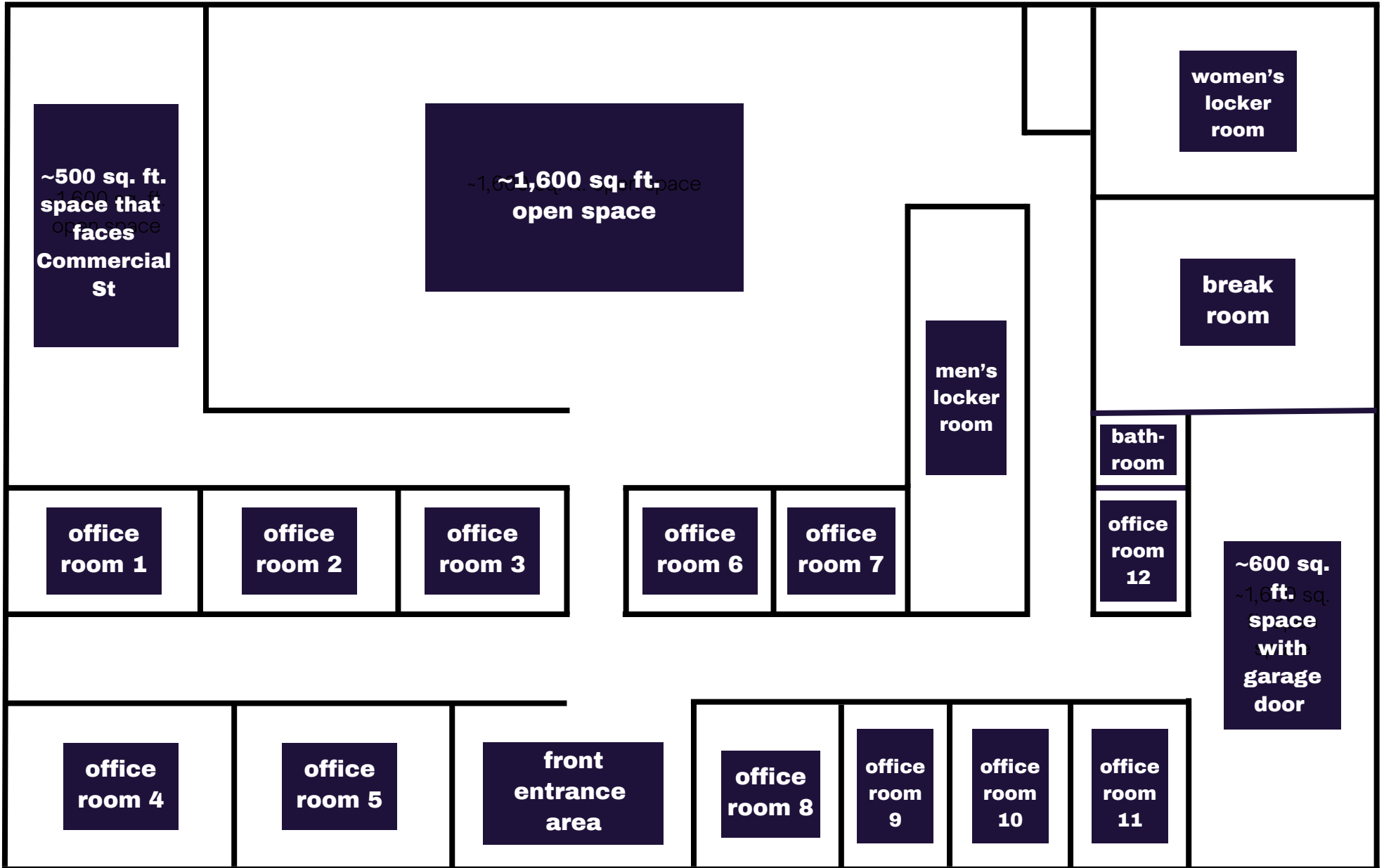
Property Features

This large property (~26,670 sq. ft.) sits in the heart of historic, downtown Trinidad. The interior renovation should be completed Spring 2024. It boasts a fresh, modern aesthetic with white Santa Fe textured walls and exposed concrete with a sleek epoxy finish

Zoning & Historic Uses

- Commercial noning
- Physical rehab services, retail store

BUILDING LAYOUT HIGHLIGHTS



sits on ~26,000 sq. ft. lot

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= HISTORIC =
TRINIDAD
Heart & Soul

FAQ'S

What businesses would be a good fit for the building?

This building and large lot is a blank canvas for new businesses!

Trinidad has historically had a “boom and bust” economy largely rooted in the energy sector. We want to be a part of the change towards sustainability, diversification of the economy and amplifying the power of small businesses and local community members.

At this juncture, it is our opinion that as Trinidad’s tourism is expected to steadily grow, businesses that are looking to expand and open a satellite location will experience more stability in the *short term*.

Additionally, businesses that have an existing web presence, are aware of and use digital marketing capabilities and have an e-commerce model will also experience greater stability and success.

The following are some ideas for potential uses for the building:

- Holistic wellness center with services and programming
- Small scale manufacturing
- Art/music studios
- Small business retail center
- Makerspace and co-working
- Young adult center and programming
- Entertainment center

What type of renovations have been done so far at the building?

- Interior wall painting and wall texturing
- New ceiling tiles
- New floors
- New TPO roof (first roof since original construction)
- Plumbing upgrades
- Electrical upgrades
- HVAC upgrades
- Interior wall build up + tear down

Could I use the lot for something other than parking?

Yes, this is encouraged and negotiable if the full building is rented. We believe xeriscaping and cleaning up the lot to be an outdoor event space would be very popular in Trinidad.

Could I sublease spaces in the building if I rent the whole building?

Yes, this is negotiable with the building owner