

# Champions Center

125 N Commercial ST, Trinidad CO 81082



FOR LEASE

Multiple Office Spaces Available



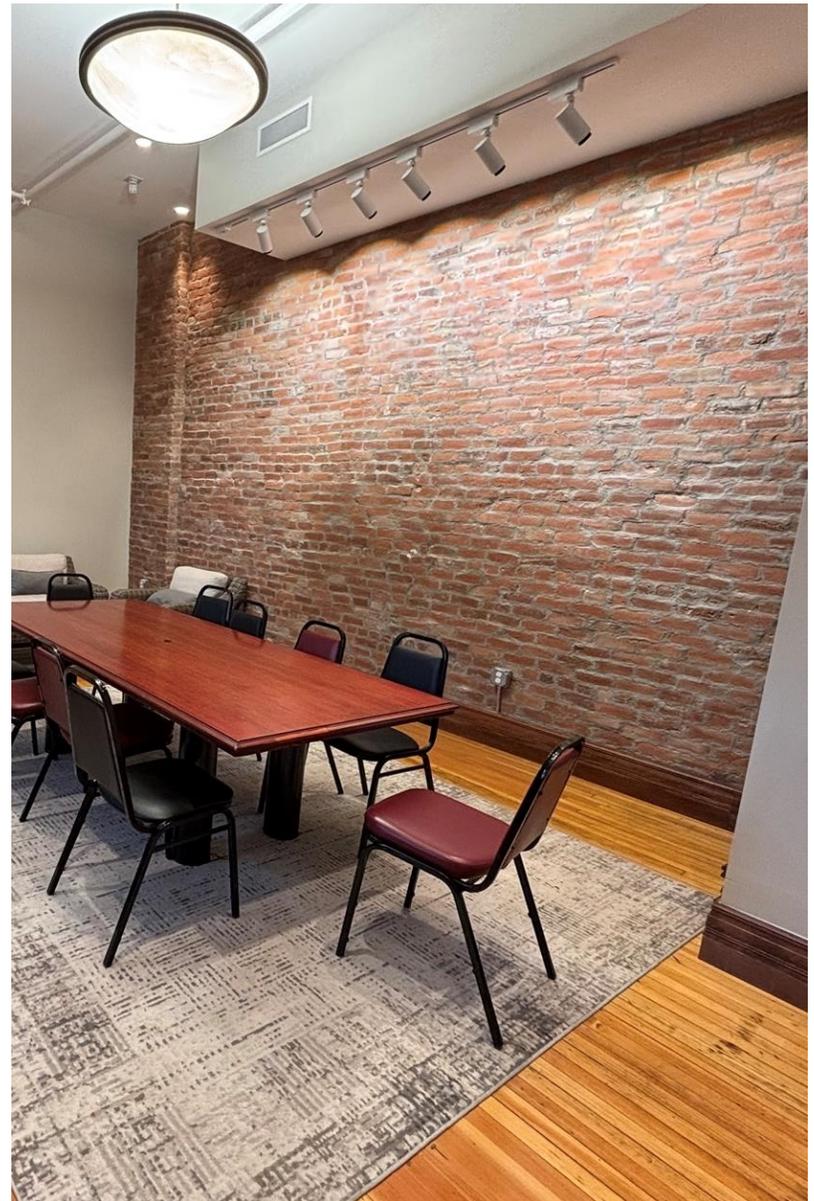
KELLERWILLIA  
PERFORMANCE REALTY

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



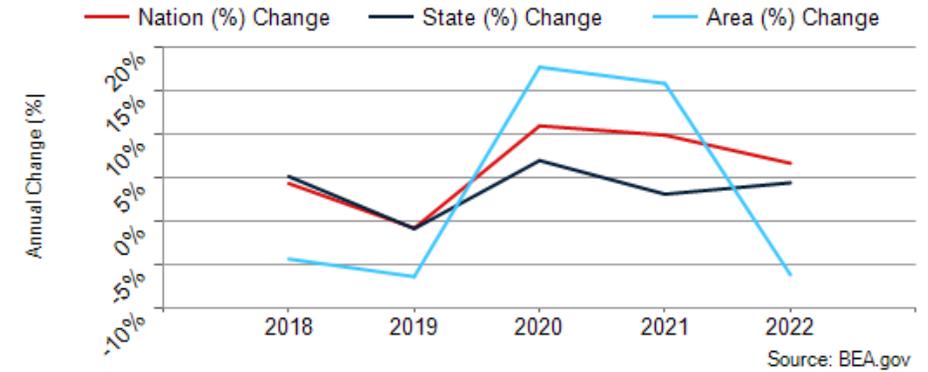
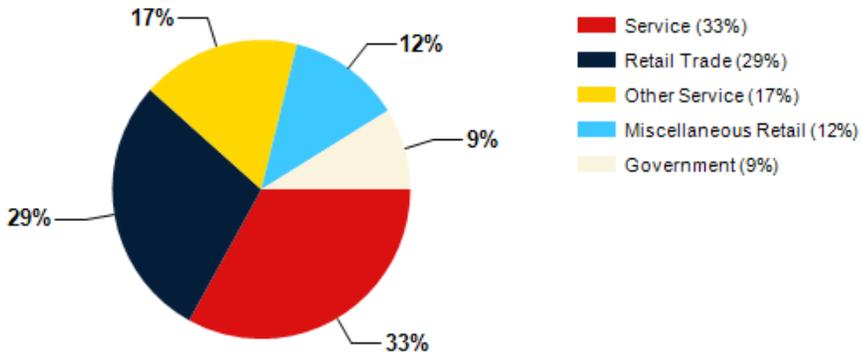
200	Vacant	2	388	\$23.00	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
202	Vacant	2nd	282	\$23.00	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
203	Vacant	2nd	259	\$23.00	MFG	Single Office Suite. CAM is \$3.75 per SF Annually.
216	Vacant	2nd	246	\$22.00	MFG	Single Office Suite. CAM is \$3.75 per SF Annually. Water access in Suite.
219	Vacant	2nd	312	\$23.00	MFG	Single Office/Conference Suite. CAM is \$3.75 per SF Annually.
220	Vacant	2nd	510	\$23.00	MFG	Single Office/Conference Suite. CAM is \$3.75 per SF Annually.

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



- 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.

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





**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**

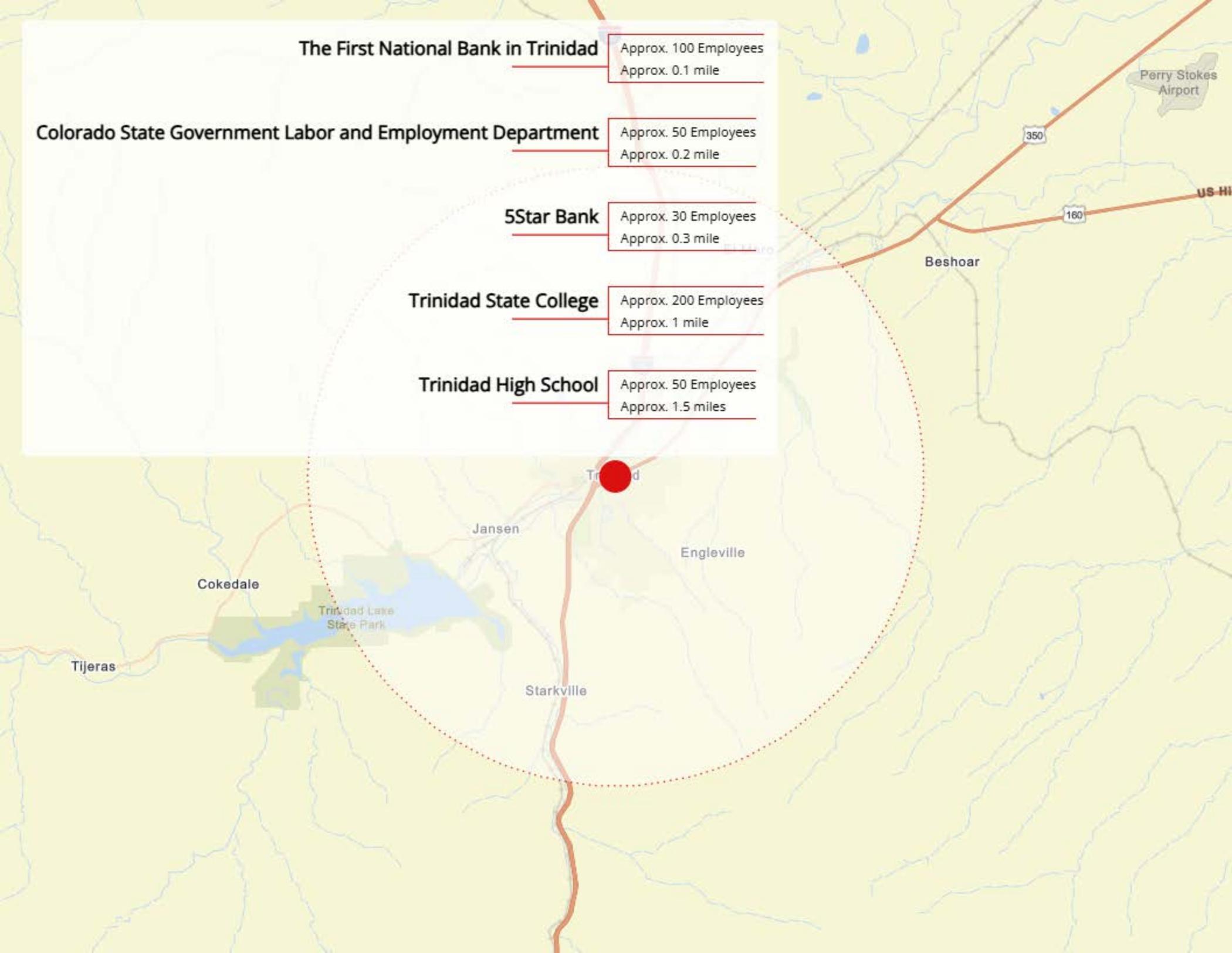
Approx. 30 Employees  
Approx. 0.3 mile

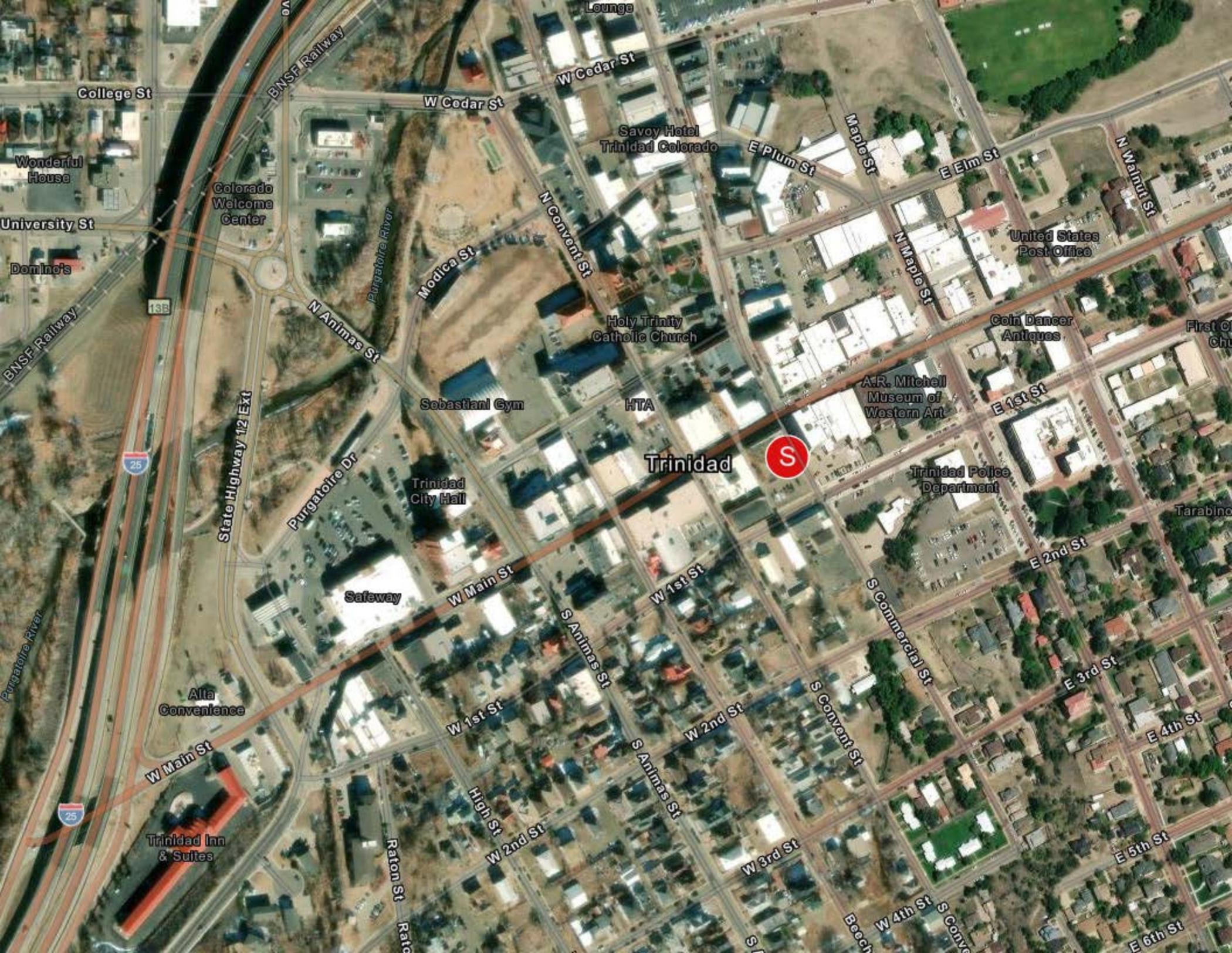
**Trinidad State College**

Approx. 200 Employees  
Approx. 1 mile

**Trinidad High School**

Approx. 50 Employees  
Approx. 1.5 miles





College St

BNSF Railway

W Cedar St

W Cedar St

Savoy Hotel  
Trinidad Colorado

E Plum St

Maple St

E Elm St

N Walnut St

Wonderful House

Colorado Welcome Center

University St

Domino's

13B

Purgatoire River

Modica St

N Convent St

Holy Trinity  
Catholic Church

United States  
Post Office

N Animas St

BNSF Railway

State Highway 12 Ext

Sebastiani Gym

HTA

A.R. Mitchell  
Museum of  
Western Art

Coin Dancer  
Antiques

First O  
Ch

25

Purgatoire Dr

Trinidad  
City Hall

Trinidad

S

Trinidad Police  
Department

E 1st St

Tarabino

Purgatoire River

Alta  
Convenience

Safeway

W Main St

W 1st St

S Commercial St

E 2nd St

W Main St

W 1st St

S Animas St

W 2nd St

S Convent St

E 3rd St

Trinidad Inn  
& Suites

Raton St

High St

W 2nd St

S Animas St

W 2nd St

W 3rd St

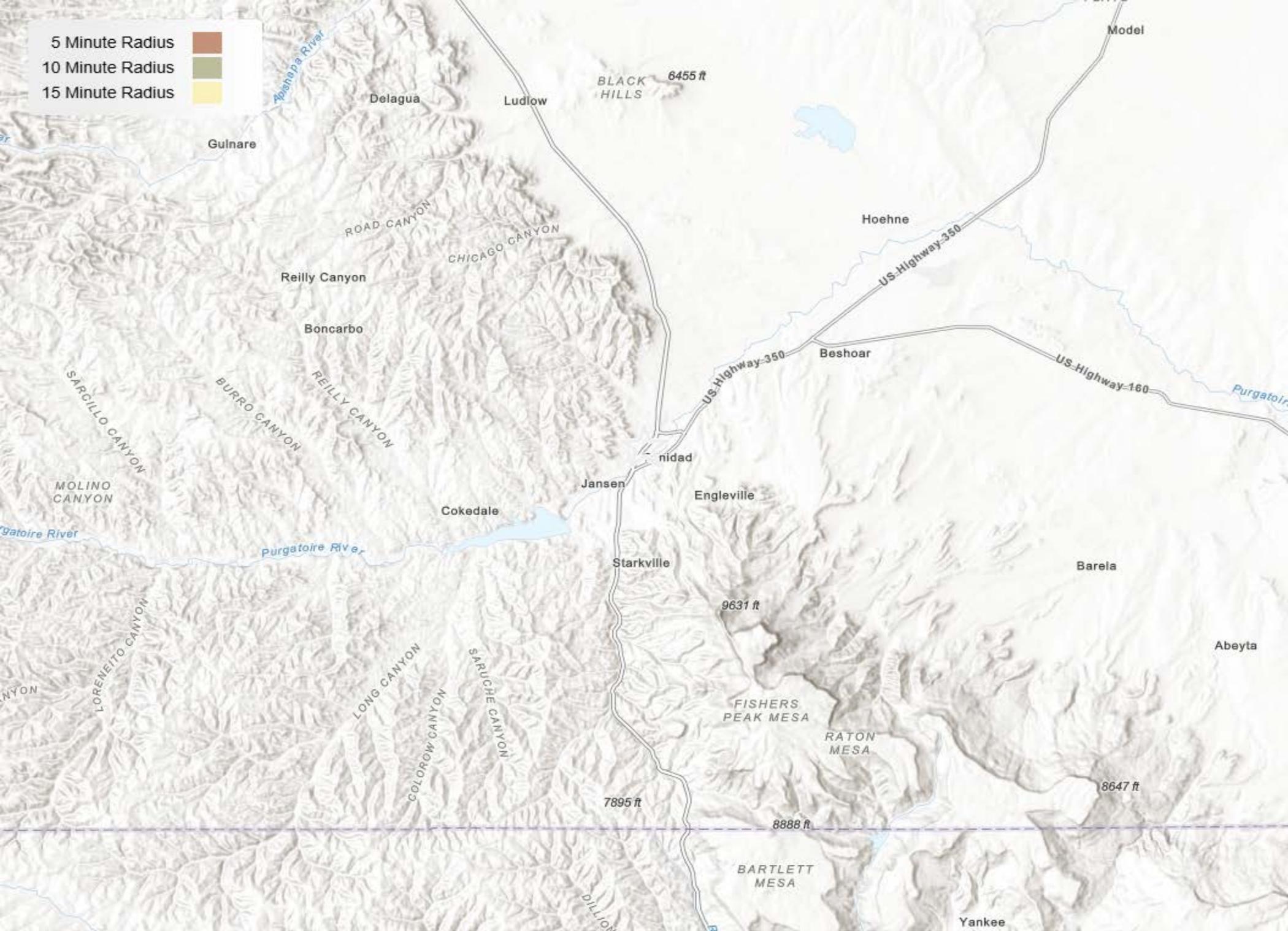
Beech

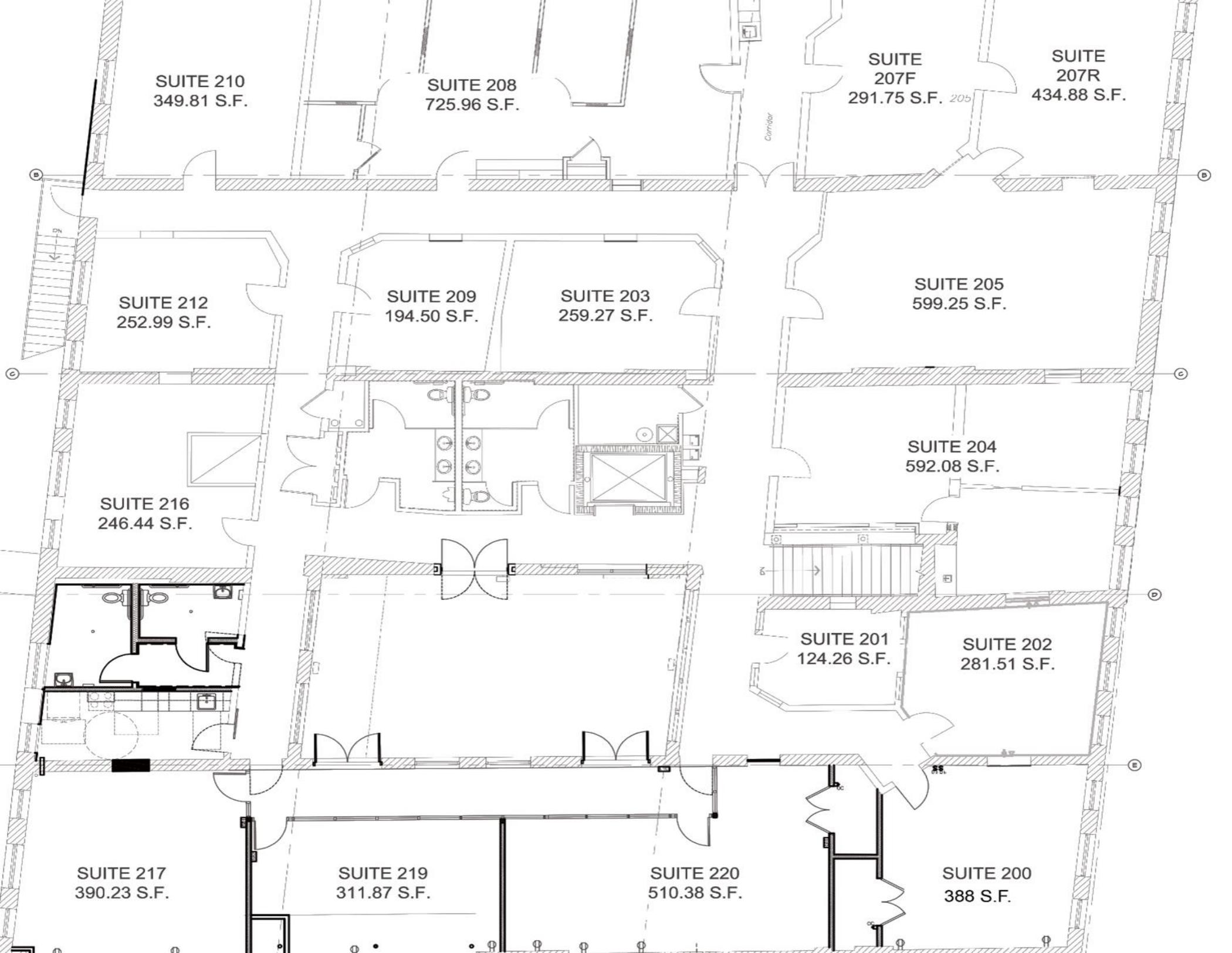
W 4th St

S Conve

E 5th St

E 6th St





SUITE 210  
349.81 S.F.

SUITE 208  
725.96 S.F.

SUITE 207F  
291.75 S.F.

SUITE 207R  
434.88 S.F.

SUITE 212  
252.99 S.F.

SUITE 209  
194.50 S.F.

SUITE 203  
259.27 S.F.

SUITE 205  
599.25 S.F.

SUITE 216  
246.44 S.F.

SUITE 204  
592.08 S.F.

SUITE 201  
124.26 S.F.

SUITE 202  
281.51 S.F.

SUITE 217  
390.23 S.F.

SUITE 219  
311.87 S.F.

SUITE 220  
510.38 S.F.

SUITE 200  
388 S.F.



**Flexible layouts for office or conference use.**



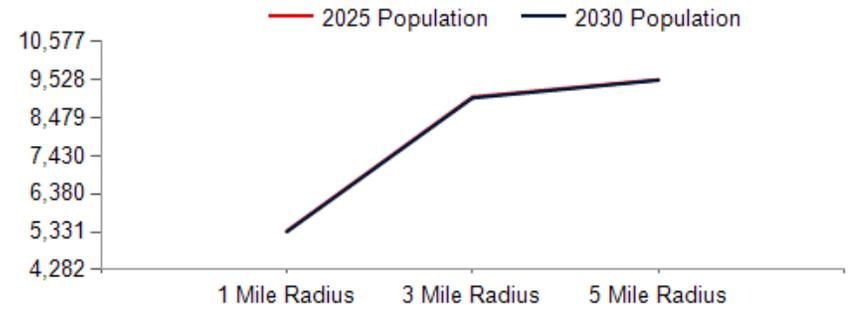
**Water access and sink in Suite 216**



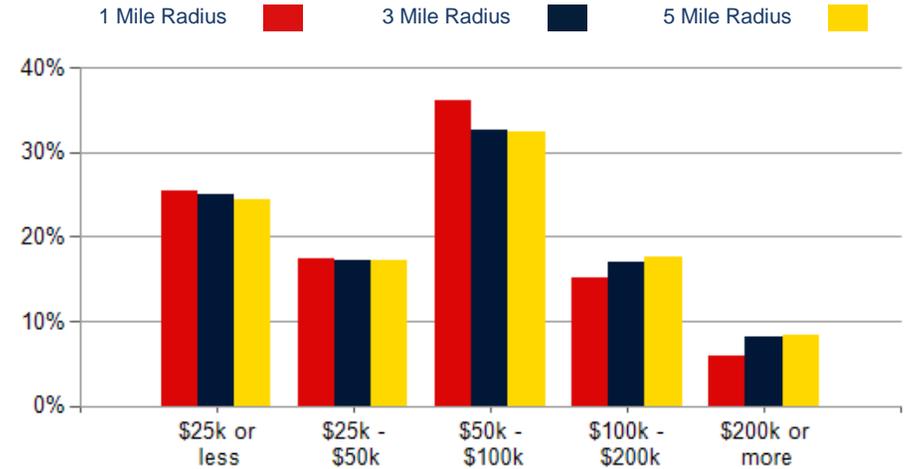
**Abundant natural light and hard wood floors.**

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%

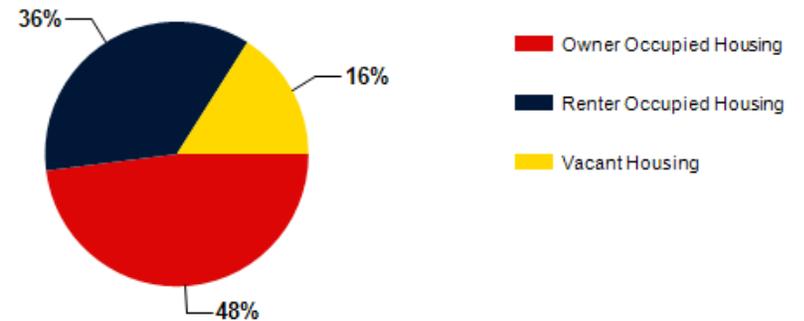
less than \$15,000	381	640	659
\$15,000-\$24,999	242	402	410
\$25,000-\$34,999	169	309	324
\$35,000-\$49,999	258	408	423
\$50,000-\$74,999	412	608	642
\$75,000-\$99,999	471	743	775
\$100,000-\$149,999	256	494	526
\$150,000-\$199,999	113	209	239
\$200,000 or greater	144	338	366
Median HH Income	\$58,163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



### 2025 Household Income



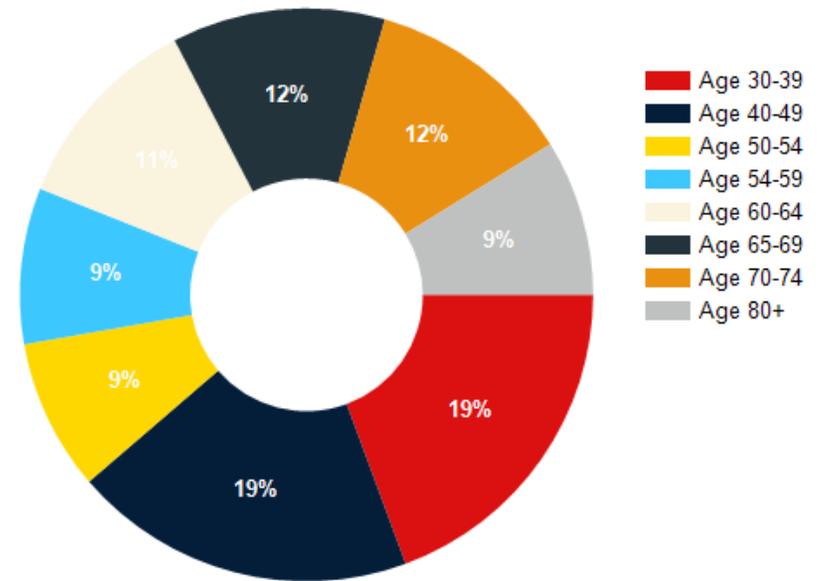
### 2025 Own vs. Rent - 1 Mile Radius



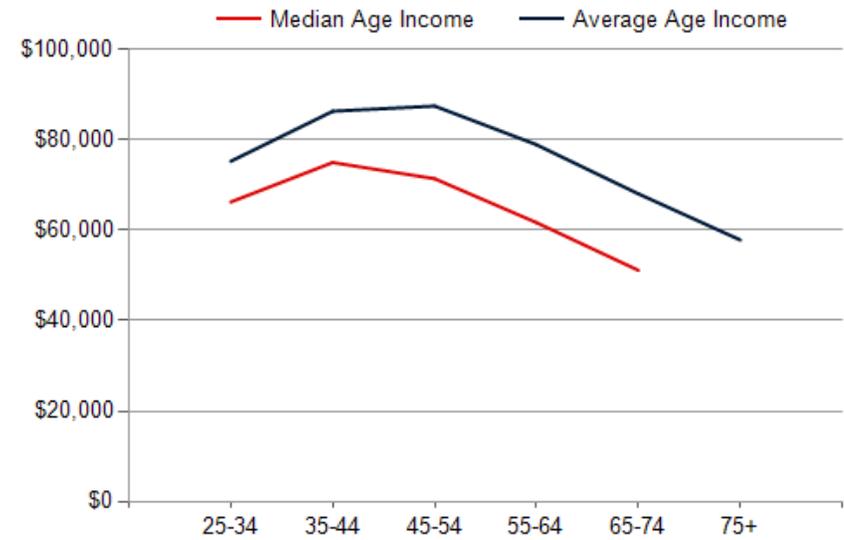
Source: esri

2025 Population 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

Population By Age



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





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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