

FOR SALE | EDUCATIONAL FACILITY

LEASED INVESTMENT OR OWNER/USER

1021 PIERCE ST
TRINIDAD, CO 81082



28,743 SF OPERATIONAL SCHOOL
LARGE 4.2 AC LOT W/ PLAYGROUND



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PROPERTY HIGHLIGHTS

Address	1021 Pierce St Trinidad, CO 81082
Purchase Price:	\$2,250,000
Terms:	Seller open to Trade, Terms or Creative Financing
Building Size:	28,743 SF
Lot Size	4.2 Acres
Price/SF:	\$78/SF
Classrooms:	15+ (All with Sinks and Exterior Doors)
Current NOI:	\$132,808
Current Lease Expiration:	6/31/2027
Extensions:	2 - 5 year options
Year Built	1964/2002 - New Gym and updated Systems Installed
Zoning:	E-LDR
Taxes:	\$0 - Tax Exempt for Child Care

PROPERTY DESCRIPTION

1021 Pierce Street is a 28,743-square-foot institutional building on 4.2± acres in Trinidad. The single-story, ADA-accessible structure offers ~15 classrooms, offices, lounge, a gymnasium, a **commercial cafeteria and kitchen (hoods, ovens, grease trap, sinks)**, and 6 bathrooms. Major systems — forced-air gas heat, central A/C, and fire suppression — plus additions (Gym, additional classrooms) were upgraded in 2002.

The property is occupied by Chicanos Por La Causa (CPLC), a 56-year-old nonprofit serving 800,000+ individuals annually across 8 states, which runs a Head Start program on site. CPLC is leasing through June 30, 2027, with two 5-year renewal options (180-day notice each). Its on-site commercial kitchen serves as a central production HQ, preparing and shipping meals to CPLC's other locations — making the facility operationally integral to the tenant. This is a rare offering with a strong tenant currently in place, and can potentially be an owner/user opportunity should the tenant vacate.



FLOOR PLAN



COMMERICAL KITCHEN



ADDITIONAL PHOTOS



LOCATION MAP

