

NOW AVAILABLE FOR LEASE



Office/Medical/Special Purpose Space

939 ROBINSON AVE

TRINIDAD, CO 81082



\$5,000/Mo.

ASKING RENT

9,840

SF AVAILABLE

33,375

LOT SQ FT

5

PARKING SPACES

Property Highlights

- Former Ambulance House
- 2 Dormitory Bathrooms
- Larger Kitchen Area
- Locker Room
- 3 Oversized Drive-in Bays

County **Las Animas**

Year Built **2011**

Buildings **1**

Stories **2**

GBA **9,840 SF**

Lot Size **33,375 SF**

Roof Type **Pitched**

Parking Type **Surface**

Utilities **Master**

Heat/AC **Available**



Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	3,505	8,475	9,095
# OF HOUSEHOLDS	1,632	3,876	4,255
AVG HH INCOME	\$62,850	\$61,116	\$63,140
ANNUAL HH GROWTH	0.6%	1.2%	1.1%

Traffic Counts

Collection St	Cross St	VPD	Distance
Robinson Ave	Alta St W	5,811	0.11 mi
Stonewall Ave	Alta St SE	1,288	0.16 mi
012A	Smith Ave N	4,604	0.21 mi
San Juan St	Smith Ave S	5,811	0.22 mi
State Hwy 12	Nickerson Ave NE	4,283	0.36 mi
025A	W Main St NE	15,000	0.54 mi
I-25	W Main St NE	16,099	0.54 mi
I-25	W Main St S	11,870	0.58 mi

LOCATION GUIDE: TRINIDAD THE HIDDEN GEM OF SOUTHEASTERN COLORADO

PRIME LOCATION | DIVERSE HISTORY | EXCITING FUTURE

Situated between the shadows of the Spanish Peaks and Fisher's Peak (the state's newest and 2nd largest state park), Trinidad is the cultural, social, and economic capital of Southeastern Colorado. With pristine outdoor views spanning mountains and plains, red brick-paved streets, preserved historical architecture, and a pace of life that is serene and slow, Trinidad offers something for everyone.

Trinidad's is a story of blended cultures, adventurers, frontiersmen and revolutionaries. Their culture is of legends, from the Native American Utes, to settlers and traders, to the rough and rowdy characters of the old west. This city is known for its coal miners who fought the deadly conflict for fair treatment, where a counter-culture was born of the youth of Drop City.

But as times change, Trinidad too is evolving. Visionaries are pointing this southeastern gem in two distinct directions – to outdoor recreation with the opening of Fisher's Peak State Park, and to an up and coming art scene with the completion of Space to Create, as well as the opening of new, artsy retail shops and the Commons— a dynamic and ever-evolving place to gather, share, inspire and create. And so, Trinidad continues to embrace a tradition of uniqueness, a community like no other, and preparation for a distinct and exciting future.

This prime location offers easy access to Interstate-25, downtown Trinidad, the famous Highway of Legends Scenic Byway, and other integral thoroughways. Trinidad also offers an ever-growing number of outdoor activities, shopping, nightlife, and well-known events, some of which include various musical and art events that provide entertainment in the downtown creative district. Come to Trinidad and experience a unique cultural vibrancy that extends to the city's plethora of dining and shopping options.





KAUFMAN HAGAN

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.



ZACHARY BIERMAN

Broker

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Zachary leverages over Twenty years as a professional to give his clients a distinctive, white-glove experience. Focusing on the last decade as a commercial broker, he combines extensive market knowledge with a deep understanding of site development and finance. He has specialized in multi-family and land acquisitions for the past three years and plans to target those core areas in the future.

Zachary prides himself on his ability to analyze data and forecast trends and works tirelessly to position his clients as advantageously as possible. He also leverages his extensive industry network to provide the best opportunities for their individual needs.