

La Puerta de Colorado

A 15+ ACRE MASTER PLANNED RETAIL & ENTERTAINMENT DEVELOPMENT
IN THE HEART OF
DOWNTOWN TRINIDAD, COLORADO



Artistic Rendering



Colorado Springs
Commercial

**DOWNTOWN
TRINIDAD**
DEVELOPMENT GROUP

GROWTH · PROSPERITY · COMMUNITY

WHY TRINIDAD?



THRIVING COMMUNITY



Trinidad is Colorado's most unique city. Trinidad is flavored with a thriving arts and cultural community, Victorian architecture, brightly colored downtown shops, and red brick-laid streets nestled in the shadows of Fishers Peak. Trinidad is also home of the historic Mt. Carmel Church, which has been restored to serve the community in health, wellness, and community activities.

GATEWAY CITY



Trinidad is Colorado's gateway city. Located along the I-25 Corridor and near the Colorado State border, Trinidad receives **3.5 million visitors** annually.

ECONOMIC DEVELOPMENT



Trinidad is experiencing an economic resurgence like no other city in Colorado. In the past year, businesses of Trinidad have experienced a **14% growth** in retail sales.

In addition to La Puerta, several other developments are underway throughout Downtown Trinidad:

Schneider Brewery Renovation - Restaurant, Brewery, and Retail Center

Fox Theatre Renovation - Entertainment Venue

Comida Market - Organic Co-op

Galleria Building on Main St. - High-End Restaurant & Art Gallery

326 Commercial St. - Office & Retail

Americana Experience Trolley

Trinidad Housing - 41 Modern Loft Apartments



TRINIDAD COMMUNITY DEMOGRAPHICS

Size:	9.28 Square Miles
Elevation:	6,010 Feet
Population:	9,096
Median Income:	\$41,373
Average Home Price:	\$151,400



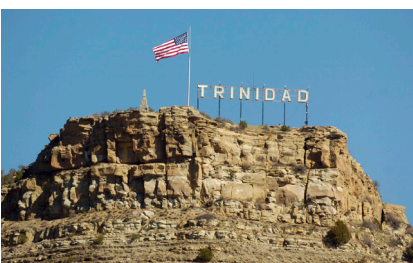
LOCAL ATTRACTIONS

- Central Park
- Cimino Park
- Fishers Peak
- Mt. Carmel Wellness & Community Center
- Old Firehouse No. 1 Children's Museum
- Riverpark at La Puerta
- Trinidad History Museum
- Trinidad Lake State Park
- Simpson's Rest
- Trinidad Trolley



COLORADO DISTANCES

Colorado/New Mexico Border	13 Miles
Pueblo	85 Miles
Colorado Springs	127 Miles
Denver	198 Miles



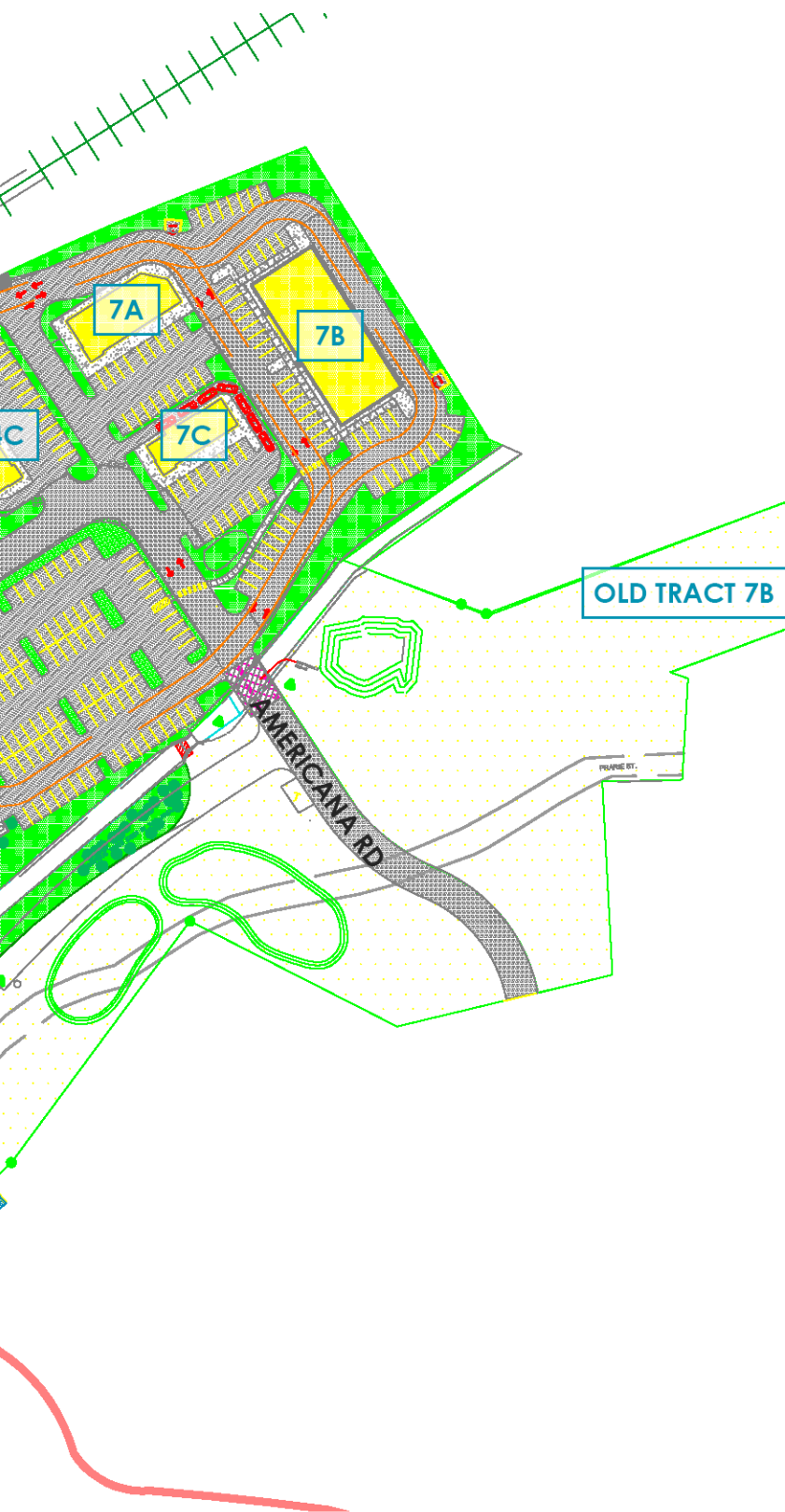
SITE PLAN

PAD SITE	DESCRIPTION	ACRES	BUILDING SQUARE FEET
2	RR DEPOT/VISITORS CENTER	0.771	3,450
3	AMPHITHEATER/TROLLY	0.553	-
4A	RESTAURANT	0.446	2,035
4B	RESTAURANT	0.446	2,035
4C	RESTAURANT	0.446	2,035
7A	RETAIL	0.52	4,720
7B	RETAIL	0.966	8,400
7C	RESTAURANT	0.446	2,035
8	OLD TRACK 7B	3.272	-
133 N. COMMERCIAL ST.	OFFICE/RETAIL	0.311	21,466



LA PUERTA DE COLORADO

La Puerta de Colorado is a new **15+ acre** commercial development project in Colorado's first city. Located in historic Downtown Trinidad along the Purgatoire River, this project offers unique development opportunities through partnership with our innovative team of designers, conservationists, and visionaries - seamlessly balancing fresh, innovative design with Downtown Trinidad's historic restoration and ecological beauty. Current development partners include the **100+ room Hilton Garden Inn Hotel**, the family-friendly **Purple Toad Social Tap & Grill**, and the **Trinidad Visitors Center**.



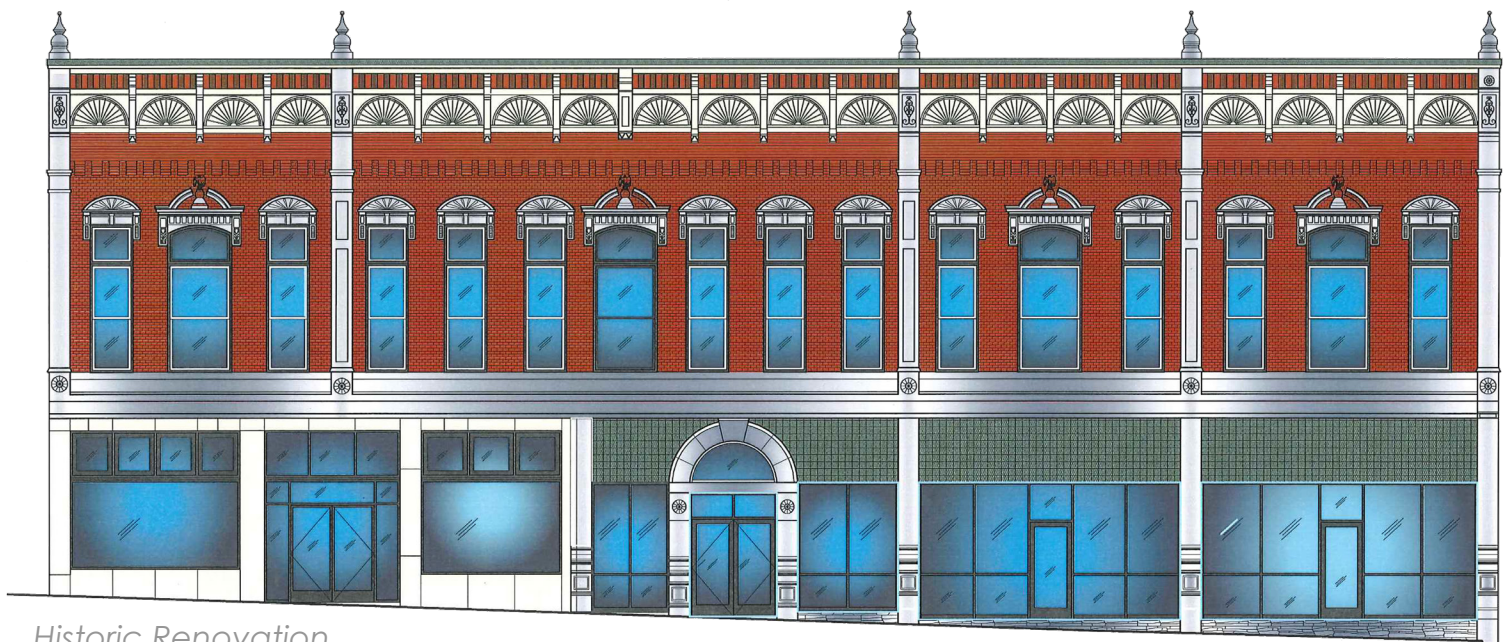
Situated along the I-25 corridor, La Puerta provides visitors with quick and convenient access to the highway and the historic Downtown District. The project offers visitors several ways to access La Puerta and Downtown Trinidad's offerings including an **on-site rubber-wheeled train** transporting visitors around La Puerta, Commercial Street, and historic Downtown Trinidad and **The Americana Experience**, Trinidad's very own trolley system, which will draw both residents and tourists alike by highlighting an immersive theatre experience and many other interactive exhibits.

Habitat restoration, river stabilization, and parks development are integral parts of the development plan which also includes **The Riverwalk at La Puerta and bicycle trails**. Additionally, this shall provide recreational access to the Purgatoire River for **fly fishing, kayaking, and tubing** along this beautiful, historic river.

LEASING & SALES INFORMATION

OLD FIRST NATIONAL BANK

FOR LEASE



*Historic Renovation
(Front View)*

133-137 N. COMMERCIAL ST.

BUILDING SIZE:	21,466 SF
AVAILABLE SPACE:	T.B.D.
LEASE RATE:	\$12.00 to \$18.00 PSF NNN
NNN EXPENSES:	CALL BROKER FOR DETAILS
PARKING:	REAR AND STREET
YEAR RENOVATED:	2017
ZONING:	COMMERCIAL BUSINESS

Tenants:

Mt. Carmel Urgent Care Clinic

FOR MORE INFORMATION CALL BROKER

AVAILABLE PROPERTIES

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133 N. COMMERCIAL ST.	OFFICE/RETAIL	0.311	21,466

LEASE RATES

PAD SITES SALE PRICE:

\$14.00 to \$18.00 PSF

PAD SITE GROUND LEASE/BUILD TO SUIT:

CALL BROKER FOR DETAILS

133 N. COMMERCIAL ST. LEASE RATES:

\$12.00 to \$18.00 PSF NNN

TENANTS AT LA PUERTA

Hilton Garden Inn

The Purple Toad Social Tap & Grill

Riverpark at La Puerta

ECONOMIC INCENTIVES



Enterprise Zone

The Colorado Enterprise Zone (EZ) encourages a business-friendly environment in economically distressed areas by offering state income tax credits. This program, incentivizes businesses to locate and develop their organizations to assist with the needs of these communities by offering a number of tax breaks, tax credits, and other financial incentives. All of Trinidad lies within the Southeast Central Enterprise Zone.

Enterprise Zone Incentives:



25% CREDIT, UP TO \$50,000, TO RENOVATE BUILDINGS IN THE ZONE THAT ARE AT LEAST 20 YEARS OLD AND HAVE BEEN VACANT AT LEAST TWO YEARS.



\$500 CREDIT FOR EACH NEW EMPLOYEE HIRED TO WORK IN A NEW BUSINESS FACILITY IN THE ZONE. ANOTHER **\$400 IS ADDED** OVER TWO YEARS IF THE BUSINESS PAYS FOR AT LEAST HALF OF EMPLOYEE'S HEALTH INSURANCE.



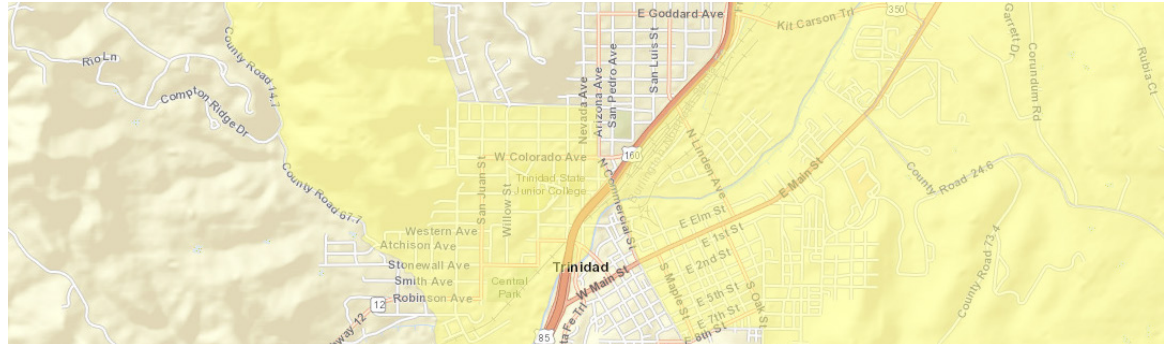
\$1,100/NET NEW EMPLOYEE STATE TAX CREDIT FOR BUSINESSES INCREASING THEIR WORKFORCE.



LOCAL GOVERNMENTS ALSO CAN **REBATE OR REFUND ON PERSONAL PROPERTY AND SALES TAX** ON EQUIPMENT USED IN THE ZONE. **3% INVESTMENT TAX CREDIT** ON ALL EQUIPMENT USED IN THE ZONE.

Source:

<https://choosecolorado.com/doing-business/incentives-financing/ez/>



Opportunity Zone

Colorado Opportunity Zones were enacted to address uneven economic recovery and persistent lack of growth that have left many communities across the country behind. The newly enacted federal Opportunity Zone (OZ) program provides federal tax incentives for investors to invest in low-income urban and rural communities through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains. Much of the City of Trinidad lie within the Opportunity Zone.

Opportunity Zone Incentives:



CAPITAL GAINS ROLLED INTO AN OPPORTUNITY FUND WITH **NO UP-FRONT TAX BILL ON THE ROLLED-OVER CAPITAL GAIN**



REDUCTION OF TAX ON THE ROLLED-OVER CAPITAL GAIN INVESTMENT FOR LONG-TERM HOLDING **UP TO 15%** FOR LONG TERM HOLDINGS



INVESTORS CAN DEFER THEIR ORIGINAL TAX BILL UNTIL DECEMBER 31, 2026 AT THE LATEST, OR UNTIL THEY SELL THEIR OPPORTUNITY FUND INVESTMENTS, IF EARLIER.



OPPORTUNITY **FUND INVESTMENTS HELD IN THE FUND FOR AT LEAST 10 YEARS ARE NOT TAXED FOR CAPITAL GAINS.**

Source:

<https://choosecolorado.com/opportunity-zones/>



City of Trinidad Downtown Business Rental Assistance Program

The City of Trinidad Downtown Business Rental Assistance Program is one of the City's major economic development strategies aimed at encouraging small business owners, entrepreneurs, and developers to operate locally. This economic incentive program offers **financial assistance** to businesses. The program also offers **development support** through the Small Business Development Center and Economic Development Department.

Businesses who wish to qualify for the Downtown Business Rental Assistance Program may do so by contacting the City of Trinidad Economic Development Department.

The City has created a new Economic Development Department to implement economic development programs such as:

- Business Rental Assistance Program
- Rural Jump-Start Program
- Façade Development
- Access for All Grant
- Loan Interest Subsidy Program
- Pre-Seed Program
- Capital Injection Program
- Business Accelerator Program

Source:

<https://www.trinidad.co.gov/development-services>

JOIN AT LA PUERTA



HILTON GARDEN INN

- 56,000 SF, 4-story, 100+ room national reservation system hotel
- Fitness center & Indoor pool
- Proximity to pet-friendly riverwalk
- Ample parking
- 4 - 5 minute walk to Main Street
- Community trolley stop
- Within walking distance of all Downtown Trinidad attractions

THE PURPLE TOAD SOCIAL TAP & GRILL



The Purple Toad serves up a family-friendly atmosphere, delicious American-pub fare, and frosty beverages with several TVs showing live sporting events. The Purple Toad also carries a well-balanced beer selection that can satisfy everyone from craft enthusiasts to domestic enthusiasts.

RIVERPARK TUBING AT LA PUERTA



The Riverpark at La Puerta is an exciting water park experience. Located along the historic Purgatoire River, this attraction offers tubing, kayaking, fishing, and swimming for visitors. The Riverpark is sure to attract outdoor enthusiasts of all ages.

La Puerta de Colorado



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