

HOSPITALITY / RESIDENTIAL DEVELOPMENT OPPORTUNITY

# COLUMBIAN HOTEL

111 N COMMERCIAL STREET, TRINIDAD, CO



FOR SALE

PRESENTED BY:

**KW COMMERCIAL | URBAN ELITE**  
3550 W 38th Ave #20  
Denver, CO 80211



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## The Columbian Hotel Opportunity

King Commercial is proud to announce an exceptional redevelopment opportunity in Trinidad Colorado - The Columbian Hotel. This grand hotel, with its rich history and great bones, is ready for her next adventure.

Located at the corner of Main and Commercial Streets in the heart of the Corazon de Trinidad Historic District that includes some 50 contributing buildings listed on the National Registry of Historic Places and flanked by the stunning architecture of the First National Bank building and Jaffa Opera House, and the Tolec Hotel, the Columbian Hotel is a signature opportunity in a community rich with culture and creativity. Designed by John Conkie in 1879 and originally called the Grand Union Hotel, this three-story landmark was renamed in honor of the 1893 World's Columbian Exposition. Purchased by renowned preservationist Dana Crawford in 2018 as part of a collection of buildings she deemed significant enough to preserve, The Columbian Hotel is as relevant to Trinidad as the Oxford Hotel is to LoDo in downtown Denver.

The grand hotel's second and third floors have been vacant since the 1970s. Dana's vision for the building was initially to create a 20 to 35 suite condominium hotel for retirees, would-be retirees and weekend visitors from all across the region. She also explored a hotel concept, more aligned with current tastes and preferences, that offers some 40 rooms to suit the character of the building and meet the growing needs of the community.



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## OFFERING SUMMARY

<b>PRICE:</b>	\$1,750,000
<b>BUILDING SF:</b>	34,000 +/-
<b>YEAR BUILT:</b>	1879
<b>PRICE / BLDG SF:</b>	\$51.47
<b>HOTEL CONCEPT:</b>	40 Rooms
<b>PRICE / ROOM:</b>	\$43,750
<b>APARTMENT CONCEPT:</b>	20-35 Doors
<b>PRICE/UNIT</b>	\$50,000 to \$87,500
<b>NO. OF RETAIL TENANTS</b>	7
<b>RETAIL INCOME</b>	\$6,834/Mo.
<b>LOT SIZE:</b>	12,535 SF

## PROPERTY OVERVIEW

Designed by John Conkie in 1879 and originally called the Grand Union Hotel, this 100 room, three-story brick landmark trimmed was renamed in honor of the 1893 World's Columbian Exposition.

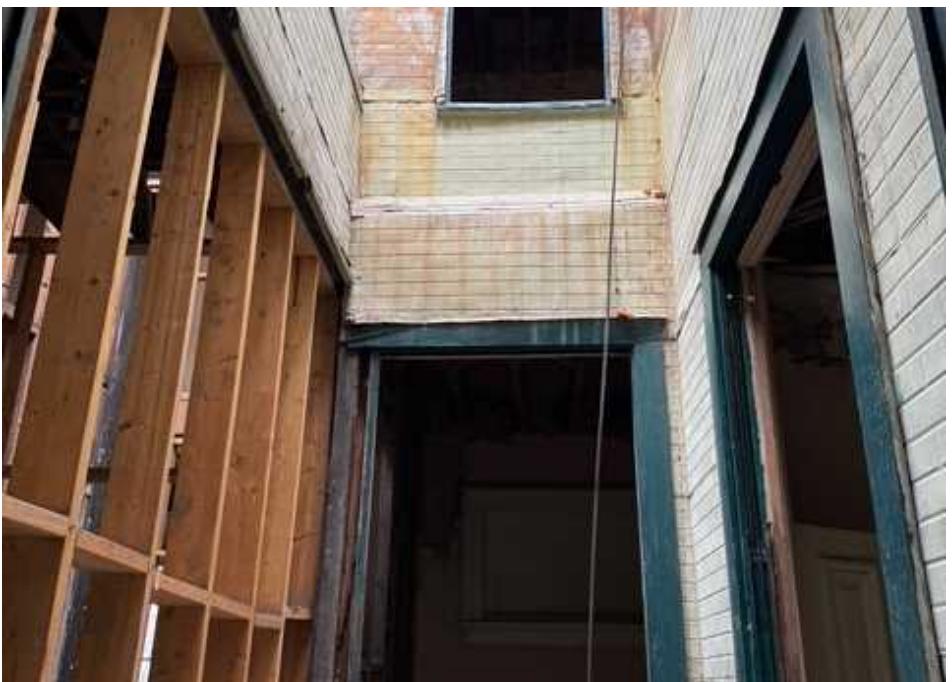
The picturesque aesthetics of heavily hooded and elongated windows, polished stone quoins, an ornately bracketed cornice above a decorative frieze of Italianate style architecture exude Italian Renaissance. The terrazzo-floored lobby lead to the Rococo ballroom, ladies' "retiring room," gaming room, saloon and smoking parlor.

The Columbian Hotel, with her storied past, operated well into the 1970s but she is as relevant to Trinidad as the Oxford Hotel is to LoDo in downtown Denver.

## PROPERTY HIGHLIGHTS

- Exceptional location at the southwest corner of Main and Commercial Streets
- In the Corazon de Trinidad Historic District
- Preservationist Dana Crawford acquired the property in 2018, invested funds to shore up the foundation, restored the exterior its original glory and repaired the roof
- State Historic Designation
- Potential uses include Apartment, Condominium and/or Hotel
- Longstanding tenants line the street with their shops and offices. Their leases come up for review annually.
- 34,000 SF +/-, 3 Story with full basement, Built in 1879
- Italianate Architecture by John Conkie
- Ready to be renovated or reimagined
- Deemed historically significant to the revival of the town Dana Crawford selected the Columbian, Jaffe Opera House and Fox West Theatre as her passion projects.

## COLUMBIAN HOTEL PHOTOS OF EXISTING CONDITION



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## LOCATION & HIGHLIGHTS



### LOCATION INFORMATION

Building Name:	Columbian Hotel
Street Address:	111 Commercial Street
City, State, Zip:	Trinidad, CO 81082
County:	Las Animas
Cross Streets:	Main Street and Commercial Street
Signal Intersection:	Yes

### Location Overview

Located approximately 190 miles from both Santa Fe, New Mexico, and Denver, Colorado on Interstate I-25 and a stop along the Amtrak's Southwest Chiefs line that links Chicago with Los Angeles, Trinidad was, and still is, a convenient stop for travelers, entertainers and "outlaws."

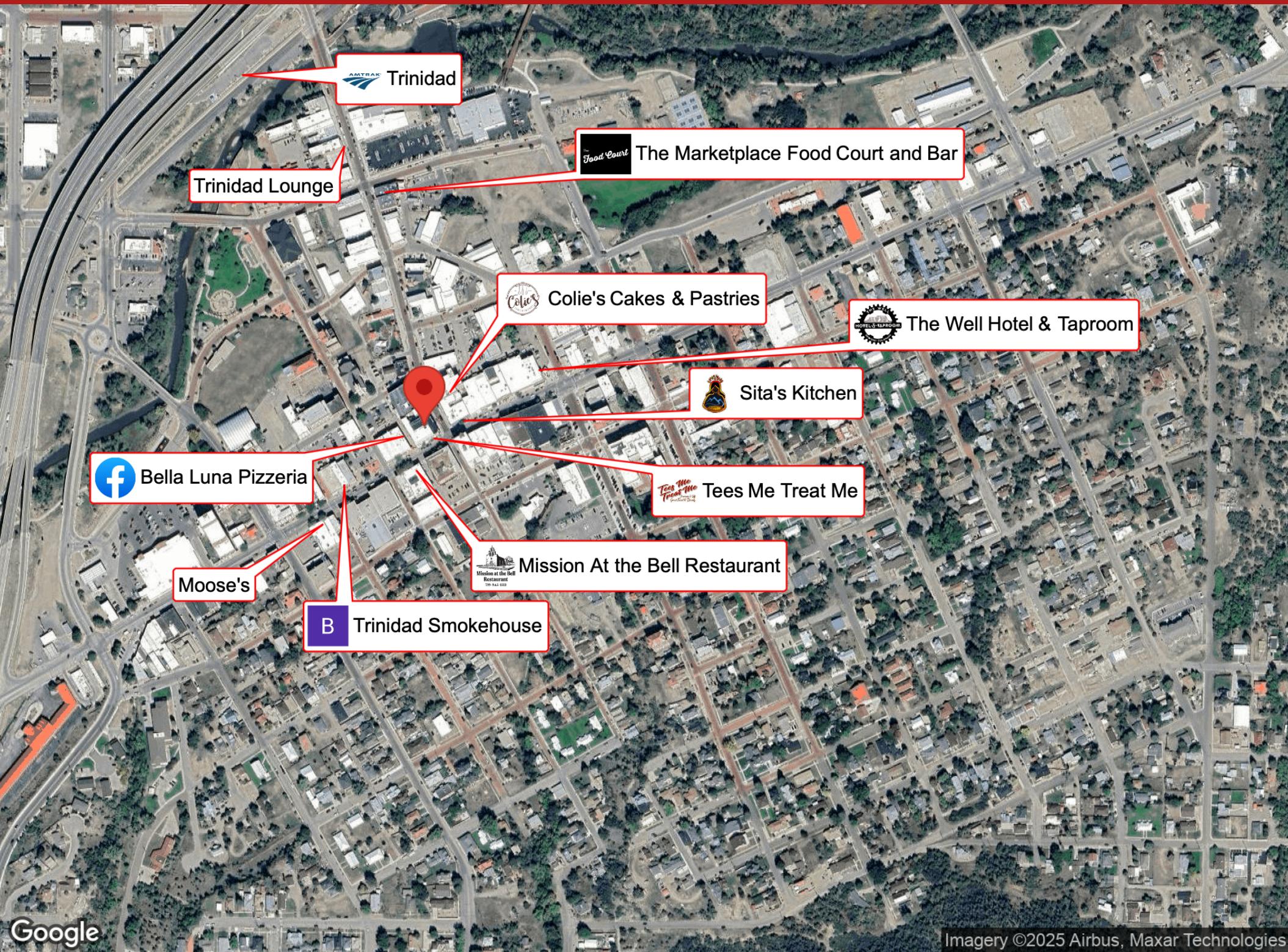
The town serves as the starting point for the famous Highway of Legends Scenic Byway and is situated on the Historic Santa Fe Trail, making it an attractive destination for those interested in history, scenic drives, and outdoor activities. With dozens and dozens of architecturally significant buildings on brick lined streets, Trinidad captures the hearts and minds of many who take the time to explore it.

Today Trinidad offers a variety of attractions that draws curious visitors craving Southern Colorado's rich history immersed in small-town charm. Known for its welcoming attitude, this close knit community is filled with creativity and character that is surrounded by some of the best hiking, fishing, and camping opportunities. Bound by nearby Fishers Peak State Park, the Spanish Peaks and Trinidad Lake State Park.

Trinidad State College, a 2 year accredited a college, with some outstanding athletic programs, now offers bachelor degrees and is affiliated with Colorado community College network.

"Space to Create," a 20,000 square foot community space with an art and culture center, was the first of its kind in the Nation and part of a \$45 million dollar State driven initiative to house artists in its 17 units spearhead by Colorado Creative Industries.

## POPULAR RESTAURANTS AND BAR MAP



## Trinidad, CO

investors insights into opportunities that may not have been fully realized in Trinidad compared to some "like" mountain communities..

## Salida, CO

A small picturesque town in Central, CO bordering the Arkansas River ,close to San Isabel national Forrest and Monarch Mountain.

### Characteristics

Ranks 2nd in our comparison of towns with its recreational amenities and seasonal events. Lacks access to an airport, Amtrak stop, expanded healthcare, services and educational opportunities. For more services it has similar proximity to Pueblo and Colorado Springs.

### Salient Fact

- Population: 5,500
- Est. Median Sale Price: \$698,000 (\$360/SF)
- Rent: \$4,000/Mo.
- Hotel Occupancy: 60%
- Hotel ADR: \$60-100/Night

## Canon City, CO

A small town rich in history in Southeastern, CO near the Arkansas River Royal Gorge. and Pike National Forrest.

### Characteristics

Canon City shares a small town vibe, rich history, scenic views and outdoor activities like rock climbing, white-water rafting and hiking. Home to many prisons, it draw a has blue-collar population and caters less to travel and tourism. The household income is lower than the State average .

### Salient Facts

- Population: 17,000
- Est. Median Sale Price: \$343,200 (\$170/SF)
- Rent: \$1,550/Mo.
- Hotel Occupancy: 60%
- Hotel Hotel ADR: \$55-90/Night

## Estas Park, CO

A charming and popular small town situated in Northeastern, CO catering to tourist and known as the gateway of the Rocky Mountain National Park.

### Characteristics

Ranked 3rd in our comparison for its stunning mountains, wild-life viewing, hiking, snowshoeing, horseback riding, rock climbing and fishing. Popular among retirees, its median age is 50-60 and household incomes tend to be higher. It is more limited in shopping, healthcare and educational opportunities than Trinidad. They travel to Longmont and Boulder if needed.

### Salient Facts

- Population: 6,000
- Est. Median Sale Price: \$795,000 (\$365/SF)
- Rent: \$2,500/Mo.
- Hotel Occupancy: 90%
- Hotel ADR: \$120-180/Night

## Pagosa Springs, CO

An artsy small town located in Southwest, CO near the San Juan Mountains and Piedra River that caters to tourism and is known for its hot springs.

### Characteristics

Pagosa Springs kneads wellness into recreational amenities and activities like hiking, rafting, fishing and cross country skiing. It's our smallest town in comparison, so only natural that it would attract older adults and retirees who don't mind traveling to Durango or Pueblo for services. Its household income fall shy of that found in Durango.

### Salient Facts

- Population: 2,000
- Median List Price: \$543,450 (\$376/SF)
- Median Sale Price: Est. \$550,000 (\$380/SF)
- Rent: \$2,490/Mo.
- Hotel Occupancy: 85%:
- Hotel Estimated ADR: \$100-150/Night

## Durango, CO

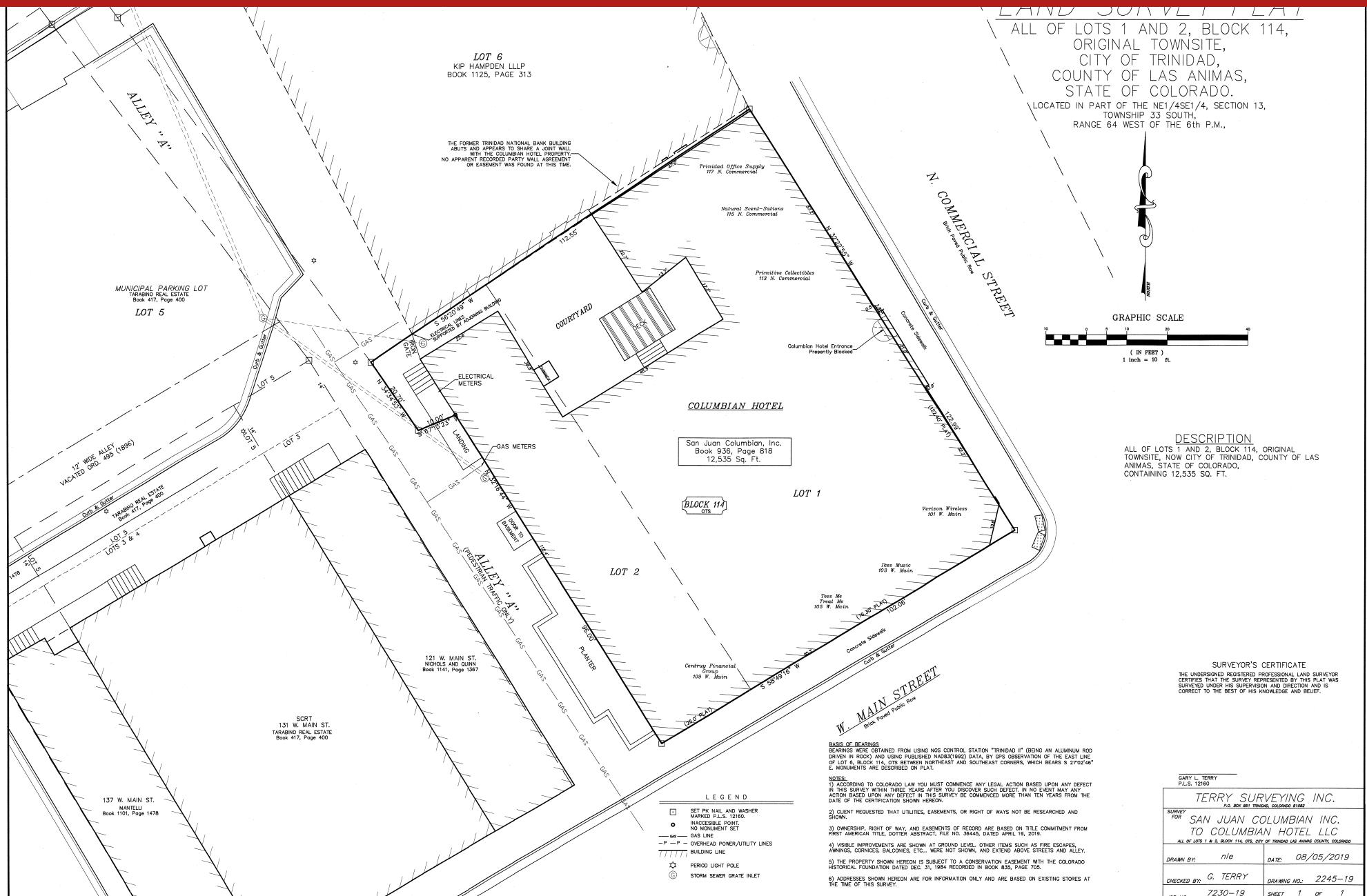
A historic, artsy town and outdoor enthusiast's paradise in the San Juan National Forrest bordering the Animas River in Southwestern, CO.

### Characteristics

Durango leads our survey of small towns with is larger populations, similar art, culture and outdoor activities like hiking mountain biking, fishing, horseback riding and skiing. They do it right with its accesses to shopping and professional services, a regional medical center, airport, the Ft Lewis College and all kinds of seasonal events and festivals.

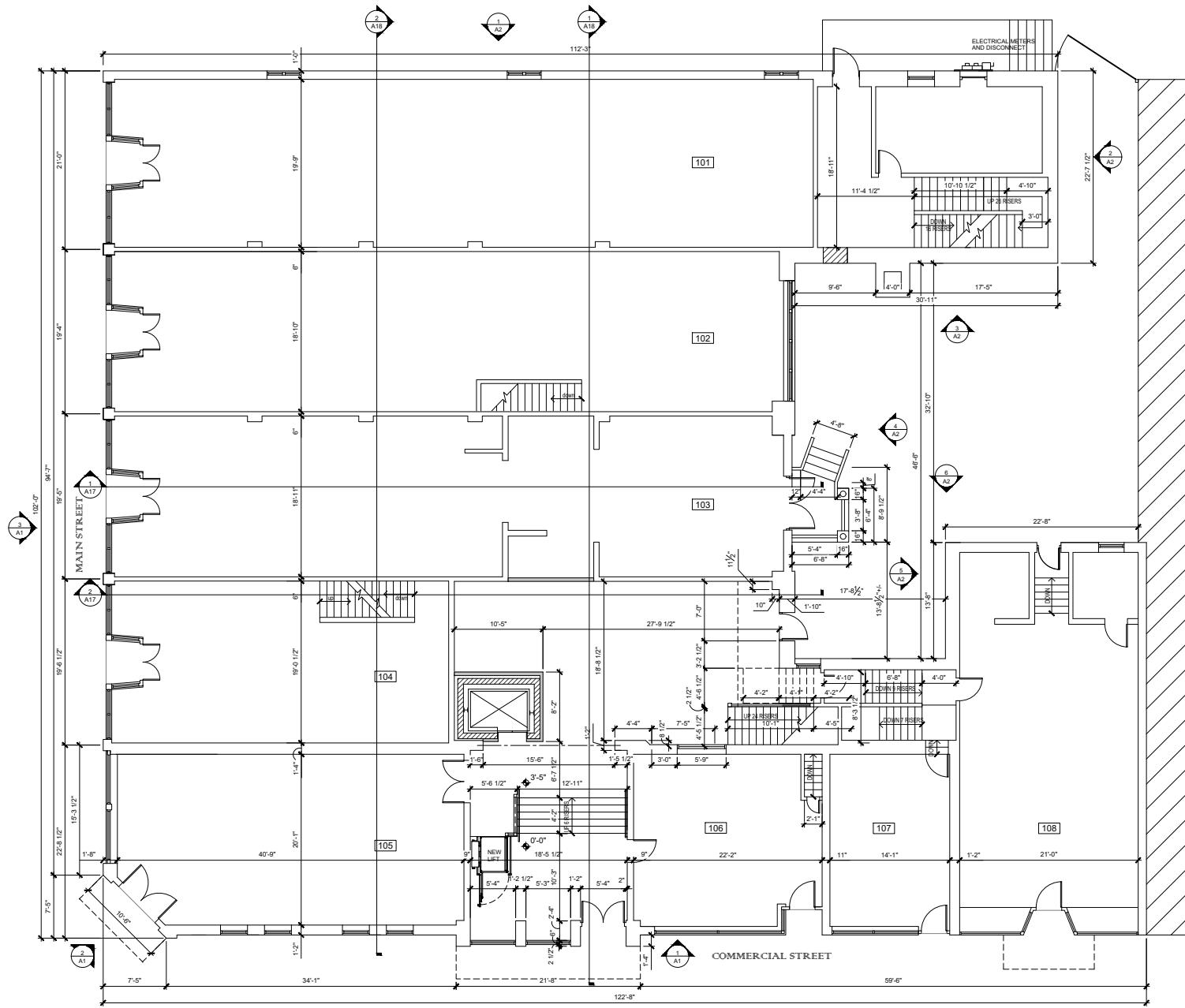
### Salient Facts

- Population: 20,000:
- Median List Price: \$1,319,000 (\$536/SF)
- Median Sale Price: Est. \$850,000 (\$345/SF)
- Rent: \$2,600/Mo.
- Hotel Occupancy: 85-95%
- Hotel Estimated ADR: \$110-160/Night



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## CONSTRUCTION NOTES



PROPOSED HISTORIC RENOVATION FOR:  
**COOLUMBIAN HOTEL**  
111 N. COMMERCIAL STREET  
TRINIDAD, CO 81082

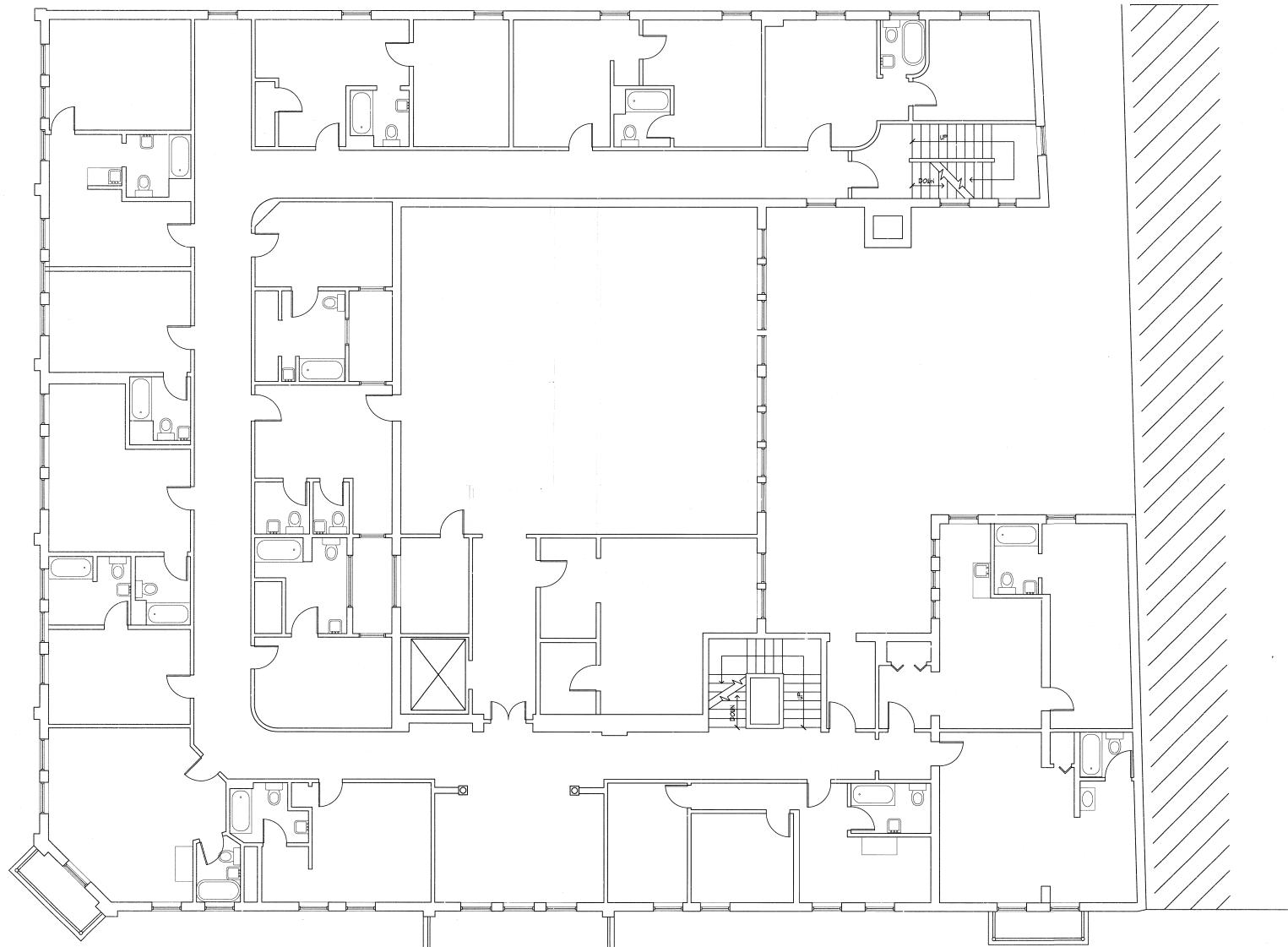
JOB NO. 19-210	REVISIONS:
7-30-19-1000	7-30-19-1000
DATE: 4/26/20	DATE: 4/26/20
CHECKED: PRG	DRAWN: AJG

A9  
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## SECOND FLOOR EXISTING



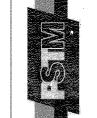
(EXIST)  
SECOND FLOOR PLAN  
SCALE 5'0"=1'-0"



North

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Architecture and Planning Inc.  
111 E. 5th Street, Suite 3100, Colorado Springs, CO 80903  
970.526.2327  
www.apinc.com



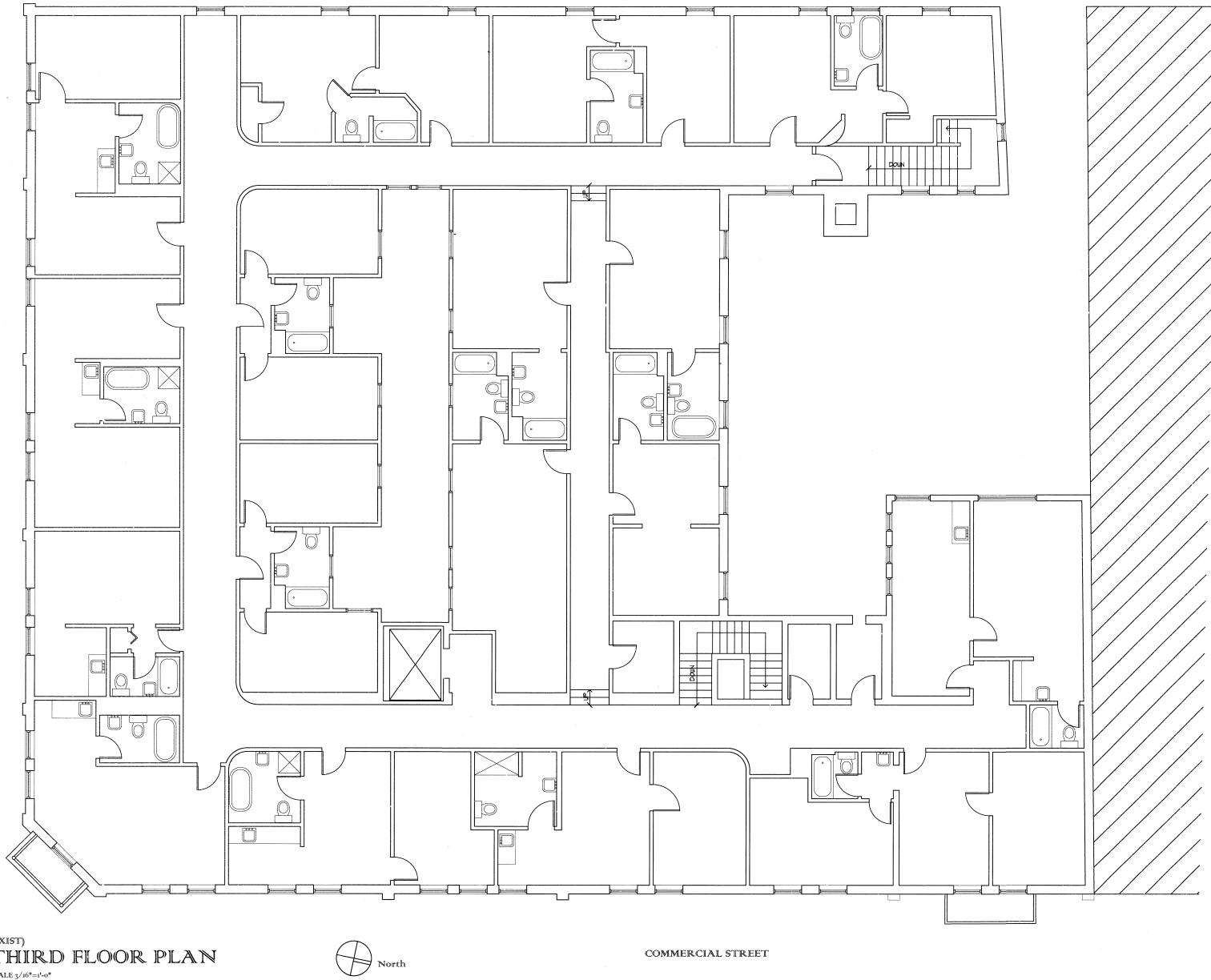
PROPOSED HISTORIC RENOVATION FOR:  
**COLUMBIAN HOTEL**  
311 N. COMMERCIAL STREET  
TRINIDAD, CO 81082

JOB NO. 19-210  
DATE:  
REVISIONS:  
CHECKED: DRAWN:  
PROG: JDD

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## THIRD FLOOR EXISTING



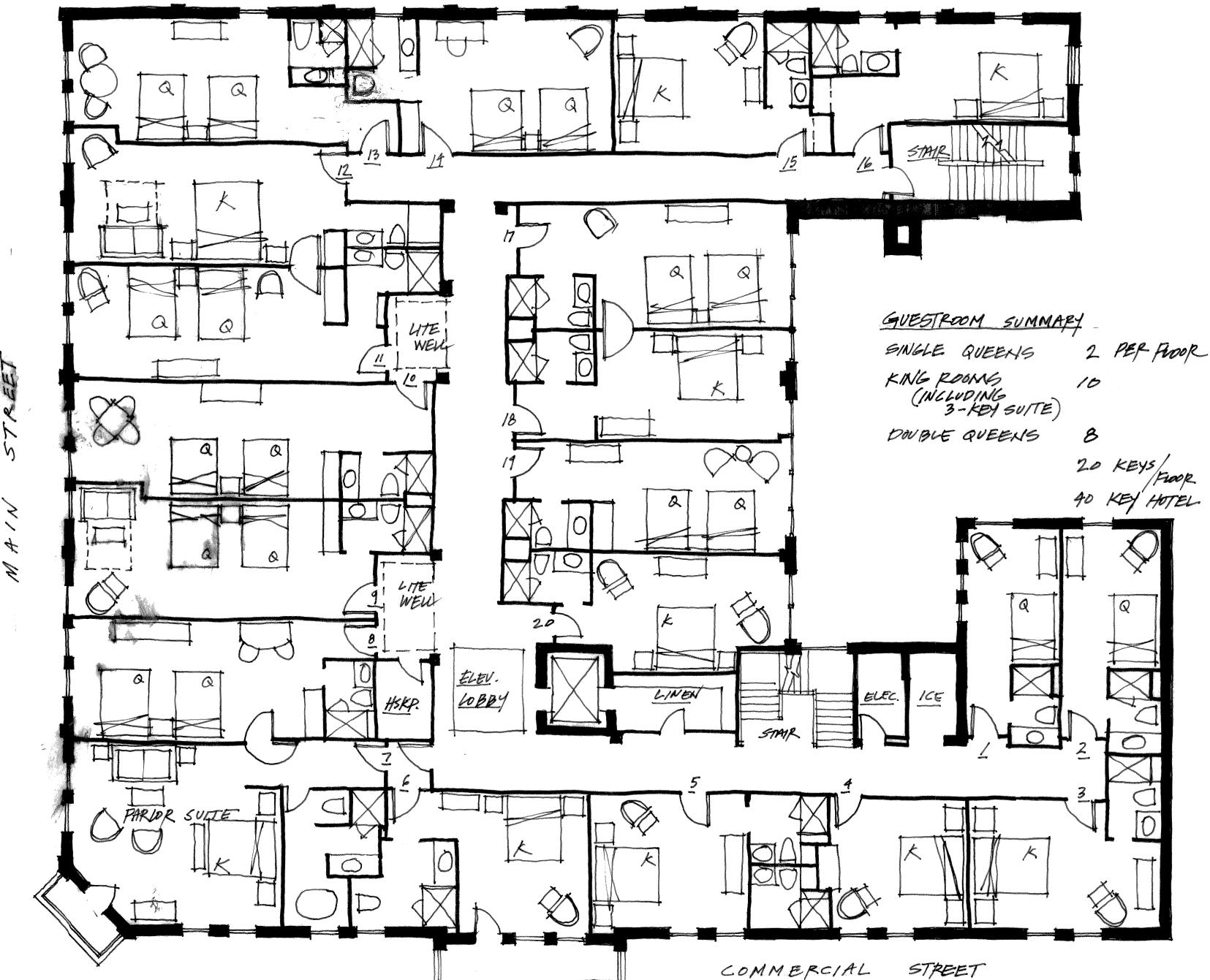
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TRINIDAD, CO 81082

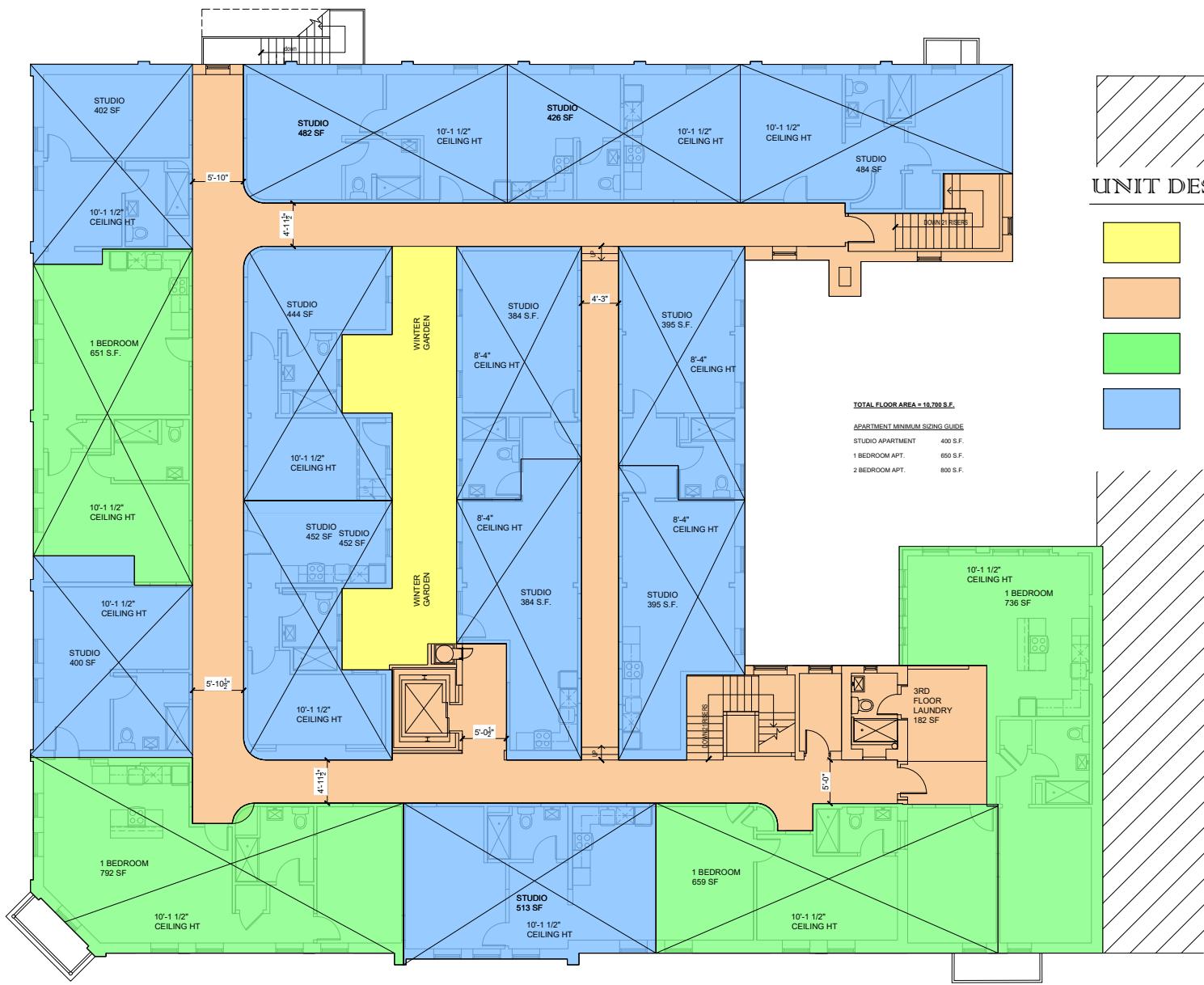
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# APARTMENT CONCEPT 2ND & 3RD FL



THIRD FLOOR RENTAL PLAN

SCALE 5/16"=1'-0"



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PROPOSED HISTORIC RENOVATION:  
**COLUMBIAN HOTEL**  
311 N. COMMERCIAL STREET  
TRINIDAD, CO 81082

REVISIONS:  
PROJECT NO.: 24-211  
PRINT DATE: 08/09/24  
DRAWN BY: AIG  
CHECKED BY: PRC  
SHEET NO.: AM102

