

2025 ANNUAL REPORT

THIRD STREET CENTER

THIRD STREET CENTER

A Home for Community, Collaboration, and Impact

Third Street Center is more than just a building; it is a hub for collaboration, innovation, and essential services. By providing affordable space to nonprofits, artists, and small businesses, Third Street Center ensures that vital programs and resources remain accessible to the community. Without Third Street Center, the increasingly expensive commercial lease rates in the region would make it difficult for nonprofit organizations to maintain a physical presence and provide direct services. Key reasons why Third Street Center is indispensable include:

- **A Multi-Tenant Nonprofit Incubator** – Housing 36 nonprofits and small businesses, Third Street Center enables organizations to collaborate, share resources, and reduce operational costs, fostering a culture of mutual support and impact.

- **Providing Space for Direct Services** – Many nonprofit tenants at Third Street Center rely on the affordable lease rates to operate and deliver essential programs. Without this space, high commercial rents would limit their ability to serve the community effectively.

- **Serving Diverse Community Needs** – Third Street Center tenants offer services across multiple sectors, including education, health care, environmental sustainability, economic development, and arts & culture, addressing the needs of residents from ages 5 to 85.

- **A Model of Sustainability** – As one of the most energy-efficient buildings in the region, Third Street Center demonstrates the power of adaptive reuse, incorporating renewable energy sources such as solar thermal heating and solar power.

- **An Accessible Gathering Space** – Third Street Center provides affordable meeting and event spaces for community groups, workshops, and public forums, reinforcing its role as a central hub and commons for civic engagement, community development, and celebration.

- **A Rapid Response Resource** – In times of crisis, Third Street Center has demonstrated its ability to pivot quickly to support urgent community needs, such as providing emergency shelter for displaced individuals and hosting essential services.

> ***"What we build is a mirror of what we value."***
>
> **-Duo Dickinson**

As a cornerstone of community development, Third Street Center is crucial in offering services ranging from youth programs and senior wellness to clean energy initiatives and economic development. Our spaces are fully leased (with 10-15 organizations on our waiting list) and our operations are covered by earned income from leasing and rentals. However, the combination of keeping rents affordable, lost revenue from the COVID pandemic, and inflationary pressure on materials and labor is making repairs and improvements more challenging to finance. These factors are also constraining our innovative efforts to upgrade the building by bringing renewable heating and cooling to tenants.

A COMMUNITY OF ORGANIZATIONS

Third Street Center brings together nonprofits, artists, and small business working across youth development, health, environment, and economic vitality.

YOUTH & ARTS

- Aspen Science Center
- The Buddy Program
- Carbondale Bike Project
- The Creative Flow Studio
- Dance Initiative
- Roaring Fork Youth Orchestra
- The Sopris Sun
- Studio 10 Artists
- Wild Rose Education
- VOICES
- Youthzone
- Wild Rose Education

HEALTH & WELL-BEING

- Center for Human Flourishing
- La Clinica del Pueblo (The People's Clinic)
- Lift-Up
- Marble Retreat
- Rebekah Fulker Counseling
- SANA: Safe & Abundant Nutrition Alliance
- A Spiritual Center
- Sylvie Lam, Somatic Therapist
- TRI Wisdom Institute (Mindful Life Program)
- Two Rivers Unitarian Universalists
- Way of Compassion Foundation
- West Mountain Regional Health Alliance
- Valley Health Alliance

ENVIRONMENT

- Colorado Cattlemen's Agricultural Land Trust
- CLEER: Clean Energy Economy For the Region
- Roaring Fork Outdoor Volunteers
- SOL Energy LLC
- The Sopris Sun
- Third Street Center

ECONOMIC DEVELOPMENT

- Carbondale Chamber of Commerce
- CLEER: Clean Energy Economy For the Region
- Nomi's Translation & Bookkeeping
- SOL Energy LLC
- Studio 10 Artists
- The Sopris Sun
- Third Street Center

ALUMNI ORGS

- Ascendigo
- Sol Theatre Company
- True Nature
- Valley Settlement

THIRD STREET CENTER

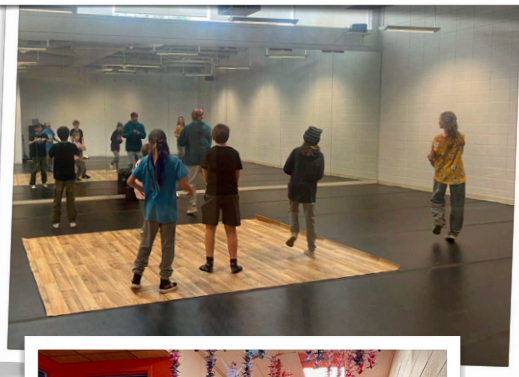
Third Street Center is more than a building - It is shared infrastructure for dozens of organizations serving thousands of people every year. Investing in Third Street Center multiplies several-fold to strengthen the entire region.








States of America
to the
Third
Street
Center








COMMUNITY
HALL



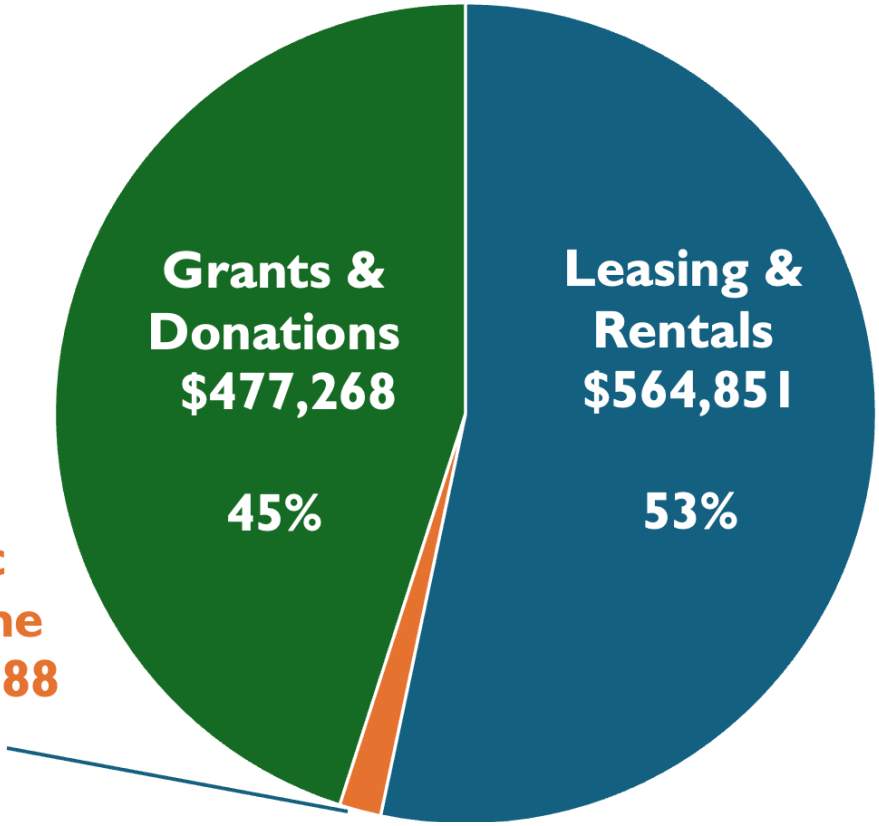


Financial Summary

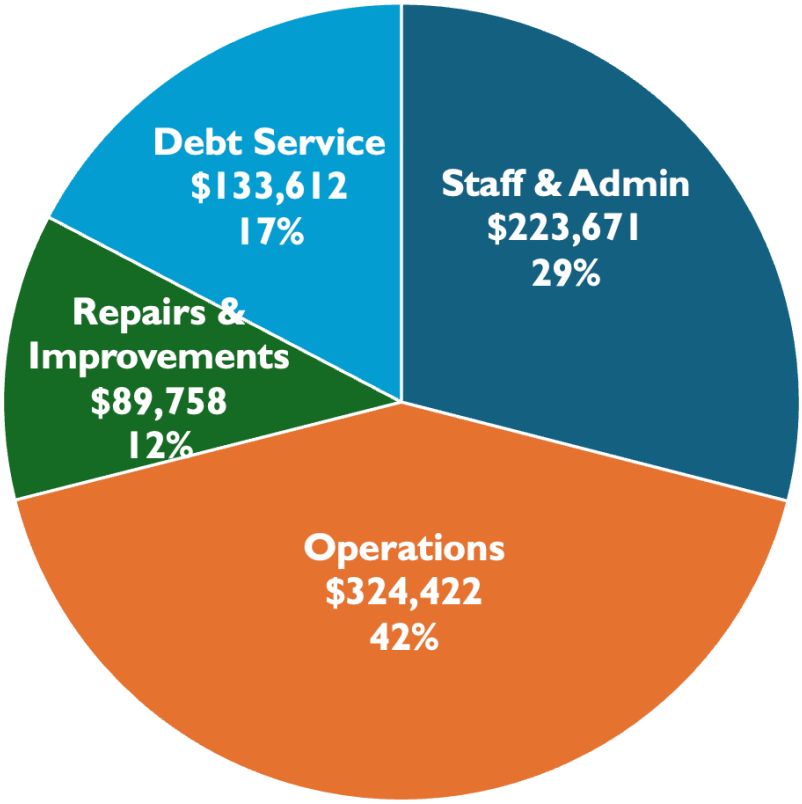
Revenue

Revenue Notes:

- Third Street Center began the quite phase of a Capital Campaign in mid 2025. Grants and donations are significantly higher in 2025 than in previous years.
- Leasing income is scheduled to increase annually by 4% to keep track with inflations and cost and repair increases.



Expenditures



Expenditure Notes

- Repairs and improvement expenses will increase in 2026 mostly on roof repairs, Community Hall, and installing cooling systems in the building
- Debt service is for the loan to renovate the building from 2007-2010.

THIRD STREET CENTER

A regional hub where community services, creativity and connection thrive



81,330+
visits annually

36
TENANTS
- **26** nonprofits
- **6** artists
- **4** small business

85
JOBS
created and sustained on site

1,900+
YOUTH
served annually

2,000+
MEETINGS & EVENTS
hosted each year

$17M
ECONOMIC ACTIVITY
annually

100%
ELECTRICITY
from the sun

$4 MILLION
INVESTMENT NEEDED
To repair and modernize aging infrastructure and ensure this vital community asset continues to serve the region for decades to come.
~ $500,000 raised to date.

Building a Stronger Future

Preserving Affordable Space for Nonprofits

Third Street Center remains committed to maintaining affordable lease rates while responsibly addressing rising operational and facility costs. This balanced approach helps nonprofit organizations continue serving the community while protecting the long-term stability of the Center.

Investing in Critical Facility Improvements

Over the next five years, Third Street Center plans to invest $3–4 million in essential infrastructure and community improvements, including:

- Roof restoration and exterior improvements Cooling and climate upgrades for tenant and community spaces
- Renovation of community gathering and event areas
- Parking lot resurfacing, expansion, and EV charging stations
- Renewable energy and geothermal pilot systems
- Replacement of aging windows and doors
- Improved restrooms, accessibility, and outdoor spaces

These improvements will help ensure that Third Street Center remains welcoming, energy efficient, and capable of serving the evolving needs of the Roaring Fork Valley for decades to come.

Expanding Community Impact

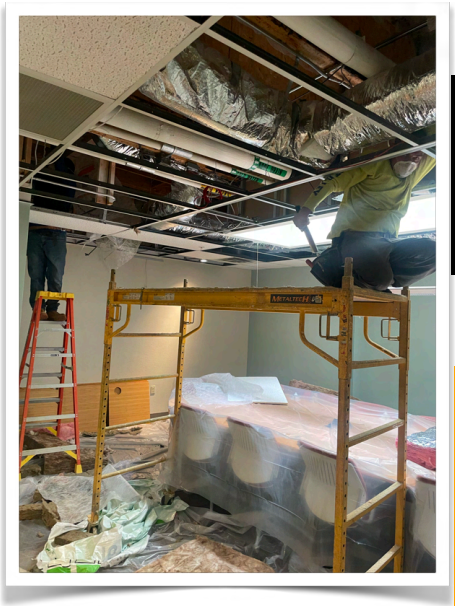
Third Street Center is strengthening its long-term fundraising and development efforts through donor engagement, grants, partnerships, and community collaboration to build sustainable support for the future.

As the Roaring Fork Valley continues to change, places like Third Street Center become increasingly important.

Together, we are preserving more than a place. We are protecting the spirit of community, collaboration, and compassion that continues to define the Roaring Fork Valley.







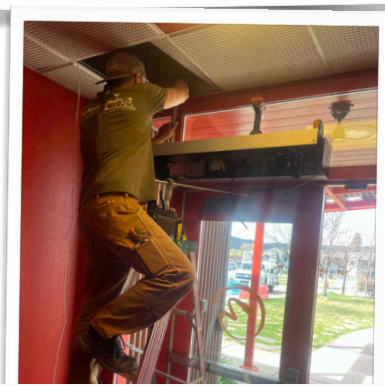
Today



"The essential work of a thriving community is maintenance."

- Shannon Mattern













"The greenest building is the one that already exists."

Carl Elefante, Former AIA President

Tomorrow







THIRD STREET CENTER
520 South Third Street
Carbondale, CO 81623
970-963-3221
www.thirdstreetcenter.net

YOUR SUPPORT MATTERS!

Scan QR code to learn more or call 970-404-0439

Did you know? Gifts of $250 or more to Third Street Center qualify for a **Colorado Enterprise Zone Tax Credit**. That means your generosity not only strengthens our community but can also reduce your Colorado state income tax.

Third Street Center Board Members
Chris McDowell, Board Chair
Kathy Feinsinger
Garret Jammeron
John Lund
Christina Motomayor
Andrea Stewart

Staff
Colin Laird, Executive Director
Mark Taylor, Facility Manager

