

ACTION BEHAVIOR CENTERS

350+ UNIT CORPORATE TENANT/GUARANTEE

7911 SHAFFER PKWY, LITTLETON, CO 80127 (DENVER MSA)



OFFERING MEMORANDUM

REGAL COACH
LEGO target H&M DICK'S SPORTING GOODS
COLORADO MILLS

DENVER FEDERAL CENTER
623-Acre Campus

DOWNTOWN DENVER

UNIVERSITY OF DENVER
±12,800 Students

PINEHURST COUNTRY CLUB

HCA HealthONE

COSTCO Walmart
HOBBY LOBBY sam's club

COSTCO WHOLESALE SPORTSMAN'S FARMHOUSE
REGAL DOLLAR TREE target

target WHOLE FOODS MARKET Total Wine & MORE THE HOME DEPOT BEST BUY Americas at LOWE'S TRADER JOE'S

ACTION BEHAVIOR CENTERS
ABA THERAPY FOR AUTISM

SAFeway TEXAS KOHL'S PET SMART chilji's

ALAMO DRAPPHOUSE CINEMA LOVESAC WILLIAMS SONOMA Panera BREAD POTTERY BARN
ASPEN GROVE

LOCKHEED MARTIN
Corporate Office

DENVER BOTANIC GARDENS

Children's Hospital Colorado



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Executive Summary

7911 Shaffer Pkwy, Littleton, CO 80127

FINANCIAL SUMMARY

| | |
|------------------------|--------------------|
| Price | \$4,358,000 |
| Cap Rate | 7.0% |
| Building Size | 8,044 SF |
| Net Cash Flow | 7.0% \$305,068.70 |
| Year Built / Renovated | 2008 / 2025 |
| Lot Size | 0.81 Acres |

LEASE SUMMARY

| | |
|-------------------------|---------------------------------|
| Lease Type | Modified Triple-Net (NNN) Lease |
| Roof & Structure | Landlord Responsible* |
| Tenant | Action Behavior Centers |
| Guarantor | Corporate |
| Lease Commencement Date | February 1, 2025 |
| Lease Expiration Date | January 31, 2032 |
| Lease Term | 6 Years |
| Rental Increases | 2.5% Annually |
| Renewal Options | 2, 5 Year Options |
| Right of First Refusal | None |

*Roof Replaced in 2023 – 20 year warranty until 2043.

ANNUALIZED OPERATING DATA

| Lease Years | Annual Rent | Cap Rate |
|----------------------|--------------|----------|
| 2/1/2026 – 1/31/2027 | \$305,068.70 | 7.00% |
| 2/1/2027 – 1/31/2028 | \$312,695.42 | 7.18% |
| 2/1/2028 – 1/31/2029 | \$320,512.80 | 7.35% |
| 2/1/2029 – 1/31/2030 | \$328,525.62 | 7.54% |
| 2/1/2030 – 1/31/2031 | \$336,738.76 | 7.73% |
| 2/1/2031 – 1/31/2032 | \$345,157.23 | 7.92% |

| | |
|-----------------------------|--------------------------|
| Base Rent | \$305,068.70 |
| Net Operating Income | \$305,068.70 |
| Total Return | 7.0% \$305,068.70 |



**ACTION
BEHAVIOR
CENTERS**
ABA THERAPY FOR AUTISM

88,000 CPD
CO-470






HOMESWOOD SUITES
BY HILTON

MEADOWS GOLF CLUB








CHATFIELD HIGH SCHOOL
±1,800 Students

ABBINGTON
Senior Living
INDEPENDENT • ASSISTED • MEMORY CARE

 Society of Economic Geologists
Advancing Science and Discovery

 **ASTRO DIGITAL**

BEACON
COMMUNICATIONS

 **GARAGE CONNOS**


ACTION BEHAVIOR CENTERS
 ABA THERAPY FOR AUTISM



SHAFFER GREENS OFFICE COMPLEX
±52,230 SF

DEER CREEK LUXURY VILLAS AT KEN CARYL BY CARDEL HOMES
53 Units - Phase 2





**SHAFER
ELEMENTARY SCHOOL**
±500 Students

SAFeway
TEXAS LOCALITY
KOHL'S
PET SMART **chijis**

**DEER CREEK LUXURY VILLAS
AT KEN CARYL
BY CARDEL HOMES**
71 Units - Phase 1

**KEN CARYL
BUSINESS PARK**

CODI

**WEDGEWOOD
WEDDINGS**

**ACTION
BEHAVIOR
CENTERS**
ABA THERAPY FOR AUTISM

**SHAFER GREENS
OFFICE COMPLEX**
±52,230 SF

ASTRO DIGITAL

**DEER CREEK LUXURY VILLAS
AT KEN CARYL
BY CARDEL HOMES**
53 Units - Phase 2



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 7-Year Triple-Net (NNN) Lease with Corporate Guaranty**
- » Property Underwent Extensive Renovations in 2025: All New HVAC Systems and \$600K+ in Interior Tenant Improvements
- » **Annual Rental Increases with Multiple Renewal Options**
- » Growing Tenant - Action Behavior Centers has More Than 350 Locations
- » **Private Equity Firm CharlesBank Acquired Action Behavior Centers in 2022 (Valued at \$840M at the Time of Sale, and Continuing to Grow)**
- » Dense Trade Area in the Denver MSA - ±125,363 Residents within a 5 Mile Radius
- » **Average Household Income Exceeds \$159,000 within the Immediate Area**
- » Located within a Dense Business Park in Close Proximity to National Retailers: Safeway, King Soopers, McDonald's, and More
- » **Adjacent to 53 New Townhomes in Development by Cardel Homes**
- » Easily Accessible via CO-470 Highway (88,000 Cars per Day)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

| | | | |
|--------------------|-------|--------|---------|
| 2030 Projection | 6,286 | 60,539 | 127,405 |
| 2025 Estimate | 6,272 | 59,989 | 125,363 |
| Growth 2025 - 2030 | 0.21% | 0.92% | 1.63% |

Households

| | | | |
|--------------------|-------|--------|--------|
| 2030 Projections | 2,952 | 24,604 | 52,488 |
| 2025 Estimate | 2,927 | 24,270 | 51,392 |
| Growth 2025 - 2030 | 0.85% | 1.38% | 2.13% |

Income

| | | | |
|------------------------------------|-----------|-----------|-----------|
| 2025 Est. Average Household Income | \$159,695 | \$157,584 | \$155,322 |
| 2025 Est. Median Household Income | \$139,827 | \$136,806 | \$133,656 |

Tenant Overview



AUSTIN, TEXAS

Headquarters



350+

Locations



2017

Founded



WWW.ACTIONBEHAVIOR.COM

Website

Action Behavior Centers - ABA Therapy for Autism (“ABC”) is the leading provider of Applied Behavior Analysis (ABA) therapy in Texas, Arizona, Colorado, Illinois, North Carolina, and Minnesota. Based in Austin, Texas, ABC specializes in improving the lives of children on the autism spectrum. After observing the lack of quality options for children with Autism, ABC set out to create a company with a vision of transforming the lives of children with Autism and the clinicians who support them.

With over 350 locations open and a community of more than 12,000 Autism professionals, the company serves thousands of children and families with Autism. According to the Centers for Disease Control and Prevention (CDC), about 1% of the world’s population has autism spectrum disorder, or over 75,000,000 people. At the core of ABC’s success is a hand-picked, highly engaged staff, dedicated to the success of each and every child with expert knowledge in the fields of ABA therapy.

In 2022, private equity firm CharlesBank Capital Partners acquired ABC. CharlesBank was established in 1998 with current assets under management of \$15 billion. At the time of the 2022 sale, ABC was valued at \$840 million. The company has continued to grow over the past two years since the sale.

Property Photos



Interior Photos



Location Overview



Littleton is a city located in Arapahoe, Douglas, and Jefferson counties in Colorado. Littleton is the county seat of Arapahoe County and is part of the Denver-Aurora-Lakewood metropolitan area.

DENVER METROPOLITAN AREA

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 730,000 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most

future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The metro is expected to add 142,000 new residents during the next five years, as the market benefits from household migration trends to the Rocky Mountain region. Gains in higher-paying employment sectors keep the median household income well above the national median.

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines. Denver's healthy economy is representative of notable retail sales growth. This year, the local metric will reach four percent, exceeding the U.S. forecast by 60 basis points.

[exclusively listed by]

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