



SM

TRUMPET BEHAVIORAL HEALTH

18801 E. MAINSTREET SUITE 180 • PARKER, CO 80134



navpoint
REAL ESTATE GROUP

STNL INVESTMENT MEDICAL CONDO FOR SALE

Overview



NOI

\$57,021

December 2025 -
November 2026

2.5% annual escalations



CONDO SIZE

2,899 RSF



CAP RATE

6.63%



TERM REMAINING

4 YRS

+(2) 5 year options
expiration: 12/31/2029



LAND SIZE

3.08 AC



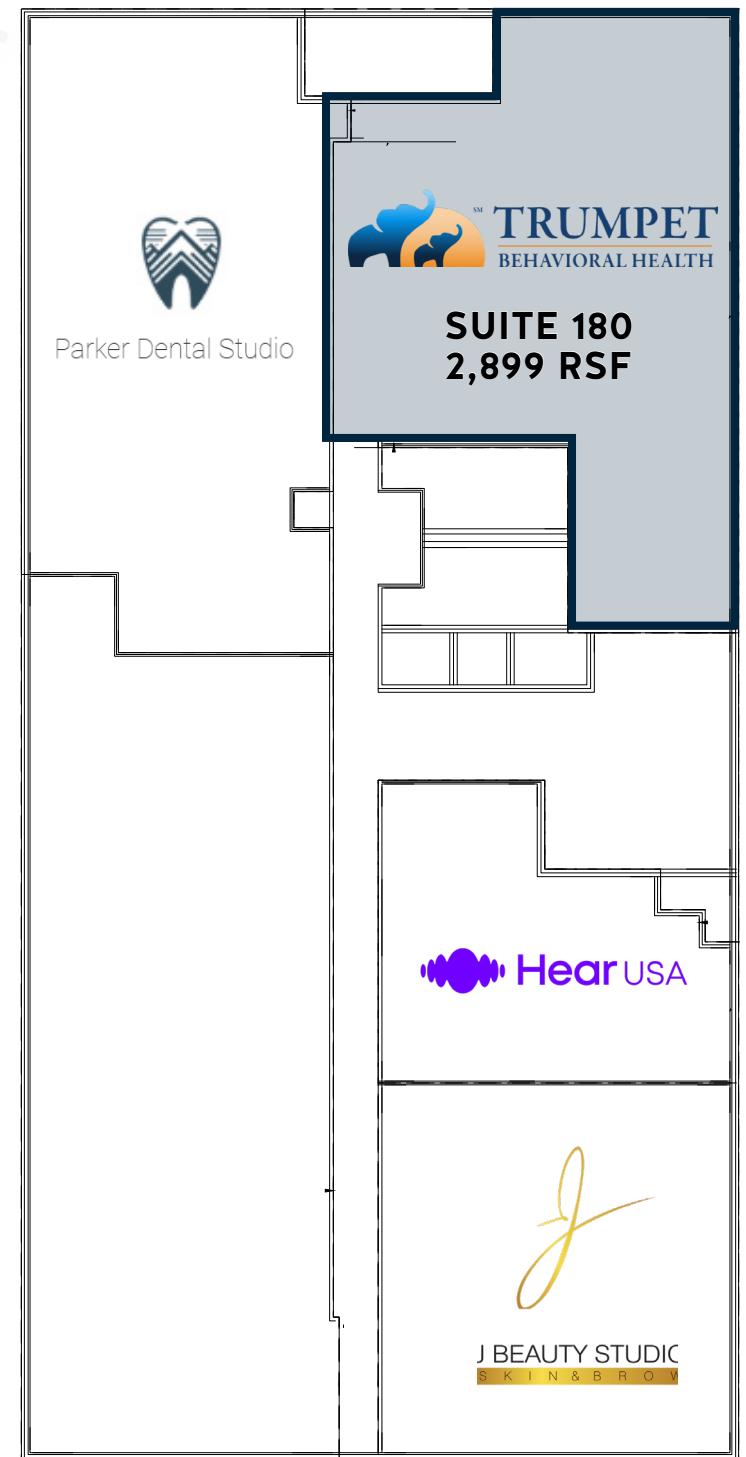
PRICE

\$860,400



Floorplan & Highlights

- Rare Small Office Ownership Opportunity in downtown Parker
- Prime Location in Parker Colorado
- Walking and Biking Distance to Restaurants & Shopping
- Multitude of Allowed Uses
- On Building and Monument Signage on Mainstreet in Parker



EXECUTIVE SUMMARY

NavPoint Real Estate is pleased to present to qualified investors the opportunity to acquire 18801 E Mainstreet, Unit 180, a 2,899 SF medical office condo investment in Parker Colorado. This investment features a tenant with over 170 locations, nationwide. Autism is a rising issue in the US, and Trumpet Behavioral Health is leading the way in compassionate and comprehensive autism services and care.



AUTISM RATES: WHY ARE THEY ON THE RISE

“The U.S. government released new data this week showing that rates of autism diagnoses among U.S. children reached record highs in 2022...”

[Read More](#)



AUTISM PREVALENCE RISES TO 1 IN 31 CHILDREN IN THE U.S.

“Today, the CDC released new data showing that 1 in 31 children in the United States is diagnosed with autism spectrum disorder (ASD)—an increase from the previous estimate of 1 in 36.”

[Read More](#)



MARKET OVERVIEW

“LOCATED IN THE 7TH RICHEST COUNTY IN THE USA”*

Southeast of Denver, Parker is a thriving Front-Range suburb that blends a historic small-town downtown with modern suburban growth. Known for its active arts scene, family-friendly neighborhoods, abundant parks and trails, and strong municipal services, Parker attracts professionals and families seeking high quality of life within easy commuting distance of the Denver metro area. The town's proximity to major corridors (State Highway 83 / Parker Road and the E-470 tollway) and to Denver International Airport helps support both local commerce and regional commuting.

Parker supports an affluent, well-educated population — median household income is roughly \$129,300, with high owner-occupancy and low poverty rates — creating demand for quality retail, services, and family-oriented amenities. These demographics, combined with a calendar full of cultural events and an active arts center (PACE Center / Parker Arts), make Parker compelling for both residents and businesses.

TOP 100
BEST
PLACES
TO LIVE

(LIVABILITY.COM, 2024)

RAPID
SUBURBAN
GROWTH
WITH A HIGH
PERCENTAGE
OF OWNER-
OCCUPIED
HOMES

\$129,342
MEDIAN
HOUSEHOLD
INCOME.

(DATA USA)



*Source: US News and World Reports, January 2025

TENANT SUMMARY



Trumpet Behavioral Health is a branch of BlueSprig, a private medical company servicing 19 states in over 170 locations. They specialize in providing high-quality Applied Behavioral Analysis (ABA) therapy, a method of serving those on the Autism Spectrum Disorder (ASD).



Trumpet Behavioral Health was founded in 2009 and has been serving the Parker community from this building since July of 2022. They have over 40 locations throughout the US. In October of 2023, KKR (NYSE) acquired Trumpet Behavioral via their subsidiary BlueSprig. BlueSprig operated 137 locations across 13 states before they acquired Trumpet's 40 locations in an additional 7 states.



\$ **215B**
PRIVATE EQUITY

\$ **261B**
CREDIT

\$ **90B**
INFRASTRUCTURE

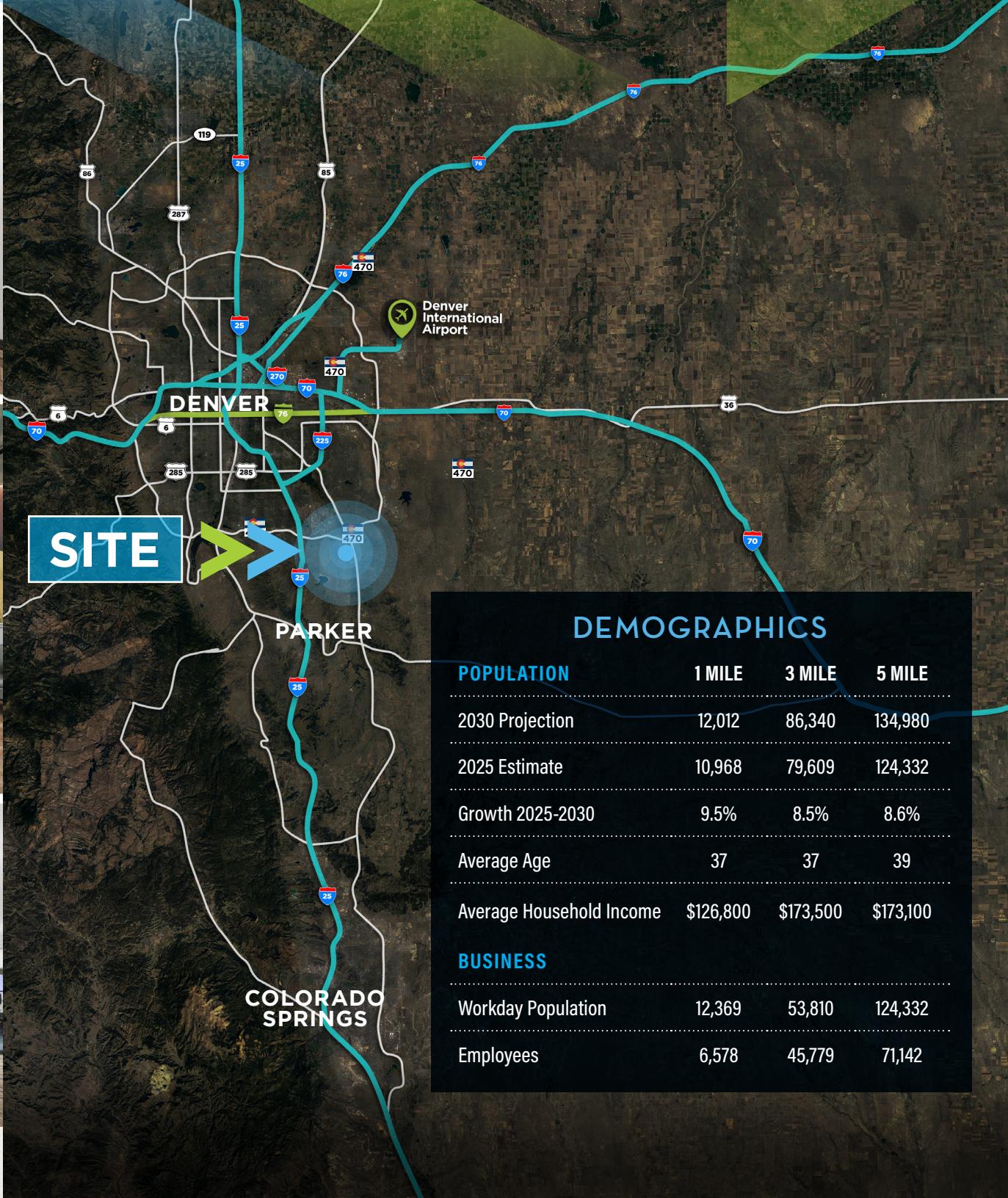
\$ **82B**
REAL ESTATE

PROPERTY SUMMARY

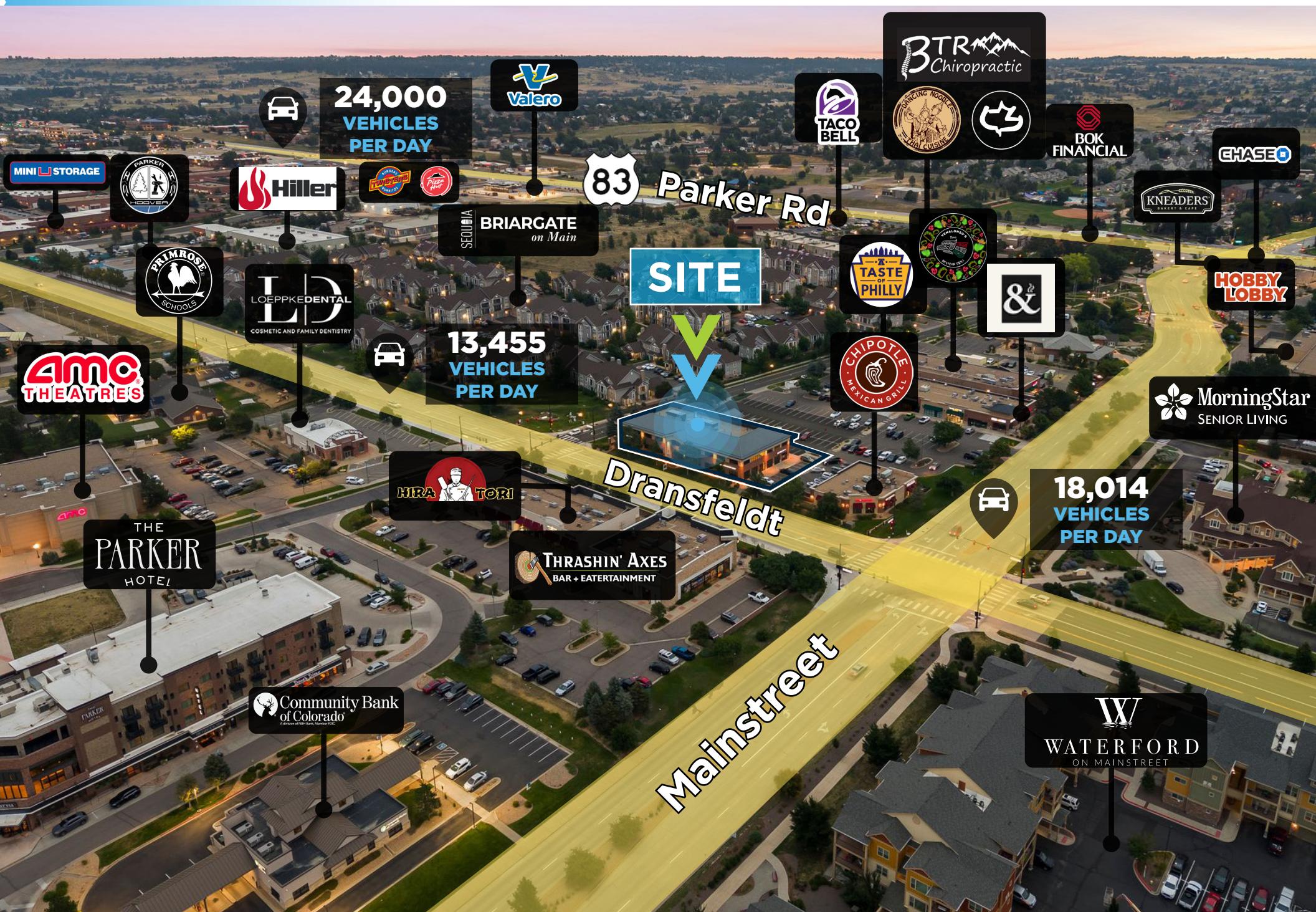
ADDRESS	18801 E Mainstreet, Unit 180, Parker, CO, 80134
PRICE	\$860,400
CAP RATE	6.63%
BUILDING TYPE	Medical
BUILDING SIZE	2,899 RSF
NOI	\$57,021.00
TERM	4 Years (2) 5 year options
PARKING	71 2.79/1,000 SF
YEAR BUILT	2000



LOCATION



NEARBY RETAIL





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