



SM

TRUMPET

BEHAVIORAL HEALTH

18801 E. MAINSTREET SUITE 180 • PARKER, CO 80134



COLDWELL BANKER REALTY



TRUMPET
BEHAVIORAL HEALTH

navpoint
REAL ESTATE GROUP

STNL INVESTMENT MEDICAL CONDO FOR SALE

Overview



NOI

\$57,021

December 2025 -
November 2026

2.5% annual escalations



TERM REMAINING

4 YRS

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



CONDO SIZE

2,899 RSF



LAND SIZE

3.08 AC



CAP RATE

6.63%



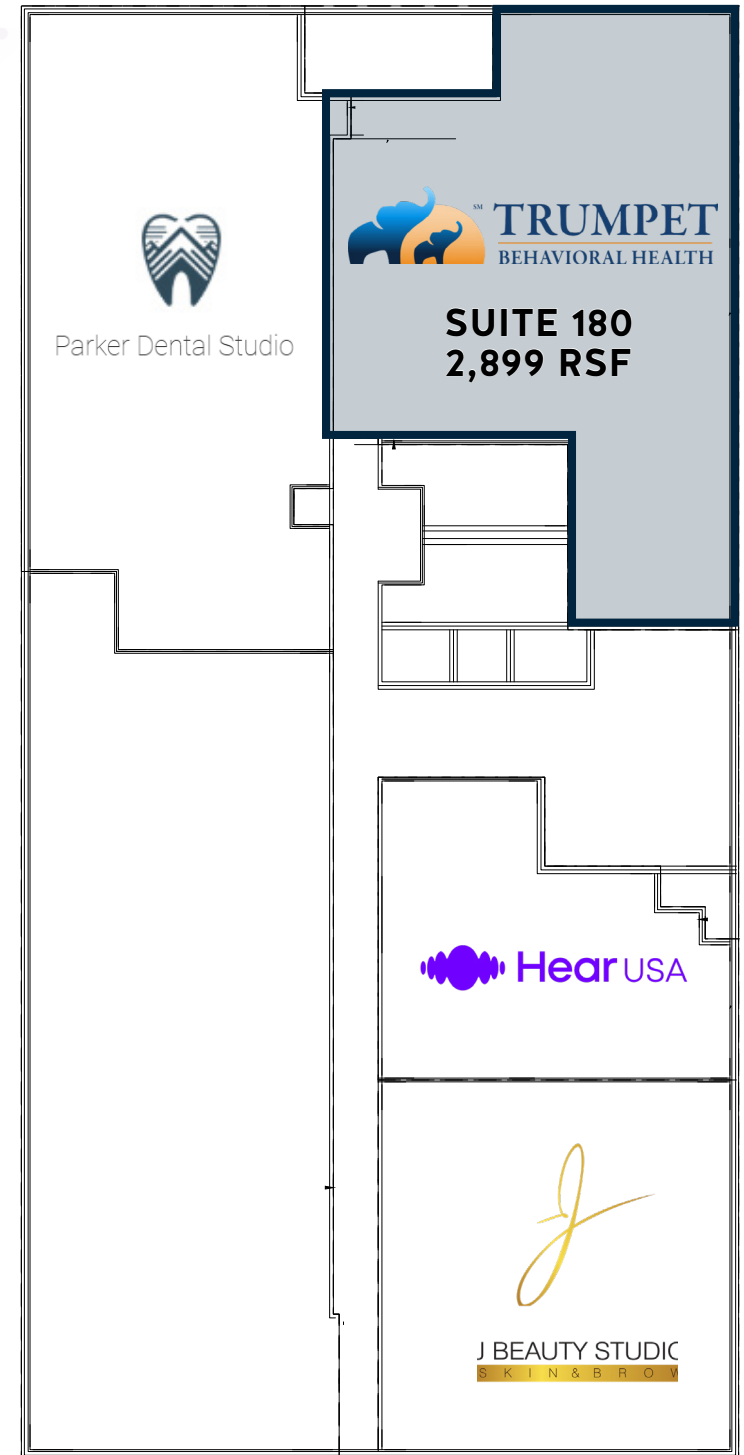
PRICE

\$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](#)



REUTERS

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](#)



autism
speaks®

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).

KKR

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

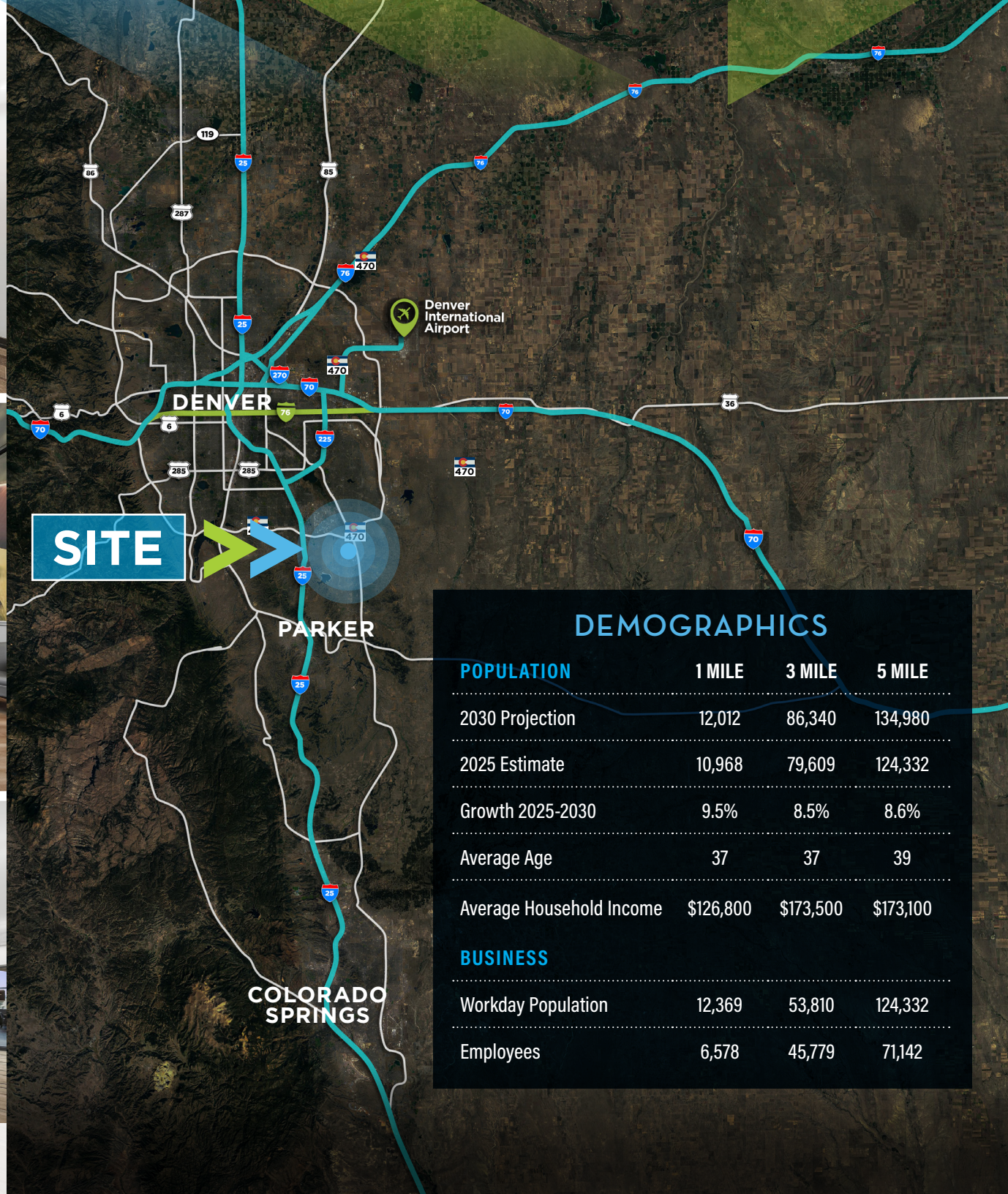
\$ **82B**
REAL ESTATE

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



SITE

PARKER

**COLORADO
SPRINGS**

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,012	86,340	134,980
2025 Estimate	10,968	79,609	124,332
Growth 2025-2030	9.5%	8.5%	8.6%
Average Age	37	37	39
Average Household Income	\$126,800	\$173,500	\$173,100

BUSINESS			
Workday Population	12,369	53,810	124,332
Employees	6,578	45,779	71,142

24,000 VEHICLES PER DAY

13,455 VEHICLES PER DAY

18,014 VEHICLES PER DAY

SITE

Parker Rd

Dransfeldt

Mainstreet

AMC THEATRES

THE PARKER HOTEL

Community Bank of Colorado

THRASHIN' AXES BAR + ENTERTAINMENT

HRA TORI

LD COSMETIC AND FAMILY DENTISTRY

PRIMROSE SCHOOLS

Valero

BRIARGATE on Main

TACO BELL

BTR Chiropractic

BOK FINANCIAL

CHASE

KNEADERS BAKERY & CAFE

HOBBY LOBBY

MorningStar SENIOR LIVING

WATERFORD ON MAINSTREET

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