

# 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  
WHOLESALE sam's club  
HOBBY LOBBY

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 chilij's

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

LOCKHEED MARTIN  
Corporate Office

DENVER BOTANIC GARDENS

Children's Hospital Colorado



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap

# Executive Summary

7911 Shaffer Pkwy, Littleton, CO 80127

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$4,208,000</b>
Cap Rate	7.25%
Building Size	8,044 SF
Net Cash Flow	7.25% \$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	March 25, 2025
Lease Expiration Date	March 31, 2032
Lease Term Remaining	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
4/1/2026 – 3/31/2027	\$305,068.70	7.25%
4/1/2027 – 3/31/2028	\$312,695.42	7.43%
4/1/2028 – 3/31/2029	\$320,512.80	7.62%
4/1/2029 – 3/31/2030	\$328,525.62	7.81%
4/1/2030 – 3/31/2031	\$336,738.76	8.00%
4/1/2031 – 3/31/2032	\$345,157.23	8.20%

<b>Base Rent</b>	<b>\$305,068.70</b>
<b>Net Operating Income</b>	<b>\$305,068.70</b>
<b>Total Return</b>	<b>7.25% \$305,068.70</b>





**88,000 CPD**  
CO-470



**HOMWOOD 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 CONDOS**


**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





**SHAFFER  
ELEMENTARY SCHOOL**  
±500 Students

**SAFeway**  
**TEXAS 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

**SHAFFER 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.

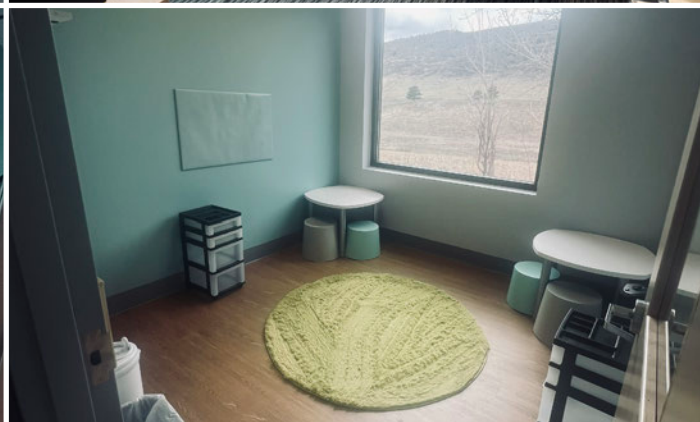
With over 350 locations open and a community of more than 12,000 Autism professionals, the company serves thousands of children and families with Autism. According to the Centers for Disease Control and Prevention (CDC), about 1% of the world’s population has autism spectrum disorder, or over 75,000,000 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 ]

**Adam Lewis**  
Broker of Record  
1144 15th St., Suite 2150  
Denver, CO 80202  
P: (303) 328-2000  
Lic #: ER.100091205  
Firm Lic #: EC. 100048709

## NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

## CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)