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# TRUMPET

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## 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



**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%**



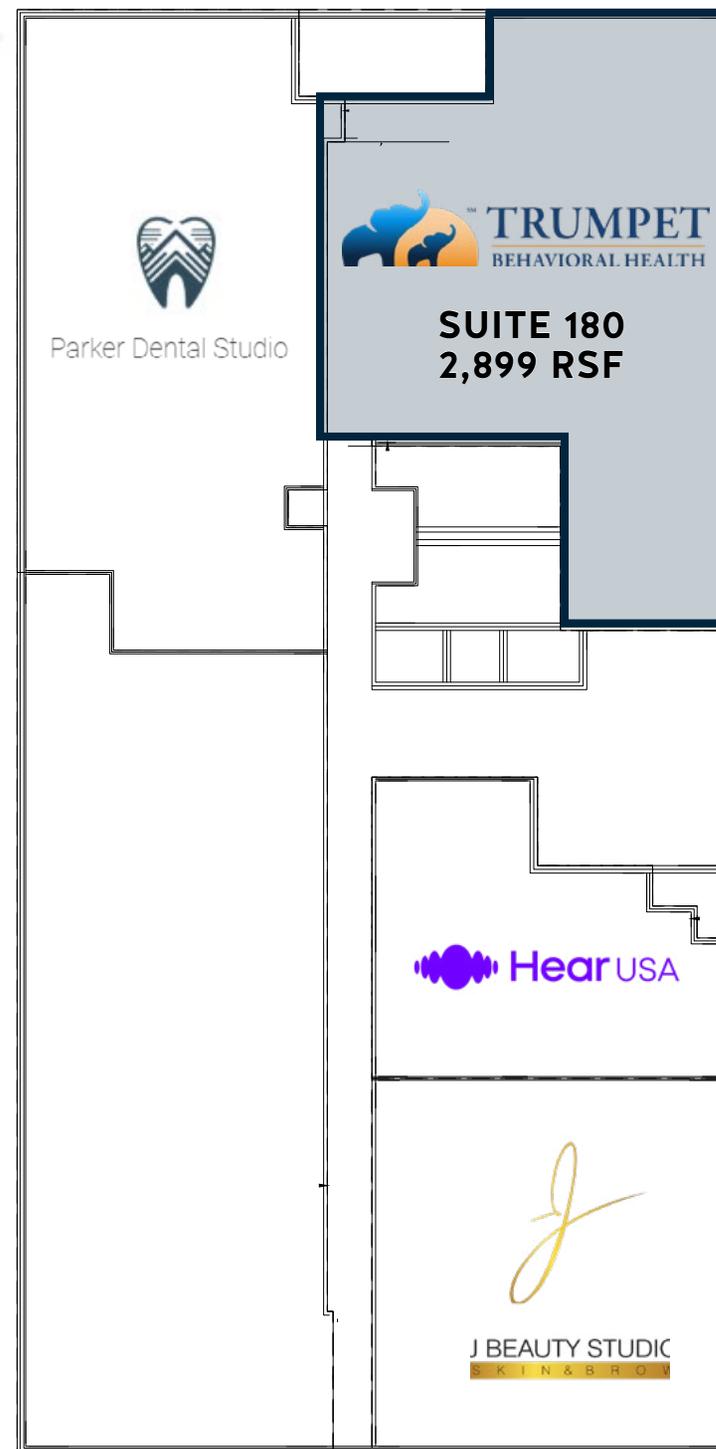
**PRICE**

**\$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

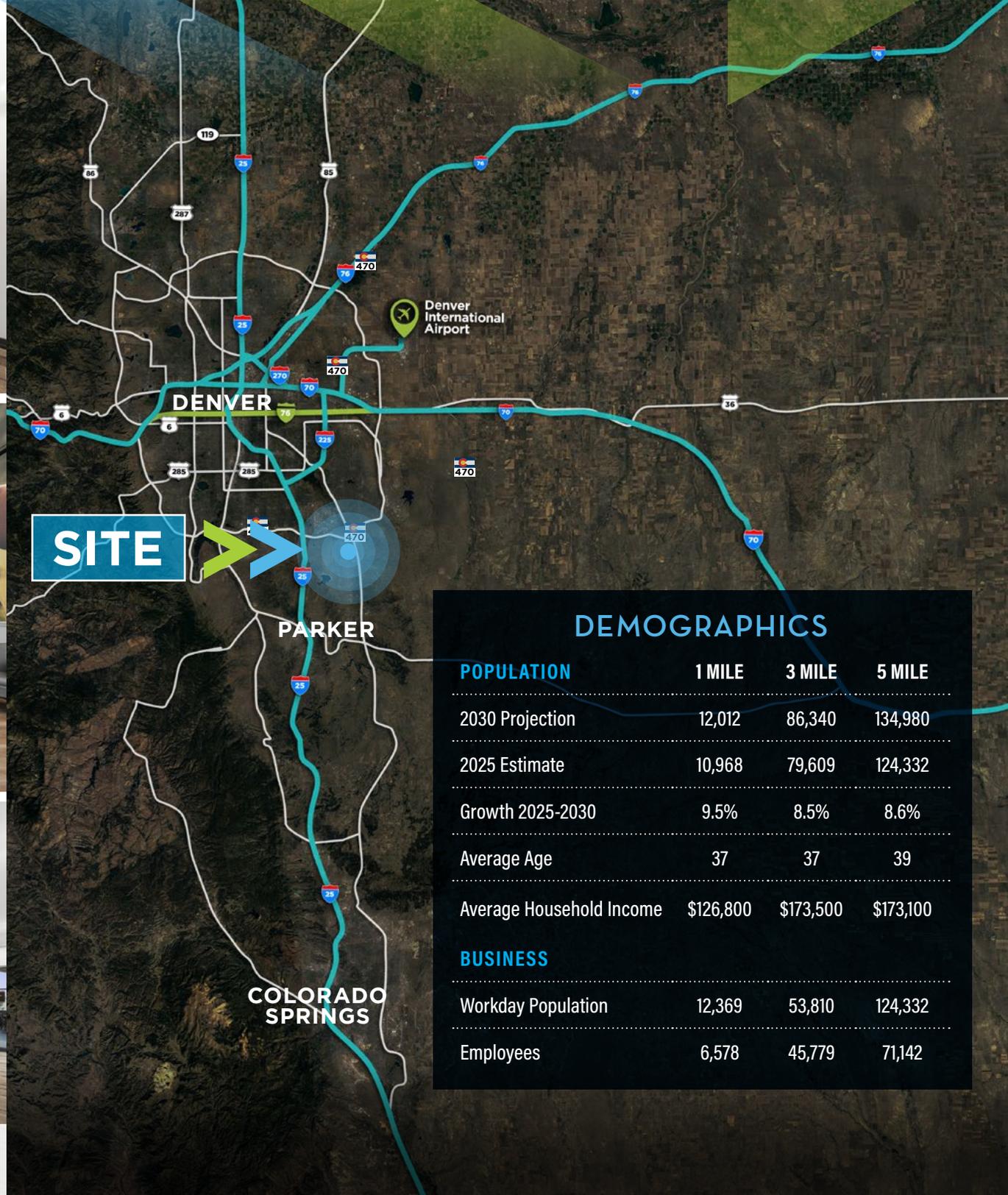
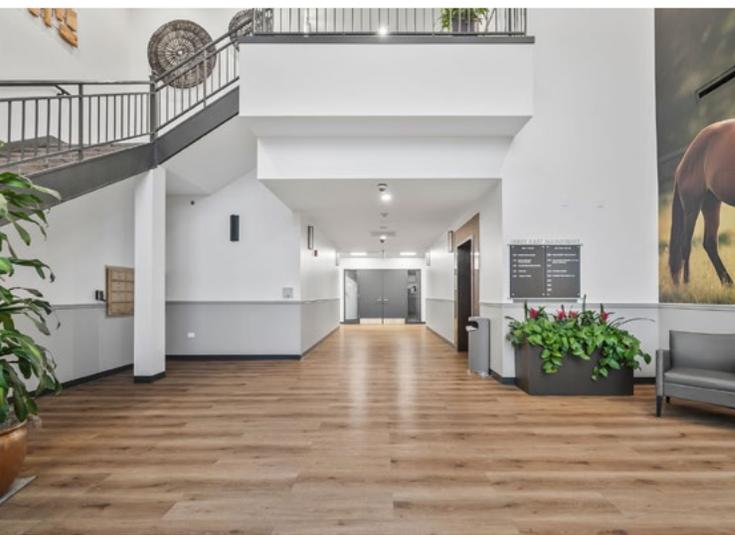
\$ 82B  
REAL ESTATE

# 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

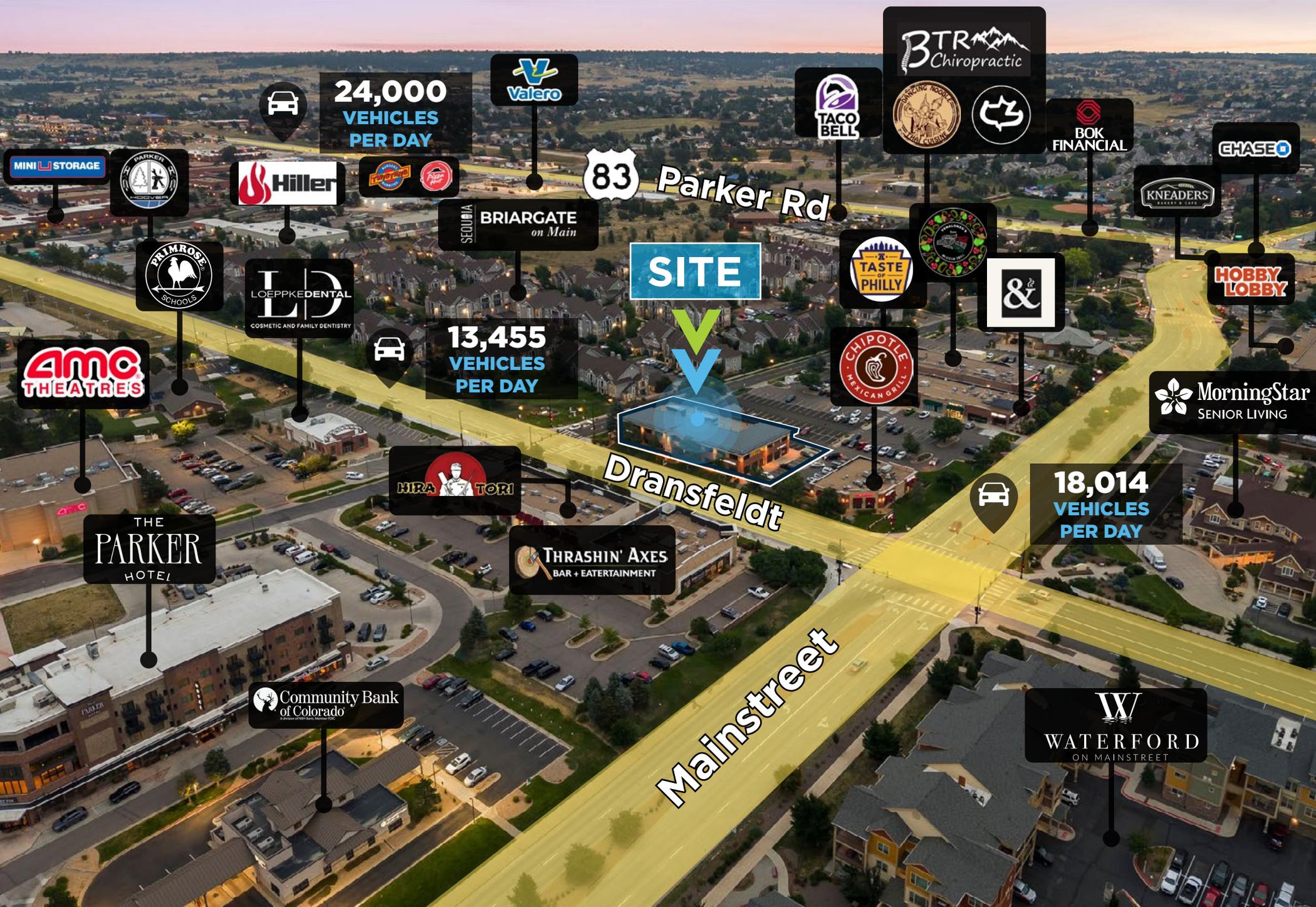


# LOCATION



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

# NEARBY RETAIL





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