



NET LEASE INVESTMENT OFFERING



Luna Health Group

2162 Lawrence Street
Denver, CO 80205

THE **Boulder** GROUP



BLUEPRINT



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Executive Summary

The Boulder Group and Blueprint Behavioral Healthcare Real Estate Advisors are pleased to collaborate and exclusively market for sale a single tenant net leased inpatient behavioral healthcare facility located in Denver, Colorado. The property is leased to Luna Health Group, under a 15-year initial term which was effective in 2024. Luna has a detailed capital plan to invest approximately \$1,200,000 of their own capital into the real estate improvements. The lease is absolute triple net, requiring no landlord responsibilities, and includes 3% annual rent escalations throughout the primary term and two 5-year renewal options.

The facility is a 50-bed inpatient center designed to serve primarily Medicaid eligible substance abuse treatment clients within the downtown Denver MSA. This three-story building will feature a dedicated programming area on the first floor, a combination of administrative offices and medical detoxification services on the second floor, and residential inpatient rooms on the third floor. The property will include a commercial kitchen, gym, ample office and administrative space, as well as common areas designed for patient use. Patients will reside on-site for an average of 21–30 days in this sub-acute medical detoxification and residential treatment center, which offers 24/7 nursing care, an on-site pharmacy, and comprehensive clinical and therapeutic programming. Healthcare services encompass medical and psychiatric care, intensive therapy, educational and recreational programming, and structured aftercare planning. Luna is already an accomplished, licensed provider of substance abuse treatment services in the Denver area and anticipates full certificate of occupancy in July 2026 for this building.



Executive Summary (Cont'd)

The property has great reversion value as it is strategically positioned along 22nd Street, which experiences approximately 30,000 vehicles per day, with immediate access to Broadway (44,000 VPD), and just one mile from Interstate 25 (272,000 VPD). Over 484,000 residents live within a five-mile radius, creating an affluent community with average household incomes exceeding \$145,000. The location is approximately 10 minutes northwest of HCA HealthONE Presbyterian Saint Luke's Hospital (680 beds) and just one mile northeast of the shared Auraria Campus, home to the University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver.

Luna Health Group is a behavioral health organization providing high-quality, client-centered treatment for substance use disorders across multiple states and locations including Colorado. Luna's integrated care model unites medical, clinical, and operational excellence to create safe and effective recovery environments. The organization delivers a full continuum of care, including medical detoxification, residential treatment, partial hospitalization (PHP), intensive outpatient programs (IOP), and outpatient services with active facilities in Alaska, Indiana, and Colorado and additional expansion planned through 2026. Multidisciplinary teams of medical providers, licensed clinicians, case managers, group facilitators, and behavioral health technicians collaborate to support clients at every level of care.

Investment Highlights

- » High-growth sectors – The U.S. Substance Abuse Treatment industry is valued at \$4.2B (2025) and projected to exceed \$10B by 2034. The U.S. Behavioral Health industry is valued at \$100B (2025) and expected to surpass \$150B by 2034.
- » Located within downtown Denver – High reversion value real estate location
- » Absolute NNN lease – No landlord responsibilities
- » Long-term 15-year lease
- » 3% annual rental escalations
- » Recent tenant improvements planned of approximately (\$1.2 million)
- » E-commerce and recession-resistant tenant
- » Located along 22nd Street (30,000 VPD), Just off Broadway (44,000 VPD), & within proximity to Interstate 25 (272,000 VPD)
- » 484,000+ residents live within a five-mile radius
- » Affluent area - Average household income exceeds \$145,000 within five miles
- » Located 1 mile northeast of the shared Auraria Campus, home to the University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver
- » 10 minutes northwest of HCA HealthONE Presbyterian Saint Luke's Hospital (680 beds)





Property Overview



PRICE
\$9,430,222



CAP RATE
8.10%



NOI
\$763,848

LEASE COMMENCEMENT DATE: 6/1/2024

LEASE EXPIRATION DATE: 5/31/2039

RENEWAL OPTIONS: Two 5-year

RENTAL ESCALATION: 3% annual

LEASE TYPE: NNN

TENANT: Luna Health Group

YEAR RENOVATED: 2025-2026

BUILDING SIZE: 18,774 SF

LAND SIZE: 0.14 AC

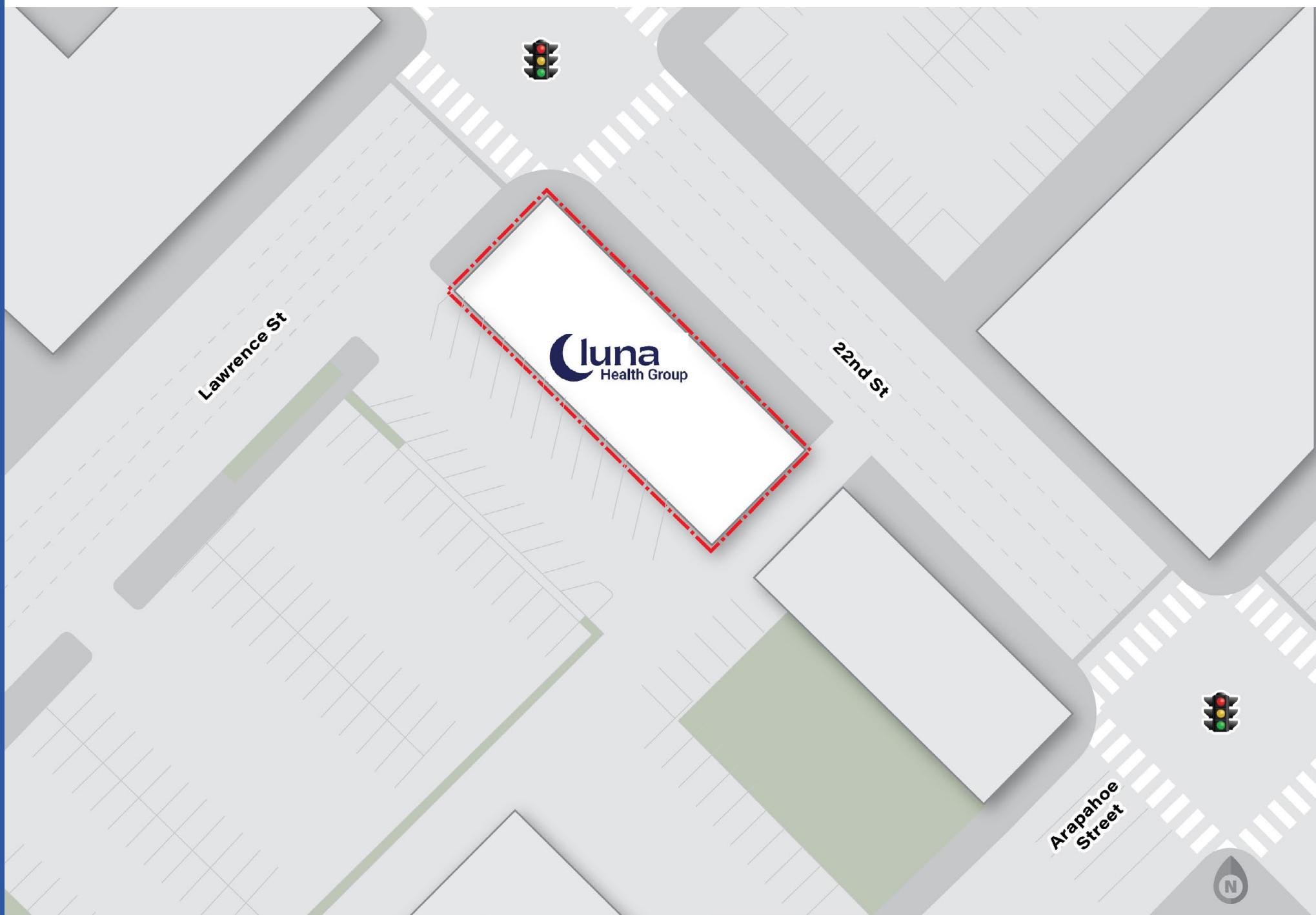
Photographs



Aerial



Site Plan



Map



Location Overview

DENVER, COLORADO

Denver, Colorado, officially the City and County of Denver, is the capital and most populous city in the state, with an estimated 2024 population of about 716,000 residents, ranking it as the 19th-largest city in the United States. Situated on the High Plains just east of the Front Range of the Rocky Mountains, Denver sits at an elevation of exactly one mile (5,280 feet) above sea level, giving it the enduring nickname "Mile High City." Founded in November 1858 as a gold-mining settlement during the Pike's Peak Gold Rush and incorporated in 1861, it became the permanent state capital in 1867. Today, Denver anchors the Denver-Aurora-Lakewood metropolitan area, home to more than 3 million people, and serves as the economic, cultural, and transportation center of the Mountain West region.

The city enjoys more than 300 days of sunshine per year, an extensive urban park system with over 200 parks, and the nation's largest city-owned park network by acreage. Denver is known for its growing aerospace and technology sectors, and four major professional sports franchises: the NFL's Denver Broncos, NBA's Denver Nuggets, NHL's Colorado Avalanche, and MLB's Colorado Rockies. With world-class skiing and outdoor recreation just minutes away in the Rockies and Denver International Airport—one of the world's busiest—located 25 miles northeast of downtown, the Mile High City blends urban energy with easy access to mountain adventure.



Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	51,625	31,310	\$107,113	\$139,864
3-MILE	242,576	129,462	\$104,944	\$145,470
5-MILE	484,811	231,313	\$102,558	\$145,635

Tenant Overview

LUNA HEALTH GROUP

Luna Health Group is a behavioral health organization providing high-quality, client-centered treatment for substance use disorders and mental health conditions across multiple states. Its integrated care model unites medical, clinical, and operational excellence to create safe and effective recovery environments. The organization delivers a full continuum of care, including residential treatment, partial hospitalization (PHP), intensive outpatient programs (IOP), and outpatient services with active facilities in Alaska, Indiana, and Colorado and additional expansion planned through 2026. Multidisciplinary teams of medical providers, licensed clinicians, case managers, group facilitators, and behavioral health technicians collaborate to support clients at every level of care.

Luna Health Group's service regions include the Anchorage Recovery Center in Alaska, Cardinal Recovery in Indiana, and the Denver Recovery Center in Colorado, offering various combinations of residential, detox, PHP, IOP, and outpatient services. With more than 150 employees, a residential census of 120–150 across markets, and a diverse clinical licensure mix, the organization is supported by modern systems such as Kipu and Paylocity. Operational strengths include an aligned care model under centralized leadership, strong workforce development pathways, standardized HR and compliance processes, and robust partnerships with justice systems, hospitals, and community providers. Guided by its mission to deliver accessible, evidence-based, and compassionate recovery care, Luna Health Group aims to become a national leader recognized for client outcomes, operational excellence, and workforce development.

Headquarters: Boca Raton, FL

Company Type: Private – Family Office Backed

Guarantor: Luna Health Group



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