

OFFERING MEMORANDUM

Action Behavior Centers

Colorado Springs, CO





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The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

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One of Nation's Leading ABA Therapy Providers

300+ Locations Across 9 States



Strong Institutional Backing

Acquired by Charlesbank Capital Partners in 2022



2% Annual Population Growth Rate

within 3 Miles

- New 10-Year Corporate Net Lease to Action Behavior Centers
 - Annual Rent Increases Throughout Primary Term & Option Periods Providing Stable Rent Growth
- Action Behavior Centers is One of the Nation's Fastest Growing Applied Behavior Analysis (ABA) Therapy Providers
 - 300+ Locations Across 9 States and Growing
 - Acquired by Charlesbank Capital Partners in 2022 for \$840M
- Affluent, Expanding Demographics Well-Suited to Action Behavior Centers' Model
 - Population of 462,628 within 10 Miles
 - 2% Annual Population Growth Rate within 3 Miles
 - Average Household Income of \$150,231 within a 3-Mile Radius
- Premier Northeast Colorado Springs Growth Corridor
 - Ideal Location Surrounded by Newly Developed, Desirable, Family-Oriented Neighborhoods
 - Multiple Elementary, Middle, and High School Campuses within the Immediate Area
- Proximity to Major Employment Centers
 - CommonSpirit St. Francis Hospital & UCHealth Memorial Hospital North
 - ~8 Miles from U.S. Air Force Academy
- Diversified & Resilient Economy with Broad Employment Base
 - Anchored by Aerospace & Defense, Healthcare, Cybersecurity, IT, & Advanced Manufacturing



- "Olympic City USA" Designation
 - Headquarters of the U.S. Olympic & Paralympic Committee
- Colorado Springs, 70 Miles South of Denver, is the 2nd-Largest City in Colorado with a Population of Nearly 500,000



\$4,732,000

6.00% CAP RATE

[View on Map ↗](#)

ANNUAL RENT		
Year	Annual Rent	Return
Year 1	\$283,904	6.00%
Year 2	\$287,453	6.08%
Year 3	\$291,046	6.15%
Year 4	\$294,684	6.23%
Year 5	\$298,368	6.31%
Year 6	\$302,097	6.38%
Year 7	\$305,874	6.46%
Year 8	\$309,697	6.55%
Year 9	\$313,568	6.63%
Year 10	\$317,488	6.71%
Years 11-15	(Option 1)	1.25% annual rent increases
Years 16-20	(Option 2)	1.25% annual rent increases

 LOCATION	6825 Silver Ponds Heights, Colorado Springs, CO 80908
 LOT SIZE	±3.09 acres or ±134,546 square feet
 IMPROVEMENTS	±7,806 square foot building for Action Behavior Centers
 YEAR BUILT/RENOVATED	2000/2025
 ZONING	CC-CAD-O: Commercial Airport Overlay District
 PARKING	122 parking spaces
 TENANT	Action Behavior Centers Therapy, LLC
LEASE TERM	10 years
RENT COMMENCEMENT	August 31, 2025
LEASE EXPIRATION	August 31, 2035
INITIAL ANNUAL RENT	\$283,904
RENTAL INCREASES	1.25% annual
RENEWAL OPTIONS	Two (2) five-year options
TAXES	Tenant is responsible and pays direct
INSURANCE	Tenant is responsible and pays as Additional Rent
MAINTENANCE	Tenant is responsible for all maintenance of the premises, including parking area and HVAC, up to the HVAC Cap of \$3,000 per year
LANDLORD RESPONSIBILITIES	Landlord is responsible for all elements of the structure, all mechanical systems (except for HVAC unless it is over the annual cap), plumbing, wiring and utility facilities serving the building up to and from their points of connection
 FINANCING	Delivered free and clear of permanent financing

Action Behavior Centers



Founded in 2016, ABC has Grown to 300+ Locations Across 9 States

Acquired by Charlesbank Capital Partners in 2022 for \$840M

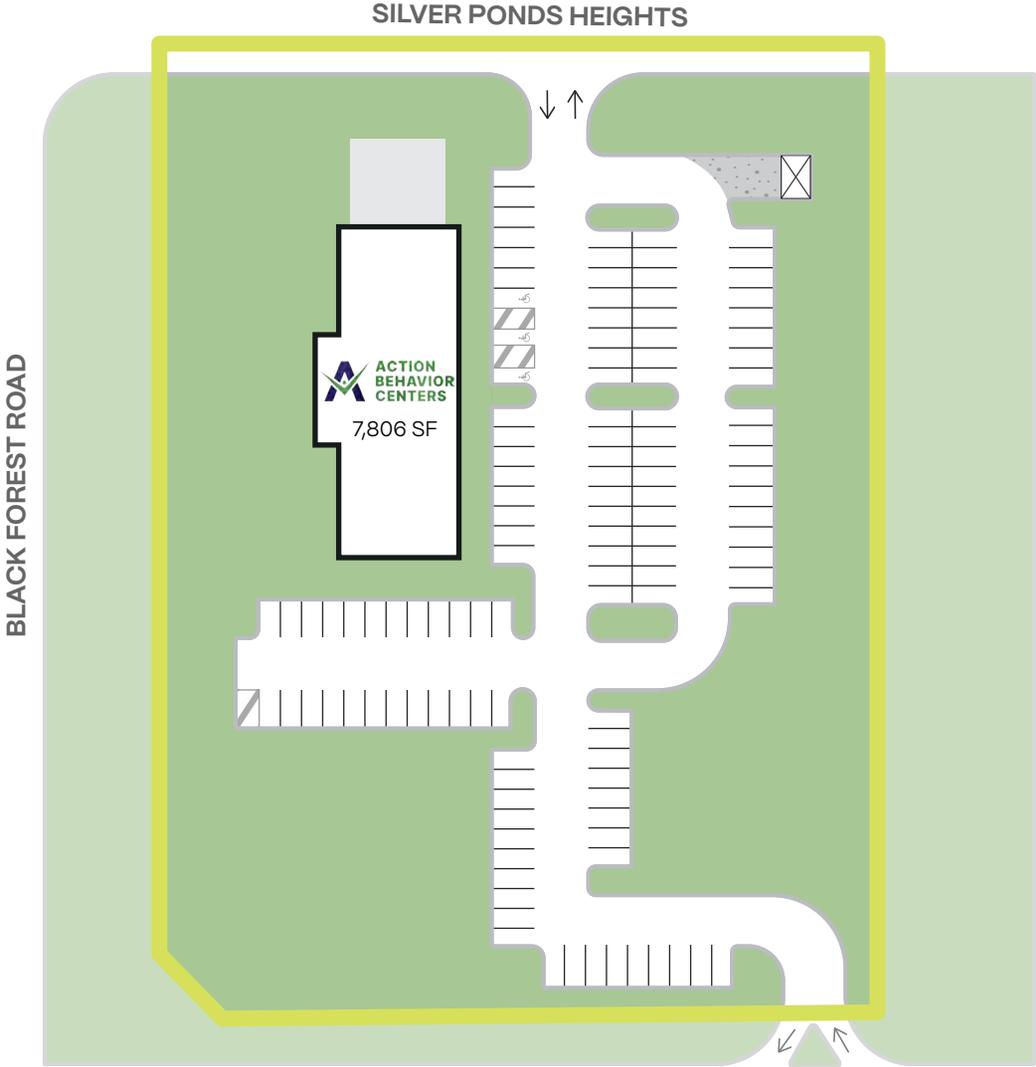
Action Behavior Centers (ABC) is a leading national provider of evidence-based Applied Behavior Analysis (ABA) therapy serving children diagnosed with autism spectrum disorder. Founded in 2016 and headquartered in Austin, Texas, ABC delivers individualized, outcomes-driven care in bright, purpose-built centers led by highly trained therapists. Services include autism diagnostic support, intensive ABA therapy, school-readiness programs, insurance navigation, coordination with external care providers, and ongoing family guidance.

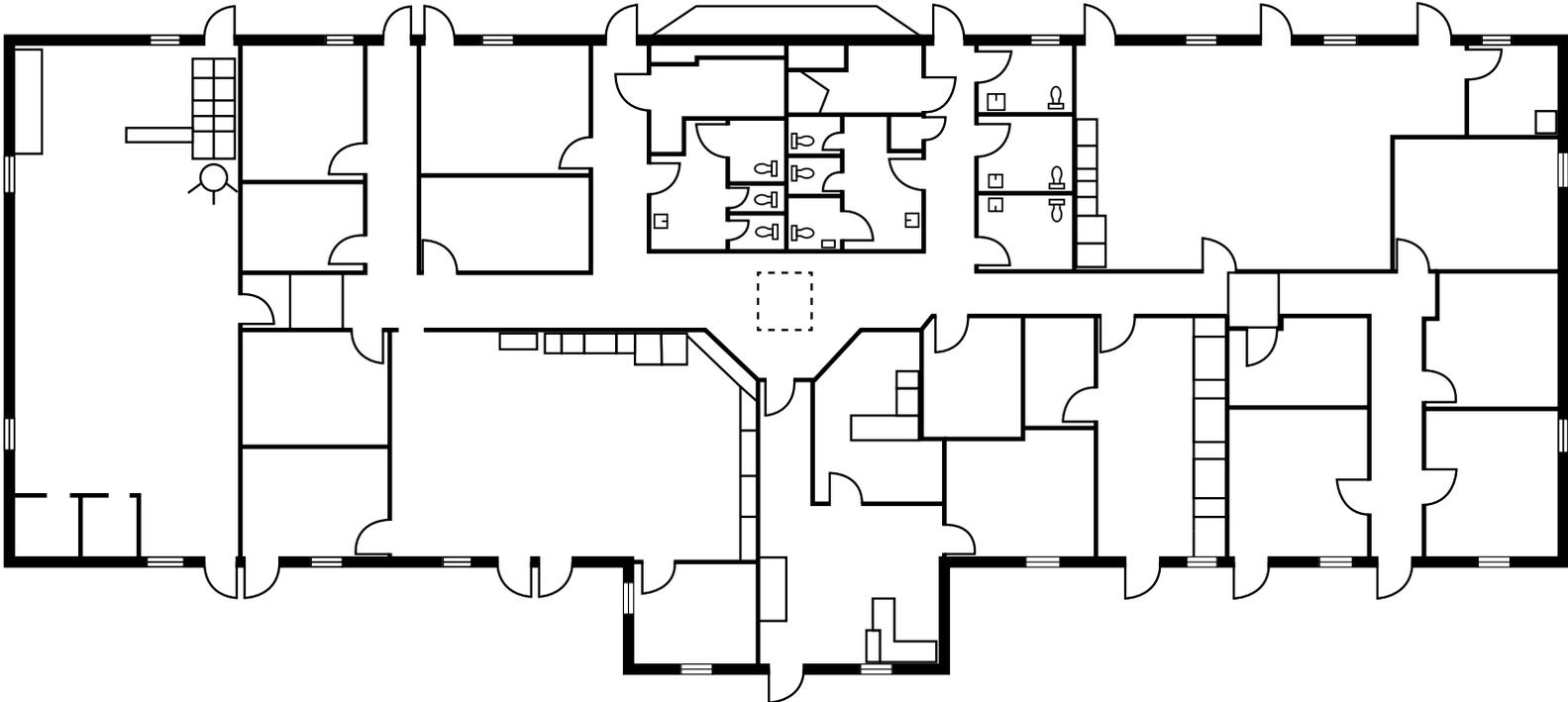
In 2022, ABC was acquired by **Charlesbank Capital Partners**, a Boston-based private equity firm founded in 1998 with approximately \$22.5 billion in assets under management, in a transaction valued at \$840 million, underscoring strong institutional confidence in the platform. Today, ABC operates 300+ centers across nine states and employs thousands of teammates nationwide, making it one of the largest and fastest-growing ABA organizations in the United States.

ABC's mission is to expand access to high-quality autism care for families who need it most. In further support of this mission, the company launched ABC Academy in 2022, a continuation-of-care program designed to supplement part-time or full-time school attendance while reinforcing developmental progress and school readiness.

For additional information, visit www.actionbehavior.com.







FIRST & MAIN TOWN CENTER

- Target, Cinemark, Ross, Lowe's, Dick's, Best Buy, HomeGoods, World Market, JCPenney, Staples, Buffalo Wild Wings, Culver's, KFC, Red Robin, Red Lobster, In-N-Out Burger.

DURANT MARKETPLACE

- Walmart Supercenter, Safeway, Kohl's, Petco, Michaels, Costco Wholesale, Hobby Lobby, Sierra Trading Post, Old Navy, Carmax, MarDel, Sprouts Farmers Market, Burlington, Five Below, Harbor Freight, Ace Hardware, Firestone, Advance Auto Parts, Sherwin Williams, Wendy's, Arby's, Carl's Jr.

Colorado Springs Airport

Forest Meadows

Grand Peak Academy

Silver Ponds Estates

Black Forest Rd (20,695 ADT)

Research Pkwy

Wolf Ranch (7,000+ Homes)

Colorado Springs Airport

Vista Ridge High School

Downtown Colorado Springs (~15 Miles)

Powers Blvd (57,248 ADT)

Domino's

Woodmen Medical Plaza
152,200 Annual Visits

NorthCare
261,400 Annual Visits

PENRAD IMAGING
Sisters Grove Pavillion
219,900 Annual Visits

CommonSpirit St. Francis Hospital
1.2M Annual Visits

ACTION BEHAVIOR CENTERS



CHAPEL HILLS WEST

WHOLE FOODS MARKET
Rack

BEST BUY

Walmart
Supercenter

CommonSpirit
St. Francis Hospital
- Interquest

U.S. AIR FORCE
ACADEMY

Downtown
Colorado Springs
(~15 Miles)

USAF Academy
Davis Airfield

Powers Blvd (57,248 ADT)

Prairie Hills
Elementary



Liberty
High School
Timberview
Middle School

Explorer Elementary
Ranch Creek
Elementary

MARKET AT CHAPEL HILLS-WEST

ROSS
DRESS FOR LESS

Michaels

Burlington

PET SMART

Wolf Ranch

Legacy Peak
Elementary School

uchealth
1.3M Annual Visits

KING
Sugars

TARGET

LOWE'S
LIFE TIME

INTERQUEST MARKETPLACE

REGAL
SCHEELS
MAINEVENT

CHAPEL HILLS MALL

AMC
THEATRES

DICK'S

H&M

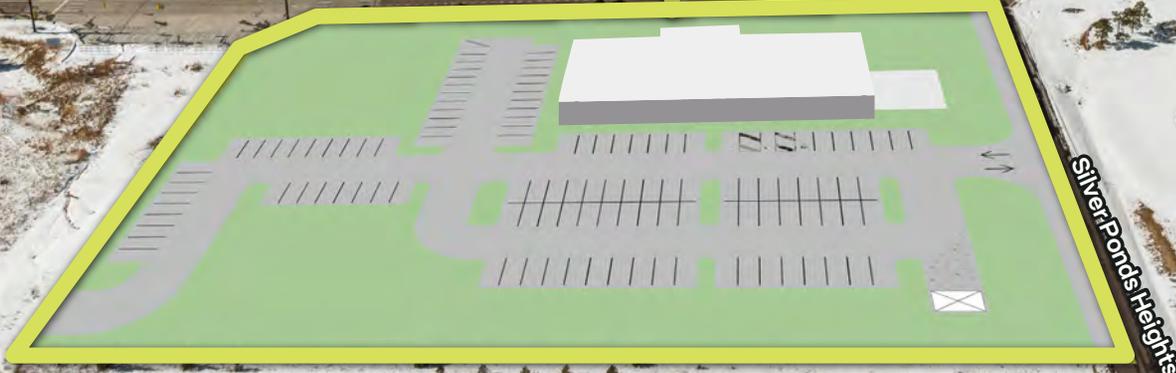
macys

Dillard's

ACTION
BEHAVIOR
CENTERS

Wolf Ranch
(7,000+ Homes)

Black Forest Rd (20,695 ADT)



Silver Ponds
Estates

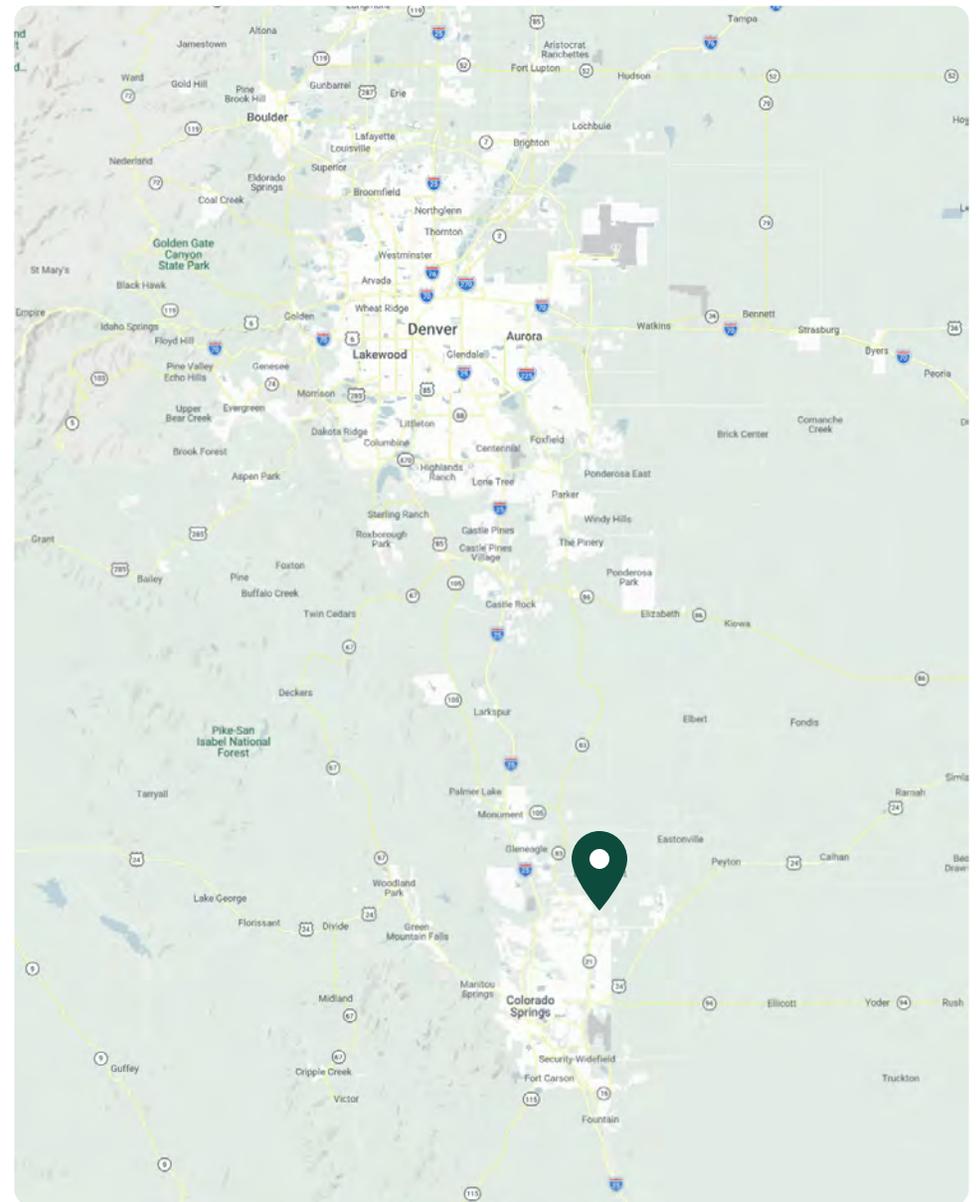
Silver Ponds Heights

Colorado Springs is one of the fastest-growing metropolitan areas in the Mountain West, located approximately 70 miles south of Denver and anchored by strong population growth in its northern and northeastern submarkets. The city has an estimated population of approximately 500,000 and serves as the county seat of El Paso County. It is the second-largest city in Colorado by population and the largest by land area. Colorado Springs is the core of the Colorado Springs MSA, which is now nearly 780,000 residents and has experienced sustained growth over the past decade, driven by in-migration, job creation, and a comparatively affordable cost of living.

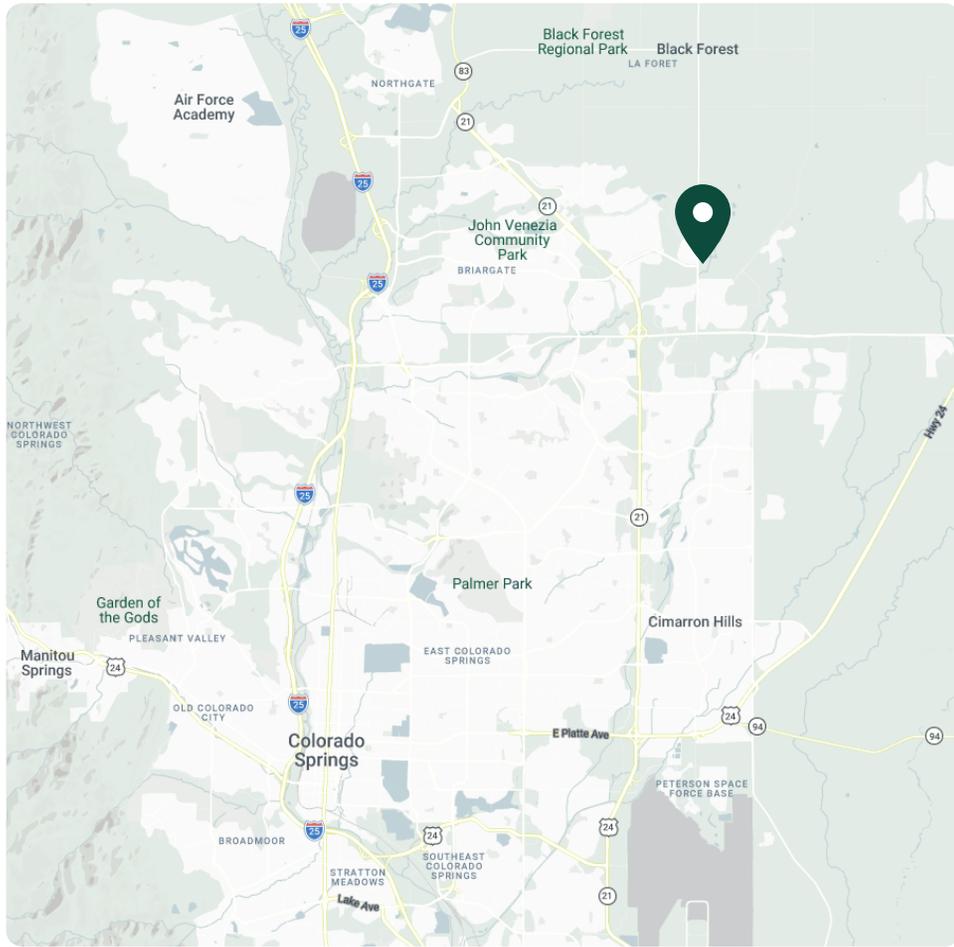
The Colorado Springs economy is broad-based and resilient, supported by a diverse mix of aerospace and defense, healthcare, life sciences, information technology, advanced manufacturing, sports and training, and professional services. The region is home to a wide range of national and international employers, including Lockheed Martin, Northrop Grumman, General Dynamics, SAIC, Oracle, Hewlett-Packard Enterprise, Progressive Insurance, Verizon, SAP, FedEx, Walmart, T. Rowe Price, Wells Fargo, USAA, Johnson & Johnson, Comcast, Microchip Technology, and Agilent, among many others. This employment diversity has helped insulate the local economy from volatility while supporting steady wage growth and business expansion.

A defining feature of Colorado Springs is its outsized role in the U.S. military, defense, and national security ecosystem. The region hosts multiple major installations, including Fort Carson Army Base, Peterson Space Force Base, Schriever Space Force Base, Cheyenne Mountain Space Force Station, and the U.S. Air Force Academy. Collectively, these installations employ tens of thousands of active-duty personnel, civilians, contractors, and support staff, and anchor a large population of veterans and military families. The military presence provides long-term economic stability, consistent federal investment, and a deep talent pipeline, particularly in aerospace, cybersecurity, and advanced technology. The city is also home to the National Cybersecurity Center, which has helped establish Colorado Springs as a nationally recognized cybersecurity and space-focused innovation hub.

Beyond defense and technology, Colorado Springs has developed a strong identity as a center for sports, training, and outdoor lifestyle industries. The city serves as headquarters for the U.S. Olympic and Paralympic Committee, hosts more than 20 national governing bodies for Olympic sports, and supports dozens of national sports organizations. This concentration of institutions, along with the Olympic & Paralympic Training Center and the U.S. Olympic & Paralympic Museum, has earned Colorado Springs the designation



“Olympic City USA” and contributes hundreds of millions of dollars annually to the regional economy. Combined with a highly educated workforce, favorable business climate, and continued residential and commercial development, Colorado Springs is positioned for continued long-term growth.



The subject property is ideally positioned along Black Forest Road (20,695 ADT) in one of northeast Colorado Springs’ most active growth corridors, characterized by sustained commercial and residential expansion. The site is surrounded by affluent, family-oriented neighborhoods that align directly with Action Behavior Centers’ service model, supported by a population of 77,963 within 3 miles and a strong annual growth rate of 2%. The broader trade area includes 462,628 residents within 10 miles and an average household income of \$150,231 within a 3-mile radius, reflecting a well-educated, high-income demographic base. This corridor continues to experience an exceptional pace of development, reinforcing long-term demand for specialized services.

The property is embedded within a dense network of established and newly constructed residential communities designed and oriented toward young families. Nearby master-planned developments include the adjacent Wolf Ranch, a 1,982-acre community with over 7,000 planned homes and extensive parks, trails, open space, and a recreation lake, along with Cordera, Cumbre Vista, Solace at the Ranch, Sterling Ranch, Forest Meadows, Indigo Ranch, and Banning Lewis Ranch, which collectively account for tens of thousands of existing and planned housing units. This concentration of rooftops is further supported by continued infrastructure investment, new schools, healthcare facilities, neighborhood retail, and recreational amenities, creating a stable and expanding client base.

Daily traffic to the area is reinforced by a strong mix of schools, national retailers, and major employers. Nearby schools include Legacy Peak Elementary, Ranch Creek Elementary, Chinook Trail Elementary and Middle School, Timberview Middle School, Vista Ridge High School, Liberty High School, and Grand Peak Academy. Retail and service amenities in close proximity include Walmart Supercenter, The Home Depot, Target-anchored Briargate Crossing with Petco and others; Lowe’s, Life Time, Walgreens, Starbucks, Dutch Bros Coffee, Taco Bell, Domino’s Pizza, Circle K, Maverik, and 7-Eleven. Major regional employers and institutions such as CommonSpirit St. Francis Hospital, UCHealth Memorial Hospital North, and the U.S. Air Force Academy further enhance daytime population and long-term stability, positioning the property within one of Colorado Springs’ most desirable and fastest-growing submarkets.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
UC Health Memorial Hospital North	1.3M Annual Visits
St. Francis Hospital	1.2M Annual Visits
Memorial North Medical Office	331,500 Annual Visits
NorthCare	261,400 Annual Visits
Sisters Grove Pavillion	219,900 Annual Visits
Woodmen Medical Plaza	152,200 Annual Visits

462,638



2025 Total Population

\$608,564



Average Home Value

\$150,231



Average Household Income

📍 6825 Silver Ponds Heights | Colorado Springs, CO



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	64,499	160,682	427,291
2025 Total Population	77,963	182,860	462,638
2030 Total Population	85,998	196,535	486,135
2025–2030 Annual Growth Rate	1.98%	1.45%	1.00%
Average Household Income			
2025	\$150,231	\$141,632	\$126,656
2030	\$168,370	\$157,954	\$141,914
Average Home Value			
2025	\$608,564	\$585,364	\$584,413
2030	\$716,024	\$686,501	\$701,386

Major Employers in El Paso County	# of Employees
Fort Carson	29,500
Peterson SFB, Schriever SFB, & Cheyenne Mountain SFS	16,400
United States Air Force Academy	9,200
UCHealth Memorial Health System	7,050
School District #11 – Colorado Springs	3,600
University of Colorado	3,300
School District #20 – Air Academy	3,050
El Paso County	3,050
City of Colorado Springs	2,950
Colorado Springs Utilities	2,050
Penrose–St Francis Health Services	2,050



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