



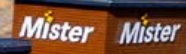
100% Occupied 2-Tenant Pad; Long-Term Leases | King Soopers Shadow-Anchored | Affluent Demographics; \$211,900+ AHHI



1 MILLION
ANNUAL VISITS

TOP 8% IN CO
(GROCER CATEGORY)

Placer.ai



SUBJECT PROPERTY

NOEL RELIEF CENTERS
A NEW APPROACH TO PAIN RELIEF

ParaSell, Inc. dba Hanley Investment Group | A Licensed Colorado Broker #EC.100085004

OFFERING MEMORANDUM
MONUMENT, COLORADO



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



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REAL ESTATE ADVISORS



TABLE OF CONTENTS

Offering Summary	3
Investment Highlights	4
Lease Summary	6
Income & Expense	7
Site Plan / Parcel Map	8
Surrounding Tenants	9
Regional Map	10
Tenant Profiles	11
Area News	13
Area Overview	14
Demographics	16

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OFFERING SUMMARY

LOCATION

PDS Health & Noel Relief Centers
950 West Baptist Road
Monument, CO 80132

 [VIEW ON
GOOGLE MAPS](#)

OFFERING SUMMARY

Price:	\$3,135,000
Current NOI:	\$180,302
Current Capitalization Rate:	5.75%
Net Rentable Area:	4,950
Year Built:	2016
Lot Size [Acres]:	0.62

FINANCING SUMMARY

All Cash or Cash to New Financing
(Contact Hanley Investment Group for Further Details)



INVESTMENT HIGHLIGHTS

- **Two-Tenant NNN Retail Investment Shadow-Anchored by a King Soopers Grocery-Anchored Center (1 Million Annual Visits, Top 8% in Colorado within Grocer Category, Placer.ai):**
 - **Corporate PDS Health:**
 - Recent expansion and lease extension in 2024, showing the tenants commitment to the location
 - High-volume site (contact broker for more information)
 - 3% annual increases (next increase August 2026)
 - Two 5-year options with 3% annual increases
 - PDS Health is one of the nation's largest private dental companies with over 1,000 locations in 24 states, and plans to add more
 - **Noel Chiropractic:**
 - 5-year lease; 1 year remaining
 - One 5-year option at 3% annual increases



INVESTMENT HIGHLIGHTS

- **High-Traffic Location Surrounded by Major New Developments:**

- Located just off the hard, signalized intersection of Baptist Road and Struthers Road, with 22,000 CPD
- West Baptist Road is a major retail thoroughfare serving the city of Monument
- 0.3 miles from Interstate 25, which has a high traffic count of 66,000 CPD
- Within 1.5 miles of the future Forest Lakes development, a master-planned community spanning over 1,000 acres and planned for more than 500 homes, along with a 275-acre retail, office, and industrial business park
- Across the street from a future 40-acre residential development
- Just south of Legacy at Jackson Landing, a new retail center located along I-25 near Home Depot, anchored by a 129,000-square-foot national retailer, with additional retail shops and a hotel

- **Affluent, High-Growth Demographics:**

- \$211,918 average household income within a 1-mile radius of the subject property
- Over 64% population growth from 2010 to 2025 within a 1-mile radius

- **Monument is Part of the Pikes Peak Region (El Paso, Park and Teller Counties):**

- The region is home to more than 35 *Fortune 500* companies and 5 military installations
- Less than a 15-minute drive from the U.S. Airforce Academy (4,400+ students and 500+ employees/support personnel)



LEASE SUMMARY



LEASE SUMMARY

Tenant:	PDS Health	Noel Relief Centers
Guarantor:	None	Personal (x2)
Rent Commencement:	July 18, 2017	March 1, 2022
Lease Expiration:	July 31, 2034	February 28, 2027 (1)
Lease Type:	NNN	NNN
Net Rentable Area:	4,000	950
Monthly Rent:	\$12,669	\$2,384
Annual Rent:	\$152,028	\$28,605
Rental Increases:	3% Annually (August 2026)	None
Renewal Options:	Two 5-Year @ 3% Annually	One 5-Year @ 3% Annually

REIMBURSEMENTS

Property Taxes:	Tenant Reimburses	Tenant Reimburses
Insurance:	Tenant Reimburses	Tenant Reimburses
Common Area Maintenance:	Tenant Reimburses	Tenant Reimburses
Roof and Structure:	Landlord Responsibility (2)	Landlord Responsibility (2)
Management Fee:	3.0% Base Rent + 12% Admin Fee (CAM)	Tenant Reimburses + 12% Admin Fee (CAM)

NOTES

(1) PDS Health has interest in expanding into this space.

(2) Roof maintenance and repairs are included in the definition of Common Area Expenses and are reimbursed by Tenant. Noel Relief Centers also reimburses roof replacements.

The information provided hereto is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of the company and errors and misprints may occur.

INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	<u>Current</u>
Scheduled Base Rent:	\$180,633
Expense Recoveries:	\$93,737
Total Potential Gross Revenue:	\$274,369
Effective Gross Revenue (EGR):	\$274,369
Total Operating Expenses:	[\$94,067]
Net Operating Income (NOI):	\$180,302

OPERATING EXPENSES

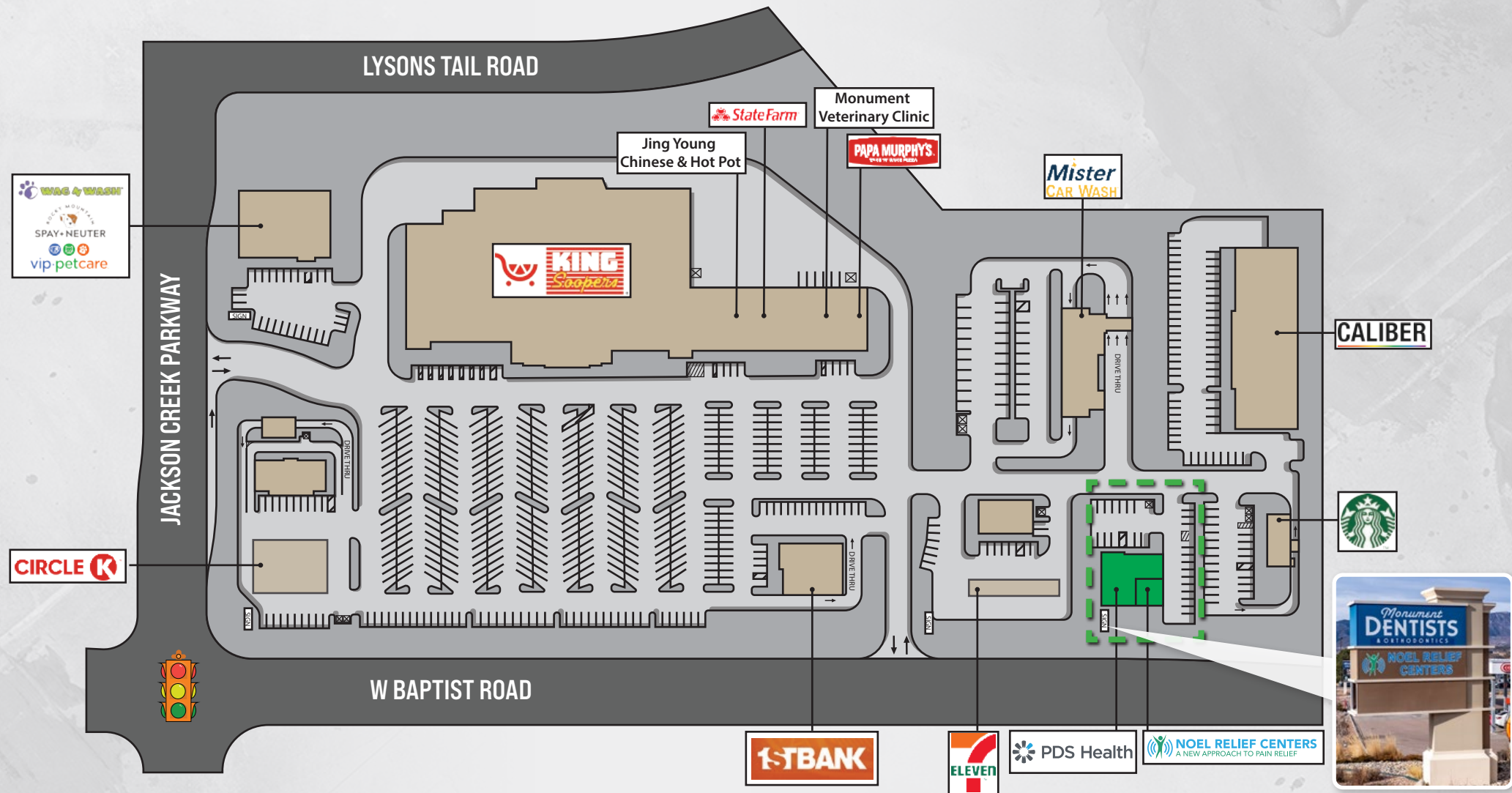
	<u>Amount</u>
Taxes: [1]	\$46,483
Insurance: [1]	\$3,161
Common Area Maintenance: [1]	\$36,192
Management (3.0% of EGR):	\$8,231
Total Expenses:	\$94,067

[1] Based on the 2026 Budget.

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SITE PLAN / PARCEL MAP



PDS Health & Noel Relief Centers
950 West Baptist Road
Monument, CO 80132

 SUBJECT PROPERTY  PROPERTY PARCEL  NOT A PART **APN: 7125301035**

The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary. Please consult official documentation for precise details.

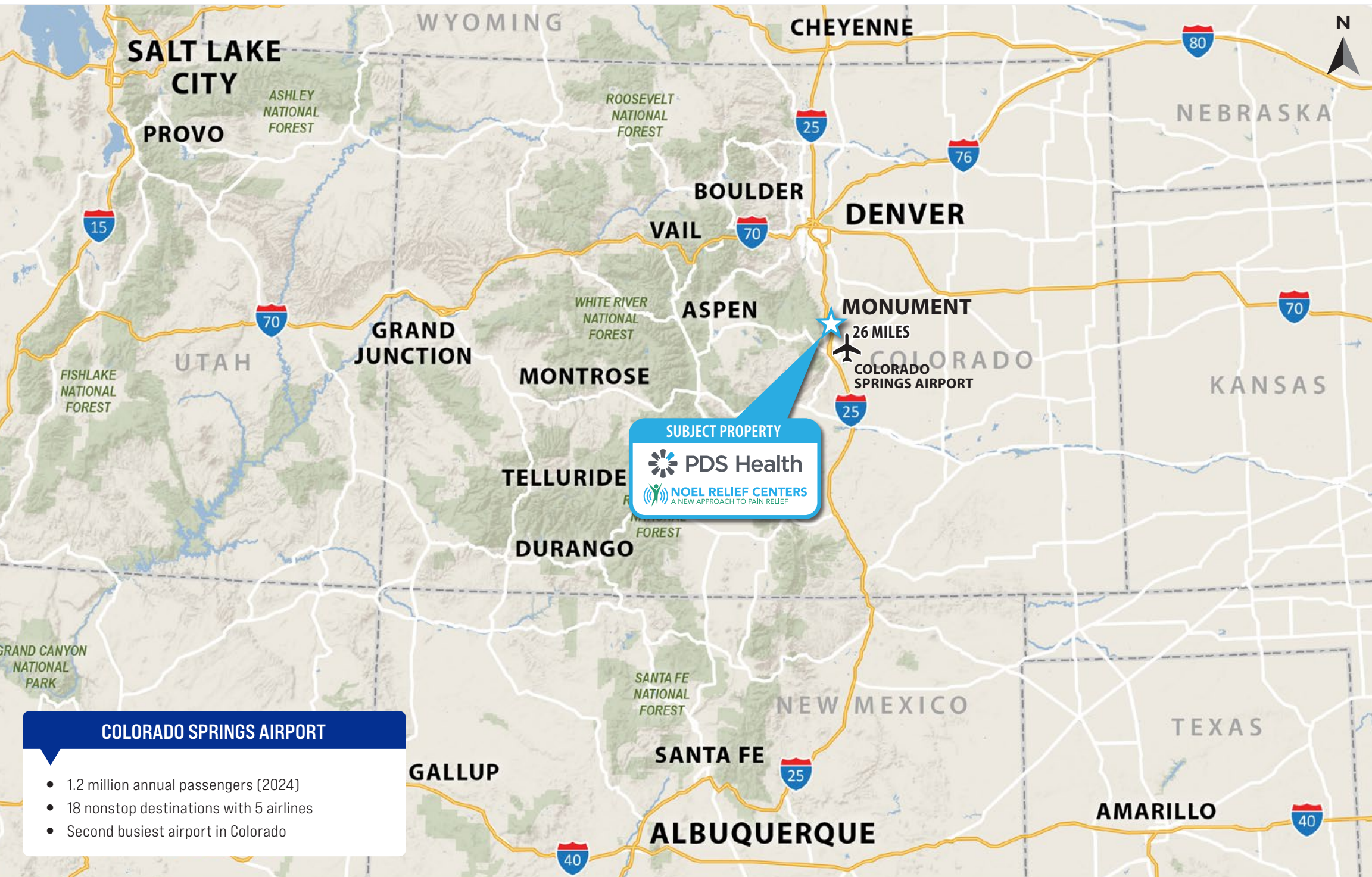
SURROUNDING TENANTS

1 MILLION
ANNUAL VISITS

TOP 8% IN CO
(GROCER CATEGORY)



REGIONAL MAP



TENANT PROFILES



Founded in 1994, PDS Health is the country's 3rd-largest dental support organization, providing supported autonomy that enables dentists to concentrate on delivering clinical excellence and high-quality patient care. PDS Health has grown to support over 1,000 practices across 24 states. This partnership allows affiliated dentists to benefit from business support services such as billing, marketing, human resources, and technology integration.

In early 2024, PDS Health unveiled its new name, PDS Health, which reflects the company's vision to redefine health care through the integration of dental and medical services. This approach—centered on the connection between oral health and overall health—aims to create healthier, happier patients and set new benchmarks in the healthcare industry. A pioneer in leveraging technology in dental care, PDS Health emphasizes a “We Serve Patients” philosophy by promoting integrated dental-medical care and encouraging early diagnoses for improved patient outcomes. One of their hallmark innovations is the use of CAD/CAM (computer-aided design and manufacturing) technology, enabling same-day dental restorations. Additionally, PDS Health practices utilize electronic health records and advanced tools to streamline workflows, enhance accuracy, and provide a seamless patient experience.

PDS Health delivered record-breaking financial results in 2023 with double-digit growth; 72 new dental practices and 6 medical practices were opened. The company recently moved its headquarters to Henderson, Nevada.

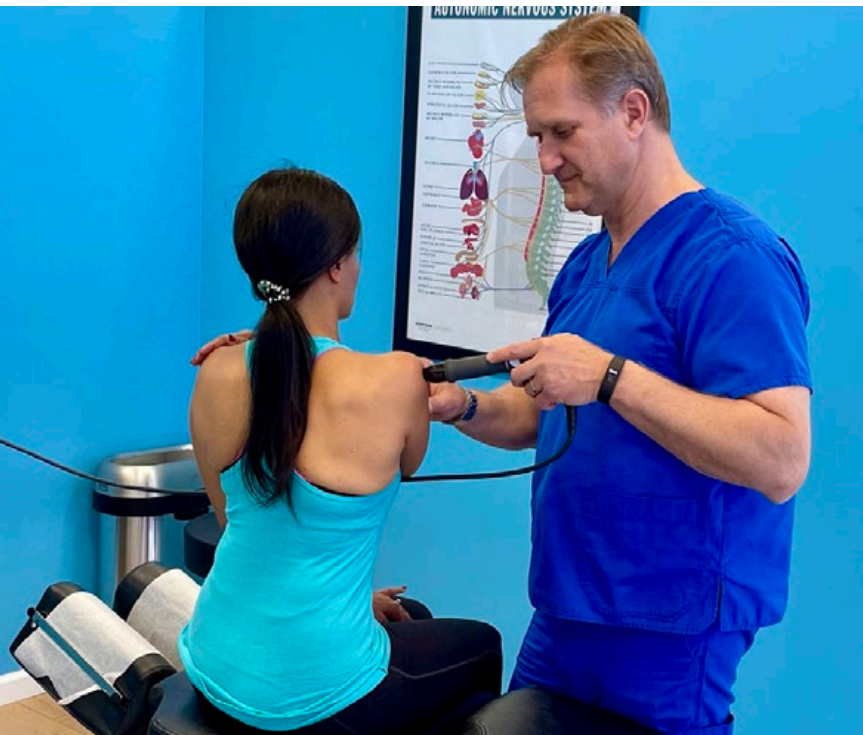
Company Type: Private
Locations: 1,000+
Website: pdshealth.com

14X
**Fastest Growing
Companies in America**
Inc. Magazine

#4
**Top 10 Heroes of the
American Economy**
Inc. Magazine

#1
**Employer of
the Year**
CAPPS

TENANT PROFILES



Noel Relief Centers is a chiropractic clinic in Monument, Colorado, dedicated to helping patients live pain-free, healthier lives. Built around the belief that true health starts with proper function, Noel Relief Centers provides natural, results-driven care for individuals and families seeking long-term relief from pain and injuries, restored mobility, improved performance, and overall wellness.

Led by Dr. Patrick J. Noel, a highly educated and experienced chiropractor, the practice offers both trusted, traditional chiropractic care and advanced therapies designed to address stubborn, chronic conditions. Over the past 25 years, Dr. Noel's clinic has provided care for thousands of individuals. Patients benefit from a modern, comprehensive approach that may include treatments such as EPAT shockwave therapy, Impulse manipulation, laser therapy, the Graston Technique, flexion-distraction, and other specialized tools used to reduce inflammation, improve range of motion, and accelerate healing to restore total-body function.

Patients receive a complimentary consultation which allows Dr. Noel to understand the root of the problem and determine whether the clinic is the right fit. If care is appropriate, patients undergo an examination that may include orthopedic testing, neurological screening, and musculoskeletal assessment. Patients then receive a detailed report of findings and a customized treatment plan.

Noel Relief Centers serves a wide range of patients from newborns to seniors and top athletes to the injured. Whether the goal is pain relief, faster recovery, improved performance, or proactive wellness, Noel Relief Centers is the local trusted resource for chiropractic care delivering better health from the inside out.

Company Type:	Private
Locations:	1
Website:	noelreliefcenters.com



Construction in 2025: Commercial Development in Colorado Springs Dominates the Scene, Single-Family Homes See Slight Decline

By Alexander Edwards | January 5, 2026

Commercial construction dominated the Colorado Springs building scene in 2025. Nearly 400 permits for new commercial projects were approved by the Pikes Peak Regional Building Department last year, according to a news release issued Monday. This is up 31% compared to 2024 and the region's most since 2022.

The year ended with a bang. December was the busiest month of the year for commercial construction, according to a social media post from the department.

"We issued permits for 398 new commercial projects. ... It comes after three straight years of declining commercial numbers, so it was a nice turn around," the department said on social media. "The rebound was fueled by a large increase in apartment construction."

[CLICK FOR ARTICLE](#)



Thompson Thrift Starts Work on Maverick Apartments in Monument

November 14, 2025

Thompson Thrift has begun construction on The Maverick, a 300-unit multifamily community in the Monument area north of Colorado Springs, the company announced this week. The first residents are expected to move in by February 2027.

"Monument has significant demand for the luxury multifamily living options that Thompson Thrift is known to deliver," said Josh Purvis, managing partner for Thompson Thrift Residential. "We are excited that The Maverick will meet that growing need by offering quality living spaces and amenities that will positively impact future residents and the community."

The project sits on nearly 18 acres at 1300 Higby Road with easy access to Interstate 25. Plans call for three-story garden-style buildings offering one-, two- and three-bedroom units.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Monument, CO

- An affluent town situated at the base of the Rampart Range in El Paso County; 1 of 3 communities in the Tri-Lakes area; 20 miles north of Colorado Springs and 50 miles south of Denver
- 13,400 city population growing at 11% annually; 4th fastest-growing city in Colorado (*HomeSnacks*, 2025)
 - Many people are moving to Monument for the small-town charm, excellent schools, scenery, and space
- #3 “Best Places to Live in Colorado Springs Area” — *Niche* (2025)

ECONOMY

- The largest economic sectors include educational services (12%), health care and social assistance (11%), and professional/scientific/technical services (11%)
- Many residents commute to nearby employment hubs including like Colorado Springs and South Denver
- **U.S. Air Force Academy** - 4,094 undergraduate cadets enrolled in 2024; \$1.3 billion economic impact
- 5,480 in the work force with 38% job growth expected over the next 10 years; 90% white collar jobs
- \$147,353 average household income, up 6% year-over-year; 1.3x higher than the Colorado Springs metro
- Notable employers in the city include Quantum Metric, Prescott's, and Advisors Asset Management

DEVELOPMENTS

- **The Maverick** - Construction of a 300-unit luxury multifamily community on 18 acres; expected to be completed in February 2027
- **Project Cobalt** - A possible fabrication facility for a mechanical contracting and systems engineering company; if approved, the project would create 135 high-paying jobs
- **Mixed-Use Development** - Construction of 7 commercial spaces and 7 apartments in downtown
- **Mixed-Use Commercial Park** - A 10.3-acre business park mixing industrial, commercial, and retail among 6 buildings with a total square footage of 125,500
- **Falcon Commerce Center** - A 2-building, Class-A industrial spec build with 363,955 SF; under construction



SCHOOL

#16 “Places with Best Public Schools in CO” — *Niche* (2025)

AREA OVERVIEW

Colorado Springs, CO

- A growing Front Range metro anchored by a powerful defense and aerospace economy, strong job growth, and a steady pipeline of new residential and commercial development; 70 miles south of Denver
- 493,600 city residents and 716,000 metro residents; city population expected to reach 750,000 by 2050
- #1 “Best Places to Live in Colorado” — *U.S. News & World Report* (2024-2025)
- #6 “America’s Biggest Boomtowns” — *Lending Tree* (2025)

ECONOMY

- #5 “Best-Performing Large City” — *Milken Institute* (2025)
- \$53.1 billion GDP in the metro, making it Colorado’s 2nd largest regional economy outside of Denver
- Boasts one of the strongest military and aerospace footprints in the country, supporting a highly stable employment base and attracting contractors tied to national security and space missions
 - 150+ aerospace/defense companies including Lockheed Martin, Boeing, Raytheon, and BAE Systems
- 395,000 in the workforce with 3.6% unemployment rate as of November 2025; \$108,500 average HHI
- The largest area employers include Fort Carson (29,500), Peterson, Schriever & Cheyenne (16,400), U.S. Air Force Academy (9,200), UCHealth Memorial Health System (7,050), and University of Colorado (3,300)

DEVELOPMENTS

- The metro saw \$3.7 billion in construction throughout the region in 2025, an 8% increase over 2024
- 400 new commercial permits were issued and 2,700 apartment units were approved during 2025
 - Some estimate 27,000 more housing units may be needed in the Colorado Springs MSA
- **TrueNorth Commons** - A \$340 million, 51-acre project in North Gate that includes a new U.S. Air Force Academy Visitor Center, a 375-room hotel, conference space, retail, restaurants, and office space
- **ITS Expansion** - A \$7.1 million expansion; expected to create 500 new jobs with an average wage of \$130,482
- **Union Printers Home Project** - A potential billion-dollar project planned to blend adaptive reuse of historic buildings with new housing, retail, hospitality, and dining just east of Downtown Colorado Springs



#36 “Best Places to Live in the U.S.” — *U.S. News & World Report* (2025)



OLD COLORADO CITY



AEROSPACE MANUFACTURING FACILITY




UNION PRINTERS HOME RENDERING


DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2030 Projections	7,880	35,775	69,637
2025 Estimates	6,770	32,196	63,925
2020 Census	5,822	27,369	57,012
2010 Census	4,110	21,551	44,184
Growth 2010-2020	41.65%	27.00%	29.03%
Growth 2020-2025	16.28%	17.64%	12.13%
Growth 2025-2030	16.40%	11.12%	8.94%
HOUSEHOLDS			
2030 Projections	2,576	12,586	24,440
2025 Estimates	2,188	11,223	22,146
2020 Census	1,857	9,413	19,051
2010 Census	1,212	7,260	13,650
Growth 2010-2020	53.22%	29.66%	39.57%
Growth 2020-2025	17.82%	19.23%	16.25%
Growth 2025-2030	17.73%	12.14%	10.36%
2025 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	5,538	26,175	50,884
Black or African American Alone	135	580	1,534
American Indian and Alaska Native Alone	34	161	320
Asian Alone	203	1,223	2,941
Native Hawaiian and Other Pacific Islander Alone	-	32	64
Some Other Race Alone	122	741	1,726
Two or More Races	731	3,284	6,456
2025 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	623	2,962	6,137
Not Hispanic or Latino	6,147	29,234	57,787
2025 AVERAGE HOUSEHOLD INCOME			
	\$211,918	\$186,743	\$183,498


AREA SNAPSHOT




63,925
POPULATION (5-Mile)




61,502
DAYTIME POPULATION (5-Mile)



41.65%
POPULATION GROWTH (1-Mile, 2010-2020)



\$211,918
AVERAGE HOUSEHOLD INCOME (1-Mile)



\$759,714
AVERAGE HOME VALUE (5-Mile)

Source: ESRI [2025]



HANLEY INVESTMENT GROUP

REAL ESTATE ADVISORS

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