

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Vail Valley Investment Opportunity

Gateway Secure Storage

0415 Lindbergh Drive
Gypsum, CO 81637

Presented by:

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Offers Due: Thursday, April 6, 2023

INVESTMENT HIGHLIGHTS

- Vail Valley Investment Opportunity!
- Market benefits from high barriers to entry resulting in increased \$/SF rates
- Value-add opportunity - below market rents
- Less than 1 mile from the regional Costco, which brings traffic from across the Vail Valley
- Conveniently located less than 2 miles from the Eagle County Airport, which services Vail, Beaver Creek, and the surrounding ski areas

PROPERTY DETAILS

Rentable SF:	42,000
Number of Units:	190
Occupancy:	86%
5-Mile Pop:	20,744
5-Mile AHHI:	\$139,424



