

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Eagleridge Mini Storage

1065 Eagleridge Boulevard
Pueblo, CO 81008

LIST PRICE: Unpriced

INVESTMENT HIGHLIGHTS

- Value-add opportunity for buyer to capitalize on high occupancy and below market rents
- Very well constructed single-story drive-up self-storage property
- Highly occupied property currently at 99% occupancy
- Strong market fundamentals - less than 3 square feet per capita within the submarket
- Recent climate control expansion now fully leased
- Three-bedroom house attached to the office
- Strong submarket demographics
 - 3-Mile Population: 35,749
 - 3-Mile Average HHI: \$74,187

PROPERTY DETAILS

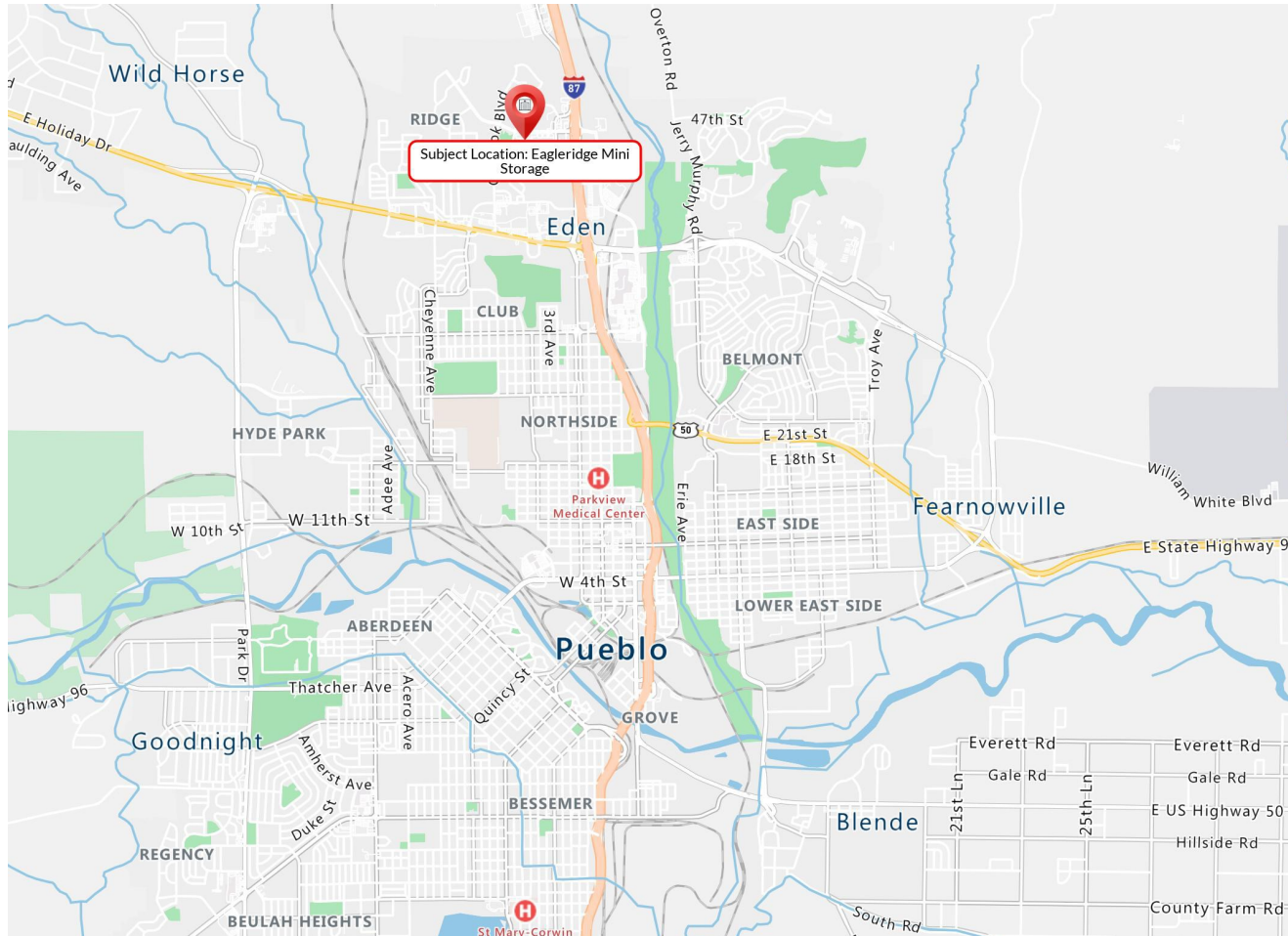
Rentable SF:	75,350
Number of Units:	616
Occupancy:	99%
Acreage:	5.3

Presented by:

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