

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Storage King USA

9898 E Alameda Avenue
Denver, CO 80247

Presented by:

**BEN VESTAL, COLE CAROSELLA
& MATTHEW COX**

Argus Self Storage Advisors

303-317-6469 / bvestal@argus-realestate.com

720-909-8602 / cole@argus-realestate.com

720-909-8605 / matthew@argus-realestate.com

LIST PRICE: Call Broker for Price

INVESTMENT HIGHLIGHTS

- Highly occupied self storage asset with mix of drive up and interior climate control units
- Densely populated location in Denver, CO
 - 3 Mile Population: 197,931
 - 5 Mile Population: 465,428
- Low square feet per capita submarket
 - 3 Mile Non Climate: Below 7 SF/Capita
 - 3 Mile Climate: Below 3 SF/Capita
- Strong submarket rental rates
 - Embedded value within the current rent roll
 - Rent roll is achieving well below current market rental rates

PROPERTY DETAILS

Rentable Storage SF: 74,050

Apartment SF: 810

Storage/Mailbox Units: 678

Year Built: 1996-2000

Occupancy: 89% (92% avg. over past 2 years)

