

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Sure Thing! Storage— Metrocenter

9809 N. Metro Pkwy W.
Phoenix, AZ 85051

Presented by:

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LIST PRICE: Unpriced - Call for Offers

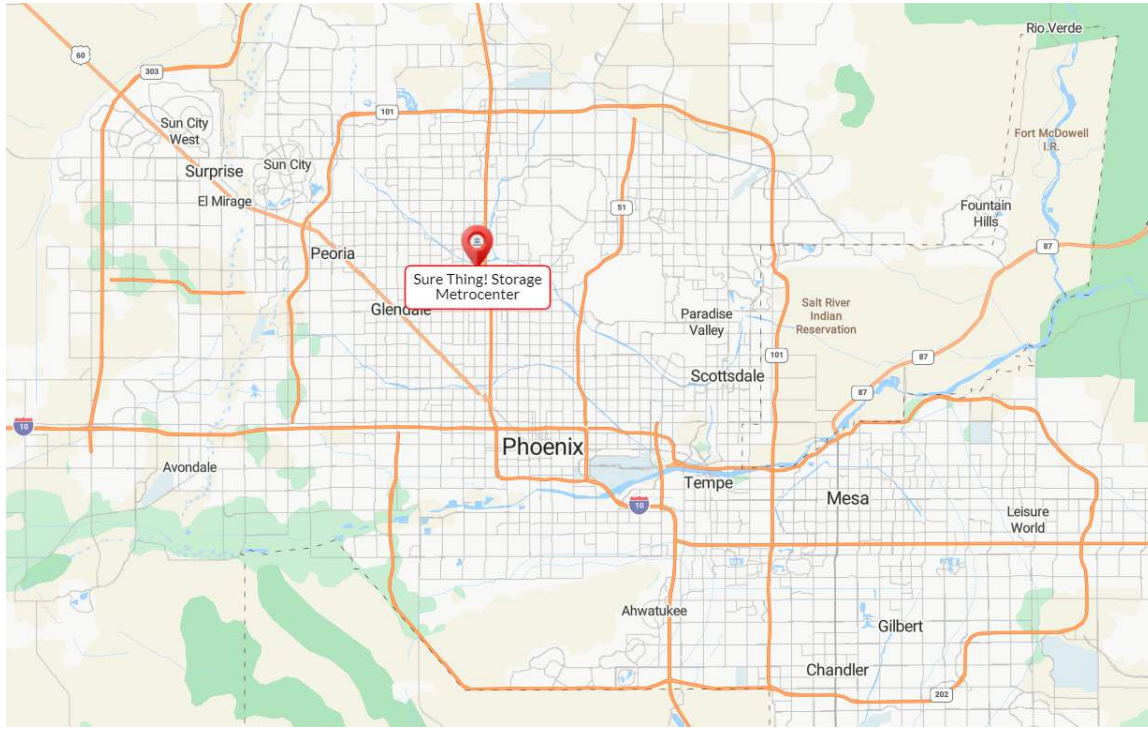
Offers Due: Tuesday, June 18, 2024

INVESTMENT HIGHLIGHTS

- Value-add, lease-up opportunity - located in an opportunity zone
- Class A conversion with institutional design and construction
- Strong submarket demographics:
 - * 5-Mile Population of 447,741
 - * 5-Mile AHHI of 73,484
- New third-party management takeover February 2024 - strong leasing velocity since takeover
- Adjacent to former Metrocenter Mall - Metrocenter Mall is getting a \$1B makeover that will bring housing, two hotels, new shops, and a public park to West Phoenix

PROPERTY DETAILS

Storage Rentable SF:	75,464
Indoor Parking SF:	17,760
Number of Units:	993
Year Built:	1986
Conversion:	2021
Physical Occ.:	55.7%



Argus Self Storage Advisors has compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.