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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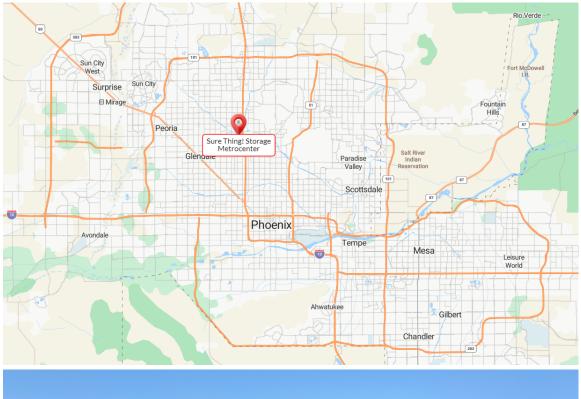
LIST PRICE: Unpriced - Bring all Offers

INVESTMENT HIGHLIGHTS

- Value-add, lease-up opportunity located in an opportunity zone
- Class A conversion with institutional design and construction
- Strong submarket demographics:
 - * 3-Mile Population of 77,155 in 3 miles
 - * 3-Mile AHHI of \$65,000
- New third-party management takeover February 2024 strong leasing velocity since takeover
- Adjacent \$1B redevelopment of Metrocenter bringing housing, two hotels, new shops, and a public park to West Phoenix

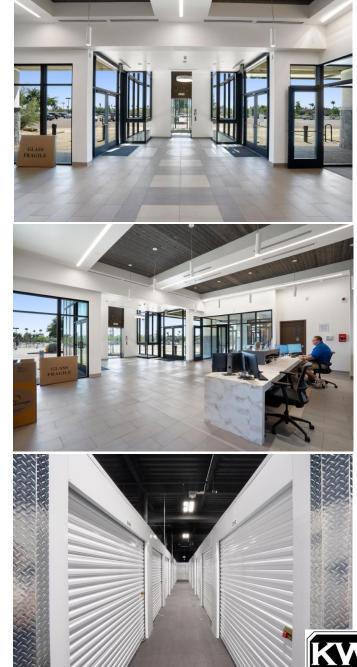
PROPERTY DETAILS

Building SF	158,275
Storage Rentable SF:	75,464
Indoor Parking SF:	17,760
Number of Units:	993
Year Built:	1986
Conversion:	2021
Physical Occ.:	64%





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



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