

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%

