

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

303 Self Storage

5885 W Colfax Avenue
Lakewood, CO 80214

Presented by:

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LIST PRICE: Call Broker

INVESTMENT HIGHLIGHTS

- Highly Visible Location – 25,000 – 35,000 vehicles per day on W Colfax
- Strong 3 and 5 mile demographics
 - 3 Mile Pop : 180,720 - 5 Mile Pop : 504,623
 - 3 Mile AHHI : \$116,661 - 5 Mile AHHI : \$116,783
- Very high barrier to entry submarket
 - 3 Mile SF/Capita : 4.63 - 5 Mile SF/Capita : 7.16
- Class A property with a blended mix of climate control, drive up and interior non climate units

PROPERTY DETAILS

RSF: 66,850

Units: 607

Unit Occupancy: 83%



