

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## 303 Self Storage

5885 W Colfax Avenue  
Lakewood, CO 80214

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 for Offers - Due: Tuesday, February 25<sup>th</sup>**

### 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

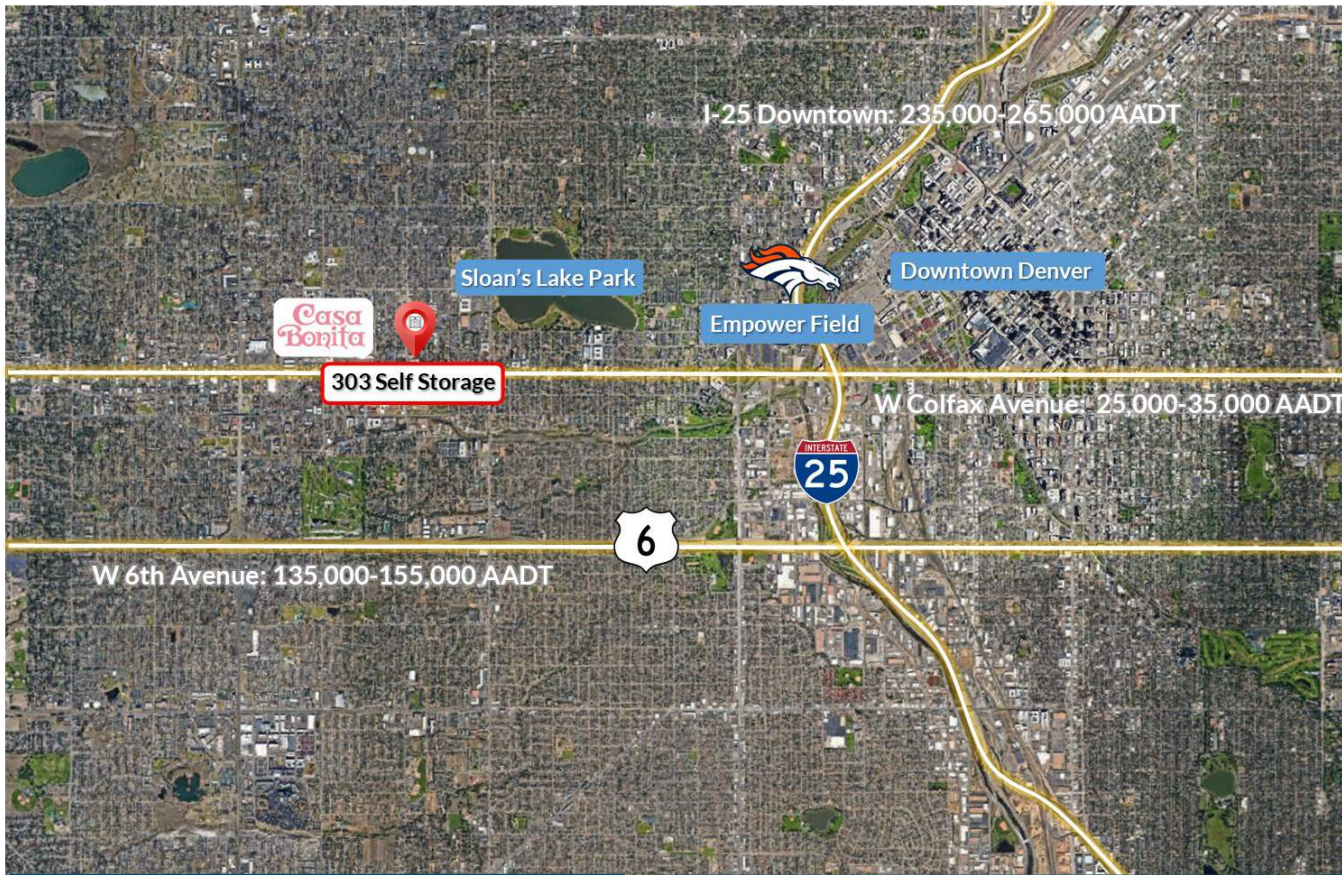
### PROPERTY DETAILS

**RSF:** 66,850

**Units:** 607

**Unit Occupancy:** 83%





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