

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Red Rocks Self Storage Golden

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Presented by:

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LIST PRICE: Call for Offers - Due April 29, 2025

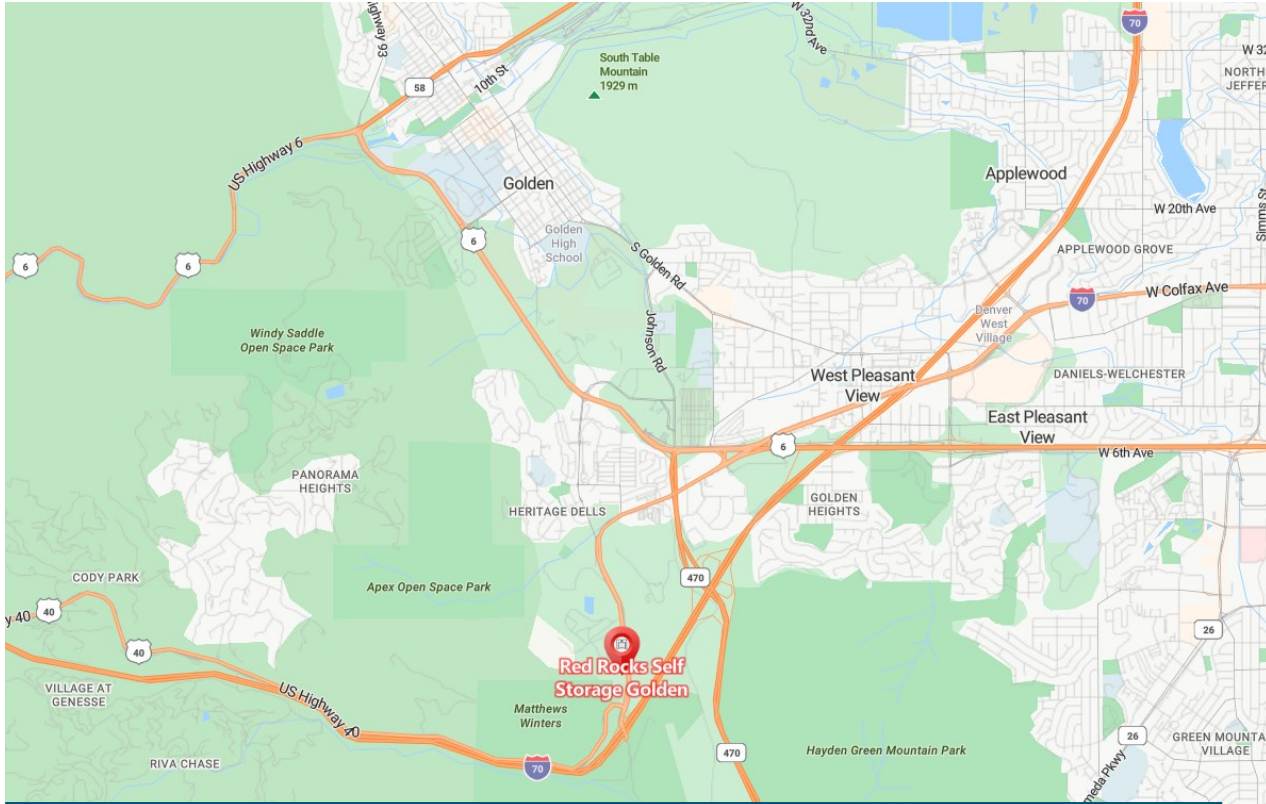
INVESTMENT HIGHLIGHTS

- **Prime Location with High Visibility & Accessibility** – Strategically positioned in Golden, CO, the property benefits from high traffic counts and excellent visibility along a major commercial corridor. Easy access to Interstate 70 and Highway 6 ensures convenience for both local residents and businesses, driving strong demand for self-storage.
- **Strong Market Demographics & Demand** – The surrounding area boasts high median household incomes (over \$100,000 within a 5-mile radius) and a growing population. With limited self-storage competition in the immediate trade area, the facility is well-positioned to capture a broad customer base, including homeowners, renters, and local businesses in need of secure storage.
- **Class A Self-Storage Facility with Modern Features** – This institutional-quality property offers climate-controlled and drive up units, ensuring premium storage solutions.
- **Attractive Long-Term Investment with Growth Potential** – With steady rental rate growth, strong occupancy levels, and potential for operational efficiencies, this asset provides investors with a stable and growing revenue stream.

PROPERTY DETAILS

RSF:	60,712
Units:	615
SF Occupancy:	87%





Argus Self Storage Advisors have 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.