

Self Storage Investment Opportunity



iBox Self Storage



1255 S. Gun Club Rd.
Aurora, CO 80018

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, June 2, 2026

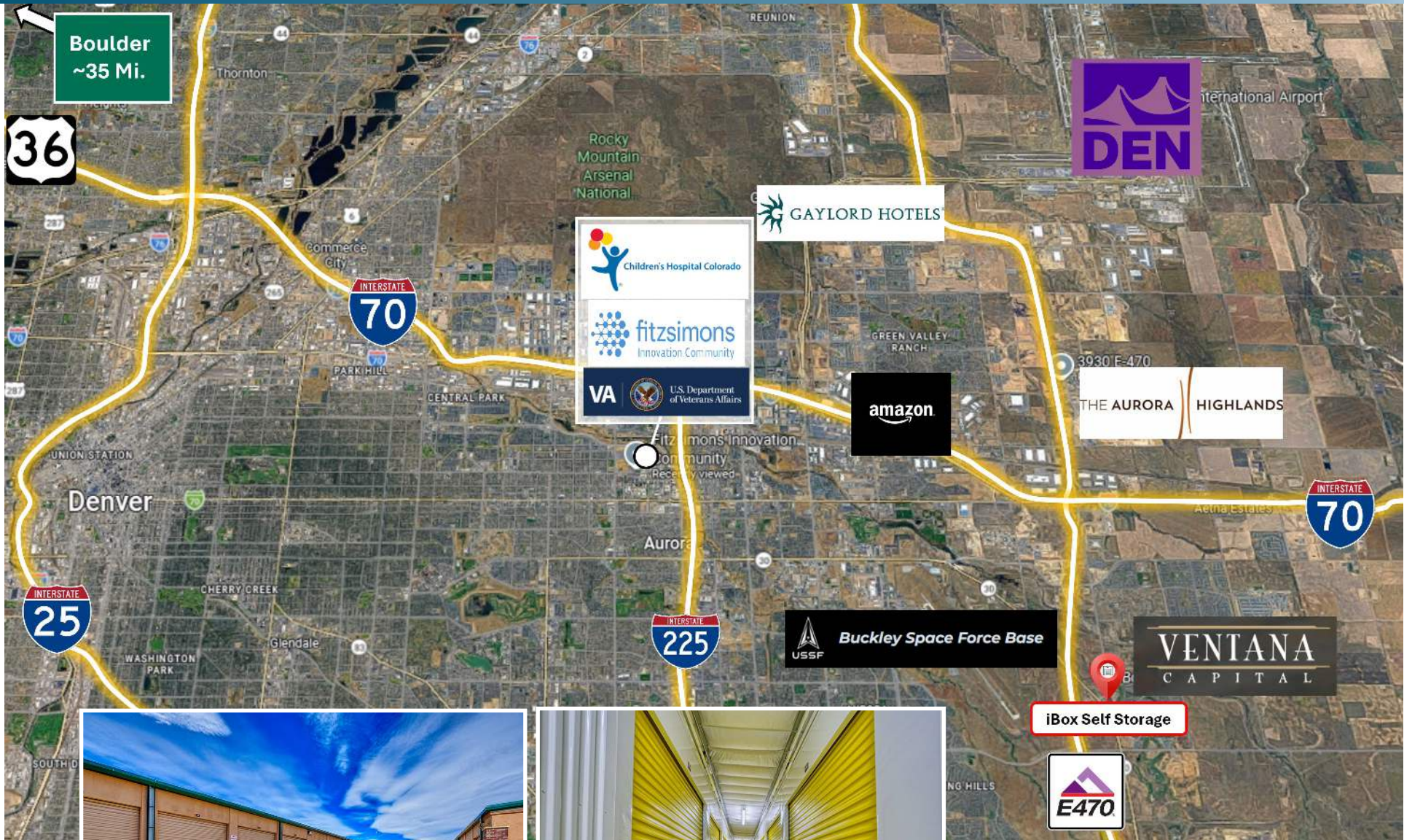
INVESTMENT HIGHLIGHTS

- **Mom and Pop Operated Value-Add Opportunity** – The property is currently owner-operated with minimal professional management infrastructure, offering immediate upside through the implementation of institutional-level rate management, marketing strategies, and operational efficiencies.
- **Rental Rates Significantly Below Market** – Current achieved rates of approximately \$1.12/SF/month sit well below comparable facilities in the trade area, presenting a clear path for a sophisticated operator to drive meaningful revenue growth through strategic rate increases across the existing tenant base.
- **Massive Residential Development Pipeline Directly Adjacent** – Ventana Capital's Parklands Village, a master-planned community of 5,000+ homes, is planned directly behind the property, positioning iBox to capture out sized demand from thousands of new households moving into the immediate trade area.
- **Stabilized Occupancy with Strong Cash Flow Foundation** – The facility maintains approximately 85.7% physical occupancy across 491 units and 63,240 RSF, providing a stable cash-flowing base from day one while offering additional lease-up potential as the surrounding area densities.

PROPERTY DETAILS

RSF:	63,240
Units:	491
Unit Occ.:	81.5%
Physical Occ.	85.7%





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.