

Donovan Road Self Storage

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LIST PRICE: Call for Offers Due - September 23, 2026

INVESTMENT HIGHLIGHTS

- **High-Visibility Location**- 67,000 to 70,000 vpd on US-101.
- **High Barriers-to-Entry**- 98.7% unit occupancy and 94.3% economic occupancy with mom-and-pop operations.
- **Strong Demographics** - Blended in-place \$1.07/SF vs \$1.54/SF TractIQ market average - clear mark-to-market upside.
- **Diverse Unit Mix** - 473 units across 47,988 RSF - drive-up sizes from 5x10 to 10x20, averaging ~101 SF to serve a broad tenant base.

PROPERTY DETAILS

RSF: 47,988

Units: 473

Occupancy: 99%

