

Garden of the Gods Self Storage

4905 North 30th Street, Colorado Springs, CO 80919

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: Call for Offers Due - October 15, 2026

INVESTMENT HIGHLIGHTS

- **Proven Demand** - 875 units and 190,700 total SF at 99% unit occupancy.
- **Strong Demographics** - Affluent trade area with ~126K avg. 3-mile household income.
- **Rate-Driven Upside** - Achieved rents of ~0.69/SF trail ~\$0.79/SF blended asking.
- **Diverse Unit Mix** - Interior, drive-up, enclosed RV, and parking product.

PROPERTY DETAILS

Storage RSF:	162,850
Total Units:	875
Parking SF:	24,000
Occupancy:	99%

