

Red Rocks Self Storage

18435 W Colfax Avenue, Golden, CO 80401

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: Call for Offers Due - October 14, 2026

INVESTMENT HIGHLIGHTS

- **High Visibility Location** - High-visibility W Colfax Ave frontage with I-70 and US Highway 6 access
- **Class A Self-Storage Facility** - Featuring a blended mix of climate-controlled and drive-up units (576 CC + 39 drive-up)
- **Strong Demographics** - Affluent, growing market with 93,232 residents and \$169,677 average household income within 5 miles.
- **Attractive Long-Term Investment Growth Potential** - Strong occupancy, rental growth, and operational upside.

PROPERTY DETAILS

RSF: 60,762

Units: 615

Occupancy: 92.4%

