

EXCLUSIVE SELF STORAGE DEVELOPMENT OPPORTUNITY

# BUCKEYE SELF-STORAGE NEC MILLER & LOWER BUCKEYE ROADS

BUCKEYE, AZ



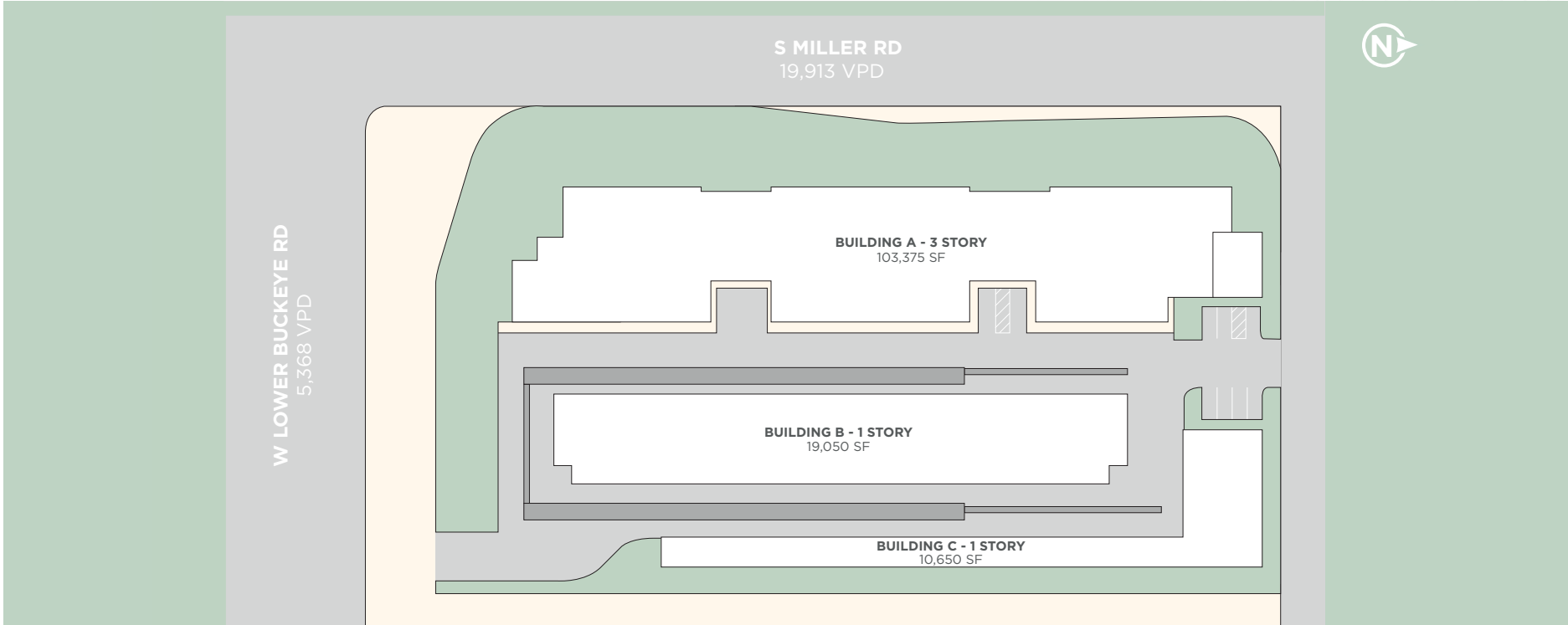
**PAUL BOYLE**  
Executive Director  
+1 602 224 4414  
paul.boyle@cushwake.com

**KRISTEN RODECAP**  
Brokerage Specialist  
+1 602 229 5953  
kristen.rodecap@cushwake.com



# PROPERTY HIGHLIGHTS

<b>Location:</b>	NEC Miller & Lower Buckeye Roads
<b>Area:</b>	±3.15 AC
<b>Proposed Site:</b>	3 Buildings   ±100,000 RBA   ±127,800 GROSS Building A: 3 Story Climate-controlled (104,000 SF) Includes 1,000 SF Office Building B: Single Story Non-climate With Drive Up Access (12,600) Building C: Single Story Non-climate With Drive Up Access (11,200)
<b>Zoning:</b>	Commercial Center (CC) City Of Buckeye
<b>Utilities:</b>	Water and Sewer to Site
<b>Power:</b>	SRP
<b>Parcel:</b>	504-63-907A
<b>Traffic Counts:</b>	19,913 VPD (S Miller Rd) 5,368 VPD (W Lower Buckeye Rd)



# AMENITIES



## DEMOGRAPHICS (5-Mile Radius)



61,180  
Population



\$102,771  
Household  
Income

## HOUSING SUMMARY (5-Mile Radius)



### Single Family Housing

Existing:	13,276
Under Construction:	1,485
Planned:	20,042
<b>Total:</b>	<b>34,803</b>



### Multi-Family Housing

Existing:	435 Units
Under Construction:	1,196
Planned:	3,791
<b>Total:</b>	<b>5,422</b>

## CLOSE PROXIMITY TO:



I-10 FREEWAY



STATE ROUTE 85



BUCKEYE  
MUNICIPAL AIRPORT



ACTIVE AREA OF  
DEVELOPMENT IN DIRECT  
PATH OF GROWTH

# KEY FACTS

## 5 MILES

### HOUSEHOLDS



**61,180**  
2024 Total Population



**18,559**  
2024 Total Households



**3.30**  
2024 Average Household Size



**\$102,771**  
2024 Average Household Income



**32.1**  
2024 Median Age



**\$421,539**  
2024 Average Home Value

### POPULATION



**2.67%**  
2024-2029 Population: Compound Annual Growth Rate



**50%**  
Male Population



**50%**  
Female Population

### EMPLOYMENT



**42,788**  
2024 Total Daytime Population



**26%**  
2024 Daytime Population: Workers



**74%**  
2024 Daytime Population: Residents



**544.9**  
2024 Daytime Population Density (Pop per Square Mile)



**663**  
2024 Total Businesses



**7,919**  
2024 Total Employees

### EDUCATIONAL ATTAINMENT

**27%**  
High School Diploma

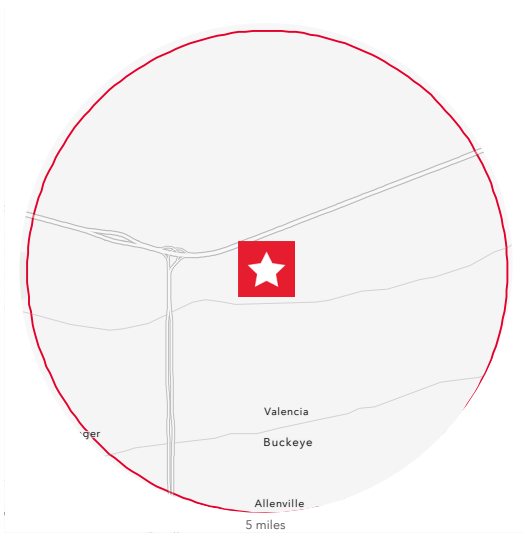
**5%**  
GED/Alternative Credential

**23%**  
Some College/ No Degree

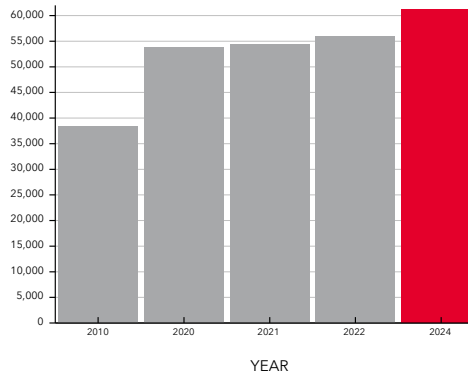
**13%**  
Associate's Degree

**13%**  
Bachelor's Degree

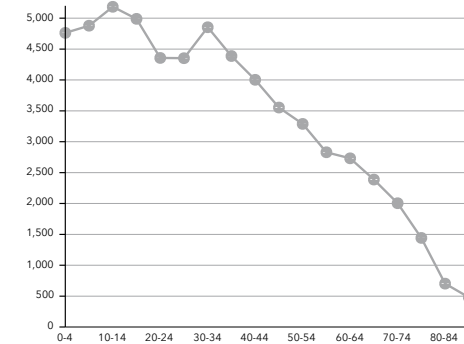
**5%**  
Graduate/ Professional Degree



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



### EAST ELEVATION



### NORTH ELEVATION



# COMPETITIVE SET (3 MILES)

## COMPLETED / PLANNED/ UNDER CONSTRUCTION

#	Name	Address	RBA	Year Built	Distance	Latitude	Longitude
<b>Subject</b>	Buckeye Self-Storage	NEC Miller & Lower Buckeye Roads	Planned	Planned	0.00	33.42190486	-112.590336
1	Purely Storage	24901 West Yuma Road	99,517	2005	0.80	33.432712	-112.585411
2	Advantage Storage	1596 South Watson Road	83,362	2009	1.99	33.432316	-112.558248
3	Sundance Self Storage	23380 West Yuma Road	87,244	2019	2.35	33.436411	-112.553505
4	BriteLock	395 North Watson Road	87,438	2024	2.82	33.45098543	-112.556202
5	Stack Storage	Miller Road & Southern Ave	125,000	Under Construction	2.00	33.391457	-112.589337
6	Yuma Climate Controlled Self Storage	24725 West Yuma Road	101,364	Planned	0.96	33.43446599	-112.583242
Excluding Subject Property		Averages	97,321	1984	1.82		
		Totals	583,925 (Completed & Projected)				

## AREA CHARACTERISTICS

Storage Facilities in Area (Completed)	4
Net Rentable SF in Area	357,561
Net Rentable SF per Capita	13.02

# RENT SURVEY (3 MILES)

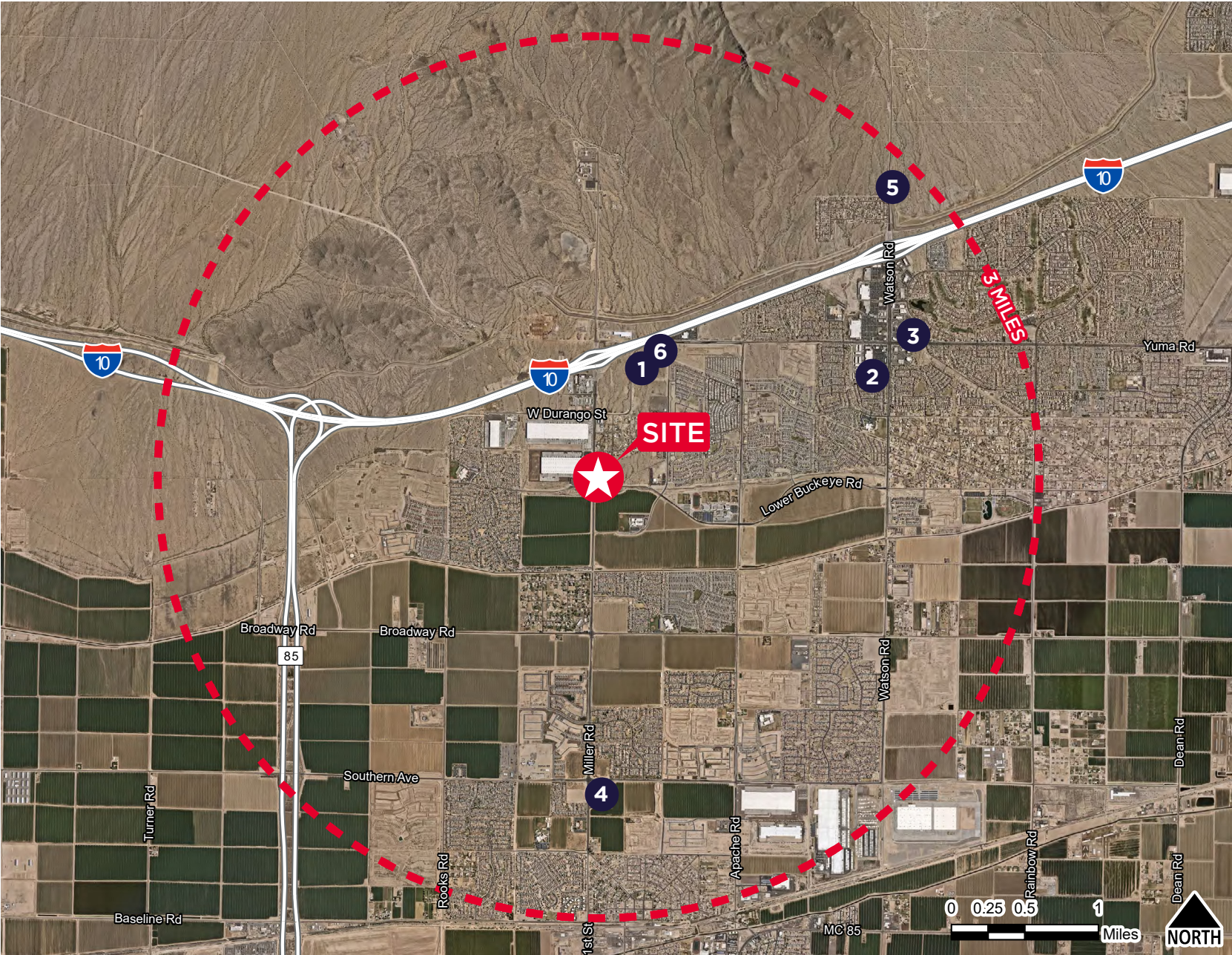
## CLIMATE CONTROLLED

Property Name		5X5	5X10	5X15	10X10	10X15	10X20	10X30
Subject	Buckeye Self-Storage	X	X	X	X	X	X	X
1	Purely Storage	X	X	X	X	X	X	X
2	Advantage Storage	X	\$98.00	X	\$144.00	X	X	X
3	Sundance Self Storage	\$64.00	\$95.00	X	\$204.00	\$244.00	\$340.00	\$464.00
4	BriteLock	X	X	X	X	X	X	X
5	Stack Storage	X	X	X	X	X	X	X
6	Yuma Climate Controlled Self Storage	X	X	X	X	X	X	X
Competition Low		\$64.00	\$95.00		\$144.00	\$244.00	\$340.00	\$464.00
Competition High		\$64.00	\$98.00		\$204.00	\$244.00	\$340.00	\$464.00
Competition Average		\$64.00	\$96.50		\$174.00	\$244.00	\$340.00	\$464.00
Competition Average PSF		\$2.56	\$1.93		\$1.74	\$1.63	\$1.70	\$1.55
Subject PSF								

## NON-CLIMATE CONTROLLED

Property Name		5X5	5X10	5X15	10X10	10X15	10X20	10X30
Subject	Buckeye Self-Storage	X	X	X	X	X	X	X
1	Purely Storage	\$85.00	X	X	\$125.00	\$129.00	\$145.00	\$272.00
2	Advantage Storage	\$62.00	\$74.00	X	\$138.00	\$178.00	\$185.00	\$248.00
3	Sundance Self Storage	\$69.00	\$103.00	X	\$164.00	\$264.00	\$332.00	X
4	BriteLock	X	X	X	X	X	X	X
5	Stack Storage	X	X	X	X	X	X	X
6	Yuma Climate Controlled Self Storage	X	X	X	X	X	X	X
Competition Low		\$62.00	\$74.00		\$125.00	\$129.00	\$145.00	\$248.00
Competition High		\$85.00	\$103.00		\$164.00	\$264.00	\$332.00	\$272.00
Competition Average		\$72.00	\$88.50		\$142.33	\$190.33	\$220.67	\$260.00
Competition Average PSF		\$2.88	\$1.77		\$1.42	\$1.27	\$1.10	\$0.87
Subject PSF								

# RENT SURVEY MAP



# NEC MILLER & LOWER BUCKEYE ROADS

BUCKEYE, AZ



## FOR MORE INFORMATION, PLEASE CONTACT:

**PAUL BOYLE**  
Executive Director  
+1 602 224 4414  
paul.boyle@cushwake.com

**KRISTEN RODECAP**  
Brokerage Specialist  
+1 602 229 5953  
kristen.rodecap@cushwake.com

2555 E Camelback Rd., Suite 400  
Phoenix, Arizona 85016  
+1 602 954 9000  
cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.