EXCLUSIVE FULLY ENTITLED SELF-STORAGE DEVELOPMENT OFFERING FOR SALE



3055 E OCOTILLO ROAD | SAN TAN VALLEY, ARIZONA

CONTACT INFORMATION

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PROPERTY HIGHLIGHTS

3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

Address: 3055 E. Ocotillo Road

Pinal Valley (San Tan Valley), Arizona 85140

Site Area: Approximately ±3.22 acres (140,263 SF)

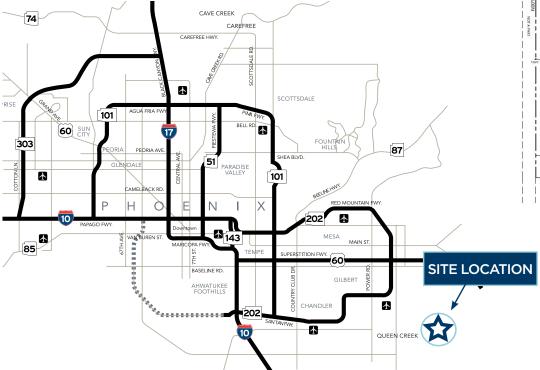
Proposed Site: ±80,063 Rentable Square Feet/828 Units

• 2 Stories -100% Air Cooled

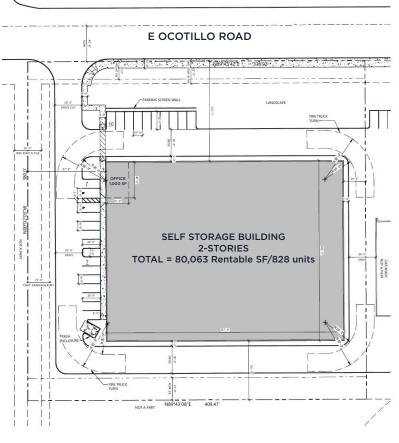
Zoning: C-3 Pinal County

Utilities: Septic and Water

Parcel: 104-27-006E



SITE PLAN



PROPERTY

DEMOGRAPHICS & AMENITIES

CLOSE PROXIMITY TO:



- Arizona State University Polytechnic Campus
- Chandler-Gilbert Community College-Williams Campus



- Safeway
- LA Fitness
- Walgreen's
- Banner Urgent Care



• Eastmark Housing Development



• Phoenix-Mesa Gateway Airport



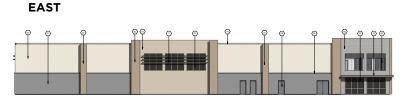
- Minutes From State Route 24 and Rittenhouse Road
- ±378 feet of frontage on Ocotillo Road

PLANNED & UNDER CONSTRUCTION HOUSING

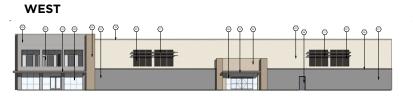
 3-mile radius includes 263 single family homes under construction and 5,713 planned; 1,084 multi-family units under construction and 1,503 planned

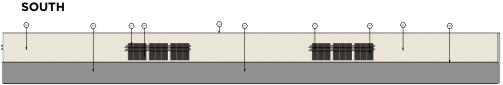
POPULATION & INCOME

	1 MILE	3 MILE	5 MILE
POPULATION	2,095	39,410	71,349
MEDIAN INCOME	\$92,909	\$74,823	\$82,171
NRSF PER CAPITA	N/A	3.62	6.31









3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

COMPLETED/PLANNED/UNDER CONSTRUCTION | PER CAPITA 9.7

NUMBER	NAME	ADDRESS	RBA	YEAR BUILT	DISTANCE	LAT	LONG
SUBJECT	Ocotillo Storage	3055 East Ocotillo Road	planned	planned			
1	StorAmerica Self-Storage	42039 North Ironwood Drive	79,442	2021	1.9409	33.261	-111.562389
2	CubeSmart Self-Storage	38300 North Gantzel Road	63,228	2016	2.3921	33.226701	-111.564344
3	LifeStorage	22717 East Ocotillo Road	94,619	2018	3.5158	33.248267	-111.593086
4	RightSpace Storage	22025 South Scotland Court	101,830	2003	4.6378	33.247551	-111.612472
5	Extra Space Storage	34487 North Gary Road	111,367	2021	4.8333	33.191818	-111.581045
6	Public Storage	40525 North Prince Avenue	planned	planned	1.8693	33.2471652	-111.56458
7	U-Haul Moving & Storage	S Crismon Road and E Ocotillo Road	95,505	planned	4.8273	33.24749685	-111.6157481
8	Bella Vista Storage	5128 East Skyline Drive	104,037	planned	4.2137	33.1904921	-111.510323
	Excluding Subject Property	Averages	92,861	2015	3.5288		
		Totals	650,028				
	Including Subject Property	Totals	650,028				

COMPETITIVE SET

3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

COMPLETED | PER CAPITA 6.7

NUMBER	NAME	ADDRESS	RBA	YEAR BUILT	DISTANCE	LAT	LONG
SUBJECT	Ocotillo Storage	3055 East Ocotillo Road	planned	planned			
1	StorAmerica Self-Storage	42039 North Ironwood Drive	79,442	2021	1.9409	33.261	-111.562389
2	CubeSmart Self-Storage	38300 North Gantzel Road	63,228	2016	2.3921	33.226701	-111.564344
3	LifeStorage	22717 East Ocotillo Road	94,619	2018	3.5158	33.248267	-111.593086
4	RightSpace Storage	22025 South Scotland Court	101,830	2003	4.6378	33.247551	-111.612472
5	Extra Space Storage	34487 North Gary Road	111,367	2021	4.8333	33.191818	-111.581045
	Excluding Subject Property	Averages	90,097	2015	3.4640		
		Totals	450,486				
	Including Subject Property	Totals	450,486				

PLANNED/UNDER CONSTRUCTION | PER CAPITA 2.97

NUMBER	NAME	ADDRESS	RBA	YEAR BUILT	DISTANCE	LAT	LONG
SUBJECT	Ocotillo Storage	3055 East Ocotillo Road	planned	planned			
1	Public Storage	40525 North Prince Avenue	planned	planned	1.8693	33.2471652	-111.56458
2	U-Haul Moving & Storage	S Crismon Road and E Ocotillo Road	95,505	planned	4.8273	33.24749685	-111.6157481
3	Bella Vista Storage	5128 East Skyline Drive	104,037	planned	4.2137	33.1904921	-111.510323
	Excluding Subject Property	Averages	99,771		3.6368		
		Totals	199,542				
	Including Subject Property	Totals	199,542				

RENT SURVEY

3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

Climate Controlled

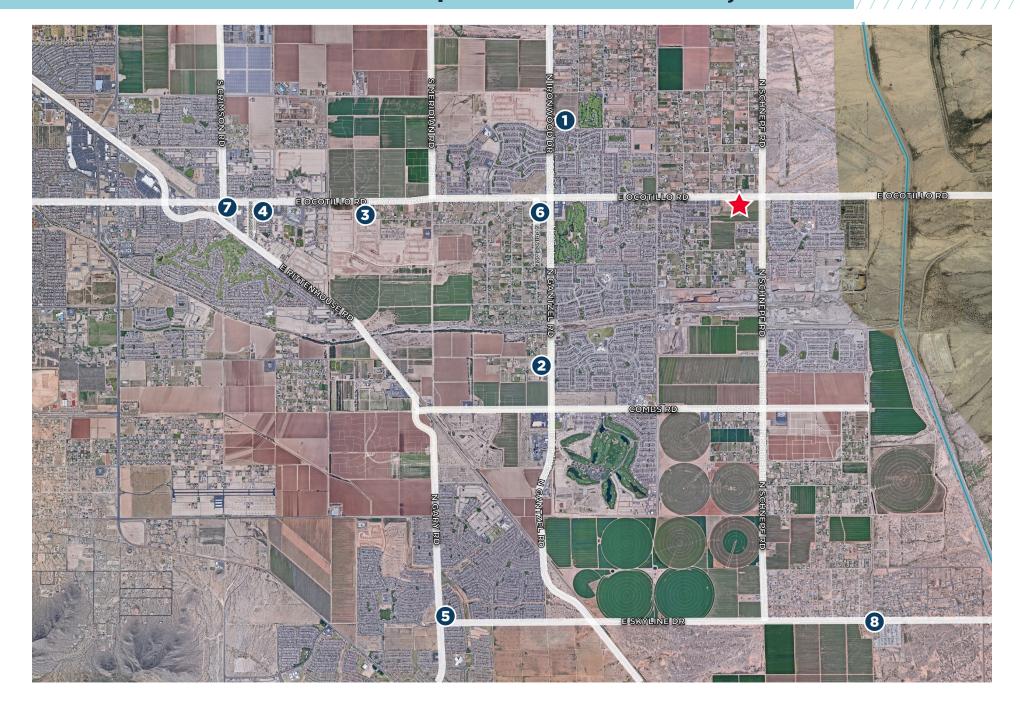
PROPERT	TY NAME	5X5	5X10	5X15	10X10	10X15	10X20	10X30
Subject	Ocotillo Storage							
1	StorAmerica Self-Storage	\$55.00	\$72.00	\$127.00	\$139.00	\$188.00	\$250.00	\$374.00
2	CubeSmart Self-Storage	\$59.00	\$76.50	X	\$161.00	\$211.00	\$331.00	\$408.00
3	LifeStorage	\$58.00	\$104.00	\$146.00	\$156.00	\$210.00	\$252.00	\$399.00
4	RightSpace Storage	\$55.00	\$108.00	X	\$143.00	\$167.00	\$208.00	X
5	Extra Space Storage	\$58.00	\$97.00	\$132.00	\$164.00	\$221.00	\$258.00	X
6	Public Storage	X	X	X	X	X	X	Χ
7	U-Haul Moving & Storage	X	X	X	X	X	X	Χ
8	Bella Vista Storage	X	X	X	Χ	X	X	X
	Competition Low	\$55.00	\$72.00	\$127.00	\$139.00	\$167.00	\$208.00	\$374.00
	Competition High	\$59.00	\$108.00	\$146.00	\$164.00	\$221.00	\$331.00	\$408.00
	Competition Average	\$57.00	\$91.50	\$135.00	\$152.60	\$199.40	\$259.80	\$393.67
	Competition Average PSF	\$2.28	\$1.83	\$1.80	\$1.53	\$1.33	\$1.30	\$1.31
	Subject Average PSF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Non-Climate Controlled

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PROPER'	TY NAME	5X5	5X10	5X15	10X10	10X15	10X20	10X30
Subject	Ocotillo Storage							
1	StorAmerica Self-Storage	X	X	X	\$105.00	\$183.00	\$226.00	\$334.00
2	CubeSmart Self-Storage	X	Χ	X	X	X	\$260.00	\$301.00
3	LifeStorage	\$52.00	\$88.00	\$119.00	\$137.00	\$162.00	\$227.00	\$359.00
4	RightSpace Storage	\$65.00	\$63.00	X	\$124.00	\$189.00	\$211.00	\$298.00
5	Extra Space Storage	\$64.00	\$106.00	\$156.00	\$161.00	\$218.00	\$339.00	Χ
6	Public Storage	X	X	X	X	X	X	Χ
7	U-Haul Moving & Storage	X	Χ	X	X	X	X	Χ
8	Bella Vista Storage	X	X	X	X	X	X	X
	Competition Low	\$52.00	\$63.00	\$119.00	\$105.00	\$162.00	\$211.00	\$298.00
	Competition High	\$65.00	\$106.00	\$156.00	\$161.00	\$218.00	\$339.00	\$359.00
	Competition Average	\$60.33	\$85.67	\$137.50	\$131.75	\$188.00	\$252.60	\$323.00
	Competition Average PSF	\$2.41	\$1.71	\$1.83	\$1.32	\$1.25	\$1.26	\$1.08
	Subject Average PSF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SELF-STORAGE DEVELOPMENT OPPORTUNITY

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