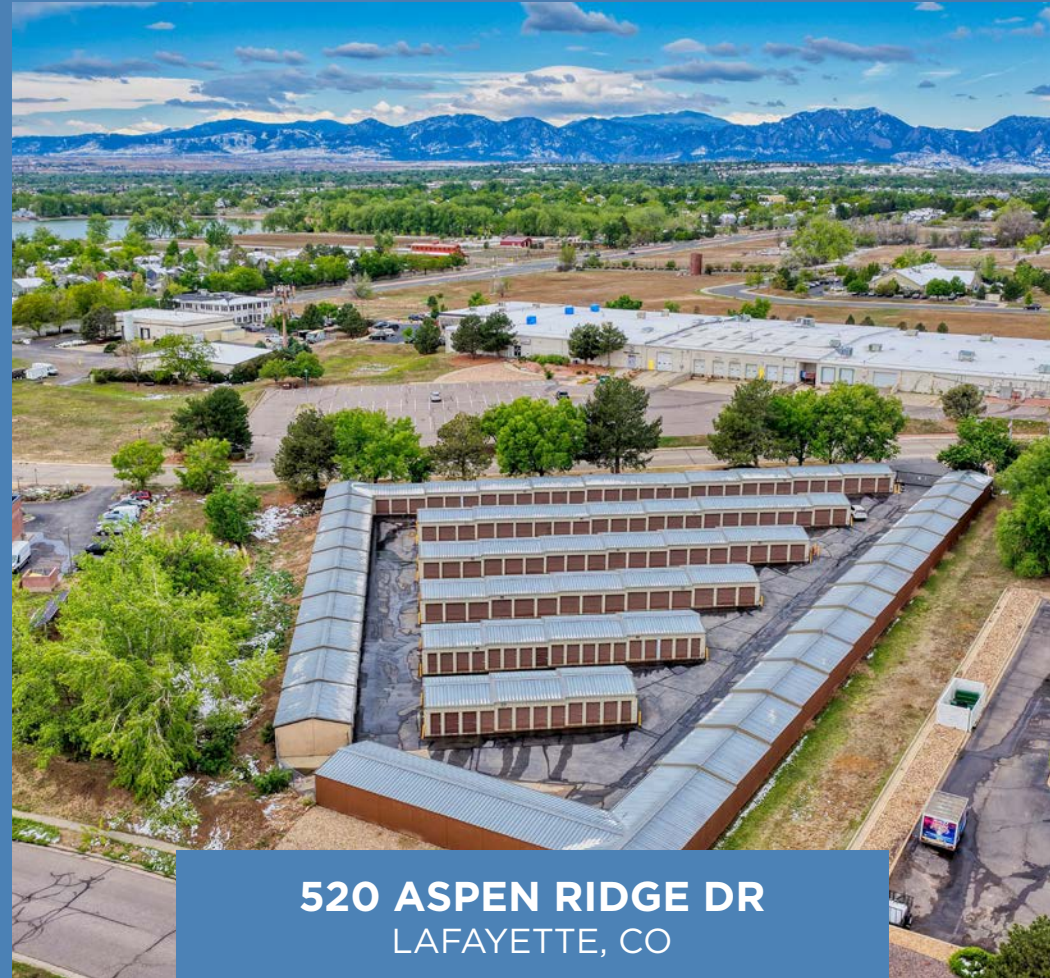


# EXCLUSIVE SELF STORAGE PORTFOLIO

## INVESTMENT OPPORTUNITY



**1111 FULTON AVE**  
BRIGHTON, CO



**520 ASPEN RIDGE DR**  
LAFAYETTE, CO

# EXECUTIVE SUMMARY

## BRIGHTON SECURITY STORAGE

1111 FULTON AVE, BRIGHTON, CO

Brighton Security Storage contains 37,430 net rentable square feet of non-climate storage, plus 650 SF of parking, totaling, 268 units. The property is located on a 2.03-acre site, 20 miles north of Denver and has an on-site management office and residence. The property contains seven buildings (3 prefabricated metal/4 masonry block) and has keypad access. First quarter ending 2026, the subject property is 72% occupied.

## LAFAYETTE SECURITY STORAGE

520 ASPEN RIDGE DRIVE, LAFAYETTE, CO

Lafayette Security Storage is 100% drive-up development containing 30,104 net rentable square feet and 260 units with an on-site management office. The property has secured keypad ingress/egress and is located minutes from “Old Town Lafayette” and 21 miles from Denver. First quarter ending 2026, the subject property is 92% occupied.



# LAFAYETTE SECURITY STORAGE

## 520 ASPEN RIDGE DRIVE

### Lafayette, CO 80026

Lafayette Security Storage is a seven (7) building facility totaling 30,104 net rentable square feet, containing 260 drive up units ranging in size from 5 X 10 to 24 X 28. The property was developed in 1985 and resides on 2.18 acres. All buildings are made of prefabricated metal construction including metal roofing and there is an on-site management office. Other features include secured, electronic gated keypad access, a 24-hour security surveillance camera system, and moving supply item sales. The subject property is conveniently located on Aspen Ridge Drive, just south of Walmart, west of Highway 287, and north of Baseline. Lafayette Security Storage is minutes from the historic "Old Town Lafayette" which has numerous boutiques, international restaurants, and parks. Lafayette Colorado is located 21 miles from Denver, with a 3-mile radius median household income of \$123,856 population of 51,897. The existing per capita totals 7.22. As of January 2026, the occupancy at Lafayette Security Storage totaled 92%.

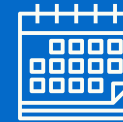
<b>Property Address</b>	520 Aspen Ridge Dr Lafayette, CO 80026
<b>Number Of Buildings</b>	7
<b>Floors</b>	1
<b>Rentable Sf</b>	30,104
<b>Units</b>	260
<b>Occupancy (March 2026)</b>	92%
<b>Land Area</b>	2.18 AC
<b>Parcel(S)</b>	14653-400-3006
<b>Year Built</b>	1985
<b>Zoning</b>	XLA
<b>Property Taxes(2025)</b>	\$58,838.14
<b>Parking Spaces</b>	4
<b>Construction</b>	Prefabricated Metal
<b>Elevators</b>	N/A
<b>Climate Controlled Space</b>	N/A
<b>Non-Climate Drive Up Space</b>	30,104
<b>Rv/Boat Space</b>	N/A
<b>Traffic Count</b>	13,101 VPD (W. Baseline Rd)
<b>Restrooms</b>	1
<b>Fire Sprinklered</b>	No
<b>Parking Surface</b>	Asphalt
<b>Frontage</b>	378 feet of frontage on Aspen Ridge Dr
<b>Entrance</b>	Keypad Access
<b>Features</b>	Onsite Manager's Office



**30,104**  
RENTABLE  
SQUARE FEET



**2.18** ACRES  
LAND AREA



**1985**  
YEAR BUILT



**260**  
TOTAL UNITS



OCCUPANCY  
**92%** PHYSICAL  
**87%** UNIT  
**75%** ECONOMIC



**±13,101**  
VEHICLES PER DAY  
(W. BASELINE RD)  
TRAFFIC COUNT



 **NEST**  
SELF STORAGE

NOTICE  
Unauthorized entry into this facility is strictly prohibited. All vehicles must be properly parked in designated areas. No alcohol, drugs, or firearms are allowed on the premises. Security cameras are in use. For more information, please contact the office.

**NEST** SELF STORAGE PORTFOLIO

# BRIGHTON SECURITY STORAGE

## 1111 FULTON AVE

Brighton, CO 80601

Brighton Security Storage is a seven (7) building development located at 1111 Fulton Avenue in Brighton, Colorado. The property was developed in 1980 and contains 37,430 rentable square feet with 268 units including 650 SF of parking. Four (4) of the Seven (7) buildings are made of masonry block with metal roofs and the remaining three (3) buildings are prefabricated metal with metal roofing. Features include an on-site management office and residence; electronic gated keypad access, a 24-hour security camera surveillance system, and moving supply items. The 3-mile radius per capita Brighton totals 6.85 and rents are below market. Brighton is located 20 miles north of Downtown Denver with an approximate population of 33,518 and median household income of \$91,249. As of January 2026, the property has an occupancy of 72%.

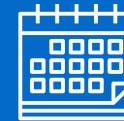
<b>Property Address</b>	1111 Fulton Ave Brighton, CO 80601
<b>Number of Buildings</b>	7
<b>Floors</b>	1
<b>Rentable SF</b>	37,430 (650 SF of parking)
<b>Units</b>	268
<b>Occupancy (March 2026)</b>	72%
<b>Land Area</b>	2.03
<b>Parcel(S)</b>	15691-80-04007
<b>Year Built</b>	1980
<b>Zoning</b>	I-1
<b>Property Taxes (2025)</b>	\$66,583.00
<b>Parking Spaces</b>	4
<b>Construction</b>	4 Buildings Prefabricated Metal 4 Buildings Masonry Block
<b>Elevators</b>	N/A
<b>Climate Controlled Space</b>	N/A
<b>Non-Climate Space</b>	38,080
<b>Rv/Boat Space</b>	650
<b>Traffic Count</b>	13,299 VPD (Fulton Ave)
<b>Restrooms</b>	1
<b>Fire Sprinklered</b>	No
<b>Parking Surface</b>	Asphalt
<b>Frontage</b>	156 feet of frontage on Fulton Ave
<b>Entrance</b>	Keypad Access
<b>Features</b>	Onsite Manager's Office



**37,430**  
RENTABLE  
SQUARE FEET



**2.03** ACRES  
LAND AREA



**1980**  
YEAR BUILT



**268**  
TOTAL UNITS



OCCUPANCY  
**72%** PHYSICAL  
**59%** UNIT  
**62%** ECONOMIC



**13,299**  
VEHICLES PER DAY  
TRAFFIC  
COUNT





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