Self Storage Investment Opportunity



Sure Thing! Storage— Metrocenter

9809 N. Metro Pkwy W. Phoenix, AZ 85051

Presented by:

BEN VESTAL

Argus Self Storage Advisors 303-317-6469 / bvestal@argus-realestate.com

JEFF GORDEN, CCIM

KW Commercial 480-331-8880 / jeff@gorden-group.com

LIST PRICE: Bring All Offers

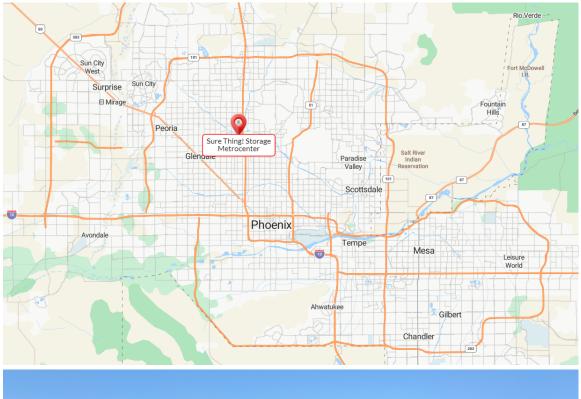
INVESTMENT HIGHLIGHTS

- Value-add, lease-up opportunity located in an opportunity zone
- Class A conversion with institutional design and construction
- Strong submarket demographics (growth with adjacent redevelopment):

 15-Minute Drive Time Population of 682,491
 15-Minute Drive Time Households Total of 259,873
- New third-party management takeover February 2024 steady income and strong leasing velocity since takeover
- Adjacent to former Metrocenter Mall Metrocenter Mall is getting a \$1B makeover that will bring housing, two hotels, new shops, and a public park to West Phoenix

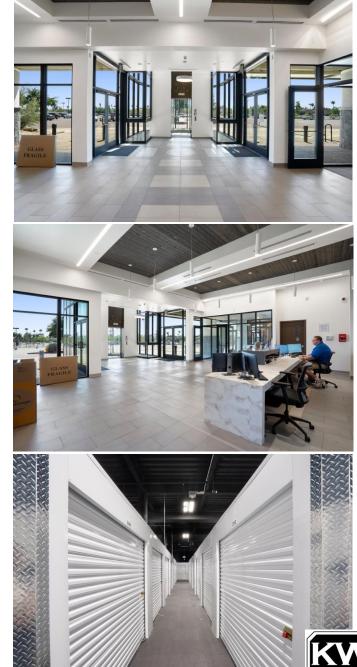
PROPERTY DETAILS

Storage Rentable SF:	76,490
Indoor Parking SF:	17,348
Number of Units:	993
Year Built:	1986
Conversion:	2021
Physical Occ.:	64.3%





Argus Self Storage Advisors has compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.



COMMERCIAL