

Self Storage Investment Opportunity



Sure Thing! Storage— Metrocenter

9809 N. Metro Pkwy W.
Phoenix, AZ 85051

Presented by:

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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%

