

SELF STORAGE FOR SALE

SAFE & SECURE SELF STORAGE GREELEY
1015 3RD STREET
GREELEY, CO 80631



5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY
Commercial Listing Broker
office: (970) 690-0265
jreilly@transworldcre.com
CO - 100099123

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JACK REILLY

COMMERCIAL LISTING BROKER

O: (970) 690-0265

jreilly@transworldcre.com

CO - 100099123

Property Summary	3
Property Photos	4
Business Map	9
Demographics	10
Location Maps	11

PROPERTY SUMMARY

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631



Design Highlights

Price:	\$950,000
Current NOI:	\$86,664
Current Occupancy	60%
Rentable Units:	40 (8x20) / 40 (8x10)
# Outdoor Parking:	40-50 Spots
Storage Units SF:	9,600 SF
Lot Size:	1.86 Acres
2025 Property Taxes:	Est. \$1,846
Proforma Occupancy:	80%
Pro Forma NOI:	\$103,996
Pro Forma CAP Rate:	9.44%
Office Bld SF:	1,850 SF

Property Overview

Positioned in one of Northern Colorado's fastest-growing regions, this self-storage complex in Northeast Greeley offers a prime value-add investment opportunity backed by strong market fundamentals. In addition to benefiting from ongoing residential and commercial expansion, the property presents upside potential through increased occupancy, rent growth, and the addition of 40 to 60 portable storage units in areas currently used for outdoor storage. Combined with a limited market presence that could be strategically expanded, and rising demand driven by new housing, growing small business activity, and steady population

Location Overview

Located in Northwest Greeley near Highway 85, this site is positioned to capture growing demand driven by nearby residential development and industrial growth. With strong regional momentum, the property offers long-term income potential and scalability for both residential and commercial storage needs.

PROPERTY PHOTOS

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631



PROPERTY PHOTOS

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631



PROPERTY PHOTOS

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631

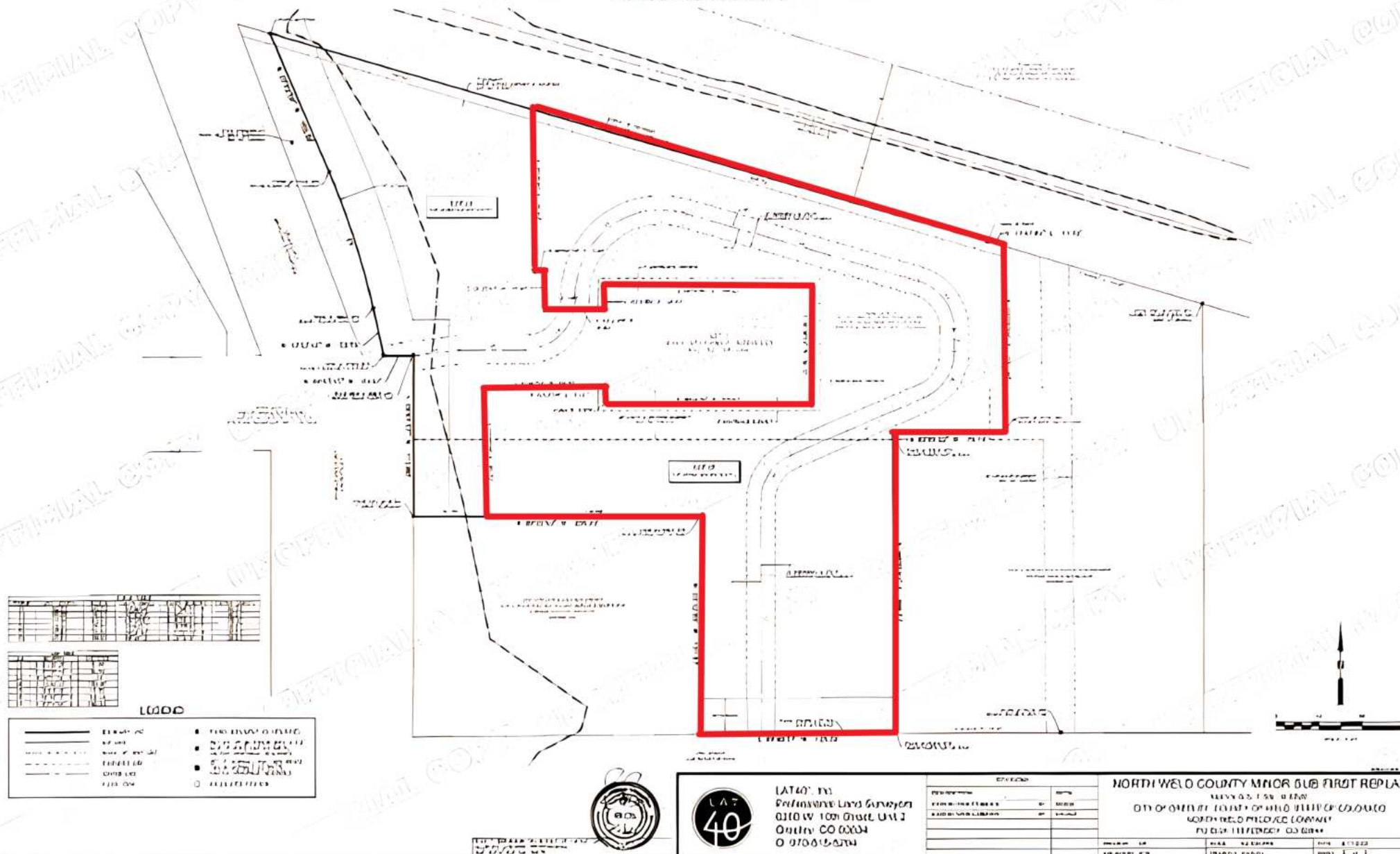


PROPERTY PHOTOS

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631

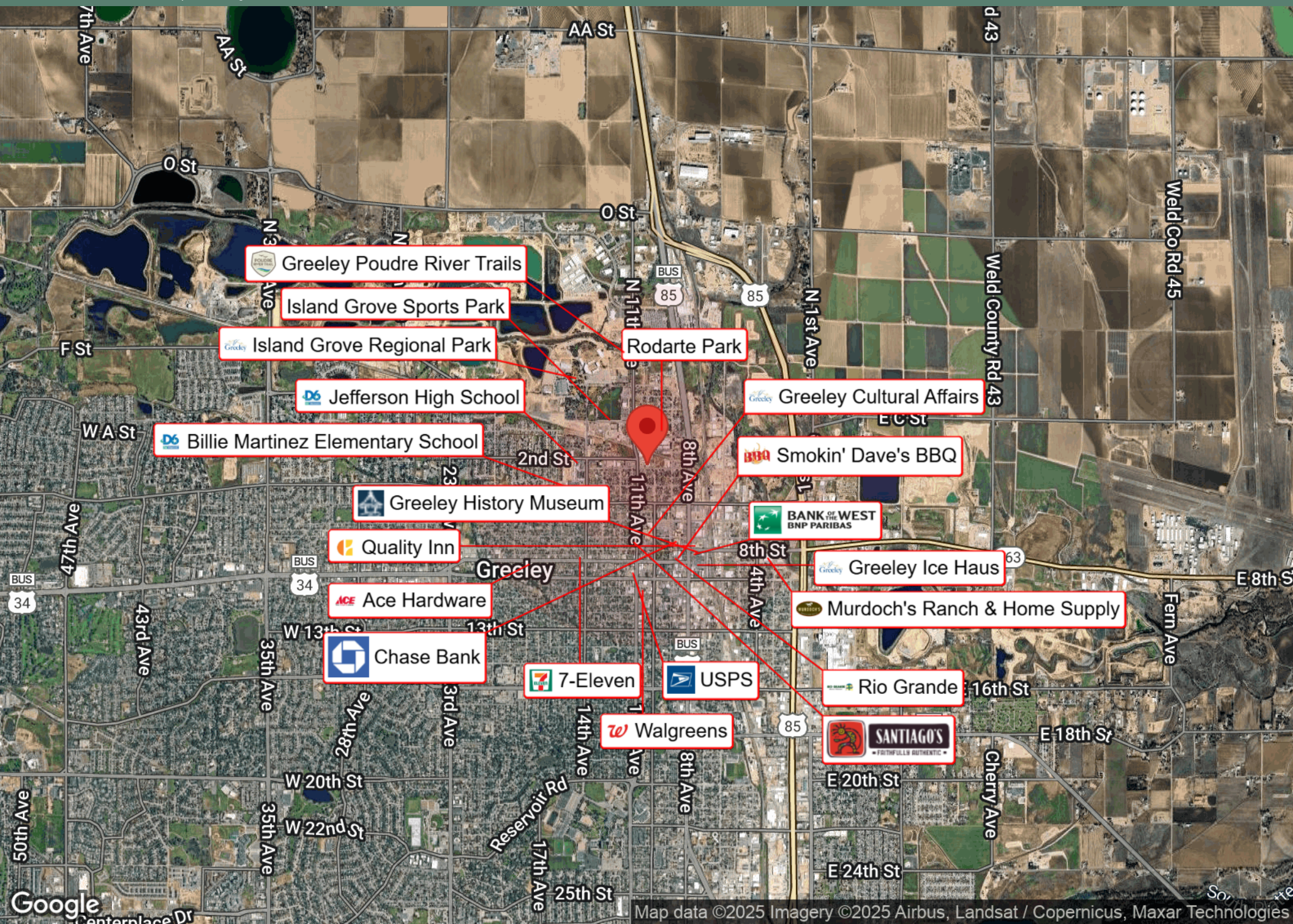


BEING A RESUBDIVISION OF NORTH WELD MINOR SUBDIVISION, LOT 1
NW1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
2.96 ACRES
NUMBER SUB2025-0013



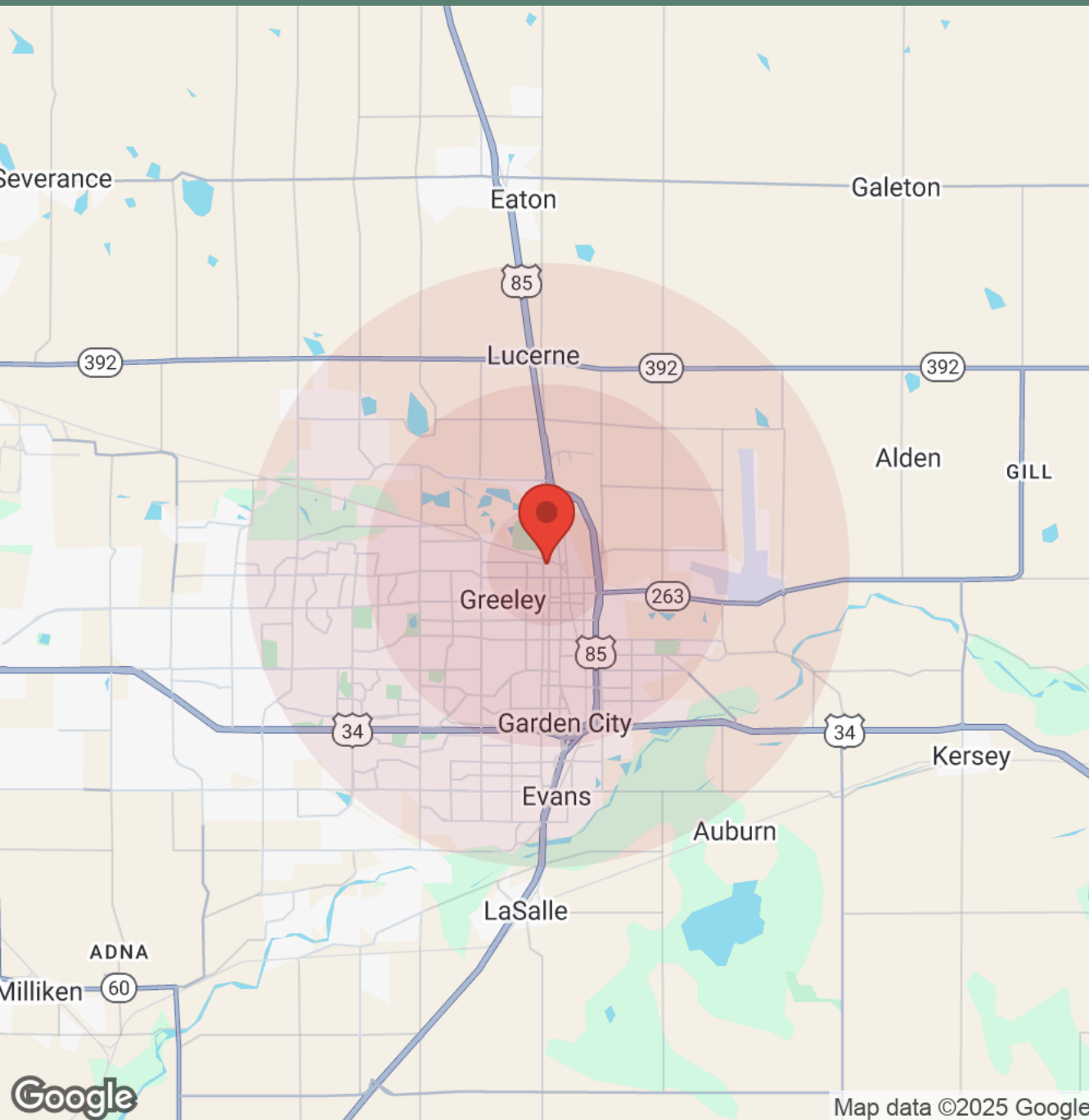
BUSINESS MAP

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631



DEMOGRAPHICS

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631



Population	1 Mile	3 Miles	5 Miles
Male	6,231	36,212	65,328
Female	5,401	32,185	61,435
Total Population	11,632	68,396	126,763

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,297	13,469	26,043
Ages 15-24	1,908	13,494	21,823
Ages 25-54	5,153	27,252	50,889
Ages 55-64	1,051	5,837	11,344
Ages 65+	1,224	8,345	16,663

Race	1 Mile	3 Miles	5 Miles
White	5,289	35,867	68,566
Black	435	2,613	4,183
Am In/AK Nat	36	233	380
Hawaiian	8	62	101
Hispanic	5,418	26,435	47,802
Asian	228	1,737	3,017
Multi-Racial	191	1,313	2,497
Other	28	137	215

Income	1 Mile	3 Miles	5 Miles
Median	\$46,725	\$63,572	\$70,378
< \$15,000	836	2,462	4,024
\$15,000-\$24,999	494	1,671	2,847
\$25,000-\$34,999	258	2,024	3,496
\$35,000-\$49,999	718	3,639	6,294
\$50,000-\$74,999	827	4,218	7,941
\$75,000-\$99,999	361	3,235	6,066
\$100,000-\$149,999	503	4,177	8,755
\$150,000-\$199,999	218	1,572	3,751
> \$200,000	151	1,288	3,216

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,719	26,042	49,481
Occupied	4,365	24,284	46,390
Owner Occupied	1,477	11,779	25,612
Renter Occupied	2,888	12,505	20,778
Vacant	354	1,758	3,091

PHIL KUBAT
(720) 909-8557
phil@transworldcre.com

JACK REILLY
(970) 690-0265
jreilly@transworldcre.com

LOCATION MAPS

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631

