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

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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

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PROPERTY SUMMARY

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





Design Highlights

Price:	\$950,000
Currrent 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

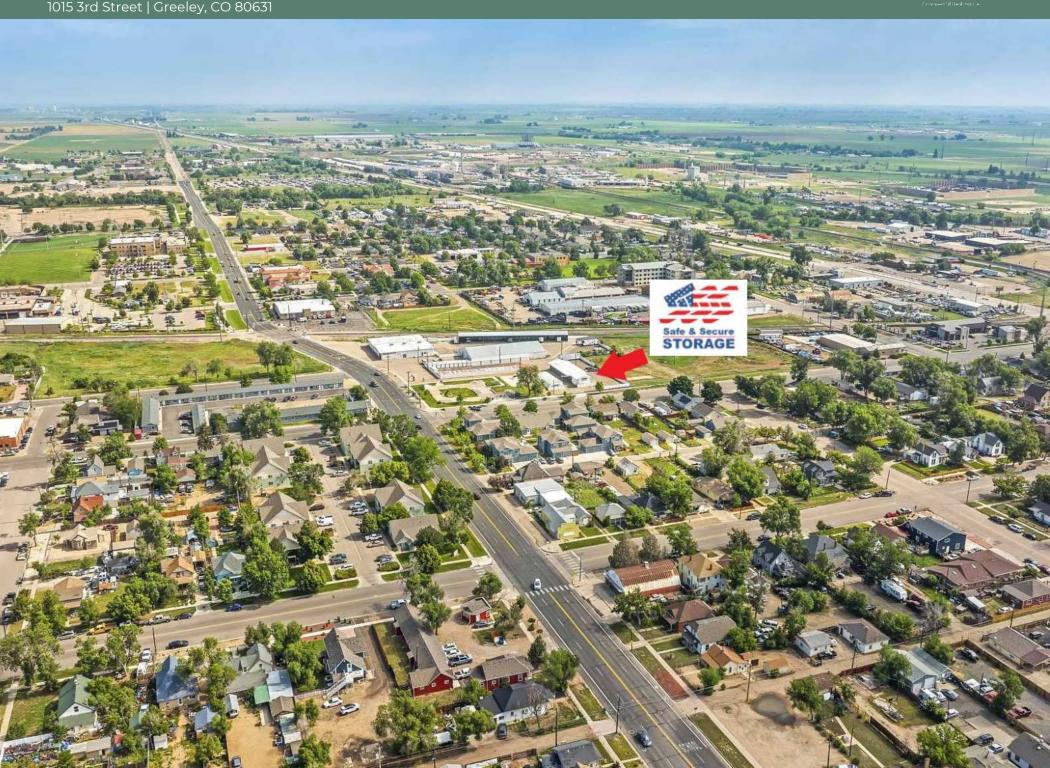
Location Overview

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.







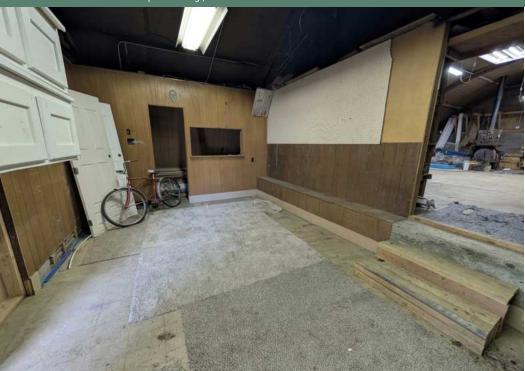








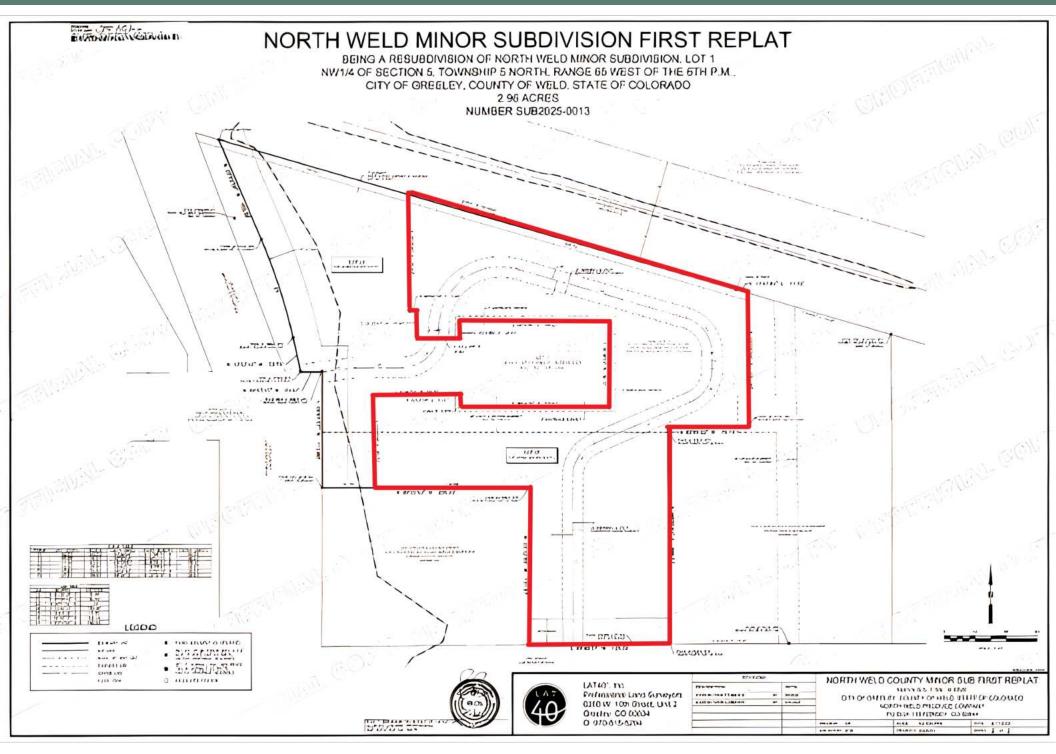








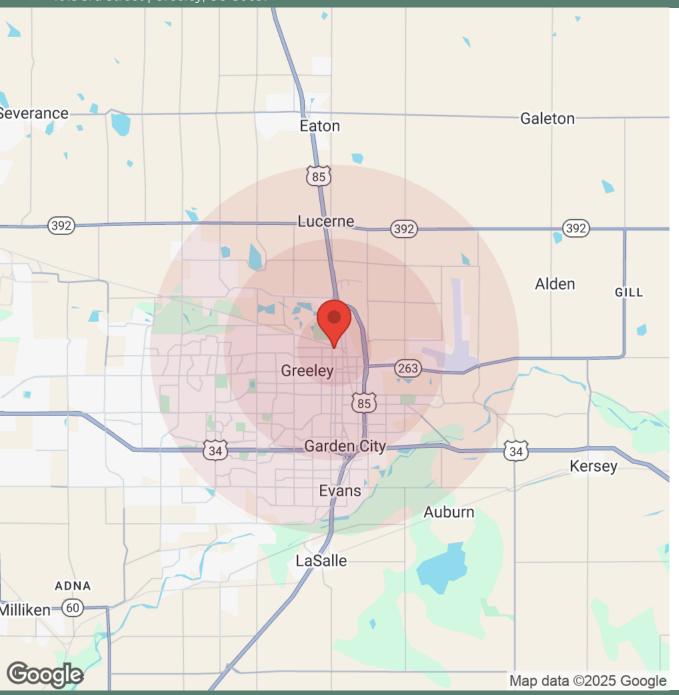




BUSINESS MAP Safe & Secure Self Storage Greeley 1015 3rd Street | Greeley, CO 80631 OSI-Weld County Rd Greelev Poudre River Trails Island Grove Sports Park 🚲 Island Grove Regional Park 🎇 **FSt** Greeley Cultural Affairs Jefferson High School WASt Billie Martinez Elementary School \atop Smokin' Dave's BBQ Greeley History Museum BANK # WEST Quality Inn 8th St Greeley E8thS Ace Hardware 34 Ranch & Home Supply 13th St W 13th C Chase Bank **USPS** Rio Grande 16th St **W** Walgreens E 18th St W 20th St E20th St ∰ W 22nd St E 24th St ≥ 25th St Google Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS





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
Descri	7.5421-	7 1411	E 1411
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
Other	28 1 Mile	137 3 Miles	215 5 Miles
Income	1 Mile	3 Miles	5 Miles
Income Median	1 Mile \$46,725	3 Miles \$63,572	5 Miles \$70,378
Income Median < \$15,000	1 Mile \$46,725 836	3 Miles \$63,572 2,462	5 Miles \$70,378 4,024
Income Median < \$15,000 \$15,000-\$24,999	1 Mile \$46,725 836 494	3 Miles \$63,572 2,462 1,671	5 Miles \$70,378 4,024 2,847
Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999	1 Mile \$46,725 836 494 258	3 Miles \$63,572 2,462 1,671 2,024	5 Miles \$70,378 4,024 2,847 3,496
Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999	1 Mile \$46,725 836 494 258 718	3 Miles \$63,572 2,462 1,671 2,024 3,639	5 Miles \$70,378 4,024 2,847 3,496 6,294
Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999	1 Mile \$46,725 836 494 258 718 827	3 Miles \$63,572 2,462 1,671 2,024 3,639 4,218	5 Miles \$70,378 4,024 2,847 3,496 6,294 7,941
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Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999	1 Mile \$46,725 836 494 258 718 827 361 503	3 Miles \$63,572 2,462 1,671 2,024 3,639 4,218 3,235 4,177	5 Miles \$70,378 4,024 2,847 3,496 6,294 7,941 6,066 8,755
Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000	1 Mile \$46,725 836 494 258 718 827 361 503 218 151	3 Miles \$63,572 2,462 1,671 2,024 3,639 4,218 3,235 4,177 1,572 1,288	5 Miles \$70,378 4,024 2,847 3,496 6,294 7,941 6,066 8,755 3,751 3,216
Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing	1 Mile \$46,725 836 494 258 718 827 361 503 218 151	3 Miles \$63,572 2,462 1,671 2,024 3,639 4,218 3,235 4,177 1,572 1,288	5 Miles \$70,378 4,024 2,847 3,496 6,294 7,941 6,066 8,755 3,751 3,216 5 Miles
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Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing Total Units Occupied	1 Mile \$46,725 836 494 258 718 827 361 503 218 151 1 Mile 4,719 4,365	3 Miles \$63,572 2,462 1,671 2,024 3,639 4,218 3,235 4,177 1,572 1,288 3 Miles 26,042 24,284	5 Miles \$70,378 4,024 2,847 3,496 6,294 7,941 6,066 8,755 3,751 3,216 5 Miles 49,481 46,390
Income Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing Total Units Occupied Owner Occupied	1 Mile \$46,725 836 494 258 718 827 361 503 218 151 1 Mile 4,719 4,365 1,477	3 Miles \$63,572 2,462 1,671 2,024 3,639 4,218 3,235 4,177 1,572 1,288 3 Miles 26,042 24,284 11,779	5 Miles \$70,378 4,024 2,847 3,496 6,294 7,941 6,066 8,755 3,751 3,216 5 Miles 49,481 46,390 25,612
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LOCATION MAPS Safe & Secure Self Storage Greeley 1015 3rd Street | Greeley, CO 80631 Wellington Keota Rustic Ted's Place Pierce Briggsdale Laporte Raymer Stonehar **Fort Collins** Ault 287 Severance Eaton Galeton Masonville Windsor Greeley 34 (34) (34) Loveland Estes Park Evans Weldona Johnstown. 34 Orchard (36) Berthoud 85 Fort Morgan Wiggins Lyons Allenspark Coogle Roggen Longmont Map data ©2025 Google 2nd St Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies