



Offering Memorandum

VALUE-ADD SELF STORAGE INVESTMENT

Enterprise Dr. Self Storage

171 EAST ENTERPRISE DRIVE
AND
35 N RESEARCH DRIVE
PUEBLO WEST, CO 81007

VIDEO TOUR

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TABLE OF CONTENTS

PROPERTY INFORMATION

Property Summary	4
Property Highlights	5
Aerial	6
Property Photos	7
Additional Photos	8
Additional Photos	9
Office	10
Site Plan	11

LOCATION INFORMATION

Location Description	13
Area Map	14
Additional Photos	15
Pueblo County Regional Highlights	16
Pueblo County Regional Overview	17

DEMOGRAPHICS

Demographics Map & Report	19
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PROPERTY ANALYSIS

Proforma Financials	21
Occupancy Report Jan 2026	22

THE TEAM

Meet The Team	24
Disclaimer	25





Property Information



PROPERTY SUMMARY



[VIDEO](#)

OFFERING SUMMARY

SALE PRICE:	\$8,000,000
PROPERTY SIZE:	6 Acres
TOTAL UNITS	567
SELF STORAGE SF	54,150 SF
BOAT AND RV STORAGE	1.39 Acres

PROPERTY DESCRIPTION

SVN is pleased to present Enterprise Self Storage in Pueblo, Colorado, a well-maintained self-storage investment opportunity totaling 567 units across 54,150 square feet on approximately 6 acres across two parcels. The property includes approximately 1.40 acres of outdoor boat and RV storage, providing an additional income stream with flexibility for expansion or reconfiguration. The facility is fenced and paved with an automated gate featuring an onsite leasing office and manager residence. With its large land footprint and existing operational infrastructure, Enterprise Self Storage offers investors a compelling opportunity to acquire a scaled self-storage asset with potential to expand outdoor storage or develop additional units to further enhance long-term revenue.

PREMIER RETAIL LOCATION NEXT TO WALMART!

PROPERTY HIGHLIGHTS

- **NEXT TO WALMART! Solid daily traffic counts of 19,856 cars along US-50.**
- Located in the Pueblo West community, one of the fastest-growing parts of Pueblo County.
- The property is well-positioned to serve the growing community with quick access to US-50 and I-25, providing efficient access across the Front Range.
- Anticipated steady annual growth.
- Strong local household economics with average household incomes of approximately \$99K within 3 miles.



**\$99,245 Avg
Household Income
within 3 miles**



**21,597 Population
within 3 miles**



**.5% Population
Growth Forecasted
2024-2029**



Walmart
Supercenter

50

E Enterprise Dr

N Research Dr



PROPERTY PHOTOS



ADDITIONAL PHOTOS



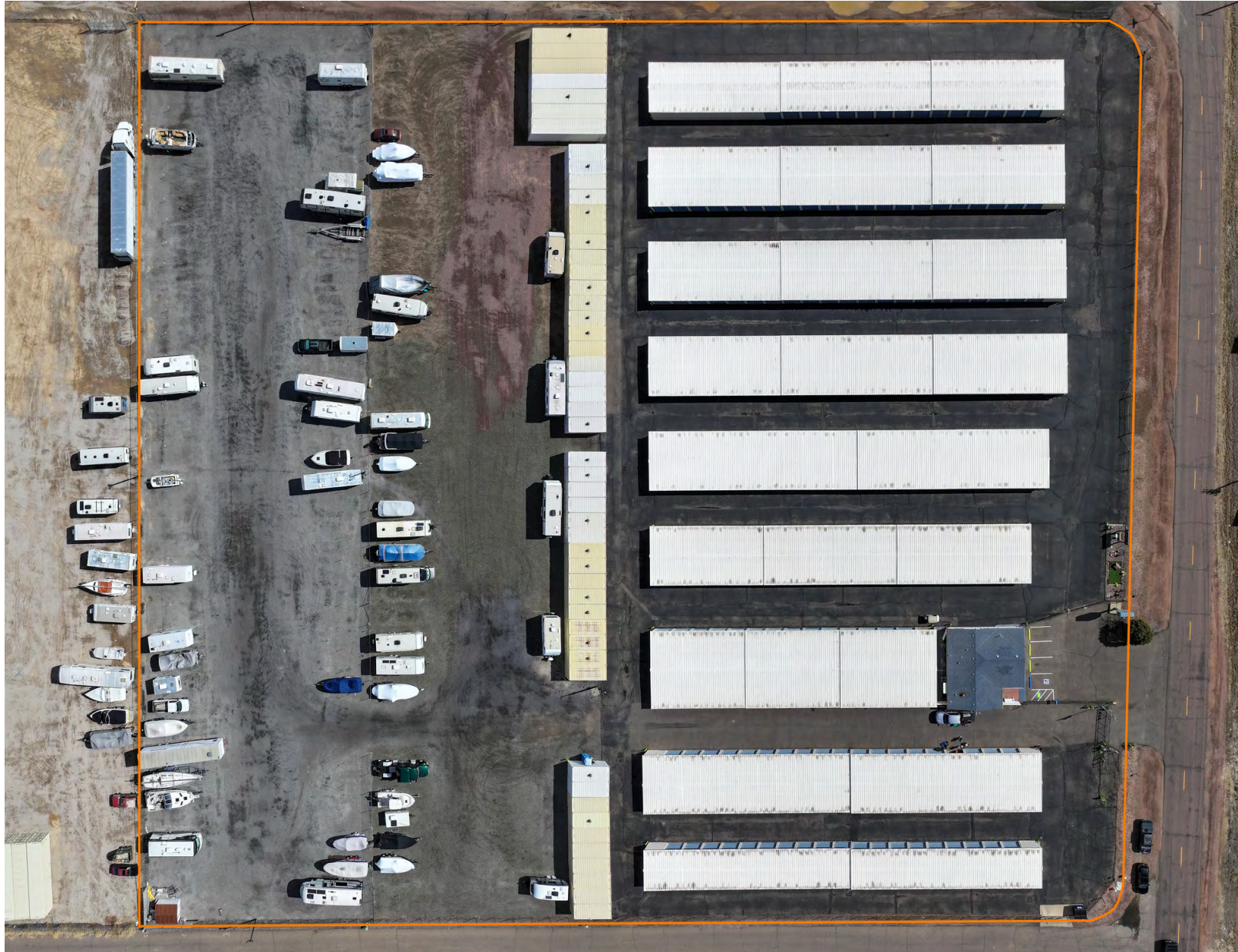
ADDITIONAL PHOTOS



OFFICE



SITE PLAN





Location Information



LOCATION DESCRIPTION

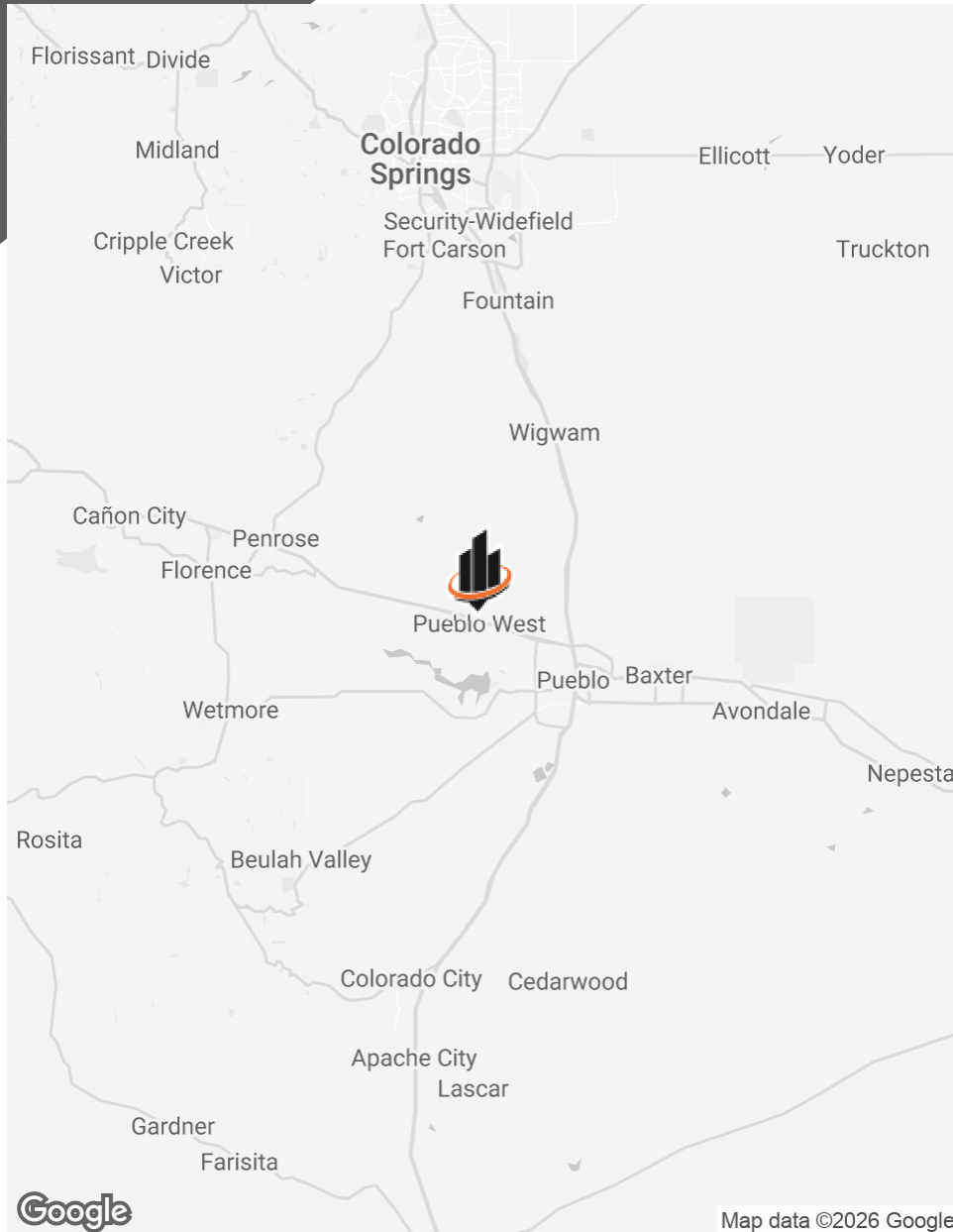
Pueblo West, Colorado is one of Southern Colorado's most attractive growth markets, offering a highly compelling environment for self-storage facilities. The area is driven by steady population expansion, residential build-out, and in-migration from more densely priced Colorado markets.

This site benefits from excellent accessibility via Interstate 25 and U.S. Route 50, providing seamless connectivity to regional population centers and commercial corridors. The surrounding community reflects a desirable blend of full-time residents, retirees, and outdoor enthusiasts, which creates diverse and consistent demand for self-storage. Nearby destinations such as Lake Pueblo State Park and Pueblo West Sportsman's Club contribute to an active lifestyle base, increasing the need for storage of recreational equipment, boats, and RV Campers.

With continued residential growth, expanding infrastructure, and limited institutional-quality storage supply, Pueblo West presents a unique opportunity to own a best-in-class self-storage facility in a market where population growth, lifestyle trends, and economic momentum converge to drive long-term demand.



AREA MAPS



RETAILER MAP

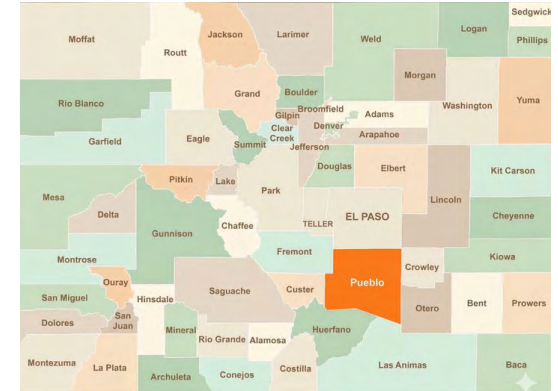


Pueblo County Regional Highlights



PUEBLO COUNTY OVERVIEW

The Pueblo Metropolitan Statistical Area has a population of about **169,866 residents (July 1, 2024 estimate)**, reflecting **approximately 1.0% growth since 2020** and indicating steady, moderate growth in Southern Colorado.



PRIMARY INDUSTRY DRIVERS



**Advanced
Manufacturing**



**Energy &
Natural
Resources**



Healthcare



**Transportation
& Logistics**

Real GDP in Pueblo County totaled approximately **\$8.3B in 2023**, reflecting a **diversifying economy supported by industrial production, healthcare, and energy**. Positioned along Interstate 25, Pueblo serves as a key node within the Front Range corridor, with established freight rail and proposed passenger rail connections to Fort Collins expected to enhance regional connectivity, labor access, and long-term growth, while reinforcing its appeal as a **cost-advantaged alternative for business and investment**.

DEMOGRAPHICS



Household fundamentals in **Pueblo County** are stable: median household income is approximately **\$60,300**, and about **21.5% of adults (25+)** hold a **bachelor's degree** or higher, supporting a diverse regional workforce and steady consumer demand. Housing costs remain a key watch item; as of **2024**, county-level median home values are approximately **\$285,000 (Pueblo County)** and **\$435,000 (Colorado)**.

Pueblo County Regional Overview

GROWTH DYNAMICS

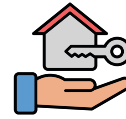
Pueblo County, Colorado



Pueblo County is emerging as a **strategic economic hub in Southern Colorado**, supported by its location along the Interstate 25 corridor connecting Denver, Colorado Springs, and New Mexico. The county's economy is anchored by manufacturing, logistics, healthcare, and renewable energy, with legacy steel operations from EVRAZ North America continuing to support regional employment. **Competitive operating costs** compared to other Front Range markets have also attracted business expansion and industrial investment.

Long-term projections from the Colorado State Demography Office indicate **steady population growth** driven by in-migration and expanding employment opportunities. With infrastructure assets such as Pueblo Memorial Airport, rail access, and interstate connectivity, Pueblo County is well positioned for continued industrial development, business formation, and sustained demand for commercial and residential space.

RANKINGS



#2 Most Affordable Place to Live in Colorado

U.S. News & World Report - Cost of Living Analysis
→ Pueblo consistently ranks among the lowest housing costs in Colorado, making it one of the most affordable metro areas in the state for residents and businesses.



Top 10 Fastest-Growing Large Cities in the U.S.

U.S. News & World Report - Best Places to Live Rankings
→ Pueblo regularly appears among the most affordable cities nationwide, with a cost of living significantly below the national average.



Top 10 Cheapest Places to Live in the United States

U.S. News & World Report - Best Places to Live Rankings
→ Pueblo regularly appears among the most affordable cities nationwide, with a cost of living significantly below the national average.



Top 10 U.S. Cities for First-Time Homebuyers (Affordability)

SmartAsset Analysis
→ Pueblo's low home prices and moderate income levels create strong entry-level housing opportunities compared to larger markets.

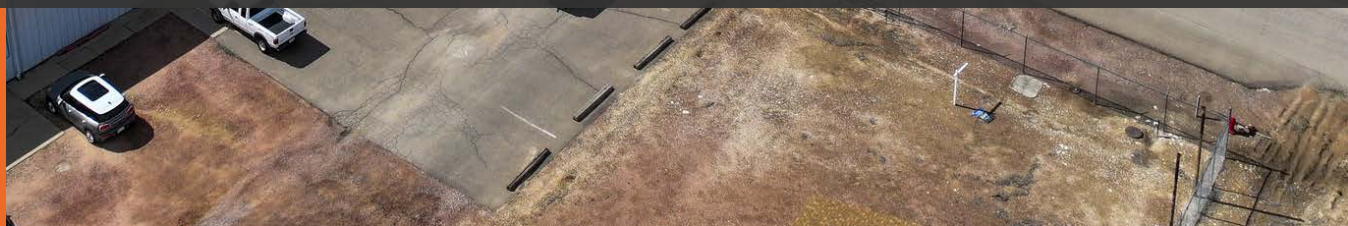


Top 10 Small Cities for Cost of Living

Council for Community and Economic Research - Cost of Living Index
→ Pueblo consistently ranks among the lowest cost-of-living metros in the western United States, benefiting both residents and employers.



Demographics

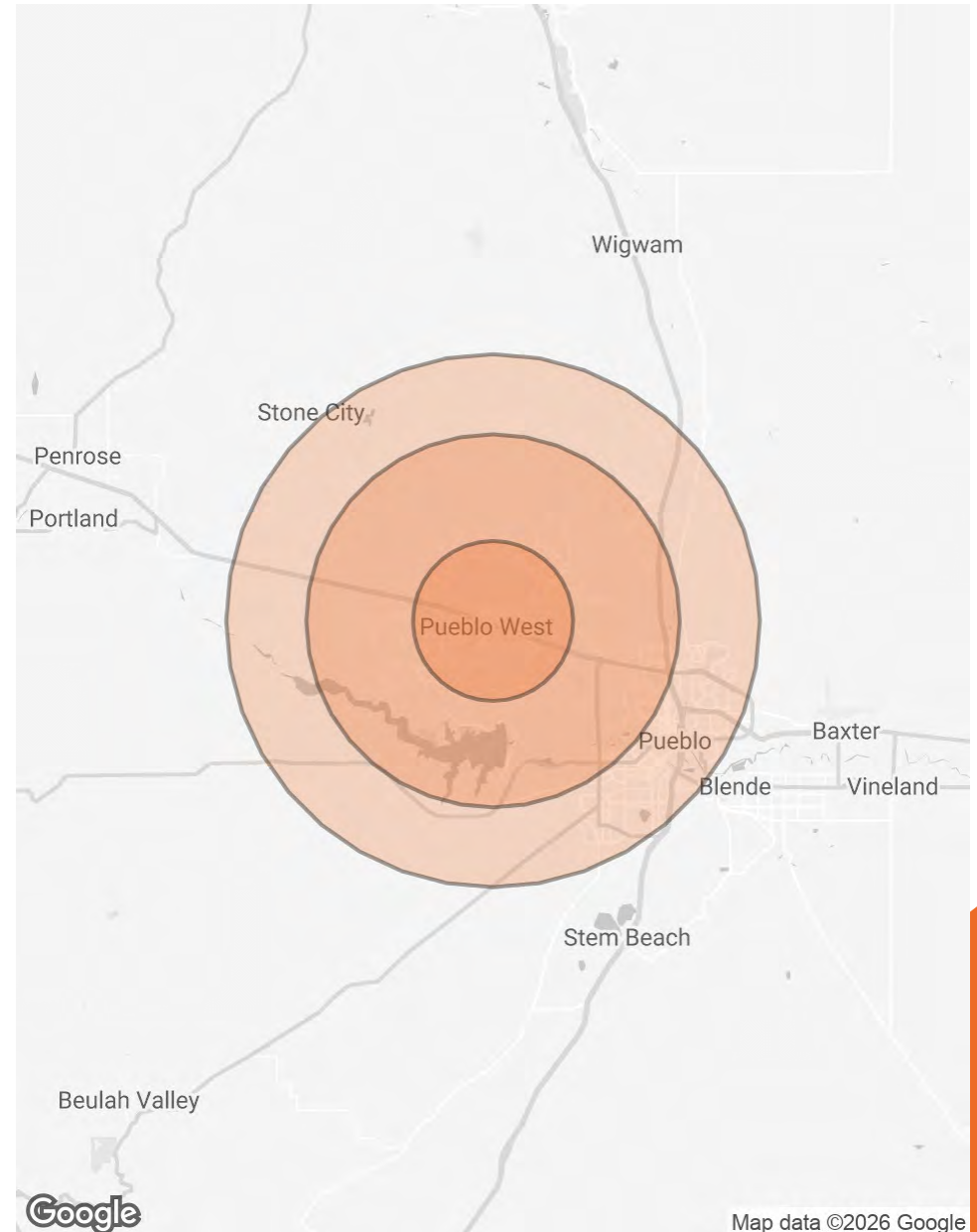


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	7 MILES	10 MILES
TOTAL POPULATION	20,027	56,748	145,256
AVERAGE AGE	40.7	39.9	39.7
AVERAGE AGE (MALE)	41.1	39.2	38.3
AVERAGE AGE (FEMALE)	40.0	40.3	40.7

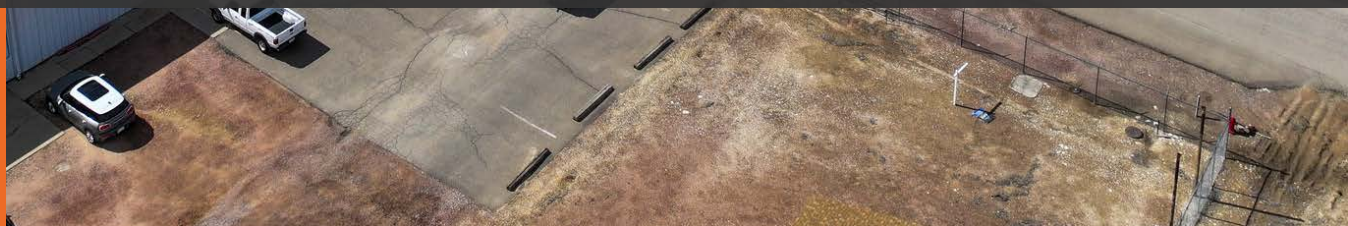
HOUSEHOLDS & INCOME	3 MILES	7 MILES	10 MILES
TOTAL HOUSEHOLDS	7,216	21,392	58,083
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$105,667	\$100,666	\$81,665
AVERAGE HOUSE VALUE	\$386,158	\$345,466	\$286,617

2023 American Community Survey (ACS)





Property Analysis





SELF STORAGE FACILITY PROFORMA

171 E Enterprise Drive
Pueblo West, CO

NRSF CC:

NRSF NCC:

Gross SF +/-:

Prepared by:

Date:

NRSF +/-:

66,605 # Units +/-:

Meredith Mears

3/11/2026

54,150

567

EOY OCCUPANCY		12/31/25	55%	70%	80%	90%	100%
VACANCY (2)			46%	30%	20%	10%	0%
AVERAGE RENTAL RATE		T-12 RADIUS	\$ 15.00	\$ 15.45	\$ 15.91	\$ 16.39	\$ 16.88

INCOME	INCREASE PER YEAR		ProForma		Stabilized Rents		
			Year 1	Year 2	Year 3	Year 4	Year 5
GROSS POTENTIAL INCOME		103%	\$812,250	\$836,618	\$861,716	\$887,568	\$914,195
VACANCY			\$369,574	\$250,985	\$172,343	\$88,757	\$0
GROSS EFFECTIVE RENTAL INCOME			\$442,676	\$585,632	\$689,373	\$798,811	\$914,195
DISCOUNTS / WRITE-OFFS	3%		\$13,280	\$17,569	\$20,681	\$23,964	\$27,426
RV/PARKING INCOME		N/A Incl in GPI	\$0	\$0	\$0	\$0	\$0
OTHER REVENUE			\$22,134	\$29,282	\$34,469	\$39,941	\$45,710
EFFECTIVE GROSS INCOME			\$451,530	\$597,345	\$703,160	\$814,787	\$932,478

OPERATING EXPENSES	INCREASE PER YEAR						
PAYROLL & BENEFITS		103%	\$30,987.34	\$40,994.26	\$48,256.10	\$55,916.75	\$63,993.62
MARKETING & ADVERTISING			\$6,640.14	\$8,784.48	\$10,340.59	\$11,982.16	\$13,712.92
OTHER GENERAL & ADMIN			\$4,426.76	\$5,856.32	\$6,893.73	\$7,988.11	\$9,141.95
REPAIRS & MAINTENANCE			\$4,426.76	\$5,856	\$6,894	\$7,988	\$9,141.95
UTILITIES			\$8,853.53	\$11,712.65	\$13,787.46	\$15,976.22	\$18,283.89
REAL ESTATE TAXES		actual 86052.56	\$86,321.87	\$114,198.29	\$134,427.70	\$155,768.10	\$178,267.93
INSURANCE		actual 12302	\$12,394.94	\$16,397.70	\$19,302.44	\$22,366.70	\$25,597.45
MANAGEMENT FEE			\$22,133.81	\$29,282	\$34,469	\$39,941	\$45,710
OTHER GENERAL & ADMIN			\$2,213.38	\$2,928.16	\$3,446.86	\$3,994.05	\$4,570.97
TOTAL EXPENSES			\$178,398.53	\$236,009.80	\$277,817.25	\$321,920.73	\$368,420.40

NET OPERATING INCOME			\$264,277.72	\$349,622.45	\$411,555.57	\$476,890.02	\$545,774.13
5 Cap			\$ 5,285,554.43	\$ 6,992,449.07	\$ 8,231,111.47	\$ 9,537,800.42	\$ 10,915,482.7

Occupancy Analysis

Report Date

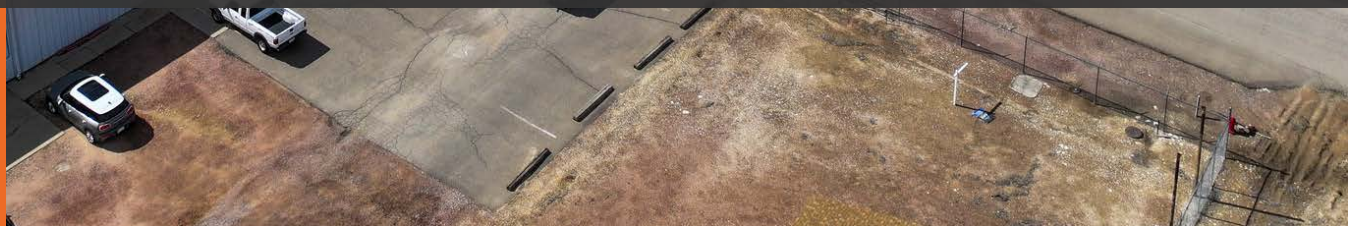
1/1/2026

Enterprise Self Storage

Size Code	Description	Total Units	Standard	Potential Gross Rent	Number	Percent	Potential Rent	Actual Rent	Economic
			Rate		Rented	Rented			Occupancy %
A	5' x 10'	54	\$68.00	\$3,672.00	36	66.67%	\$2,448.00	\$2,204.00	60.02%
B	10' x 10'	145	\$88.00	\$12,760.00	79	54.48%	\$6,952.00	\$6,273.00	49.16%
C	10' x 15'	46	\$113.00	\$5,198.00	38	82.61%	\$4,294.00	\$3,879.00	74.62%
D	10' x 20'	122	\$128.00	\$15,616.00	102	83.61%	\$13,056.00	\$11,857.00	75.93%
E	10' x 25'	1	\$138.00	\$138.00	1	100.00%	\$138.00	\$133.00	96.38%
F	12' x 25'	5	\$183.00	\$915.00	4	80.00%	\$732.00	\$646.00	70.60%
G	10' x 30'	13	\$183.00	\$2,379.00	13	100.00%	\$2,379.00	\$2,168.00	91.13%
P2	PODS 8' x 40' DOUBLE DOCK	2	\$178.00	\$356.00	2	100.00%	\$356.00	\$347.00	97.47%
PF	PODS 8' x 40'	5	\$168.00	\$840.00	5	100.00%	\$840.00	\$795.00	94.64%
PT	PODS 8' x 20'	44	\$123.00	\$5,412.00	29	65.91%	\$3,567.00	\$3,251.00	60.07%
SP	Outdoor spaces 35' x 12'	130	\$63.00	\$8,190.00	63	48.46%	\$3,969.00	\$3,641.00	44.46%
Totals		567	\$97.84	\$55,476.00	372	65.61%	\$38,731.00	\$35,194.00	63.44%



The Team



MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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