



# ESTABLISHED LUXURY STORAGE FACILITY

OFFERING MEMORANDUM & INVESTMENT OVERVIEW



**601-663  
W 66th St.  
Loveland, CO 80538**

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THE STATION  
REAL ESTATE COMPANY  
201 EAST 4TH STREET  
LOVELAND, CO 80537



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# EXECUTIVE SUMMARY

**601-663 West 66th Street** - All Season Luxury Garages - provides a unique opportunity to acquire an established and profitable luxury climate-controlled storage facility, ideal for discerning clientele seeking a home away from home storage experience. This premier storage facility features **24 climate-controlled units** and offers versatile usage, catering to storage needs for boats, RVs, campers, car collectors, hobby enthusiasts, commercial warehouse space, and even the potential for personalized "man or woman cave" spaces. Recognized in Northern Colorado as the premier luxury storage facility, this Class A property historically achieves over **95% occupancy**, ensuring a substantial cash flow potential alongside minimal maintenance requirements.

The property offers a range of floor plans and square footages, appealing to a diverse tenant base. **Units vary from 1,000 to 2,000 square feet**, providing ample options for storage tailored to individual needs. As a one-of-a-kind facility in Northern Colorado, this facility meets the high demand for secure and top-tier storage solutions, aligning with the 82,000 registered boats in Colorado, as per the 2021 United States Registration data.

Constructed with steel and concrete, featuring a metal roof and well-insulated 6" concrete walls, this facility ensures durability and climate control. The units boast generous 19' ceilings, with various size configurations including **12 Standard units (20X50)**, **6 Duplex units (40X50)**, and **6 Mega Units (24X80)** and include an office and a bathroom. Each unit is equipped with forced air heat, oversized garage doors with openers (14' for Mega Units, 12' for Duplex & Standard Units), water spigots, metered electric, and a 50 amp RV plug. Water and gas are included in the rental, and all units have bathroom rough ins. Mezzanine build options are also available. The units feature epoxy flooring, floor drains, and other amenities for convenience and durability, ensuring stain resistance and longevity.

Security is of utmost importance, as the facility ensures a fully secure environment with a keypad entrance allowing 24-hour access, automatic gates with a security code, and comprehensive surveillance camera coverage. Rest assured, your tenants can have peace of mind knowing their assets are safeguarded. Essential services such as trash removal and an RV dump enhance the overall experience. Situated in **close proximity to major interstates**, including Highway 287 and I-25, the demand for this Class A asset is poised to grow, aligning with the anticipated population growth in Northern Colorado. Don't miss this opportunity to invest in a premier luxury storage facility with a proven track record and unmatched potential for growth! Contact us today to seize this opportunity and venture into a lucrative investment, offering both luxury and substantial returns.



# PROPERTY HIGHLIGHTS & BUILDING IMPROVEMENTS

## Lot Size

94,239 sq ft / 2.1 Acres

## Building Size

36,290 sq ft

## Year Built

2018

Incumbent Business Owner  
All Season Luxury Garages

## Property Zoning

Industrial

## Total Garages

24 Units

## Occupancy Rate

95%

## Net Operating Income

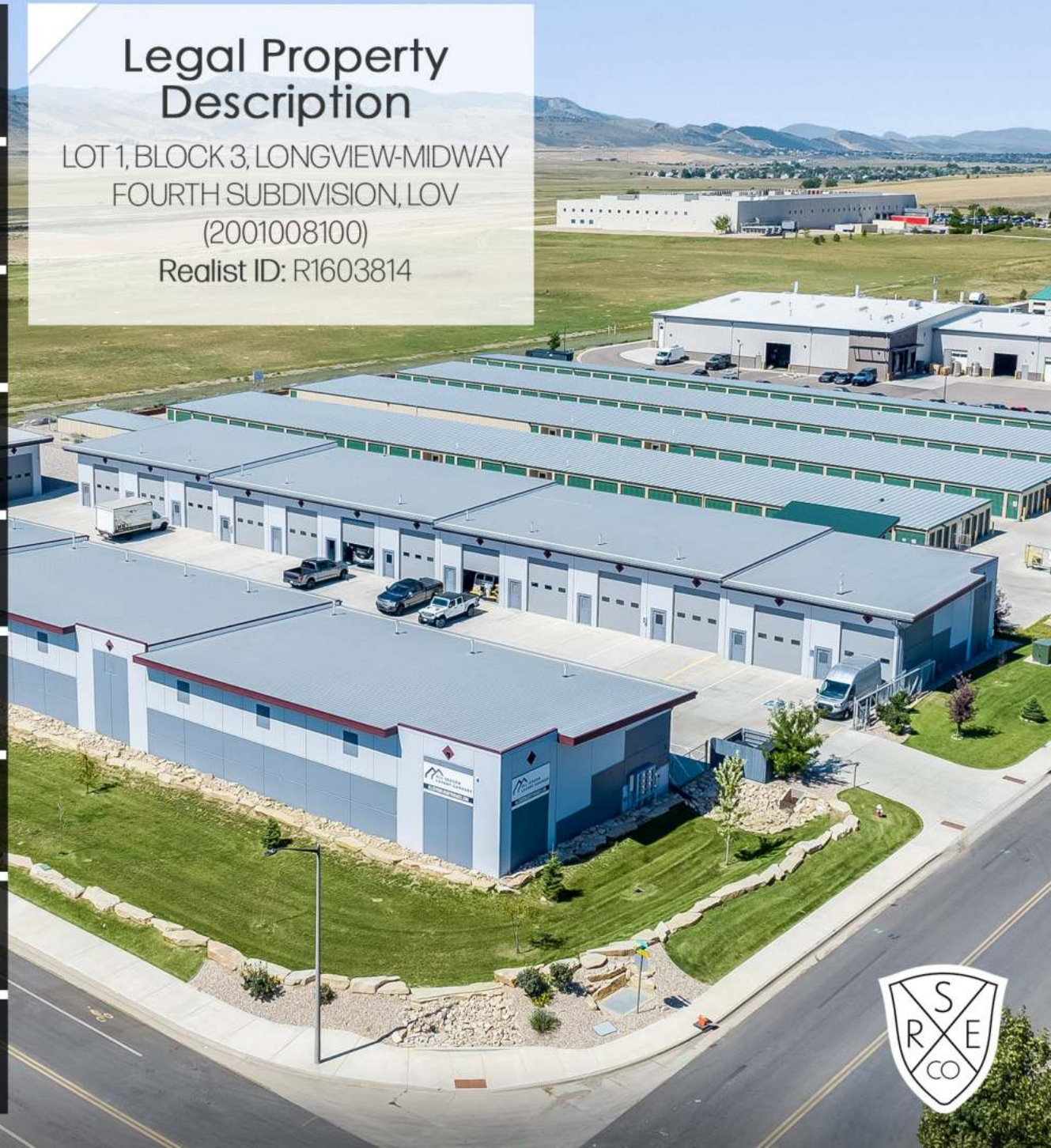
\$291,000

## Offering Price

\$8,000,000

## Legal Property Description

LOT 1, BLOCK 3, LONGVIEW-MIDWAY  
FOURTH SUBDIVISION, LOV  
(2001008100)  
Realist ID: R1603814





# KEY FEATURES & INVESTMENT OVERVIEW

## Prime Location:

All Season Luxury Garages is strategically situated in a high-demand area, ensuring a steady stream of customers and maximum occupancy rates.

## Proven Profitability:

With a track record of impressive financial performance, this storage business has consistently delivered strong returns on investment.

## Diverse Client Base:

An established, loyal customer base includes individuals, businesses, and even long-term renters, guaranteeing a steady flow of income year-round.

## Modern Security Systems:

State-of-the-art security measures, including surveillance cameras, access control, and on-site management, ensure the safety and peace of mind for both you and your customers.

## Low Overhead:

With efficient operations and low maintenance costs, this business offers an impressive profit margin that's perfect for hands-off ownership or active involvement.

## Turnkey Operation:

Benefit from a well-organized system making the transition seamless and hassle-free.

## Online Presence:

Purchase of this facility includes a professionally designed website and a strong online presence, contributing to customer acquisition and retention. ([www.allseasonluxurygarages.com](http://www.allseasonluxurygarages.com))

## Expansion Opportunities:

Unlock untapped potential of the existing facility by expanding man/woman caves with bathrooms and mezzanines

## Why Invest in a Storage Business?

### Recession-Resistant:

Storage businesses tend to remain robust even during economic downturns as people require storage space for various reasons.

### Steady Cash Flow:

Monthly rental income provides a stable source of revenue, reducing financial uncertainty

### Scalability:

The potential for growth is virtually unlimited, allowing you to scale up and diversify your revenue streams.

### Ownership Flexibility:

Whether you're a hands-on entrepreneur or prefer passive ownership, this business model accommodates various ownership styles.



# FACILITY AMENITIES & UNIT FEATURES



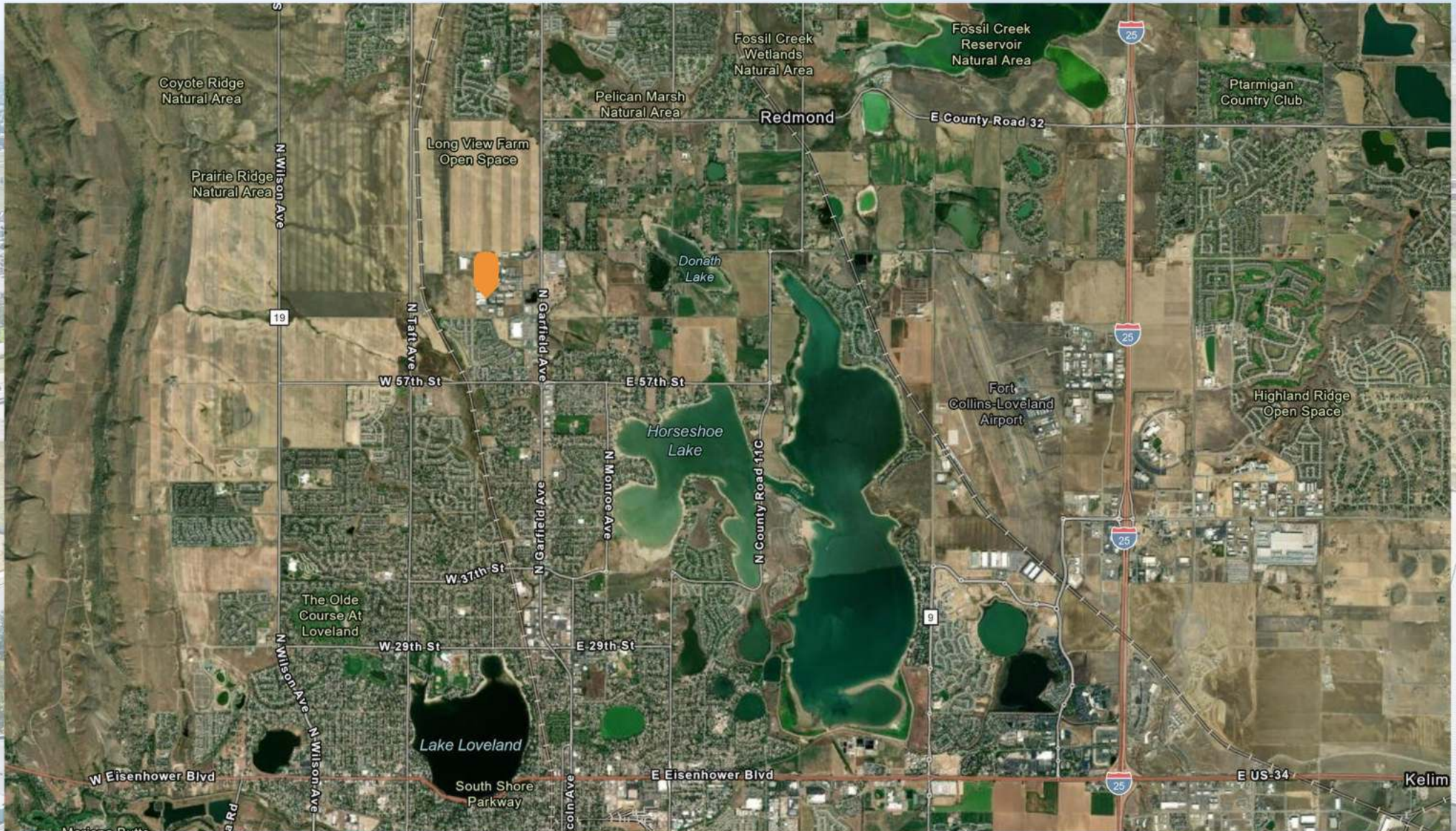
## Included Amenities

- Office w/ Bathroom
- Keypad Entrance
- Automatic Gate w/ Security Code
- Security Cameras
- RV Dump
- Trash Disposal

## Unit Features

- 19 Foot Ceilings
- Forced Air Heating
- 12 & 14 ft, Remote-Access Garage Doors
- Water Spigots in Each Unit
- Individually Metered Electric
- 50 AMP RV Plug in Each Unit
- Epoxy Flooring
- Floor Drains
- Bathroom Rough Ins
- Mezzanine Build Options
- Bright, LED Lighting

# AERIAL FOOTPRINT





# REGIONAL TRAFFIC EVALUATION

High traffic counts and proximity to major interstates, specifically Highway 287 which runs from Denver to Montana, as well as I-25 that runs as far south as New Mexico, the demand for this asset will continue to increase with the current and expected population growth of Northern Colorado.

## Traffic Count Map

651 W. 66th St. Loveland, CO 80538  
Rings: 1, 5, 10 mile radii

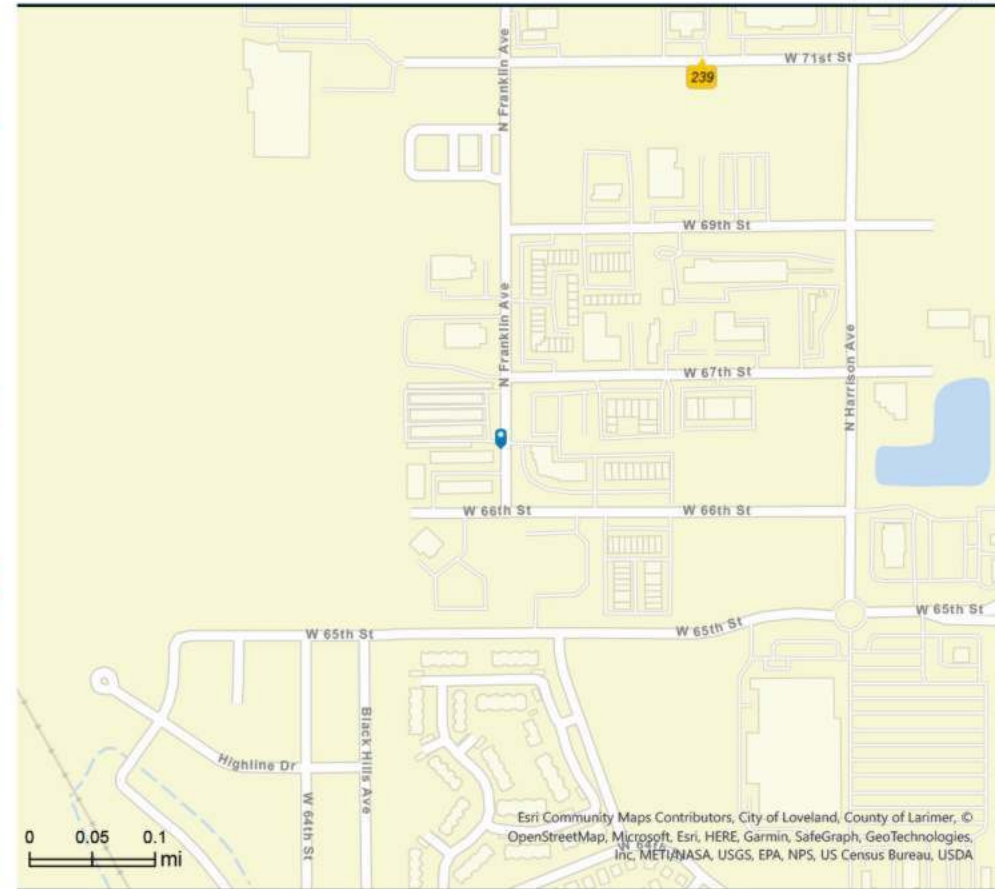
Prepared by Esri  
Latitude: 40.46033  
Longitude: -105.08547



## Traffic Count Map - Close Up

651 W. 66th St. Loveland, CO 80538  
Rings: 1, 5, 10 mile radii

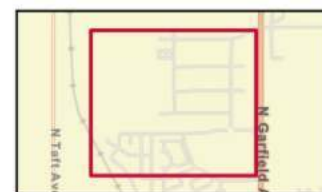
Prepared by Esri  
Latitude: 40.46033  
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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Source: ©2023 Kalibrate Technologies (Q2 2023).



# DEMOGRAPHIC PROFILE (NORTHWEST LOVELAND)



## Demographic and Income Comparison Profile

651 W. 66th St. Loveland, CO 80538  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 40.46033  
Longitude: -105.08547

	1 mile	5 miles	10 miles
<b>Census 2010 Summary</b>			
Population	2,037	94,241	256,723
Households	839	37,664	102,255
Families	617	25,412	62,510
Average Household Size	2.42	2.49	2.43
Owner Occupied Housing Units	725	26,205	64,375
Renter Occupied Housing Units	114	11,465	37,880
Median Age	39.6	38.2	34.0
<b>Census 2020 Summary</b>			
Population	2,505	104,748	312,695
Households	1,097	43,005	125,087
Average Household Size	2.28	2.42	2.41
<b>2023 Summary</b>			
Population	2,856	106,790	331,345
Households	1,276	44,362	133,645
Families	894	28,369	80,233
Average Household Size	2.24	2.39	2.40
Owner Occupied Housing Units	1,058	31,262	86,777
Renter Occupied Housing Units	218	13,100	46,868
Median Age	39.7	40.2	36.5
Median Household Income	\$79,259	\$83,970	\$82,493
Average Household Income	\$109,102	\$119,270	\$118,139
<b>2028 Summary</b>			
Population	3,008	108,679	344,832
Households	1,371	45,820	140,993
Families	955	29,121	84,513
Average Household Size	2.19	2.36	2.37
Owner Occupied Housing Units	1,160	33,088	94,447
Renter Occupied Housing Units	211	12,733	46,546
Median Age	40.0	40.5	37.3
Median Household Income	\$101,145	\$100,803	\$99,896
Average Household Income	\$128,725	\$139,147	\$137,217
<b>Trends: 2023-2028 Annual Rate</b>			
Population	1.04%	0.35%	0.80%
Households	1.45%	0.65%	1.08%
Families	1.33%	0.52%	1.04%
Owner Households	1.86%	1.14%	1.71%
Median Household Income	5.00%	3.72%	3.90%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 30, 2023

## Demographic and Income Comparison Profile

651 W. 66th St. Loveland, CO 80538  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 40.46033  
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	1 mile		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
<b>2023 Households by Income</b>						
<\$15,000	139	10.9%	2,648	6.0%	9,798	7.3%
\$15,000 - \$24,999	51	4.0%	1,716	3.9%	6,174	4.6%
\$25,000 - \$34,999	105	8.2%	2,740	6.2%	7,932	5.9%
\$35,000 - \$49,999	129	10.1%	4,511	10.2%	13,688	10.2%
\$50,000 - \$74,999	193	15.1%	7,957	17.9%	23,059	17.3%
\$75,000 - \$99,999	100	7.8%	6,115	13.8%	17,070	12.8%
\$100,000 - \$149,999	260	20.4%	8,303	18.7%	23,892	17.9%
\$150,000 - \$199,999	164	12.9%	4,605	10.4%	14,955	11.2%
\$200,000+	134	10.5%	5,768	13.0%	17,056	12.8%
Median Household Income	\$79,259		\$83,970		\$82,493	
Average Household Income	\$109,102		\$119,270		\$118,139	
Per Capita Income	\$44,851		\$49,786		\$47,777	
<b>2028 Households by Income</b>						
<\$15,000	127	9.3%	2,346	5.1%	9,037	6.4%
\$15,000 - \$24,999	41	3.0%	1,236	2.7%	4,623	3.3%
\$25,000 - \$34,999	91	6.6%	2,134	4.7%	6,451	4.6%
\$35,000 - \$49,999	127	9.3%	3,916	8.5%	12,182	8.6%
\$50,000 - \$74,999	169	12.3%	7,138	15.6%	21,449	15.2%
\$75,000 - \$99,999	120	8.8%	5,896	12.9%	16,797	11.9%
\$100,000 - \$149,999	291	21.2%	9,620	21.0%	28,202	20.0%
\$150,000 - \$199,999	218	15.9%	6,278	13.7%	20,741	14.7%
\$200,000+	187	13.6%	7,256	15.8%	21,487	15.2%
Median Household Income	\$101,145		\$100,803		\$99,896	
Average Household Income	\$128,725		\$139,147		\$137,217	
Per Capita Income	\$53,899		\$58,982		\$56,215	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

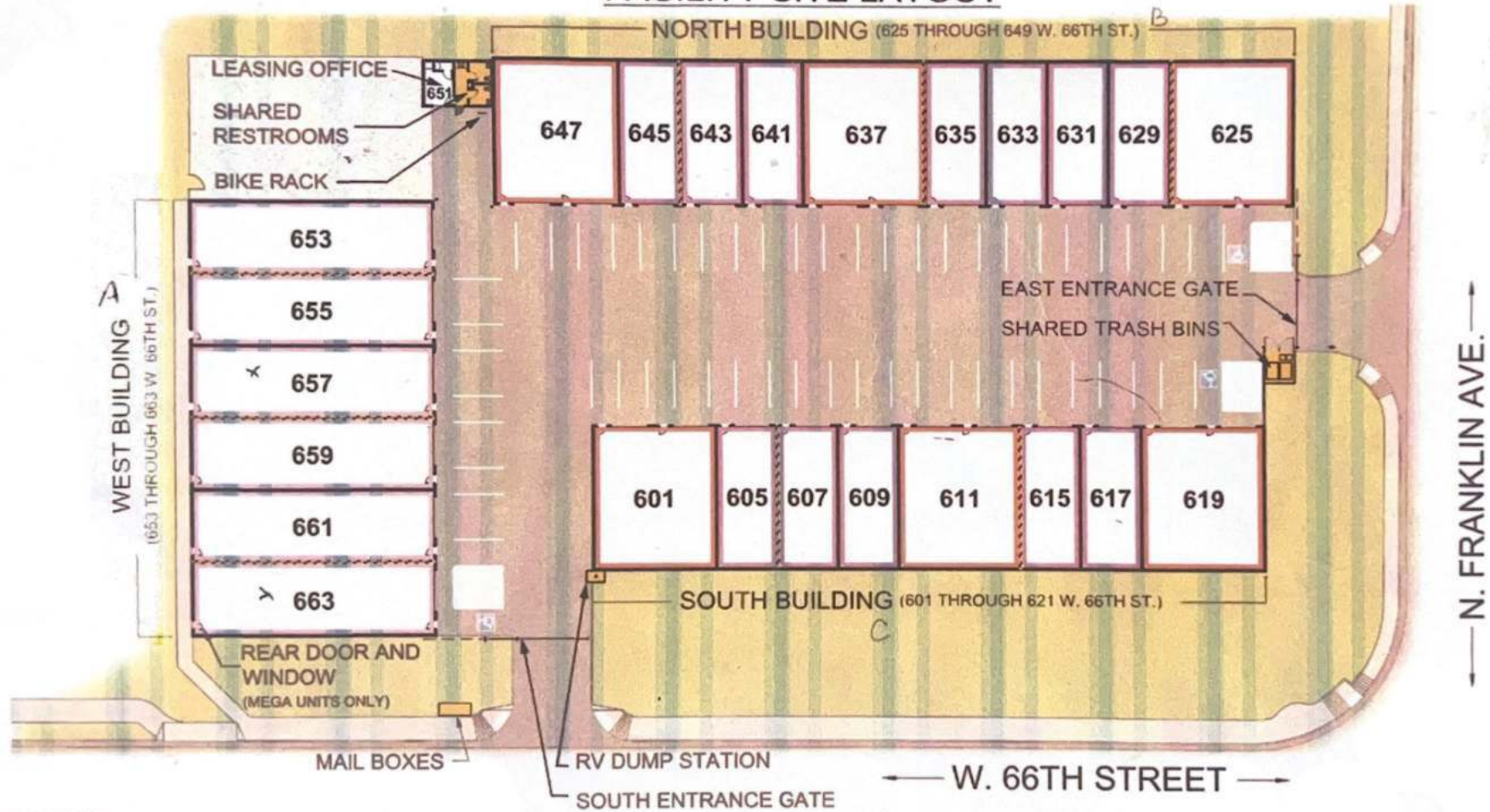
August 30, 2023

# FACILITY LAYOUT



## -ALL SEASON LUXURY GARAGES-

601 THRU 663 WEST 66TH STREET  
FACILITY SITE LAYOUT



### LEGEND

- |  |                        |  |                          |  |                            |        |  |        |  |                   |
|--|------------------------|--|--------------------------|--|----------------------------|--------|--|--------|--|-------------------|
|  | MEGA UNIT<br>24' X 80' |  | DUPLEX UNIT<br>40' X 50' |  | STANDARD UNIT<br>20' X 50' | LEASED |  | VACANT |  | AVAILABLE<br>SOON |
|--|------------------------|--|--------------------------|--|----------------------------|--------|--|--------|--|-------------------|



# GEOGRAPHIC PROFILE | LOVELAND, COLORADO

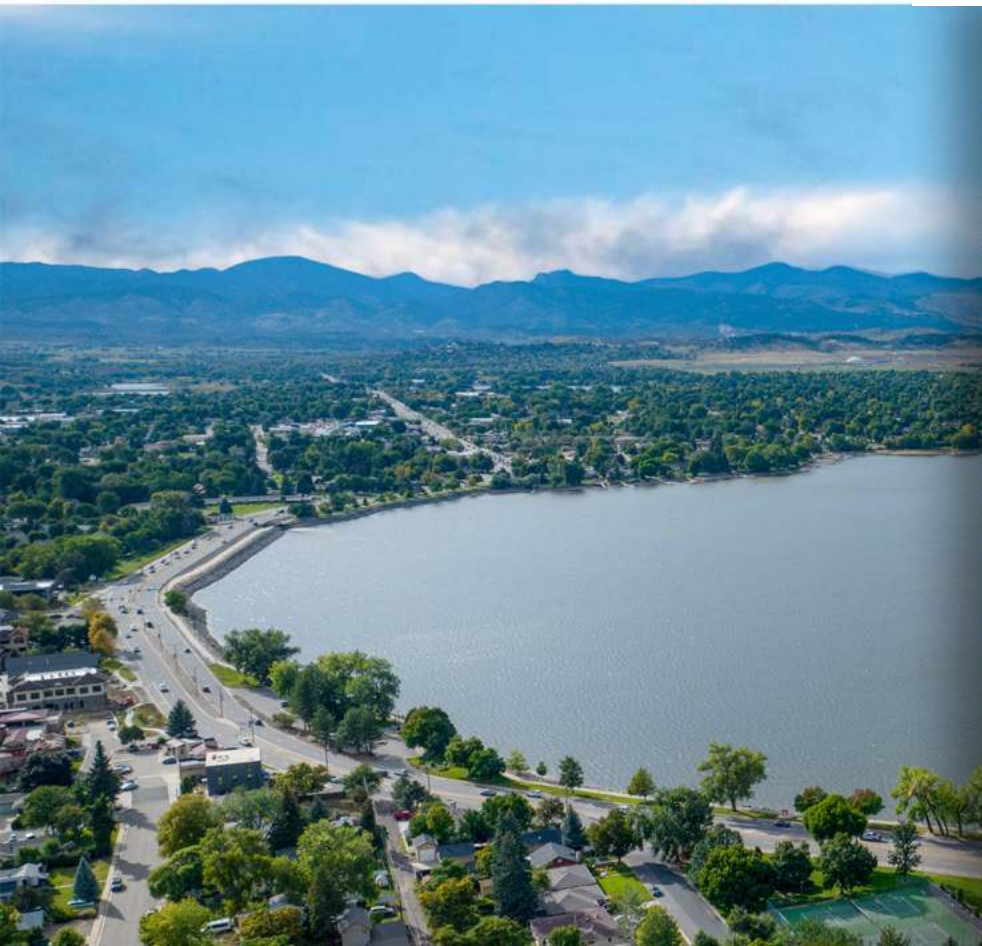
Welcome to Loveland - a charming town nestled in Northern Colorado. It is part of Larimer County and is situated between Fort Collins and Denver - perfect for outdoor and hobby enthusiasts of all kinds. Here, you'll find a haven for those who thrive in the great outdoors and relish pursuing their passions.

Loveland is home to several pristine lakes, teeming with fish. Spend your weekends casting a line from the shore, or if you prefer, rent a boat and explore the waters while fishing for bass, trout, walleye and more.

Loveland is famous for its annual Valentine Re-Mailing Program. People from all over the world send their valentine cards to Loveland to have them stamped with a special Loveland postmark before being sent to their intended recipients.

The city offers various opportunities for outdoor enthusiasts, with nearby access to hiking, fishing, boating, and camping at places like Boyd Lake State Park and Rocky Mountain National Park.

Loveland's economy is diverse, with industries such as manufacturing, technology, healthcare, and agriculture playing significant roles.



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS





# INTERIOR PHOTOS



Mantle Ranch Real Estate Limited Partnership  
Profit & Loss  
January through December 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
40002 · Maintenance Fee - All Seasons	416.00	330.00	1,353.00	723.00	495.00	990.00	363.00	792.00	363.00	198.00	0.00	363.00	6,386.00
40003 · Rental Income All Seasons LG	32,452.97	29,344.98	52,028.73	34,339.33	24,309.03	50,784.46	21,955.46	57,170.41	40,860.30	37,207.30	51,490.40	17,073.40	449,016.77
<b>Total Income</b>	32,868.97	29,674.98	53,381.73	35,062.33	24,804.03	51,774.46	22,318.46	57,962.41	41,223.30	37,405.30	51,490.40	17,436.40	455,402.77
<b>Expense</b>													
63500 · HOA Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
61100 · Advertising	828.99	828.99	1,627.99	828.99	828.99	828.99	828.99	828.99	1,627.99	828.99	828.99	918.87	11,635.76
61800 · Insurance													
61901 · Liability Insurance	929.57	929.57	929.57	929.57	929.57	929.57	929.57	929.57	929.57	968.07	968.07	968.07	11,270.34
<b>Total 61800 · Insurance</b>	929.57	929.57	929.57	929.57	929.57	929.57	929.57	929.57	929.57	968.07	968.07	968.07	11,270.34
62200.5 · Professional Fees													
62002.5 · Consulting	0.00	0.00	0.00	0.00	0.00	800.00	800.00	800.00	800.00	800.00	1,100.00	800.00	5,900.00
62201.5 · Accounting	596.00	0.00	0.00	2,790.00	0.00	633.75	0.00	0.00	0.00	0.00	0.00	0.00	5,012.25
62200.5 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	-400.00	0.00
<b>Total 62200.5 · Professional Fees</b>	596.00	0.00	0.00	2,790.00	0.00	1,433.75	800.00	800.00	1,200.00	800.00	1,100.00	1,392.50	10,912.25
62300 · Licenses and Permits	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
62400 · Management Fees	500.00	800.00	800.00	800.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00
62495 · Office Expense	727.00	0.00	652.95	200.00	0.00	830.72	0.00	260.84	268.00	189.16	242.00	200.00	3,570.67
62900 · Repairs & Maintenance													
62901 · Property	985.00	862.50	3,779.88	0.00	415.00	770.00	685.00	465.00	550.00	800.00	235.00	744.00	10,291.38
62902 · Building Repairs	0.00	0.00	2,190.64	1,096.66	0.00	120.00	0.00	141.00	137.10	160.00	0.00	500.00	4,345.40
<b>Total 62900 · Repairs &amp; Maintenance</b>	985.00	862.50	5,970.52	1,096.66	415.00	890.00	685.00	606.00	687.10	960.00	235.00	1,244.00	14,636.78
63000 · Supplies - General	0.00	80.59	0.00	0.00	0.00	68.18	0.00	0.00	0.00	0.00	0.00	0.00	148.77
63010 · Telephone	116.84	0.00	0.00	351.87	116.75	116.75	0.00	117.00	118.49	117.00	117.67	99.40	1,271.77
63039 · Taxes													
63050 · Property													
63050.3 · Property Tax - All Seasons	0.00	86,379.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86,379.39
<b>Total 63050 · Property</b>	0.00	86,379.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86,379.39
<b>Total 63039 · Taxes</b>	0.00	86,379.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86,379.39
63410 · Utilities													
63414 · Cable/Internet	243.10	0.00	496.24	243.07	243.04	243.04	0.00	243.33	243.33	243.33	243.17	243.17	2,684.82
63411 · Gas and Electric	1,444.83	2,289.68	2,067.61	1,202.80	814.96	428.13	57.85	803.38	309.60	400.59	462.20	1,855.32	12,136.95
63412 · Trash	206.36	206.36	206.36	206.36	0.00	206.36	206.36	206.36	213.62	213.62	213.62	213.62	2,299.00
63413 · Water/Sewer	0.00	361.98	86.27	86.11	127.51	484.55	0.00	466.89	518.78	0.00	451.35	0.00	2,583.44
<b>Total 63410 · Utilities</b>	1,894.29	2,858.02	2,856.48	1,738.34	1,185.51	1,362.08	264.21	1,719.96	1,285.33	857.54	1,370.34	2,312.11	19,704.21
<b>Total Expense</b>	6,817.69	92,739.06	12,837.51	6,735.43	4,275.82	6,460.04	3,507.77	5,262.36	6,116.48	4,720.76	4,862.07	7,534.95	163,869.94
<b>Net Ordinary Income</b>	26,051.28	-63,064.08	40,544.22	26,326.90	20,528.21	45,314.42	18,810.69	52,700.05	35,106.82	32,684.54	46,628.33	9,901.45	291,532.83
<b>Other Income/Expense</b>													
<b>Other Income</b>													
69999 · Int Inc Chase Bank 5878	2.56	1.21	1.34	1.26	1.39	1.38	1.50	1.70	1.92	2.12	2.13	2.21	20.72
<b>Total Other Income</b>	2.56	1.21	1.34	1.26	1.39	1.38	1.50	1.70	1.92	2.12	2.13	2.21	20.72
<b>Net Other Income</b>	2.56	1.21	1.34	1.26	1.39	1.38	1.50	1.70	1.92	2.12	2.13	2.21	20.72
<b>Net Income</b>	<b>26,053.84</b>	<b>-63,062.87</b>	<b>40,545.56</b>	<b>26,328.16</b>	<b>20,529.60</b>	<b>45,315.80</b>	<b>18,812.19</b>	<b>52,701.75</b>	<b>35,108.74</b>	<b>32,686.66</b>	<b>46,630.46</b>	<b>9,903.66</b>	<b>291,553.55</b>

# THE STATION RE CO

The Station Real Estate Company  
201 East 4th Street  
Loveland, Colorado 80537



## LINDA KERNS

Residential & Commercial Broker  
E: linda.kerns@thestationre.com  
D: 970-590-4884

### Who is The STATION Real Estate Company?

A service focused team of REALTORS with an intimate understanding of the Northern Colorado real estate marketplace. We specialize in the purchase and sale of residential real estate, as well as analyzing and securing income producing investment properties throughout Northern Colorado. We don't just work in this industry, we live it; we are seasoned and successful REALTORS.

### What is it that we do?

We consistently strengthen and expand our network and reach by leveraging trusted relationships to bridge the gap between the buyer and seller in a competitive market. We objectively evaluate properties based on our buyer's goals to ensure they find a property that meets their unique needs. We utilize a proven approach to analyze each property and weigh them against our client's goals to ensure they secure the ideal home or the optimal return on their investment.

### Why does it matter?

Our network and expertise across Northern Colorado provides our sellers the ability to maximize the exposure of their property, and positions our buyers to capitalize on deals and information not available to the average buyer. Our relationship-first business model draws out the unique goals of our buyers and sellers to ensure their expectations are consistently met and exceeded. Simply put, our network is yours to leverage to ensure you get the best deal and service, whether buying or selling.

[www.thestationre.com](http://www.thestationre.com)

