

Offering Memorandum

West Valley City Self-Storage

Development Opportunity

4053 S. 7200 W.
West Valley City, UT 84128

SITE

3 ACRES
(LOT A)

2 ACRES
(LOT B)

7200 W.

4100 S.

New Magna Park

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Executive Summary

A fully entitled 2.96-acre parcel at 4053 S. 7200 W., West Valley City, UT, for the development of a climate-controlled self-storage facility with RV/Boat storage.

Property Address:

4053 S. 7200 W.
West Valley City, UT

Parcel Size:

3 - 5 acres

Zoning:

Manufacturing
approved for self-storage

Status:

Fully entitled
permits within 30 days

LOT A

Proposed Size:

116,927 SF buildable
99,153 SF rentable

Unit Count:

702 units
(630 traditional, 72 RV/Boat)

Projected Revenue:

\$1.146M at stabilization

Projected NOI:

\$765k

Sales Price:

\$1,934,064 (\$15.00 PSF)



Shovel-ready site

Entitled, permits
deliverable within 2 months



Proposed project (Lot A)

630 traditional units + 72
RV/Boat stalls (91,690 RSF)



Financial strength

Gross potential revenue
\$1.146M; NOI \$765k; cash
flow \$734k



High demand market

Surrounding facilities 80
to 100% occupied



Differentiator

Potential integrated RV
wash and dump station –
unique in the market

Property Overview & Area Highlights

Key Highlights

- Prime **West Valley City location** – across from Magna Regional Park

Lot A

- **Fully entitled building 2.96-acre site, permit in 60~days Fully entitled building 2.96-acre site, permit in 60~days**
- **654 climate-controlled units + 72-80 RV/boat spaces**
- **Unique RV wash & dump station planned**
- **Market storage 80-100% occupied**
- **Strong demographics: \$105K avg income, 6% growth by 2029**

Located at **4053 South 7200 West in West Valley City**, this 2.96-acre entitled parcel is ideally positioned for a state-of-the-art self-storage development. The site sits directly across from **Magna Regional Park** and enjoys excellent access via South 7200 West and 4100 South, with quick connectivity to **Highway 111 and Highway 201**. Its prime visibility, steady traffic flow, and proximity to both residential and commercial development make it an outstanding opportunity in one of Utah's most dynamic growth corridors.

The property is zoned **Manufacturing** and fully entitled for self-storage use, allowing for a streamlined development timeline. Plans call for a **modern facility featuring 654 climate-controlled storage units and 72-80 RV/boat parking spaces**, offering a diverse mix that caters to both residential and recreational storage needs. Importantly, the project is designed to include an **RV wash and dump station**, a feature not currently offered in the West Valley storage market, creating a unique competitive advantage.

The surrounding market is characterized by **robust demographics and strong demand drivers**. Within a 3-mile radius, the population approaches 60,000 and is projected to grow by more than 6% over the next four years. Average household incomes exceed \$100,000, reflecting strong consumer purchasing power. Storage demand in the area is consistently high, with **near-capacity occupancy rates** at existing facilities, while additional housing developments now underway will further expand the customer base.

West Valley City and the adjacent Magna community benefit from a diverse local economy anchored in **manufacturing, trucking, aerospace, and logistics**, with major employers such as Northrop Grumman, Hexcel Corporation, Kennecott, and CR England. The area's young median age and expanding residential base contribute to steady long-term demand for storage solutions.

In summary, this site offers an unmatched combination of **strategic location, entitlement certainty, strong market demand, and unique design features**, positioning it as one of the most compelling self-storage development opportunities in the Salt Lake Valley.

Site / Development Plan

West Valley City Self Storage
Development Opportunity

Lot Size: 3 -5 acres

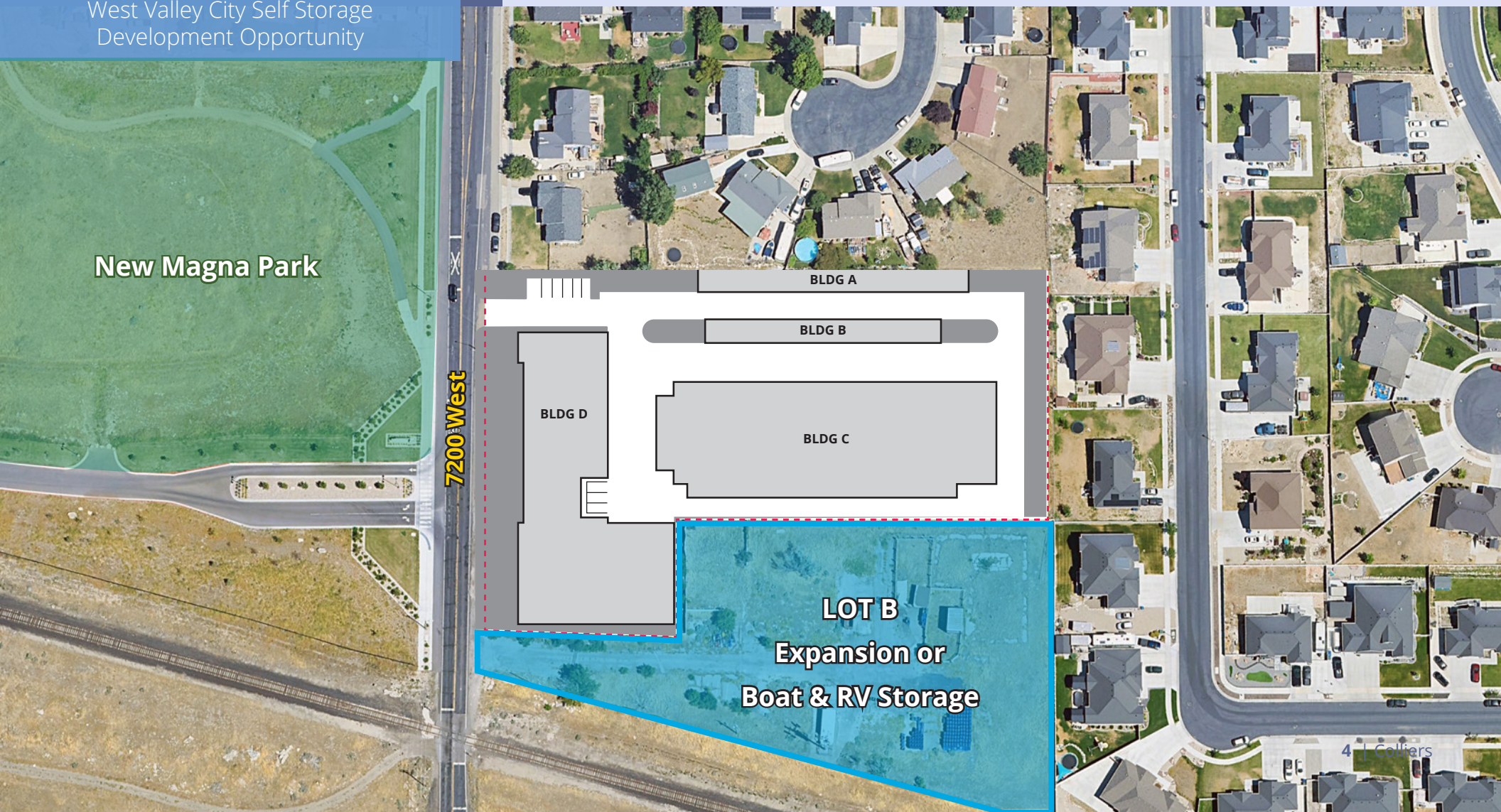
Buildable SF: 116,927 SF

Rentable SF: 99,153 SF

Access: Direct ingress/egress from S 7200 W
& 4100 S; minutes to Hwy 111 and Hwy 201

Design: Climate-controlled units, enclosed
RV/Boat warehouse option

Surrounding Infrastructure: Major retail
and residential within 3 miles



Self-Storage Unit Mix & Revenue Projections

West Valley City Self Storage Development Opportunity



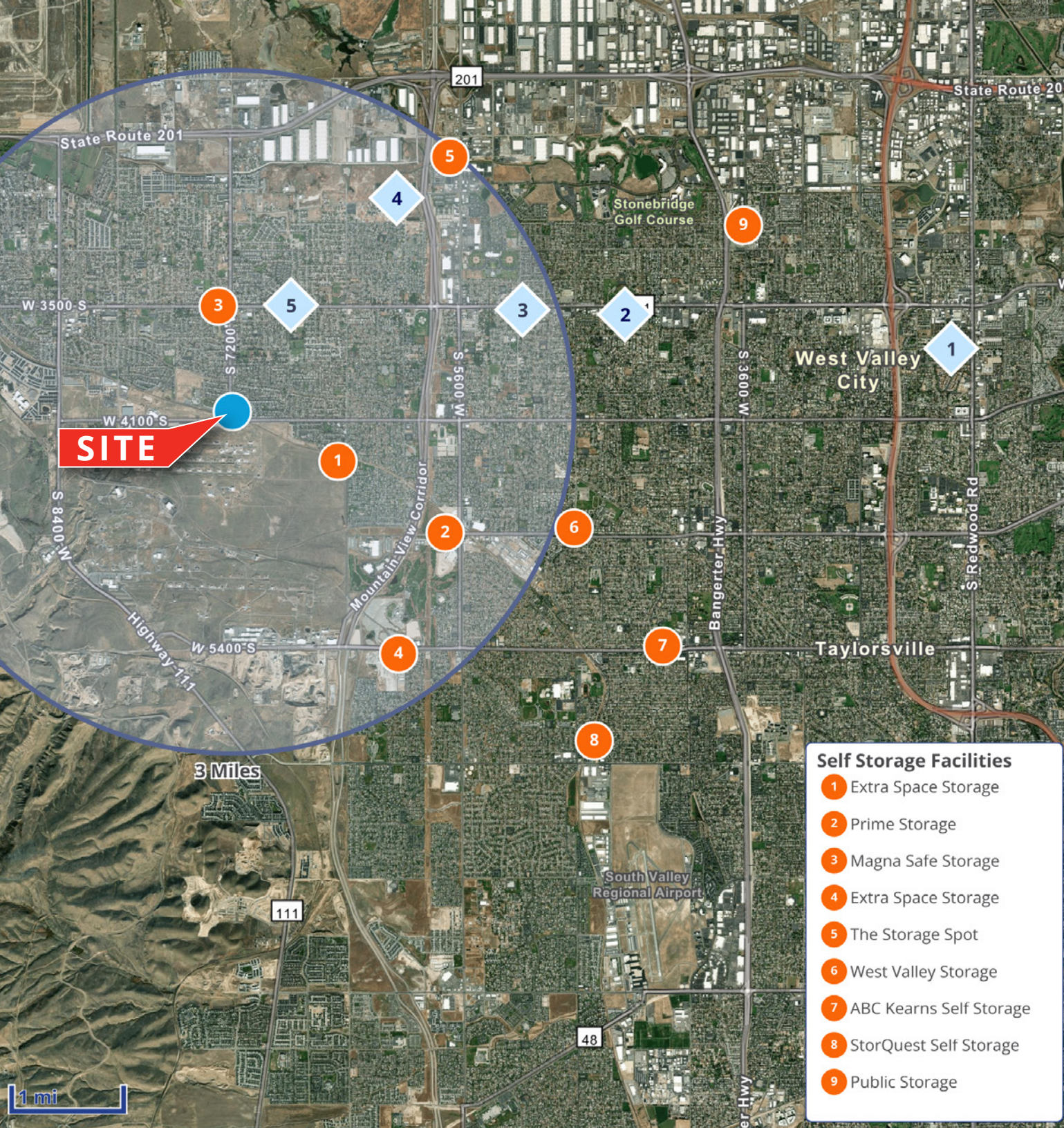
Unit Mix (Building Plans) Lot A, 3 Acres

Unit Size	Quantity	Avg. Rent/Month	Total Rentable SF	Revenue/Year
5x5	106	\$50	2,650	\$63,600
5x6	8	\$56	240	\$5,376
5x10	58	\$75	2,900	\$52,200
10x10	221	\$100	22,100	\$265,200
10x15	119	\$125	17,850	\$178,500
10x20	108	\$160	21,600	\$207,360
10x25	5	\$225	1,250	\$13,500
10x30	5	\$250	1,500	\$15,000
RV/Boat	72	\$400	21,600	\$345,600
Total	702		91,690 SF	\$1,146,336

Projected Profit & Loss

Year 1 Stabilized Estimates:

- Gross Potential Revenue: \$1,146,336
- Less Vacancy (6%): \$68,780
- Effective Gross Revenue: \$1,077,555
- Operating Expenses (29%): \$312,490
- **Net Operating Income: \$765,064**
- **Cash Flow from Operations: \$734,461**



Demographics



190k+
Population in 5-Mile
Radius



32.4
Median Age



1.7%
Population Growth
by 2030



\$99k+
Median Household
Income



Population		1 Mile	3 Mile	5 Mile
	2025 Population	12,478	88,094	190,064
	2030 Projected	12,476	90,566	193,349
Households				
	2025 Households	3,424	25,145	55,063
	2030 Projected	3,501	26,391	57,198
Income				
	2025 Median HHI	\$102,113	\$102,000	\$99,357
	2025 Average HHI	\$119,028	\$117,946	\$113,871
	Per Capita Income	\$32,772	\$33,546	\$32,896

Northeast View

SITE

**3 ACRES
(LOT A)**

**2 ACRES
(LOT B)**

7200-W.

4100-S.

Southeast View



3 ACRES
(LOT A)

2 ACRES
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Exclusively Offered by

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