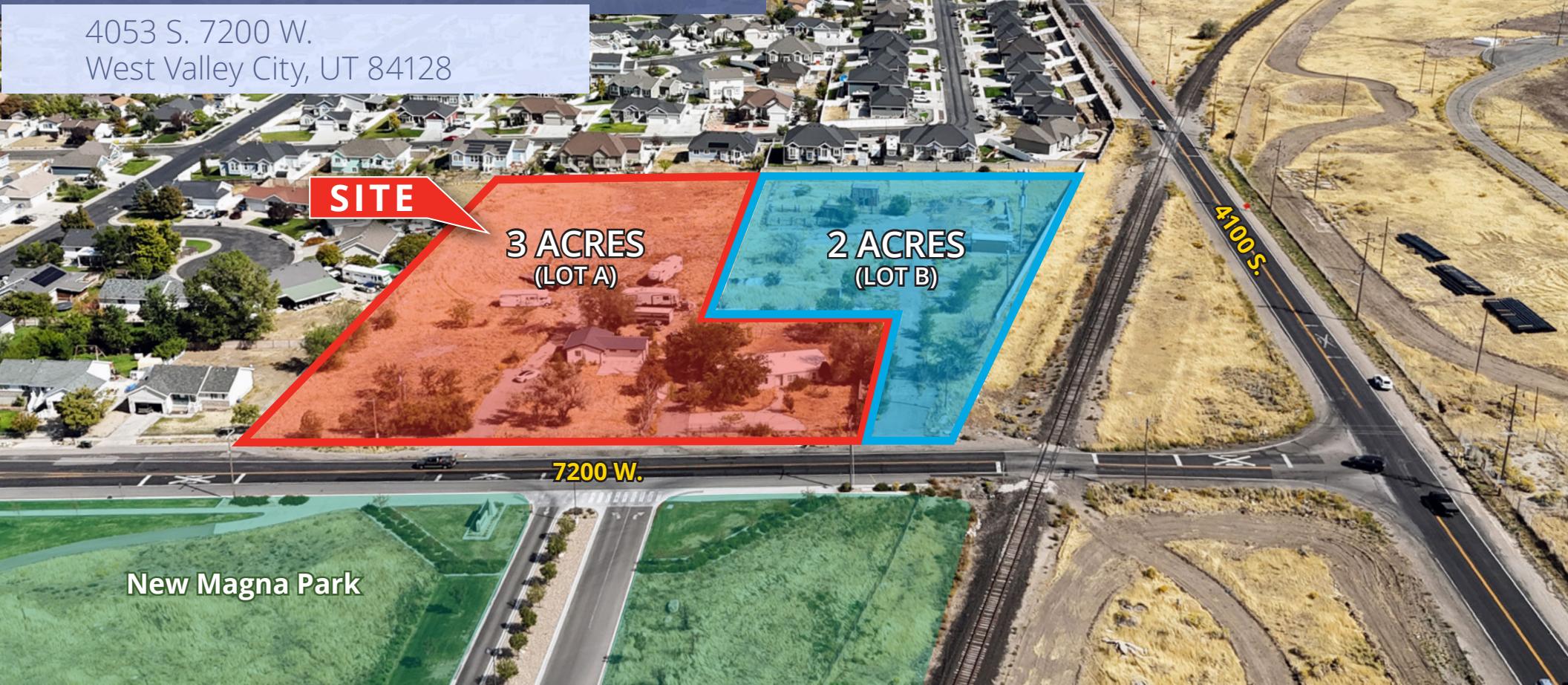


Offering Memorandum

West Valley City Self-Storage

Development Opportunity

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



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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.

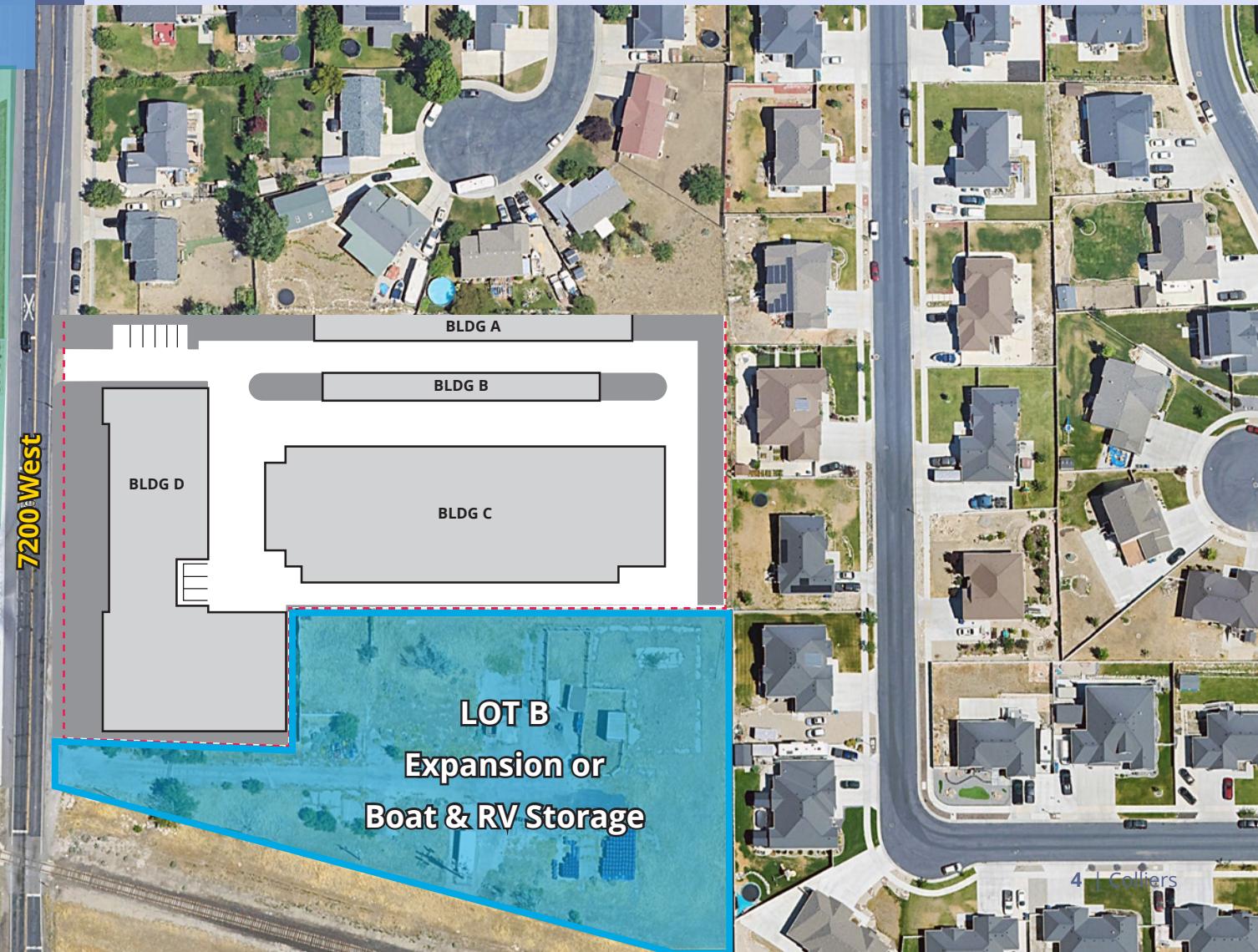
West Valley City and the adjacent Magna community benefit from a diverse local economy anchored in **manufacturing, trucking, aerospace, and logistics**, with major employers such as Northrop Grumman, Hexcel Corporation, Kennecott, and CR England. The area's young median age and expanding residential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

New Magna Park



Self-Storage Unit Mix & Revenue Projections

West Valley City Self Storage Development Opportunity



Unit Mix (Building Plans) Lot A, 3 Acres

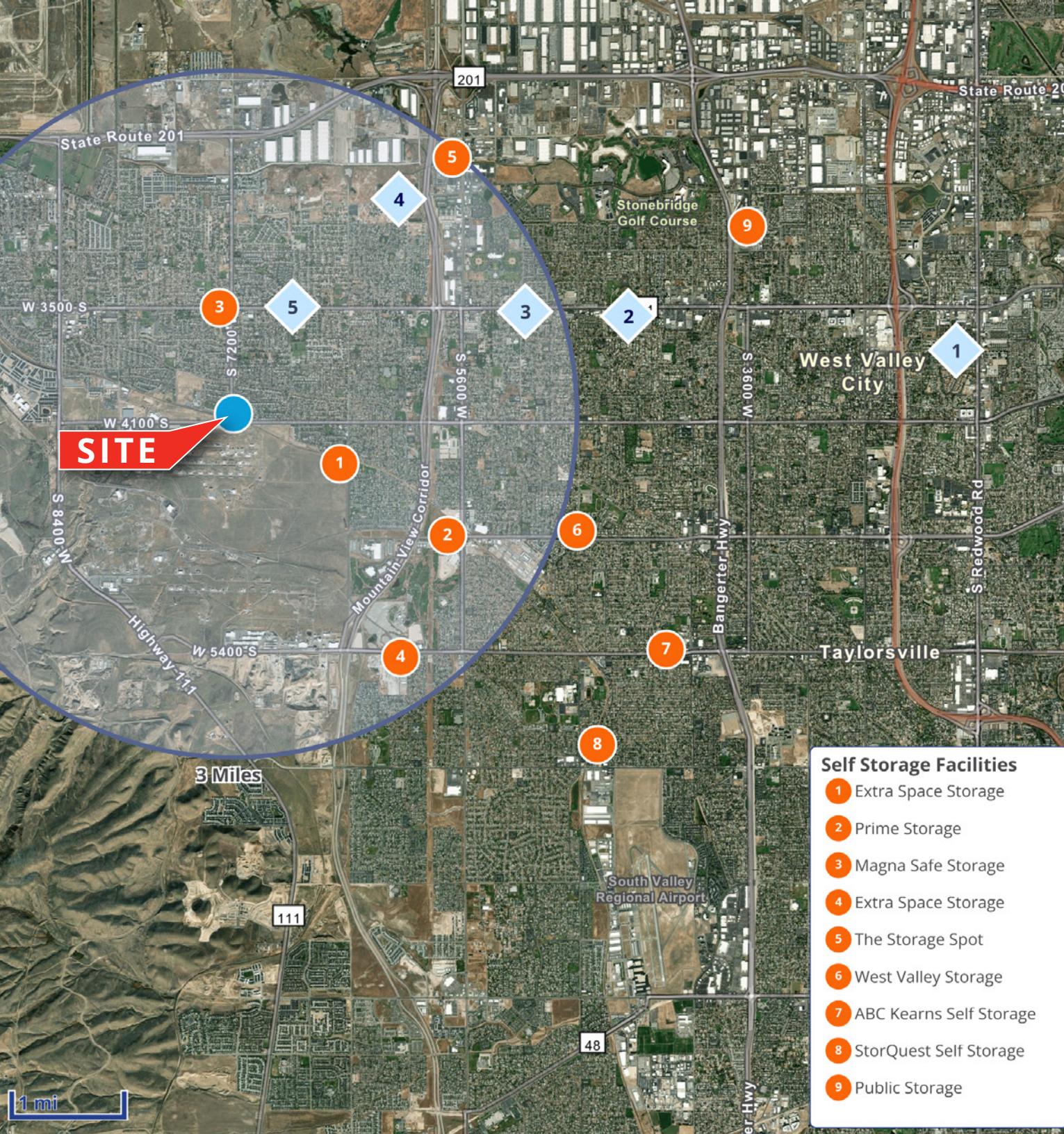
| Unit Size | Quantity | Avg. Rent/Month | Total Rentable SF | Revenue/Year |
|----------------|------------|-----------------|-------------------|--------------------|
| 5x5 | 106 | \$50 | 2,650 | \$63,600 |
| 5x6 | 8 | \$56 | 240 | \$5,376 |
| 5x10 | 58 | \$75 | 2,900 | \$52,200 |
| 10x10 | 221 | \$100 | 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

Existing Facilities & Residential Developments



Active West Valley City Residential Developments

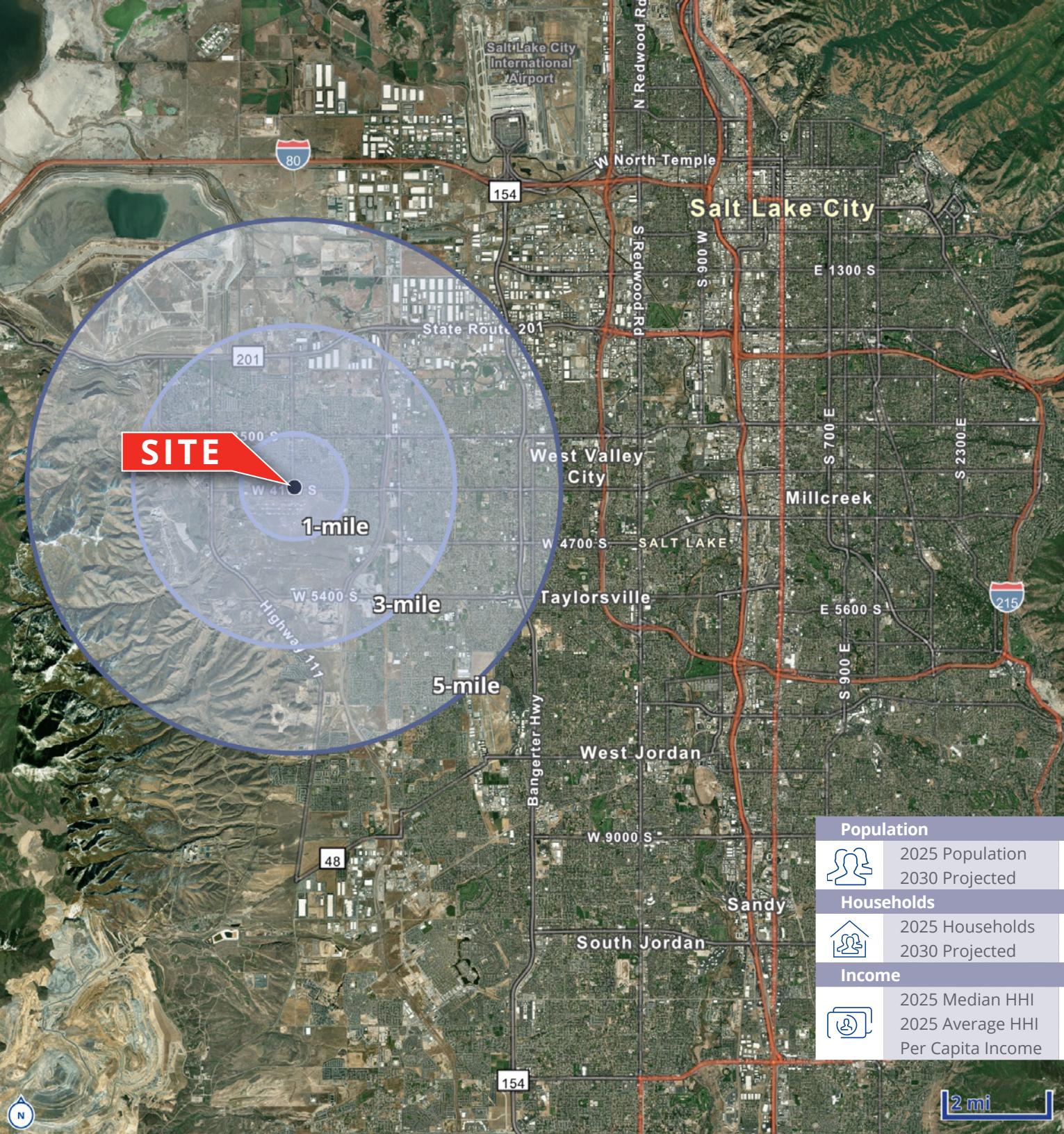
1 Edge Homes
3688 S. Redwood Road
300 housing units: 40 condos, 244 townhomes, and 16 single-family homes
<https://sparkling-unit-63847.myfodesk.com/solari>

2 Hallmark Homes - Sonrise Townhomes
3550 S. 4400 W
30 townhome units
<https://hallmarkhomesutah.com/>

3 Kiowa Court
5143 W. 3500 S.
21 single-family homes
<https://alpinehomes.com/new-homes/west-valley-city-ut/kiowa-court>

4 The Heather Townhomes
6087 W. Parkway Blvd.
84 four-plex units (55+ gated community)
<https://www.theheatheronparkway.com/>

5 The Cottages at Pearce Farm
6765 W. 3500 S.
49 townhomes
<https://pearcefarm.com/>



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 | 2025 Projected | 2030 Projected |
| | 2025 Households | 3,424 | 25,145 | 55,063 |
| | 2030 Projected | 3,501 | 26,391 | 57,198 |
| | Income | 2025 Median HHI | 2025 Average HHI | Per Capita 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







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Exclusively Offered by

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