

EXCLUSIVE FULLY ENTITLED SELF-STORAGE DEVELOPMENT OFFERING FOR SALE



3055 E OCOTILLO ROAD | SAN TAN VALLEY, ARIZONA

CONTACT INFORMATION

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PROPERTY HIGHLIGHTS

3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

Address: 3055 E. Ocotillo Road
Pinal Valley (San Tan Valley), Arizona 85140

Site Area: Approximately ±3.22 acres (140,263 sf)

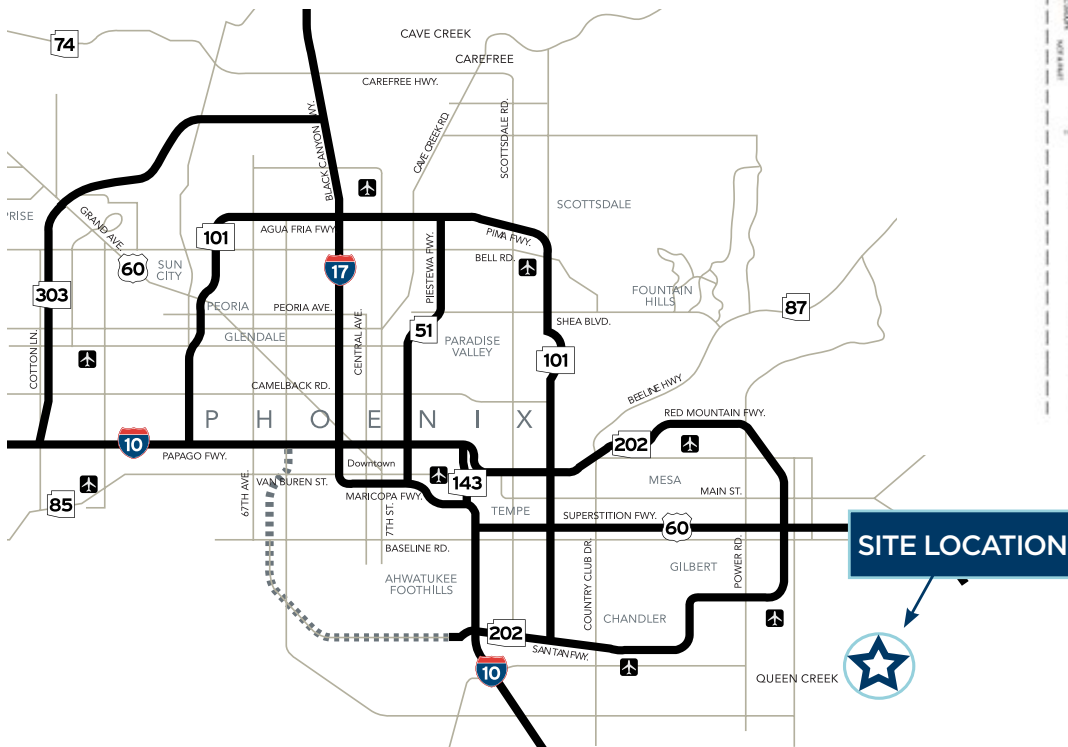
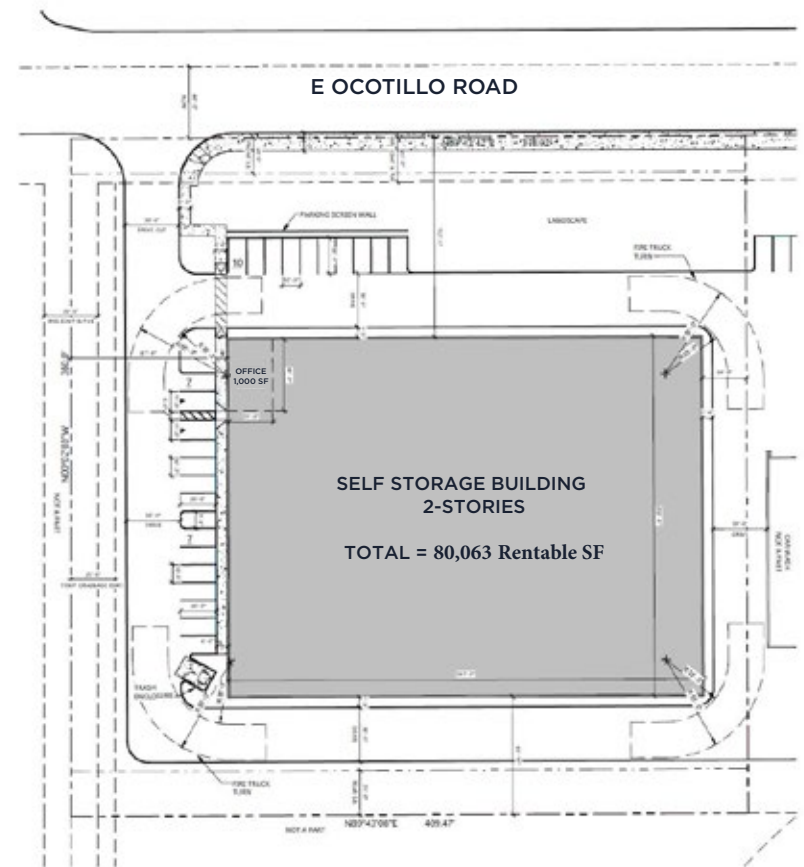
Proposed Site: ±80,063 Rentable Square Feet
• 2 Stories

Zoning: C-3 Pinal County

Utilities: Septic and Water

Parcel: 104-27-006E

SITE PLAN



PROPERTY

DEMOGRAPHICS & AMENITIES

CLOSE PROXIMITY TO:



- Arizona State University Polytechnic Campus
- Chandler-Gilbert Community College-Williams Campus



- Eastmark Housing Development



- Minutes From State Route 24 and Rittenhouse Road
- ±378 feet of frontage on Ocotillo Road



- Safeway
- LA Fitness
- Walgreen's
- Banner Urgent Care



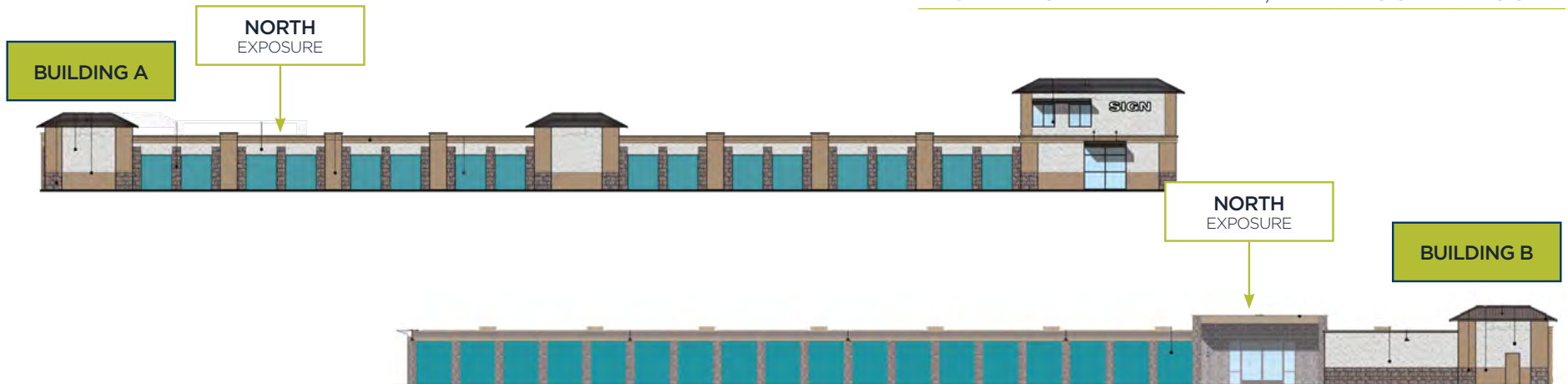
- Phoenix-Mesa Gateway Airport

PLANNED & UNDER CONSTRUCTION HOUSING

- 3-mile radius includes 263 single family homes under construction and 5,713 planned; 1,084 multi-family units under construction and 1,503 planned

POPULATION & INCOME

	1 MILE	3 MILE	5 MILE
POPULATION	2,095	39,410	71,349
MEDIAN INCOME	\$92,909	\$74,823	\$82,171
NRSF PER CAPITA	N/A	3.62	6.31



COMPETITIVE SET

3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

COMPLETED/PLANNED/UNDER CONSTRUCTION | PER CAPITA 9.7

NUMBER	NAME	ADDRESS	RBA	YEAR BUILT	DISTANCE	LAT	LONG
SUBJECT	Ocotillo Storage	3055 East Ocotillo Road	planned	planned			
1	StorAmerica Self-Storage	42039 North Ironwood Drive	79,442	2021	1.9409	33.261	-111.562389
2	CubeSmart Self-Storage	38300 North Gantzel Road	63,228	2016	2.3921	33.226701	-111.564344
3	LifeStorage	22717 East Ocotillo Road	94,619	2018	3.5158	33.248267	-111.593086
4	RightSpace Storage	22025 South Scotland Court	101,830	2003	4.6378	33.247551	-111.612472
5	Extra Space Storage	34487 North Gary Road	111,367	2021	4.8333	33.191818	-111.581045
6	Public Storage	40525 North Prince Avenue	planned	planned	1.8693	33.2471652	-111.56458
7	U-Haul Moving & Storage	S Crismon Road and E Ocotillo Road	95,505	planned	4.8273	33.24749685	-111.6157481
8	Bella Vista Storage	5128 East Skyline Drive	104,037	planned	4.2137	33.1904921	-111.510323
Excluding Subject Property		Averages	92,861	2015	3.5288		
		Totals	650,028				
Including Subject Property		Totals	650,028				

COMPETITIVE SET

3055 E OCOTILLO RD | SAN TAN VALLEY, AZ

COMPLETED | PER CAPITA 6.7

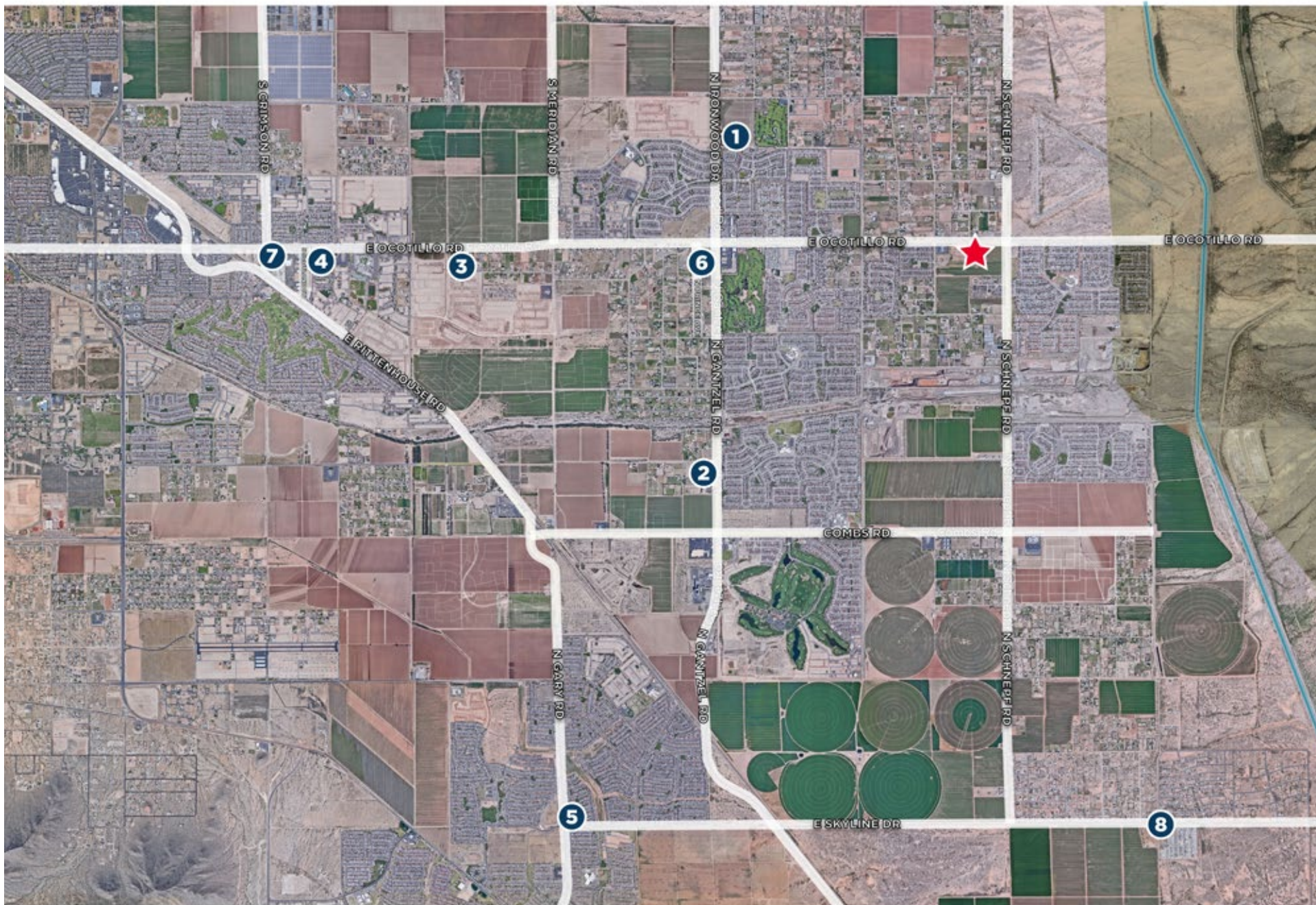
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5	Extra Space Storage	34487 North Gary Road	111,367	2021	4.8333	33.191818	-111.581045
Excluding Subject Property		Averages	90,097	2015	3.4640		
		Totals	450,486				
Including Subject Property		Totals	450,486				

PLANNED/UNDER CONSTRUCTION | PER CAPITA 2.97

NUMBER	NAME	ADDRESS	RBA	YEAR BUILT	DISTANCE	LAT	LONG
SUBJECT	Ocotillo Storage	3055 East Ocotillo Road	planned	planned			
1	Public Storage	40525 North Prince Avenue	planned	planned	1.8693	33.2471652	-111.56458
2	U-Haul Moving & Storage	S Crismon Road and E Ocotillo Road	95,505	planned	4.8273	33.24749685	-111.6157481
3	Bella Vista Storage	5128 East Skyline Drive	104,037	planned	4.2137	33.1904921	-111.510323
Excluding Subject Property		Averages	99,771		3.6368		
		Totals	199,542				
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SELF-STORAGE DEVELOPMENT OPPORTUNITY

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SELF-STORAGE DEVELOPMENT OPPORTUNITY

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SCHNEPP ROAD 8,336 VPD

OCOTILLO ROAD 9,433 VPD

PLANNED
CAR
WASH

SITE

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