

# Occupancy Statistics

Wednesday, May 27, 2026

L002 - Broomfield Storage, 7101 West 117th Ave, Broomfield CO 80020

TEL: 303-469-8283

Unit Type: Drive Up

		Units				Monthly Rent							Occupancy				
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
4x8	32.0	352.0	4	7	0	11	25.00	275	100	100	175	0	0	100.0%	36.4%	36.4%	36.4%
4x8	32.0	224.0	7	0	0	7	45.00	315	315	430	0	-115	0	136.5%	100.0%	100.0%	136.5%
5x8	40.0	80.0	2	0	0	2	30.00	60	60	60	0	0	0	100.0%	100.0%	100.0%	100.0%
5x8	40.0	240.0	6	0	0	6	50.00	300	300	295	0	5	0	98.3%	100.0%	100.0%	98.3%
5x10	50.0	200.0	0	4	0	4	40.00	160	0	0	160	0	0	0.0%	0.0%	0.0%	0.0%
5x10	50.0	900.0	18	0	0	18	75.00	1,350	1,350	1,130	0	220	0	83.7%	100.0%	100.0%	83.7%
8x10	80.0	400.0	0	5	0	5	45.00	225	0	0	225	0	0	0.0%	0.0%	0.0%	0.0%
8x10	80.0	5,200.0	64	0	1	65	90.00	5,850	5,760	5,325	0	435	0	92.4%	98.5%	98.5%	91.0%
8x12	96.0	96.0	1	0	0	1	90.00	90	90	60	0	30	0	66.7%	100.0%	100.0%	66.7%
10x10	100.0	100.0	1	0	0	1	80.00	80	80	70	0	10	0	87.5%	100.0%	100.0%	87.5%
10x10	100.0	100.0	0	1	0	1	85.00	85	0	0	85	0	0	0.0%	0.0%	0.0%	0.0%
10x10	100.0	300.0	3	0	0	3	100.00	300	300	240	0	60	0	80.0%	100.0%	100.0%	80.0%
10x15	150.0	150.0	0	1	0	1	100.00	100	0	0	100	0	0	0.0%	0.0%	0.0%	0.0%
10x15	150.0	1,350.0	9	0	0	9	120.00	1,080	1,080	750	0	330	0	69.4%	100.0%	100.0%	69.4%
10x20	200.0	200.0	0	1	0	1	170.00	170	0	0	170	0	0	0.0%	0.0%	0.0%	0.0%
10x20	200.0	2,600.0	13	0	0	13	200.00	2,600	2,600	2,145	0	455	0	82.5%	100.0%	100.0%	82.5%
		12,492.0	128	19	1	148		13,040	12,035	10,605	915	1,430	0	88.1%	86.5%	89.2%	81.3%

Occupied Area	11,138.0			
Vacant Area	1,274.0	Average Area/Unit	87.0	67.1
Unrentable Area	80.0	Average Rent/Unit	82.85	48.16
Total Area	12,492.0	Average Rent/Area	0.95	0.72
				1.13
				1.04

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Current Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	13	14	1	9	11	27	9	44
Percentage of Occupied Units	10.1	10.9	0.8	7.0	8.6	21.1	7.0	34.4
Average Rent/Unit	87.69	88.93	90.00	81.11	98.64	103.33	120.56	87.95
Average Area/Unit	86.2	85.9	80.0	69.3	92.7	101.3	112.2	76.1

Past Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	2	3	0	3	27	35	59	70
Percentage of Occupied Units	1.0	1.5	0.0	1.5	13.6	17.6	29.6	35.2
Average Rent/Unit	65.00	73.33	0.00	85.00	67.59	87.57	92.20	86.64
Average Area/Unit	90.0	95.3	0.0	70.0	74.4	94.1	94.4	87.3

Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total		12,492.0	128	19	1	148		13,040	12,035	10,605	915	1,430	0	88.1%	86.5%	89.2%	81.3%
						<b>% of Total</b>	<b>Per Area</b>				<b>Occupied</b>	<b>Vacant</b>	<b>Unrentable</b>		<b>Total</b>		
	Gross Potential Rates	(1)			13,040	100.0%	1.04		Units		128	19	1		148		
	Gross Unrentable Unit Rates				90	0.7%	1.13		% of Units		86.5%	12.8%	0.7%		100.0%		
	Gross Vacant Unit Rates				915	7.0%	0.72		Area		11,138.0	1,274.0	80.0		12,492.0		
	Gross Occupied Unit Rates				12,035	92.3%	1.08		% of Area		89.2%	10.2%	0.6%		100.0%		
	Gross Complimentary Unit R	(2)			0	0.0%	0.00		Standard Rate		12,035.00	915.00	90.00		13,040.00		
	Actual Occupied Unit Rates	(3)			10,605	81.3%	0.95		% of Standard Rate		92.3%	7.0%	0.7%		100.0%		
	Occupied Rate Variance	(4)			1,430	11.0%	0.13		Average Area/Unit		87.02	67.1	80.0		84.4		
									Average Rent/Unit		82.85	48.16	90.00		88.11		
									Average Rent/Area		0.95	0.72	1.13		1.04		

## Explanation

Rental rates and vacancies represent a snapshot of this site as of the report date. All standard rates are monthly.

- (1) Gross Potential Rates = Snapshot of standard rates of all units, including unrentable
- (2) Complimentary Units are occupied with rental rate 0.
- (3) Actual Occupied Rates = the tenants' rental rates, excluding complimentary units
- (4) Occupied Rate Variance = the difference between standard and rental rates, excluding complimentary units

VACC - Vacancy Cost = Gross Vacant Unit Rates

VARC - Cost of Rental Rate Variance (excluding complimentary units)

VCOMP - Cost of Complimentary Units

Occupancy

Income - Actual occupied rates as a % of the Gross Occupied Rates

Economic Occupancy - Actual occupied rates as a % of the Gross Potential Rates