

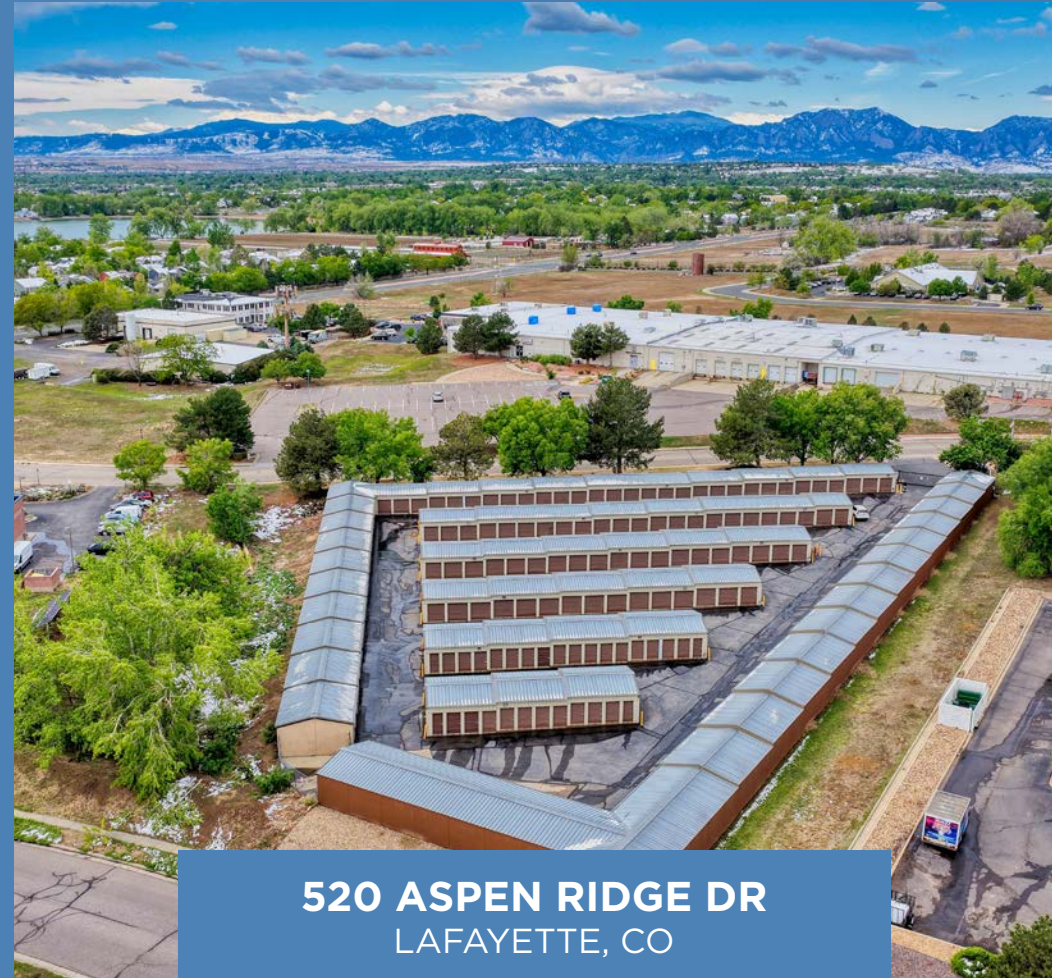
CALL FOR OFFERS
JULY 21ST, 2026



EXCLUSIVE SELF STORAGE PORTFOLIO INVESTMENT OPPORTUNITY



1111 FULTON AVE
BRIGHTON, CO



520 ASPEN RIDGE DR
LAFAYETTE, CO

EXECUTIVE SUMMARY

BRIGHTON SECURITY STORAGE

1111 FULTON AVE, BRIGHTON, CO

Brighton Security Storage contains 37,430 net rentable square feet of non-climate storage, plus 650 SF of parking, totaling, 268 units. The property is located on a 2.03-acre site, 20 miles north of Denver and has an on-site management office and residence. The property contains seven buildings (3 prefabricated metal/4 masonry block) and has keypad access. First quarter ending 2026, the subject property is 72% occupied.

LAFAYETTE SECURITY STORAGE

520 ASPEN RIDGE DRIVE, LAFAYETTE, CO

Lafayette Security Storage is 100% drive-up development containing 30,104 net rentable square feet and 260 units with an on-site management office. The property has secured keypad ingress/egress and is located minutes from “Old Town Lafayette” and 21 miles from Denver. First quarter ending 2026, the subject property is 92% occupied.



LAFAYETTE SECURITY STORAGE

520 ASPEN RIDGE DRIVE

Lafayette, CO 80026

Lafayette Security Storage is a seven (7) building facility totaling 30,104 net rentable square feet, containing 260 drive up units ranging in size from 5 X 10 to 24 X 28. The property was developed in 1985 and resides on 2.18 acres. All buildings are made of prefabricated metal construction including metal roofing and there is an on-site management office. Other features include secured, electronic gated keypad access, a 24-hour security surveillance camera system, and moving supply item sales. The subject property is conveniently located on Aspen Ridge Drive, just south of Walmart, west of Highway 287, and north of Baseline. Lafayette Security Storage is minutes from the historic "Old Town Lafayette" which has numerous boutiques, international restaurants, and parks. Lafayette Colorado is located 21 miles from Denver, with a 3-mile radius median household income of \$123,856 population of 51,897. The existing per capita totals 7.22. As of January 2026, the occupancy at Lafayette Security Storage totaled 92%.

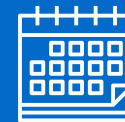
Property Address	520 Aspen Ridge Dr Lafayette, CO 80026
Number Of Buildings	7
Floors	1
Rentable Sf	30,104
Units	260
Occupancy (March 2026)	92%
Land Area	2.18 AC
Parcel(S)	14653-400-3006
Year Built	1985
Zoning	XLA
Property Taxes(2025)	\$58,838.14
Parking Spaces	4
Construction	Prefabricated Metal
Elevators	N/A
Climate Controlled Space	N/A
Non-Climate Drive Up Space	30,104
Rv/Boat Space	N/A
Traffic Count	13,101 VPD (W. Baseline Rd)
Restrooms	1
Fire Sprinklered	No
Parking Surface	Asphalt
Frontage	378 feet of frontage on Aspen Ridge Dr
Entrance	Keypad Access
Features	Onsite Manager's Office



30,104
RENTABLE
SQUARE FEET



2.18 ACRES
LAND AREA



1985
YEAR BUILT



260
TOTAL UNITS



OCCUPANCY
92% PHYSICAL
87% UNIT
75% ECONOMIC



±13,101
VEHICLES PER DAY
(W. BASELINE RD)
TRAFFIC COUNT



NEST SELF
ST STORAGE
PORTFOLIO

BRIGHTON SECURITY STORAGE

1111 FULTON AVE

Brighton, CO 80601

Brighton Security Storage is a seven (7) building development located at 1111 Fulton Avenue in Brighton, Colorado. The property was developed in 1980 and contains 37,430 rentable square feet with 268 units including 650 SF of parking. Four (4) of the Seven (7) buildings are made of masonry block with metal roofs and the remaining three (3) buildings are prefabricated metal with metal roofing. Features include an on-site management office and residence; electronic gated keypad access, a 24-hour security camera surveillance system, and moving supply items. The 3-mile radius per capita Brighton totals 6.85 and rents are below market. Brighton is located 20 miles north of Downtown Denver with an approximate population of 33,518 and median household income of \$91,249. As of January 2026, the property has an occupancy of 72%.

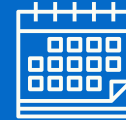
Property Address	1111 Fulton Ave Brighton, CO 80601
Number of Buildings	7
Floors	1
Rentable SF	37,430 (650 SF of parking)
Units	268
Occupancy (March 2026)	72%
Land Area	2.03
Parcel(S)	15691-80-04007
Year Built	1980
Zoning	I-1
Property Taxes (2025)	\$66,583.00
Parking Spaces	4
Construction	4 Buildings Prefabricated Metal 4 Buildings Masonry Block
Elevators	N/A
Climate Controlled Space	N/A
Non-Climate Space	38,080
Rv/Boat Space	650
Traffic Count	13,299 VPD (Fulton Ave)
Restrooms	1
Fire Sprinklered	No
Parking Surface	Asphalt
Frontage	156 feet of frontage on Fulton Ave
Entrance	Keypad Access
Features	Onsite Manager's Office



37,430
RENTABLE
SQUARE FEET



2.03 ACRES
LAND AREA



1980
YEAR BUILT



268
TOTAL UNITS



OCCUPANCY
72% PHYSICAL
59% UNIT
62% ECONOMIC



13,299
VEHICLES PER DAY
TRAFFIC
COUNT





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