

SELF STORAGE FOR SALE
SAFE & SECURE SELF STORAGE GREELEY
1015 3RD STREET
GREELEY, CO 80631



FOR SALE

TRANSWORLD CRE
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PROPERTY SUMMARY

Safe & Secure Self Storage Greeley
1015 3rd Street | Greeley, CO 80631



Design Highlights

Price:	\$1,100,000
Current NOI:	\$86,664
Current Occupancy	60%
Rentable Units:	126
Office/Shop SF:	1,850 SF
Units SF:	9,600
Lot Size:	1.86 Acres
2025 Property Taxes:	Est. \$1,846
Pro-Forma Occupancy:	80%
Pro Forma NOI:	\$103,996
Pro Forma CAP Rate:	9.44%

Property Overview

Positioned in one of Northern Colorado's fastest-growing regions, this self-storage complex in Northeast Greeley offers a prime value-add investment opportunity backed by strong market fundamentals. In addition to benefiting from ongoing residential and commercial expansion, the property presents upside potential through increased occupancy, rent growth, and the addition of 40 to 60 portable storage units in areas currently used for outdoor storage. Combined with a limited market presence that could be strategically expanded, and rising demand driven by new housing, growing small business activity, and steady population

Location Overview

Located in Northwest Greeley near Highway 85, this site is positioned to capture growing demand driven by nearby residential development and industrial growth. With strong regional momentum, the property offers long-term income potential and scalability for both residential and commercial storage needs.

PROPERTY PHOTOS

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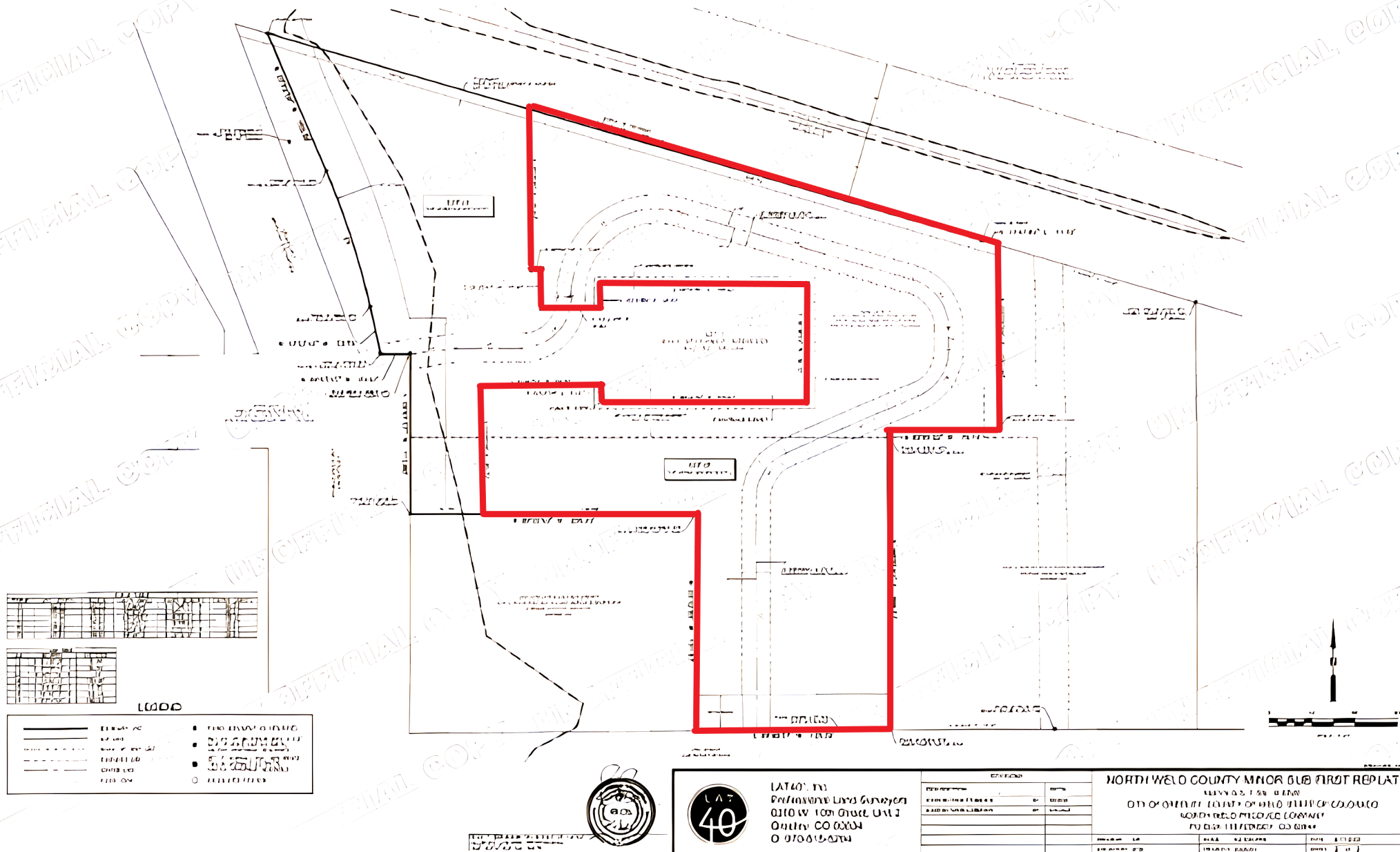


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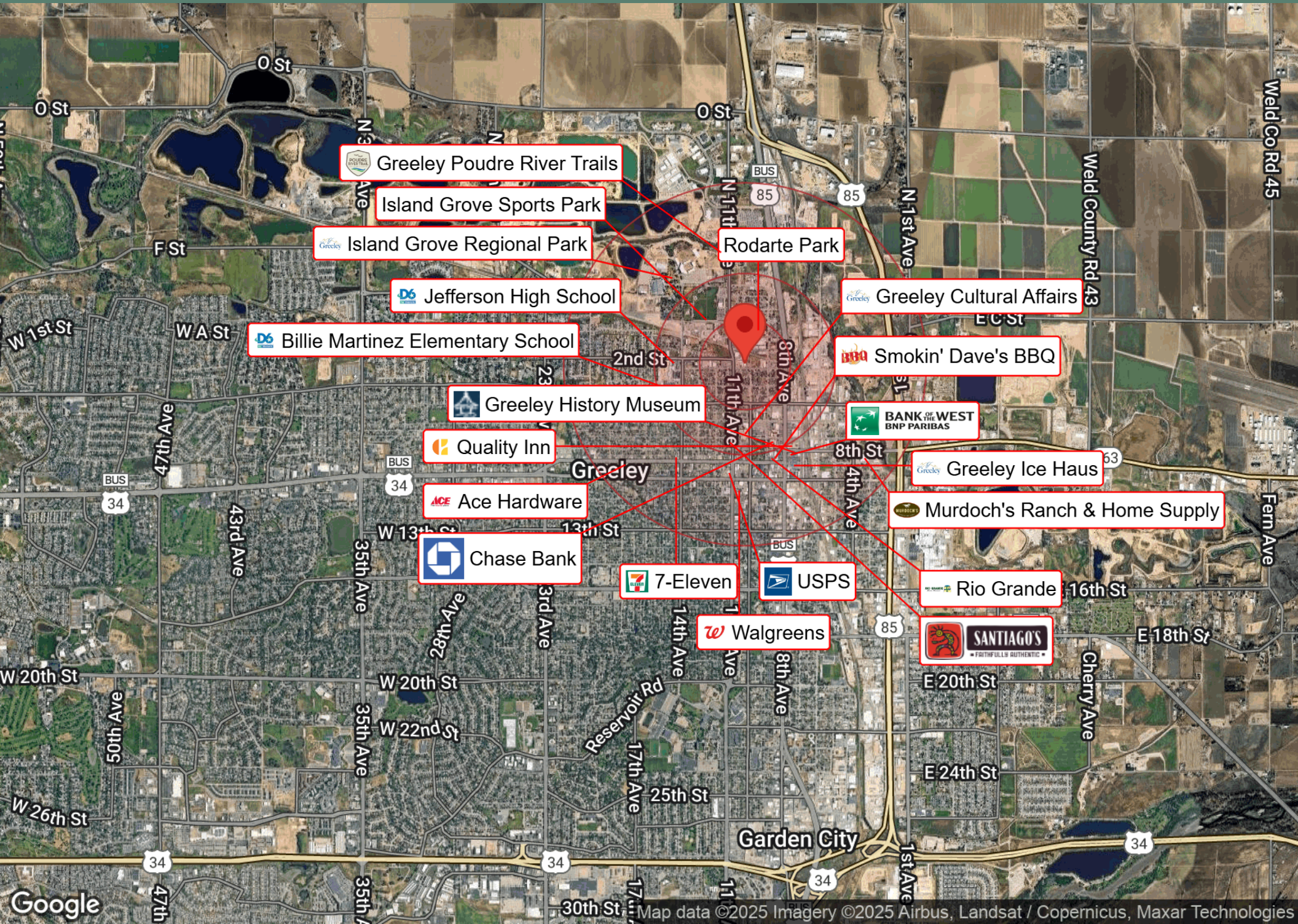


BEING A RESUBDIVISION OF NORTH WELD MINOR SUBDIVISION, LOT 1
NW1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
2.96 ACRES
NUMBER SUB2025-0013



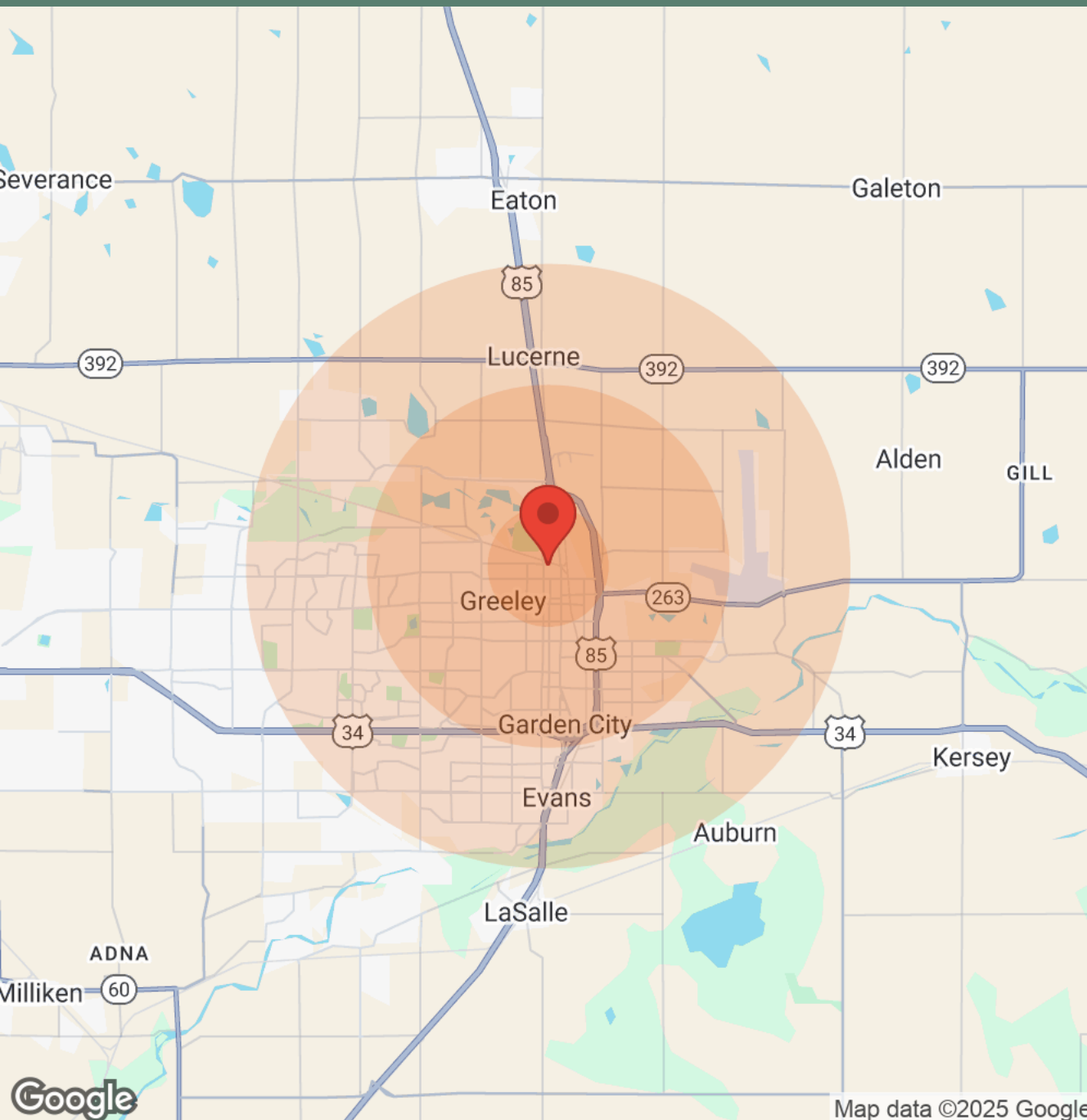
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,028	34,000	56,537
Female	5,947	35,365	57,297
Total Population	11,975	69,365	113,834

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,063	15,206	25,669
Ages 15-24	1,721	9,034	15,546
Ages 25-54	5,031	29,198	46,610
Ages 55-64	944	6,352	10,995
Ages 65+	1,216	9,575	15,014

Race	1 Mile	3 Miles	5 Miles
White	7,489	53,274	89,731
Black	165	937	1,063
Am In/AK Nat	79	291	405
Hawaiian	8	21	31
Hispanic	8,665	30,352	45,270
Multi-Racial	8,468	29,136	43,736

Income	1 Mile	3 Miles	5 Miles
Median	\$24,944	\$33,763	\$38,648
< \$15,000	1,155	5,454	7,362
\$15,000-\$24,999	839	3,700	5,469
\$25,000-\$34,999	493	3,316	4,725
\$35,000-\$49,999	752	3,774	6,384
\$50,000-\$74,999	291	3,773	6,857
\$75,000-\$99,999	146	2,061	4,229
\$100,000-\$149,999	112	1,682	3,828
\$150,000-\$199,999	35	366	882
> \$200,000	52	241	705

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,747	26,714	44,059
Occupied	4,105	24,253	40,605
Owner Occupied	1,332	12,413	22,665
Renter Occupied	2,773	11,840	17,940
Vacant	642	2,461	3,454

LOCATION MAPS

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