



SELF STORAGE ADVISORS

SELF STORAGE
INVESTMENT OPPORTUNITY

Fortress Self Storage

9191 County Road 2
Brighton, CO 80603

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List Price: Unpriced

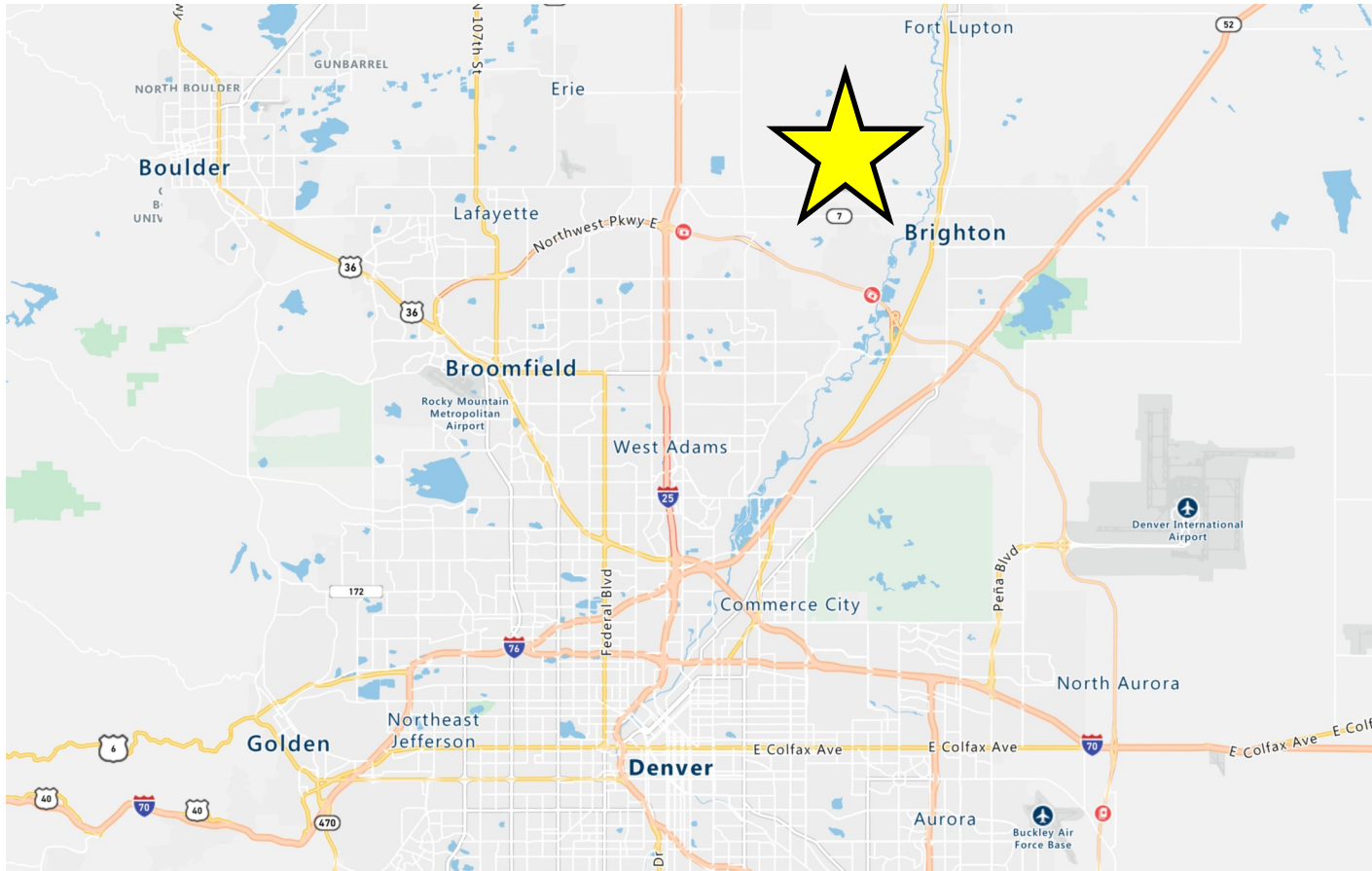
INVESTMENT HIGHLIGHTS

- Institutional-quality, single-story project located in Brighton, Colorado
- Opened in January 2020 and experienced rapid lease-up during COVID
- Situated on County Road 2 (168th Avenue), the property is in the direct line of growth coming from the south (Weld and Adams Counties are experiencing explosive residential and commercial growth)
- Thousands of new homes either planned or under construction within several miles of site (almost 1 million SF of retail and commercial growth planned or under construction along this growth corridor) with the average home price of \$500,000

PROPERTY DETAILS

- 696 Units
- 76,330 RSF
- 8.35 Acres





Argus Self Storage Advisors, Joan Lucas Real Estate Services, LLC and CCM Commercial Mortgage have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.