



SELF STORAGE ADVISORS

SELF STORAGE

INVESTMENT OPPORTUNITY

Mainland Self Storage

7407 Mainland Drive
San Antonio, TX 78250

LISTING PRICE: Call Broker for Pricing

INVESTMENT HIGHLIGHTS

- Stabilized 2017 Class A project, ready for expansion
- 166 units, 21,904 rsf, 90% climate controlled
- 88.2% physical occupancy, up 16% since 12/31/2019
- Enclosed climate controlled single building with two-levels
- Upside with Leasing, Tenant Insurance, Other Income, and Rollover of Double Units
- NW San Antonio location: Avg HHI \$96,051 and 14,375 VPD on Mainland Rd
- Great candidate for shared or remote management; 24/7 online rentals, reservations and payments
- Rates are ~15% below market's closest competitors'

PROPERTY DETAILS

- 21,904 RSF
- 0.979 Acre
- 166 Units
- Built in 2017, exceptional quality
- Phase II land can also be acquired

Bill Brownfield, CRE, CCIM

Faith Pate

Brownfield & Associates, LLC

MLB Commercial Real Estate

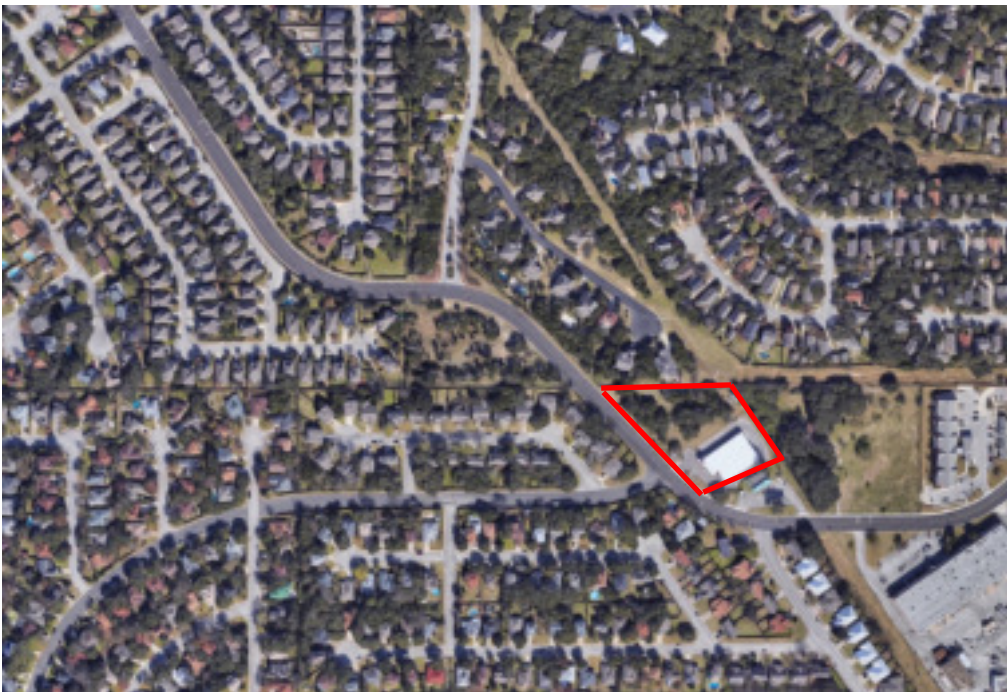
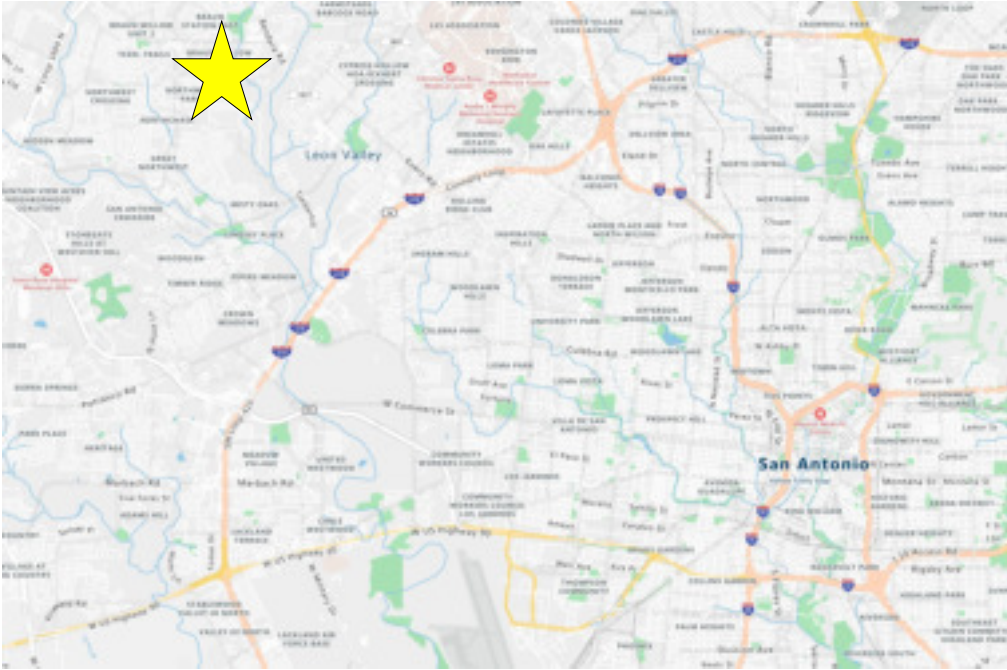
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