

Occupancy Statistics

Tuesday, September 1, 2026

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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	288.0	1	8	0	9	25.00	225	25	25	200	0	0	100.0%	11.1%	11.1%	11.1%	
4x8	32.0	288.0	9	0	0	9	45.00	405	405	510	0	-105	0	125.9%	100.0%	100.0%	125.9%	
5x8	40.0	40.0	0	1	0	1	30.00	30	0	0	30	0	0	0.0%	0.0%	0.0%	0.0%	
5x8	40.0	280.0	7	0	0	7	50.00	350	350	360	0	-10	0	102.9%	100.0%	100.0%	102.9%	
5x10	50.0	1,100.0	22	0	0	22	75.00	1,650	1,650	1,285	0	365	0	77.9%	100.0%	100.0%	77.9%	
8x10	80.0	160.0	2	0	0	2	55.00	110	110	110	0	0	0	100.0%	100.0%	100.0%	100.0%	
8x10	80.0	80.0	0	1	0	1	65.00	65	0	0	65	0	0	0.0%	0.0%	0.0%	0.0%	
8x10	80.0	5,680.0	70	0	1	71	90.00	6,390	6,300	5,935	0	365	0	94.2%	98.6%	98.6%	92.9%	
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	500.0	5	0	0	5	100.00	500	500	405	0	95	0	81.0%	100.0%	100.0%	81.0%	
10x15	150.0	150.0	1	0	0	1	100.00	100	100	100	0	0	0	100.0%	100.0%	100.0%	100.0%	
10x15	150.0	1,050.0	7	0	0	7	120.00	840	840	675	0	165	0	80.4%	100.0%	100.0%	80.4%	
10x20	200.0	200.0	0	1	0	1	180.00	180	0	0	180	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	2,095	0	505	0	80.6%	100.0%	100.0%	80.6%	
		12,512.0	138	11	1	150		13,535	12,970	11,560	475	1,410	0	89.1%	92.0%	94.8%	85.4%	
Occupied Area						11,856.0					Occupied	Vacant	Unrentable	Total				
Vacant Area						576.0	Average Area/Unit				85.9	52.4	80.0	83.4				
Unrentable Area						80.0	Average Rent/Unit				83.77	43.18	90.00	90.23				
Total Area						12,512.0	Average Rent/Area				0.98	0.82	1.13	1.08				

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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	6	18	6	24	9	22	10	43
Percentage of Occupied Units	4.3	13.0	4.3	17.4	6.5	15.9	7.2	31.1
Average Rent/Unit	70.83	83.61	108.33	92.08	109.44	110.68	96.50	88.26
Average Area/Unit	75.7	79.6	101.7	81.7	96.7	108.2	85.2	76.7

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	0	1	0	11	15	48	54	94
Percentage of Occupied Units	0.0	0.4	0.0	4.9	6.7	21.5	24.2	42.1
Average Rent/Unit	0.00	100.00	0.00	80.91	67.00	92.50	97.31	89.68
Average Area/Unit	0.0	150.0	0.0	90.7	55.7	91.9	92.8	85.1

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		12,512.0	138	11	1	150		13,535	12,970	11,560	475	1,410	0	89.1%	92.0%	94.8%	85.4%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>			<u>Total</u>	
	Gross Potential Rates	(1)			13,535	100.0%	1.08		Units	138	11	1	150				
	Gross Unrentable Unit Rates			90	0.7%	1.13		% of Units	92.0%	7.3%	0.7%	100.0%					
	Gross Vacant Unit Rates			475	3.5%	0.82		Area	11,856.0	576.0	80.0	12,512.0					
	Gross Occupied Unit Rates			12,970	95.8%	1.09		% of Area	94.8%	4.6%	0.6%	100.0%					
	Gross Complimentary Unit R	(2)		0	0.0%	0.00		Standard Rate	12,970.00	475.00	90.00	13,535.00					
	Actual Occupied Unit Rates	(3)		11,560	85.4%	0.98		% of Standard Rate	95.8%	3.5%	0.7%	100.0%					
	Occupied Rate Variance	(4)		1,410	10.4%	0.12		Average Area/Unit	85.91	52.4	80.0	83.4					
								Average Rent/Unit	83.77	43.18	90.00	90.23					
								Average Rent/Area	0.98	0.82	1.13	1.08					

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