

Occupancy Statistics

Monday, July 6, 2026

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	384.0	3	9	0	12	25.00	300	75	75	225	0	0	100.0%	25.0%	25.0%	25.0%	
4x8	32.0	192.0	6	0	0	6	45.00	270	270	435	0	-165	0	161.1%	100.0%	100.0%	161.1%	
5x8	40.0	120.0	2	1	0	3	30.00	90	60	60	30	0	0	100.0%	66.7%	66.7%	66.7%	
5x8	40.0	200.0	5	0	0	5	50.00	250	250	300	0	-50	0	120.0%	100.0%	100.0%	120.0%	
5x10	50.0	200.0	1	3	0	4	40.00	160	40	40	120	0	0	100.0%	25.0%	25.0%	25.0%	
5x10	50.0	900.0	18	0	0	18	75.00	1,350	1,350	1,225	0	125	0	90.7%	100.0%	100.0%	90.7%	
8x10	80.0	480.0	3	3	0	6	45.00	270	135	135	135	0	0	100.0%	50.0%	50.0%	50.0%	
8x10	80.0	5,120.0	63	0	1	64	90.00	5,760	5,670	5,645	0	25	0	99.6%	98.4%	98.4%	98.0%	
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	100.0	1	0	0	1	80.00	80	80	70	0	10	0	87.5%	100.0%	100.0%	87.5%	
10x10	100.0	100.0	0	1	0	1	85.00	85	0	0	85	0	0	0.0%	0.0%	0.0%	0.0%	
10x10	100.0	300.0	3	0	0	3	100.00	300	300	250	0	50	0	83.3%	100.0%	100.0%	83.3%	
10x15	150.0	450.0	1	2	0	3	100.00	300	100	100	200	0	0	100.0%	33.3%	33.3%	33.3%	
10x15	150.0	1,050.0	7	0	0	7	120.00	840	840	620	0	220	0	73.8%	100.0%	100.0%	73.8%	
10x20	200.0	200.0	1	0	0	1	150.00	150	150	150	0	0	0	100.0%	100.0%	100.0%	100.0%	
10x20	200.0	2,600.0	13	0	0	13	200.00	2,600	2,600	2,225	0	375	0	85.6%	100.0%	100.0%	85.6%	
		12,492.0	128	19	1	148		12,895	12,010	11,390	795	620	0	94.8%	86.5%	90.4%	88.3%	
Occupied Area						11,294.0					Occupied	Vacant	Unrentable	Total				
Vacant Area						1,118.0	Average Area/Unit				88.2	58.8	80.0	84.4				
Unrentable Area						80.0	Average Rent/Unit				88.98	41.84	90.00	87.13				
Total Area						12,492.0	Average Rent/Area				1.01	0.71	1.13	1.03				

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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	10	12	11	9	25	11	44
Percentage of Occupied Units	4.7	7.8	9.4	8.6	7.0	19.5	8.6	34.4
Average Rent/Unit	83.33	72.50	75.42	111.36	90.00	112.40	105.91	87.95
Average Area/Unit	101.7	75.0	70.0	102.9	82.4	112.8	95.6	76.1

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	4	4	2	26	37	56	79
Percentage of Occupied Units	0.0	1.9	1.9	1.0	12.5	17.8	26.9	38.0
Average Rent/Unit	0.00	68.75	80.00	65.00	63.85	87.97	92.05	85.44
Average Area/Unit	0.0	102.5	109.0	65.0	65.4	95.6	94.0	87.1

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		12,492.0	128	19	1	148		12,895	12,010	11,390	795	620	0	94.8%	86.5%	90.4%	88.3%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>			<u>Total</u>	
	Gross Potential Rates	(1)			12,895	100.0%	1.03		Units	128	19	1	148				
	Gross Unrentable Unit Rates			90	0.7%	1.13		% of Units	86.5%	12.8%	0.7%	100.0%					
	Gross Vacant Unit Rates			795	6.2%	0.71		Area	11,294.0	1,118.0	80.0	12,492.0					
	Gross Occupied Unit Rates			12,010	93.1%	1.06		% of Area	90.4%	8.9%	0.6%	100.0%					
	Gross Complimentary Unit R	(2)		0	0.0%	0.00		Standard Rate	12,010.00	795.00	90.00	12,895.00					
	Actual Occupied Unit Rates	(3)		11,390	88.3%	1.01		% of Standard Rate	93.1%	6.2%	0.7%	100.0%					
	Occupied Rate Variance	(4)		620	4.8%	0.05		Average Area/Unit	88.23	58.8	80.0	84.4					
								Average Rent/Unit	88.98	41.84	90.00	87.13					
								Average Rent/Area	1.01	0.71	1.13	1.03					

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