



COOLIDGE PIMA MINI STORAGE



Data provided by Yardi® Matrix

COOLIDGE PIMA MINI STORAGE

573 West Seagoe Avenue
Coolidge, AZ 85128
(520) 723-4777



New Build

Total SqFt	38,400
Rentable SqFt ⁽¹⁾	36,480
Completion Year	2023
Improvements Rating	B
Location Rating	C
Use Type	Self Storage
Prior Names	No previous names on record

Owner

Bolan, Kenneth N.

Kenneth N. Bolan

764 West Kenworthy Avenue

Coolidge, AZ 85128

(520) 705-8700

Manager

Owner Managed



Data provided by Yardi® Matrix

PROPERTY COMPOSITION

Unit Type	Covered	Elevator	Outdoor Access	Promos	Floor	Door Type	Other Characteristics	Monthly Rent	Rent Per SqFt	Last Updated
5x10								\$49	\$0.98	Jul 2026 Online
5x10							HumidityControlled	\$49	\$0.98	Mar 2026 Online
10x10								\$89	\$0.89	Jun 2026 Online
10x10							HumidityControlled	\$89	\$0.89	Jul 2026 Online
10x20								\$179	\$0.90	Jun 2026 Online
10x20							HumidityControlled	\$179	\$0.90	Jul 2026 Online
10x20								\$179	\$0.90	Nov 2025 Online



SALES AND LOANS

No Sales History is available for this property



Development History

No Development History is available for this property



PROPERTY CHARACTERISTICS

Common Area Amenities

- Gate
- Drive-Up Access
- Parking
- Security Camera

Functional Characteristics

- 1 Story
- Rentable SqFt [1] - 36,480

Services Provided As

- Contactless Renting
- Unstaffed Location
- Remote Managed

Other Factors

- Traffic Count - 12,712 cars per day

Notes

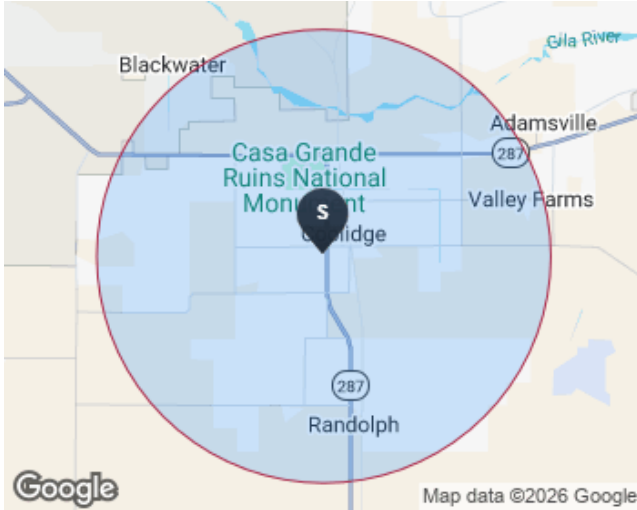
- (1) Where Rentable SqFt is not known, an estimate is calculated as a percentage of Total SqFt:
- 95% for a single story building
 - 85% for a two story building
 - 75% for a 3+ story building

Site Characteristics

- Number of Buildings - 16
- Net Site Size - 4.36 acres
- County - Pinal
- Assessors Parcel Number(s) - 204-11-041C



AREA INFORMATION - 5 MILES



Demographics

	Total Population	15,252
	Population Density per Sq Mile	508
	Population Projection in 5 years	15,256
	Population Median Age In Years	35
	Total Housing	5,513
	Average People per Household	3.04
	Median Household Income	\$68,231
	Employed Population	6,426

Area Characteristics

Storage Facilities in the Area	3
Net Rentable SqFt in the Area	126,492
Net Rentable SqFt per Capita	8.29
CC Net Rentable SqFt per Capita	1.23
NCC Net Rentable SqFt per Capita	7.07

Projected Supply

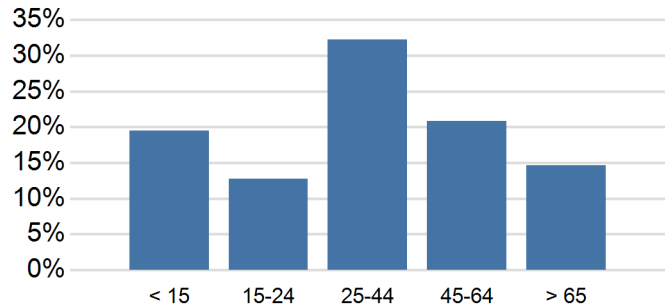
Based on 2028 Population and Supply Pipeline

Storage Facilities in the Area	3
Net Rentable SqFt in the Area	126,492
Net Rentable SqFt per Capita	8.51
CC Net Rentable SqFt per Capita	1.26
NCC Net Rentable SqFt per Capita	7.25

Asset Benchmark Rates

Self Storage Average Rent/SqFt 10x10	\$0.94
Apartment Average Rent One Bedroom	\$1,193
Apartment Average Rent/SqFt One Bedroom	\$1.56
Average Improvements Rating	B-
Average Location Rating	C+

Demographic Cohorts



Population by Age Group

Age		
Under 15	2,976	19.5%
15 to 24	1,952	12.8%
25 to 44	4,913	32.2%
45 to 64	3,177	20.8%
Over 65	2,234	14.6%

Gender		
Male	6,951	45.6%
Female	8,301	54.4%



AREA INFORMATION - 5 MILES

Demographic Cohorts

Continued

Race		
White	6,070	39.8%
Black or African American	1,157	7.6%
American Indian	805	5.3%
Asian	85	0.6%
Hawaiian Pacific Islander	17	0.1%
Other	2,859	18.7%

Hispanic Origin		
Hispanic or Latino	7,574	49.7%
Non Hispanic or Latino	7,678	50.3%

Marital Status		
Never Married	4,833	31.7%
Married	5,126	33.6%
Separated	244	1.6%
Widowed	780	5.1%
Divorced	1,537	10.1%

Education		
No Degree	1,237	12.0%
High School	3,931	38.1%
Some College	3,701	35.8%
Bachelor's Degree	929	9.0%
Post Graduate Degree	526	5.1%

Workforce

Participation		
Participating	7,677	64.1%
Not participating	4,292	35.9%

Employment Status		
Employed	6,426	83.7%
Unemployed	926	12.1%

Type		
Civilian	7,352	95.8%
Armed Forces	325	4.2%

Means of Transportation		
Car	5,502	71.7%
Public Transport	2	0.0%
Motorcycle	0	-
Taxi	0	-
Bicycle	0	-
Walk	111	1.4%
Other	257	3.3%
Work at Home	876	11.4%

Travel Time		
Less than 15 Minutes	1,918	25.0%
15 to 29 Minutes	2,154	28.1%
30 to 60 Minutes	1,270	16.5%
Over 60 Minutes	530	6.9%

Source: U.S.Census Bureau American Communities Survey 2024



AREA INFORMATION - 5 MILES

Housing and Occupancy

Occupancy		
Occupied Household	5,025	91.1%
Vacant Housing	488	8.9%

Household Ownership		
Rented	1,429	28.4%
Owned	3,596	71.6%

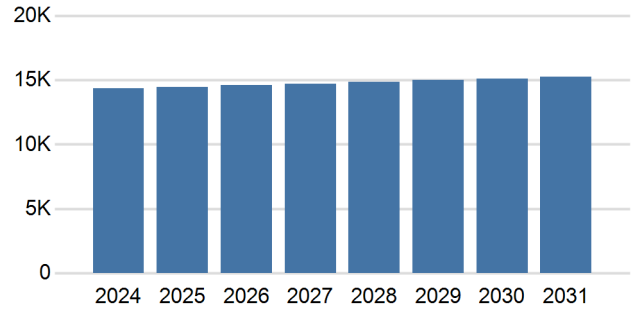
Family Households		
Family Occupants	3,357	66.8%
Non-Family Occupants	1,668	33.2%

Households with Children		
With Children	1,565	31.1%
Without Children	3,460	68.9%

Household Structure		
Single Detached	4,149	82.6%
2 to 49 Units	414	8.2%
50+ Units	10	0.2%
Mobile Home	452	9.0%

Year Built		
1939 or earlier	147	2.7%
1940 to 1949	122	2.2%
1950 to 1959	462	8.4%
1960 to 1969	586	10.6%
1970 to 1979	726	13.2%
1980 to 1989	393	7.1%
1990 to 1999	370	6.7%
2000 to 2009	1,682	30.5%
2010 to 2019	298	5.4%
2020 or later	727	13.2%

Population Projections



Projected Population by Year

Year		
2024	14,351	-5.9%
2025	14,471	-5.1%
2026	14,598	-4.3%
2027	14,724	-3.5%
2028	14,861	-2.6%
2029	14,998	-1.7%
2030	15,126	-0.8%
2031	15,256	0.0%

Compound Annual Growth Rate: 1.2%

Source: Yardi® Matrix Population Projections

Income

Households per Income		
Less than \$20,000	1,476	29.4%
\$20,000 to \$34,999	986	19.6%
\$35,000 to \$49,999	1,374	27.3%
\$50,000 to \$99,999	2,882	57.4%
\$100,000 to \$199,999	2,722	54.2%
\$200,000 or more	610	12.1%



Median Year Built: 1997

Households per AMI % Range		
----------------------------	--	--

Less than 30%	2,226	44.3%
30% - 39%	586	11.7%
40% - 49%	1,024	20.4%
50% - 59%	604	12.0%
60% - 69%	1,066	21.2%
70% - 79%	0	-
80% - 89%	0	-
90% - 99%	1,212	24.1%
100% - 109%	0	-
110% - 119%	1,102	21.9%
120% or more	2,230	44.4%



AREA CONSTRUCTION – 5 MILE RADIUS

PLANNED

There are no known Planned properties within a 5 mile radius

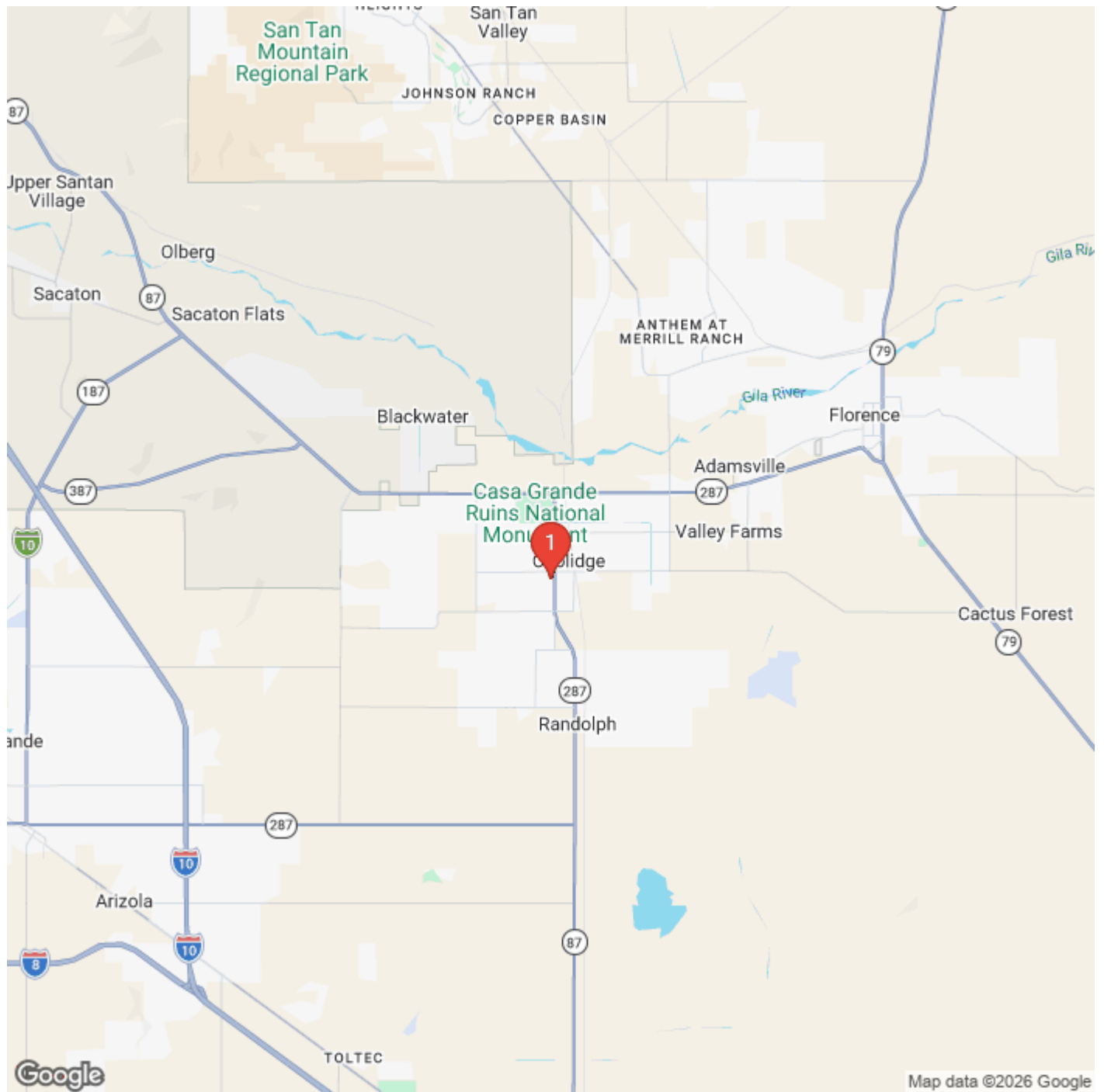


UNDER CONSTRUCTION

There are no known Under Construction properties within a 5 mile radius



AREA MAP



Data provided by Yardi® Matrix