

Occupancy Statistics

Thursday, August 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	352.0	1	10	0	11	25.00	275	25	25	250	0	0	100.0%	9.1%	9.1%	9.1%		
4x8	32.0	224.0	7	0	0	7	45.00	315	315	460	0	-145	0	146.0%	100.0%	100.0%	146.0%		
5x8	40.0	320.0	8	0	0	8	50.00	400	400	390	0	10	0	97.5%	100.0%	100.0%	97.5%		
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	1	1	0	2	55.00	110	55	55	55	0	0	100.0%	50.0%	50.0%	50.0%		
8x10	80.0	5,760.0	71	0	1	72	90.00	6,480	6,390	5,990	0	400	0	93.7%	98.6%	98.6%	92.4%		
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	1,200.0	8	0	0	8	120.00	960	960	770	0	190	0	80.2%	100.0%	100.0%	80.2%		
10x20	200.0	2,800.0	14	0	0	14	200.00	2,800	2,800	2,375	0	425	0	84.8%	100.0%	100.0%	84.8%		
		12,512.0	138	11	1	150		13,580	13,185	11,815	305	1,370	0	89.6%	92.0%	96.2%	87.0%		
Occupied Area						12,032.0	Occupied						Vacant	Unrentable	Total				
Vacant Area						400.0	Average Area/Unit						87.2	36.4	80.0	83.4			
Unrentable Area						80.0	Average Rent/Unit						85.62	27.73	90.00	90.53			
Total Area						12,512.0	Average Rent/Area						0.98	0.76	1.13	1.09			

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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	15	9	11	18	7	24	10	44
Percentage of Occupied Units	10.9	6.5	8.0	13.0	5.1	17.4	7.2	31.9
Average Rent/Unit	82.33	105.56	85.91	92.22	117.14	108.96	96.50	90.80
Average Area/Unit	79.5	102.2	75.5	81.1	105.7	105.8	85.2	79.5

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	0	4	7	16	45	57	88
Percentage of Occupied Units	0.0	0.0	1.8	3.2	7.4	20.7	26.3	40.5
Average Rent/Unit	0.00	0.00	100.00	76.43	64.06	95.22	97.46	89.49
Average Area/Unit	0.0	0.0	102.5	85.4	53.6	94.0	92.5	84.2

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		13,580	13,185	11,815	305	1,370	0	89.6%	92.0%	96.2%	87.0%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>			<u>Total</u>	
	Gross Potential Rates	(1)			13,580	100.0%	1.09		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			305	2.2%	0.76		Area	12,032.0	400.0	80.0	12,512.0					
	Gross Occupied Unit Rates			13,185	97.1%	1.10		% of Area	96.2%	3.2%	0.6%	100.0%					
	Gross Complimentary Unit R	(2)		0	0.0%	0.00		Standard Rate	13,185.00	305.00	90.00	13,580.00					
	Actual Occupied Unit Rates	(3)		11,815	87.0%	0.98		% of Standard Rate	97.1%	2.2%	0.7%	100.0%					
	Occupied Rate Variance	(4)		1,370	10.1%	0.11		Average Area/Unit	87.19	36.4	80.0	83.4					
								Average Rent/Unit	85.62	27.73	90.00	90.53					
								Average Rent/Area	0.98	0.76	1.13	1.09					

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