

OFFERING MEMORANDUM

# MTN HWY MINI-STORAGE

*Operating mini-storage with additional parcel for expansion*



26211 & 26215 MTN HWY E, SPANAWAY, WA



## PROPERTY OVERVIEW

# *PRIME* MINI STORAGE FACILITY IN GREAT LOCATION

Kidder Mathews is proud to present an outstanding mini storage facility located on Mountain Hwy in Spanaway, WA. This prime property spans 2.28 acres across two parcels, offering ample room for expansion to meet growing demand. The facility features 100 storage units, providing secure and convenient storage solutions for the local community. Positioned in a high-traffic area, this investment opportunity benefits from excellent visibility and accessibility. Ideal for investors looking to capitalize on the strong demand for storage in this thriving region.

### PROPERTY OVERVIEW

ADDRESS	26211 & 26215 Mtn Hwy E Spanaway, WA
TOTAL BUILDING SF	4,125 SF
UNITS	100
YEAR BUILT	1993
STORIES	1
LAND AREA	2.28 Acres
PARCEL NO	0318251067, 0318251065



# AMENITIES



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	2,089	19,553	56,533
2029 PROJECTION	2,056	19,373	56,081
2020 CENSUS	2,000	19,693	57,026
PROJECTED GROWTH 2024 - 2029	-0.3%	-0.2%	-0.2%
MEDIAN AGE	38.4	37.8	36.0

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$147,161	\$139,283	\$145,242
TOTAL BUSINESSES	43	300	1,013
TOTAL EMPLOYEES	234	1,878	6,969

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.5%	5.1%	5.9%
HIGH SCHOOL DIPLOMA	35.8%	34.9%	32.0%
SOME COLLEGE	20.6%	24.9%	26.2%
ASSOCIATE	16.8%	15.4%	13.6%
BACHELOR'S	12.1%	12.8%	13.7%
GRADUATE	7.9%	4.8%	6.0%

## HOUSEHOLDS

723  
1 MILE

6,809  
3 MILES

18,874  
5 MILES

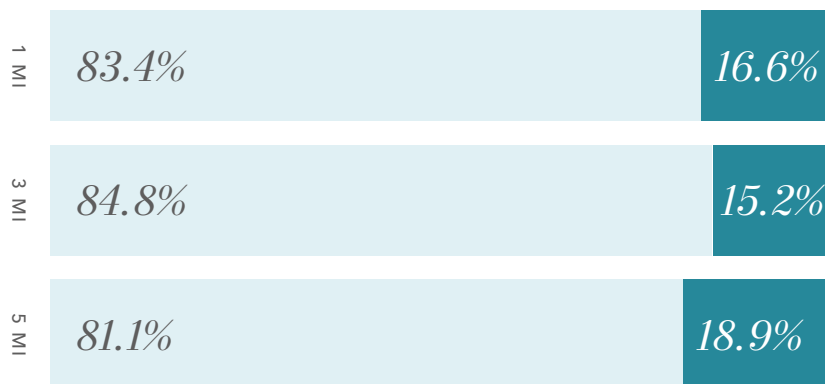
## 2029 PROJECTED HOUSEHOLDS

717  
1 MILE

6,773  
3 MILES

18,833  
5 MILES

## OWNER VS. RENTER OCCUPIED



■ OWNER ■ RENTER

Data Source: ©2023, Sites USA

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