



StorQuest Liggett Road
Town of Castle Rock – Town Council Presentation
September 7th, 2021



THE WILLIAM WARREN GROUP

WWG'S

CURRENT OPERATING PORTFOLIO

Key Size Figures

205

Facilities

500

Employees

138,000

Storage Units

13.5 M

Square Feet of Space

Facilities

	Owned	Managed
Number	135	70
Net Rentable Square Footage	8.6 M	4.9 M



- // 205 Locations nationwide
- // 15 States
- // Adding 2-3 stores per month

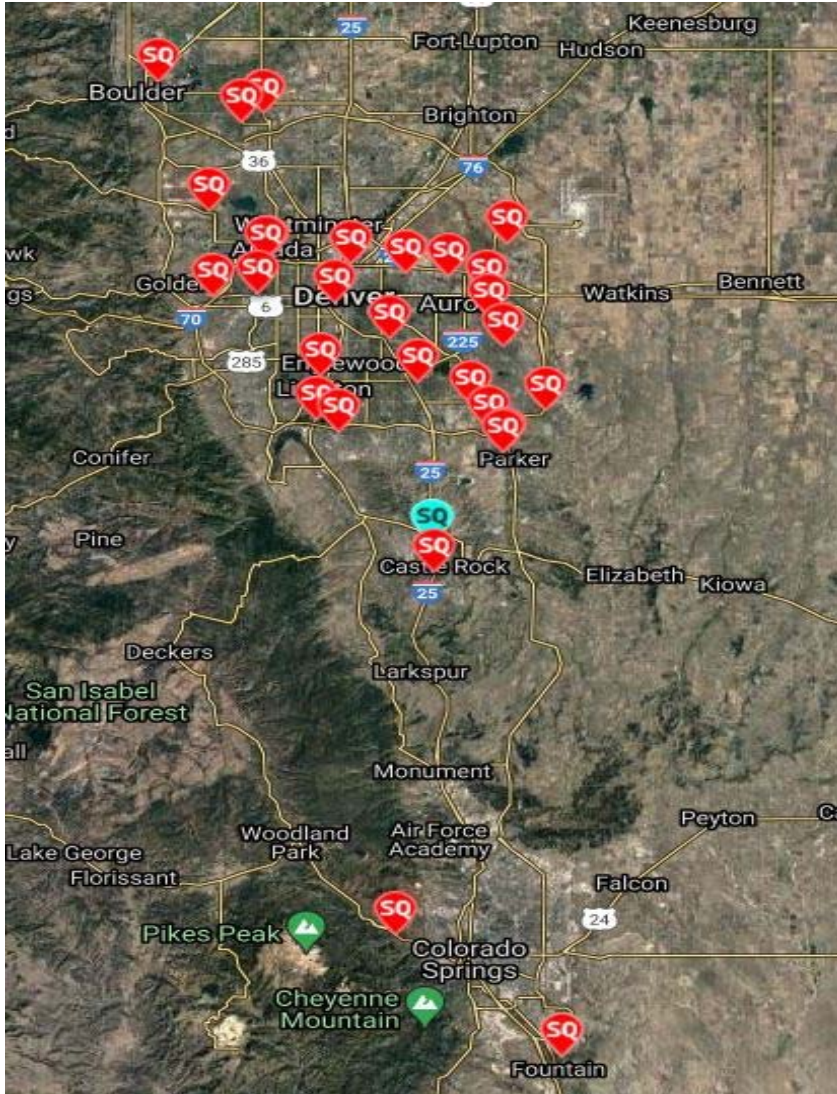


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William Warren Group (StorQuest)

CURRENT OPERATING PORTFOLIO - Colorado

(includes 1 other store in Castle Rock – StorQuest Express Park Street)



Denver Metro Key Size Figures

29

Facilities

70

Employees

19,000

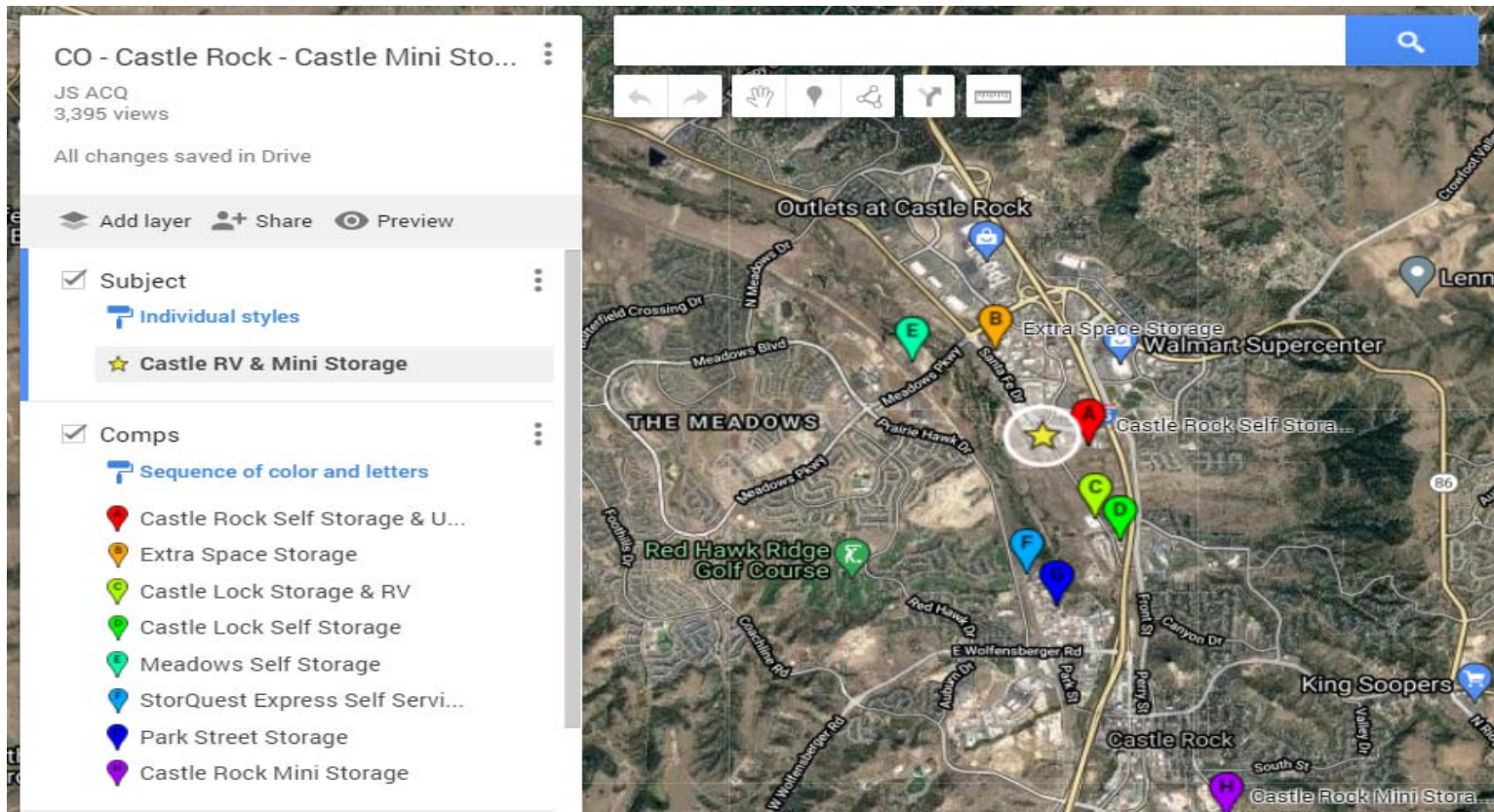
Storage Units

2.0 M

Square Feet of Space

Why Castle Rock – Market Research

- **Current 3-Mile Demographics**
 - Population = 53,668 - Households= 17,260 – Median HH Income - \$108,195
- **8 existing comps, 412K SF, limited high quality - Climate Controlled competition**
- **Key Industry Metric = SF/Capita in 3 Mile Radius**
 - Subject 3-Mile SF/Capita = 7.6, below Front Range and National Average SF/Capita
 - Competitive Occupancies as of August 2021 (97%, 99%, 100%, 100%, 99%, 93%, 100%)



Who are our Users? Why Castle Rock?

- **Projected Tenant Breakdown:**
 - **Residential Users 70% - 80%, Commercial Businesses 20% - 30%**
- **Residential Tenant Breakdown:**
 - **Single-Family 68%, MF Apt 32% (Note: 65% of SF users have garages)**
 - **Castle Rock – High Concentration of Single-Family**
- **Self Storage is a Solution to Life Events (home remodel, move, new baby, divorce, etc.)**
 - **Home Building Creates Need for Storage**
 - **Castle Rock – 24,000 approved lots remaining for future construction)**
 - **Young, Affluent Community with Major Population Growth (+/- 74,000 population with 4.0% annual growth)**



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Metro Denver StorQuest – Recently Delivered Stores



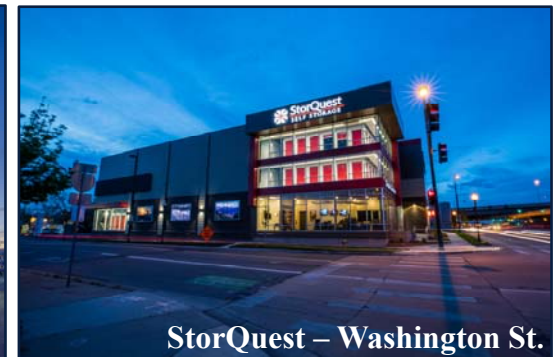
StorQuest – 6th Avenue



StorQuest - Colfax



StorQuest – DTC



StorQuest – Washington St.



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StorQuest – Boulder (Foothills and Pearl Pkwy)

Similar Concept to StorQuest – Castle Rock





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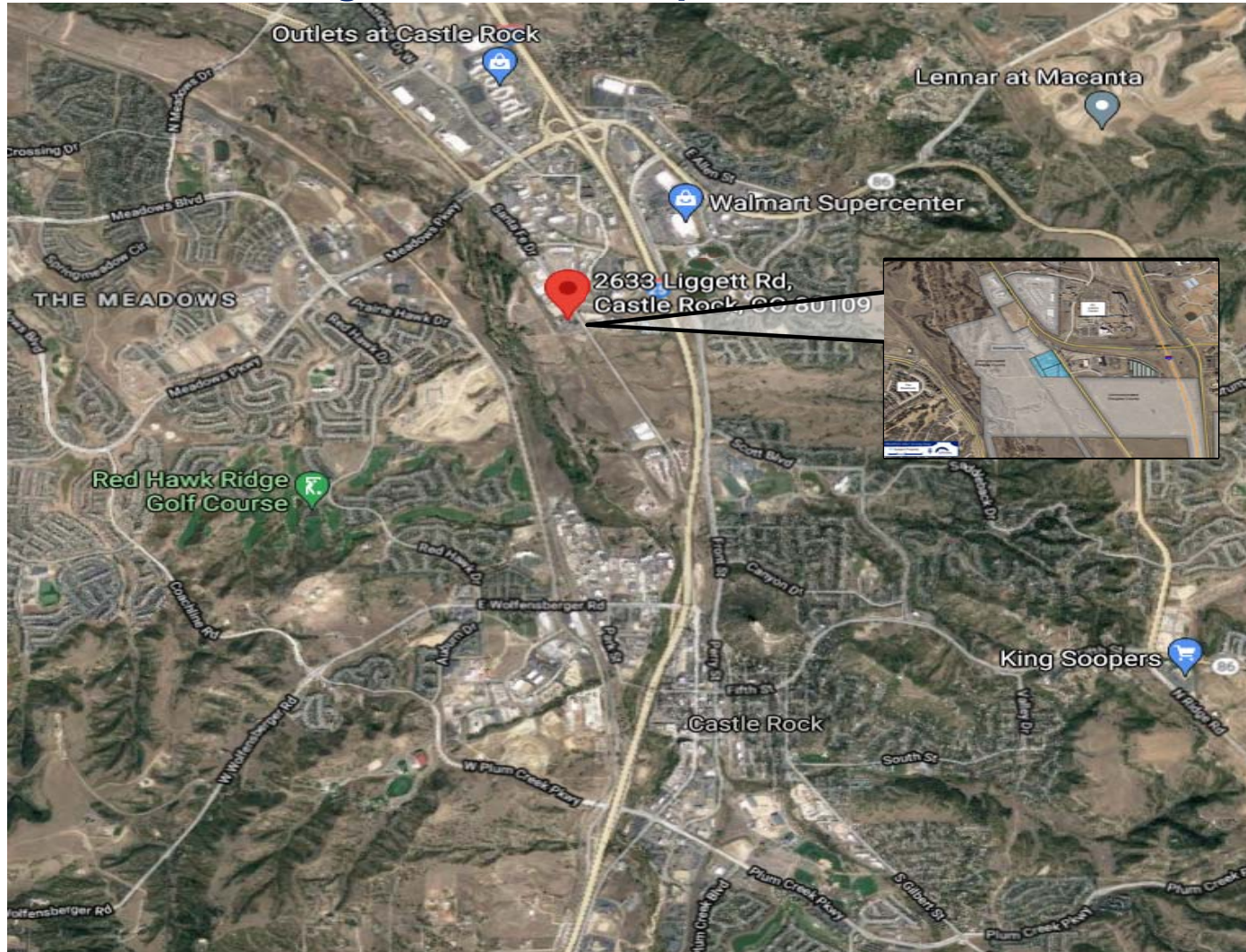
StorQuest – Leasing Office and Interior Examples



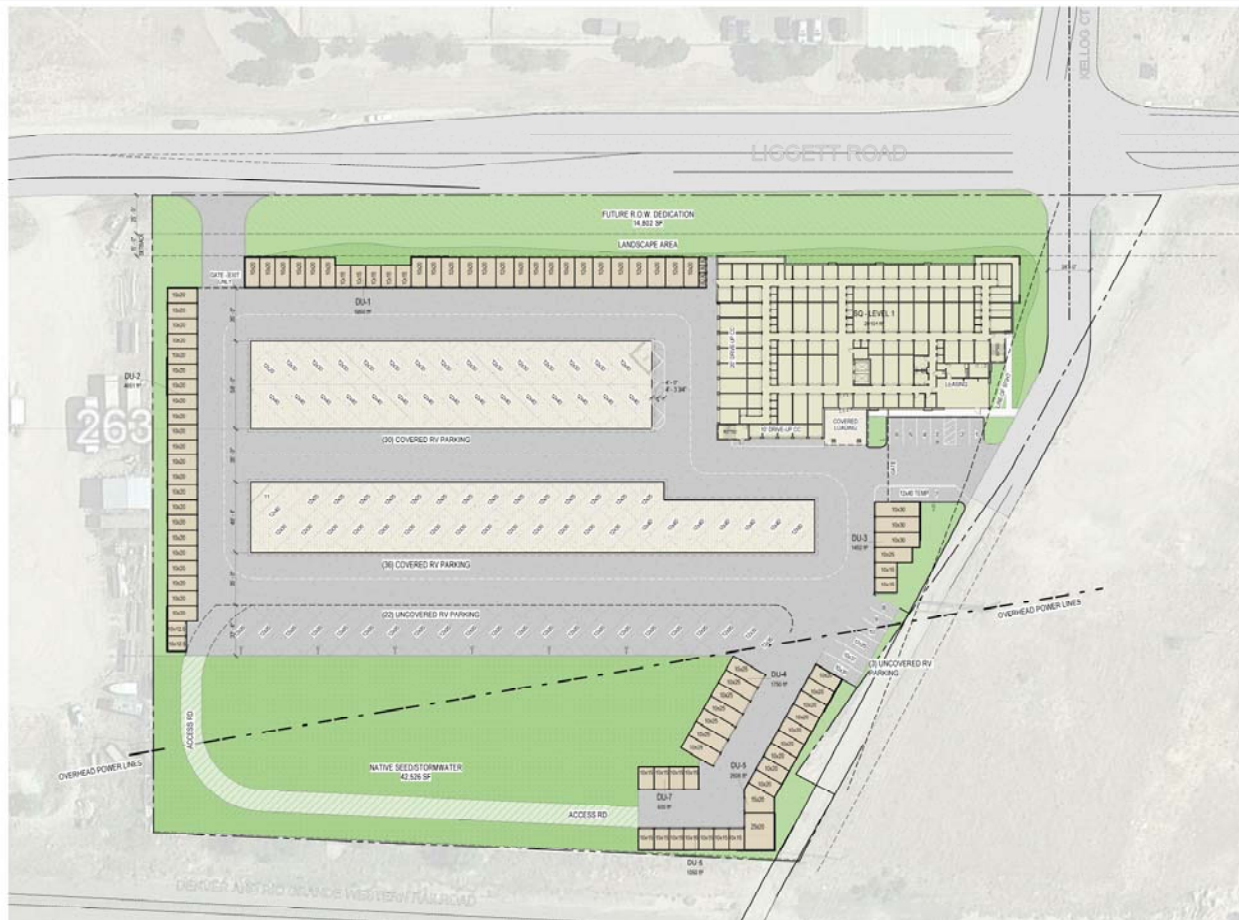


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StorQuest – Castle Rock – Vicinity Map/Description 4 Parcels – 2583, 2629, 2631, 2633 Liggett Road +/- 5.24 Acres, Douglas Co. Unincorporated – General Industrial Zoning



StorQuest – Castle Rock Site Plan



NOTES:

TOTAL SITE AREA: 20.20 ACRES
NET AREA AVAILABLE: 18.50 ACRES
LANDSCAPE BUFFER: 10' ROW DEDICATION (HARD SP) - 10' ROW DEDICATION (HARD SP)
TOTAL BUILDING AREA: 81,000 SF
GENERAL: GENERAL INDUSTRIAL (SIC)
MINIMUM SIDE YARD: ZERO (0) FEET EXCEPT WHERE THE SIDE YARD IS REQUIRED TO BE 10' FEET WIDE. THE SIDE YARD SETBACK OF THE LESSER ZONING DISTRICT SHALL APPLY TO THAT SIDE.
MINIMUM FRONT YARD: FIFTEEN (15) FEET FROM THE PROPERTY LINE.
MINIMUM REAR YARD: ZERO (0) FEET EXCEPT WHERE THE SIDE YARD IS REQUIRED TO BE 10' FEET WIDE. THE SIDE YARD SETBACK OF THE LESSER ZONING DISTRICT SHALL APPLY TO THAT SIDE.
MINIMUM BUILDING HEIGHT: FIFTY (50) FEET.
DRIVEABLE: 14' MINIMUM: 20' (20) FEET.
COVERED REQUIREMENTS:
MIN. BASEMENT: 10' SELF STORAGE: 1 SPACE PER 100 UNITS PLUS 1 SPACE PER EMPLOYEE.
ATTACHABLE: PARKING: 1 SPACE IN 100 ATTACHABLE, IF MARKET DEMAND WHILE.

RENTABLE SQ. DRIVE-UPS				
TYPE	COUNT	AREA	UNIT	TOTAL
DU-1	1	1,000 SF	100	1,000 SF
DU-2	1	1,000 SF	100	1,000 SF
DU-3	1	1,000 SF	100	1,000 SF
DU-4	1	1,000 SF	100	1,000 SF
DU-5	1	1,000 SF	100	1,000 SF
DU-6	1	1,000 SF	100	1,000 SF
DU-7	1	1,000 SF	100	1,000 SF
DU-8	1	1,000 SF	100	1,000 SF
DU-9	1	1,000 SF	100	1,000 SF
DU-10	1	1,000 SF	100	1,000 SF
TOTAL	10	10,000 SF	1,000	10,000 SF

DRIVE-UP - STORAGE BUILDING AREA	
TYPE	AREA
DU-1	1,000 SF
DU-2	1,000 SF
DU-3	1,000 SF
DU-4	1,000 SF
DU-5	1,000 SF
DU-6	1,000 SF
DU-7	1,000 SF
GRAND TOTAL	7,000 SF

4 STORY SQ. BUILDING AREA	
TYPE	AREA
DU-9	1,000 SF
DU-10	1,000 SF
DU-11	1,000 SF
DU-12	1,000 SF
GRAND TOTAL	4,000 SF

PARKING		
TYPE	COUNT	AREA
DRIVE-UP	1	1,000 SF
DRIVE-UP	1	1,000 SF
GRAND TOTAL	2	2,000 SF

OUTDOOR RV STORAGE	
COVERED RV	COUNT
DU-1	10
DU-2	10
DU-3	10
DU-4	10
DU-5	10
DU-6	10
DU-7	10
DU-8	10
UNCOVERED RV	COUNT
DU-9	10
DU-10	10
DU-11	10
DU-12	10
GRAND TOTAL	80

Galloway

STORQUEST SELF-STORAGE

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CONCEPT SITE PLAN

05/04/2021

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0 30 60 150
 SCALE: As indicated



- Proposed: 4-story, 80,000 SF Building, +/- 18,000 SF Drive Up, +/- 785 Units, +/- 90 Covered/Uncovered RV Stalls
- Re-aligned access on Kellogg Ct, 25' ROW Liggett Rd Expansion, 10' Sidewalk, Significant Drainage Enhancements on NWC

StorQuest Castle Rock - Project Benefits

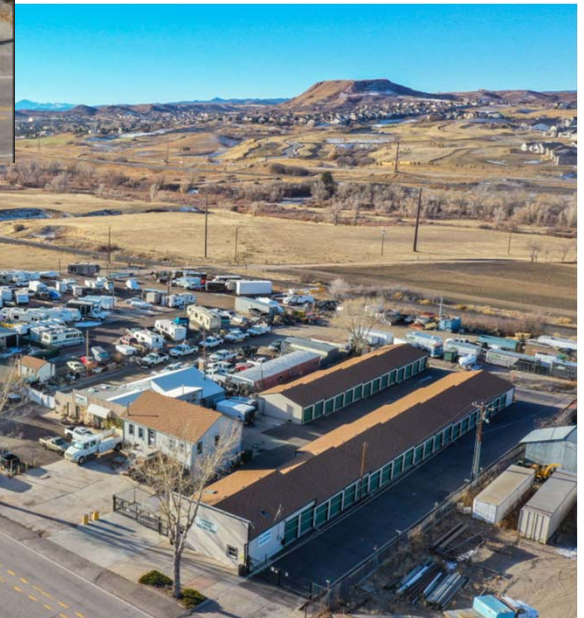
- **Redevelopment and Beautification of Existing “Infill” Site in line with the Surrounding Uses**
- **Community Amenity – Provides a Necessary Service in Underserved Market**
- **Fiscal Benefits (One Time Impact Fees = +/- \$405,000, annually recurring taxes)**
- **Improvements to Existing Infrastructure –**
 - **Upgrades to Liggett Road, New Sidewalk, Landscaping, Water Detention, Curb Cut Reduction, Sewer, Water, Utility Lines)**
- **Environmentally Friendly (Solar Panels, StorQuest “One Tree Planted Initiative”)**
- **Minimal Impact Use (Traffic, Water, Noise, Light Spillage)**
- **Upgraded, Modern, Screened State of the Art Facility**
 - **(Architectural Renderings on Following Pages)**





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Existing Conditions – Castle RV and Mini-Storage



Owner: KGCB Industries, LLC (Kim Barrett)

Existing Conditions: +/- 10,000 SF of SS, 200 Outdoor RV Stalls, Two Commercial/Industrial Tenants, Single-Family Residence, 6 Curb Cuts

StorQuest Castle Rock – Rendering #1



Galloway Architecture

Architectural inspiration provided by Promenade – Castle Rock

Pitched towers, stacked stone, masonry, earth tone color palate, decorative brackets – Castle Rock rustic w StorQuest modern

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StorQuest Castle Rock – Rendering #2



StorQuest Castle Rock Rendering #3



QUESTIONS?