



OFF-MARKET RV STORAGE OPPORTUNITY!

Boulder Creek RV Storage

4637 Boulder Creek Rd., Camp Verde, AZ 86322

CALL FOR PRICING

Value-add finished RV storage site. Needs an operator!
On-Site Management Residence

Property Highlights:

- Year Built: 2023 & 2024
- Assessor Parcel Number (APN): 403-15-009A
- Site Size: ±12.39 Acres
- Expansion Potential: Additional canopy structures can be added to increase covered storage inventory and revenue
- Traffic Exposure: Approximately 16,280 vehicles per day along Camp Verde-Bridgeport Highway
- 5-Mile Population: 5,743 Residents
- 5-Mile Households: 2,113
- 5-Mile Average Household Income: \$99,055
- Strong Population Growth: Positive 5-year population growth supporting long-term demand for RV and boat storage the Verde Valley region



Sedona 20 miles
 Flagstaff 60 miles
 Grand Canyon 138 miles

Storage Site Details:

- **495-Unit RV & Boat Storage Facility** totaling 232,680 rentable square feet
 - Current unit mix includes:
 - **364 open parking spaces** totaling 168,420 SF
 - **131 covered canopy spaces** totaling 64,260 SF
 - 100% paved open parking with covered canopy storage
 - **Secure gated entry** with digital keypad access
 - **Dedicated on-site manager residence** featuring a two-bedroom living quarters
 - **24/7 video surveillance** throughout the facility
 - **10-foot perimeter chain-link security fencing**
 - On-site tenant amenities include:
 - RV dump station
 - Air fill station
 - Professional property management
- Strategically located in the **Verde Valley**, one of Arizona's premier outdoor recreation and RV destinations
- Benefits from year-round demand driven by Arizona's mild climate and thriving tourism industry
- Located just **20 miles from Sedona**, which attracts approximately **3.2 million annual visitors**
- Tenant base:
 - **25% out-of-state customers**
 - **25% from the Phoenix Metropolitan Area**
- Strong long-term demand drivers supported by tourism, population growth, and expanding residential development throughout the Verde Valley region



Andrea Davis, CCIM
 📞 480.225.0838
 ✉️ Andrea@DavisCREAZ.com

Chuck Carlise
 📞 602.448.1022
 ✉️ carlise@DavisCREAZ.com

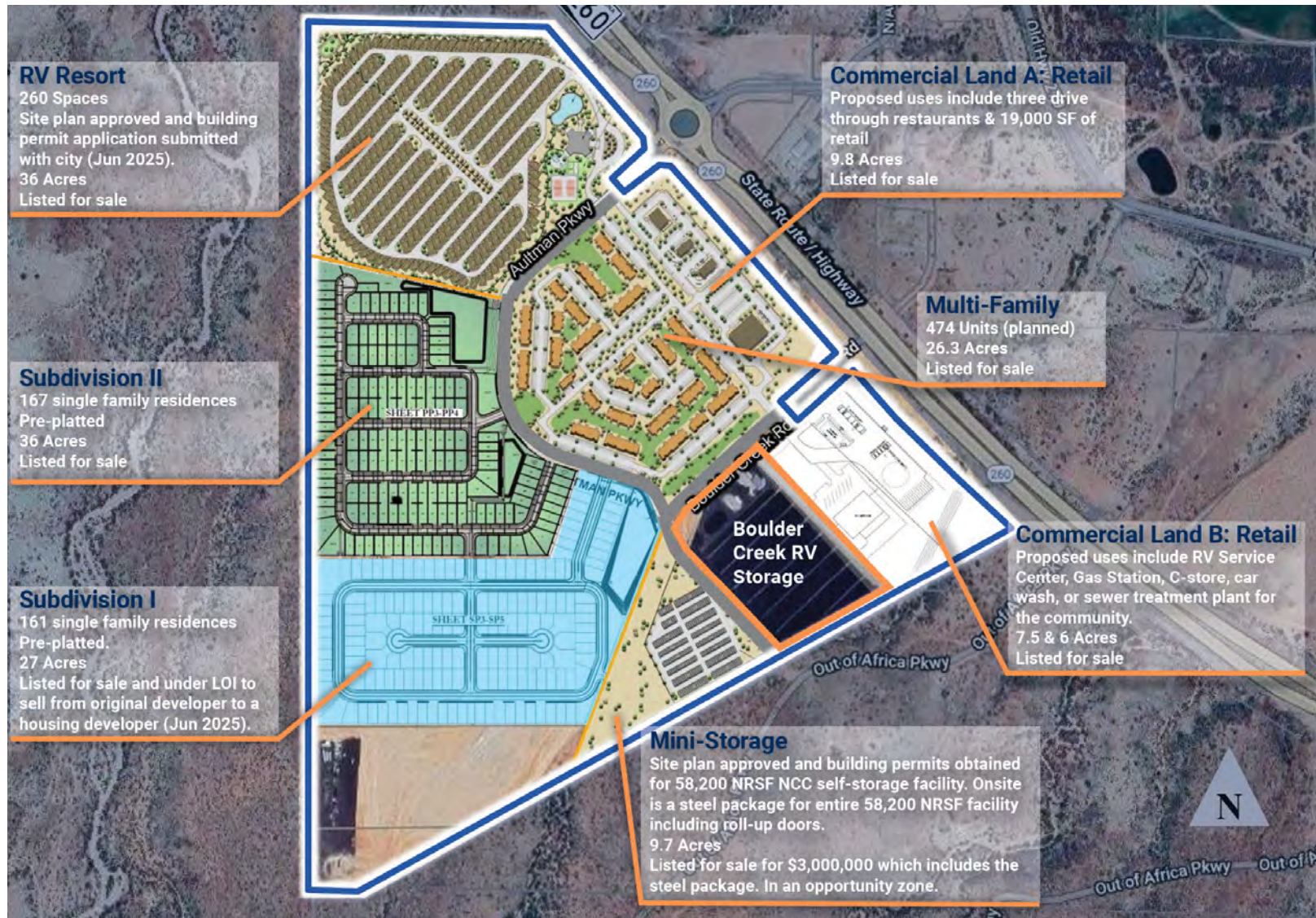


Investment Highlights:

- Class A RV & Boat Storage Asset-significant Operational Upside with both open and covered parking options, plus premium tenant amenities including:
 - Electronic keypad-controlled security gate
 - On-site resident manager
 - RV dump station, Air fill station and Propane refill station
- Located Within a High-Growth Master-Planned Community – Proposed future development plans include (see page 4):
 - 260-space RV resort
 - 328 single-family residential lots
 - 474 multifamily units
 - RV service and maintenance center
- Premier Verde Valley Location – Positioned in the heart of Arizona's outdoor recreation corridor, serving RV and boat owners traveling throughout Central Arizona.
- Expansion Opportunity – increase revenue through the addition of future canopy structures over existing open parking areas. Covered spaces:
 - Faster lease-up velocity
 - Stronger tenant demand
 - Rental rates nearly double those of open parking
- Growing Demand Drivers – Benefits from continued residential growth, tourism, outdoor recreation, and increasing RV ownership trends throughout Northern Arizona.
- Institutional-Quality Storage Product – Modern design, desirable amenities, covered storage options, and strategic location position the property as one of the premier RV & boat storage facilities in the region.

Proposed High View at Boulder Creek Master Planned Community

Site grading and infrastructure construction has commenced.





480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

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Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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Dana McDonald — 480.3870106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix