

Self-storage supply, demand and rates around *Los Angeles*

Los Angeles, CA

Requested at tractiq.com

WHAT YOU ARE LOOKING AT

TractIQ is the source of truth for self-storage. This report is built from the same data our members underwrite with: every tracked facility in the trade area, the asking rates those facilities publish, and the households and income around them. It is the opening pages of a file that keeps going.

Official data provider to the Self-Storage Almanac

70,000+

Facilities tracked nationwide

\$50B+

Of assets with verified occupancy

151

Facilities with rate history in this trade area

FACILITIES WITHIN 10 MI

188

23 inside 3 mi - 60 inside 5 mi

SF PER CAPITA, 5 MI

3.21

Falls to 3.13 by 2030

STREET RATE, 10×10 CC

\$2.47

Per SF · trailing 12 mo

HOUSEHOLDS, 5 MI

384,935

+1.6% projected by 2030

Square feet per capita, today and in five years

Population is growing faster than net rentable square feet in every ring, so per-capita supply thins out by 2030 before the 23 storage projects in the pipeline deliver.

Current vs. projected SF per capita

■ Current ■ Projected 2030



Rentable SF of existing facilities divided by current and projected population. Nothing in the pipeline is added. TractIQ facility footprints, 2025 Census-based projections. Understated: 6 facilities in this ring report no rentable square footage.

FACILITIES

23	60	188
3 mi	5 mi	10 mi

HOUSING DEVELOPMENTS TRACKED

303	528	1,116
3 mi	5 mi	10 mi

Active projects; stale listings excluded.

23 facilities sit inside the 3 miles radius ring against 160,011 households.

Who lives, works and rents around the site

Metric	3 mi	5 mi	10 mi
Total population	448,138	1,140,514	3,376,368
Population growth to 2030	+2.4%	+2.5%	+2.6%
Households	160,011	384,935	1,150,307
Household growth to 2030	+1.5%	+1.6%	+1.6%
Median household income	\$52,844	\$57,864	\$72,746
Average household income	\$76,300	\$82,291	\$100,231
Median rent	\$1,469	\$1,479	\$1,616
Daytime population	617,182	1,269,479	3,660,949
Employees	331,232	526,751	1,434,727
Population density per sq mi	16,344	14,454	10,890
Median age	34.8	35.4	36.9

Growth rows compare current values with the 2030 projection for the same ring.

Five-year outlook, 5 miles radius			
Metric	Current	2030	Change
Total population	1,140,514	1,169,030	+2.5%
Households	384,935	390,991	+1.6%
Median HH income	\$57,864	\$62,742	+8.4%
Average HH income	\$82,291	\$89,478	+8.7%
Median rent	\$1,479	\$1,506	+1.8%
SF per capita	3.21	3.13	-2.5%

The 5 miles radius ring adds 6,056 net new households by 2030 while per-capita storage supply falls 2.5%.

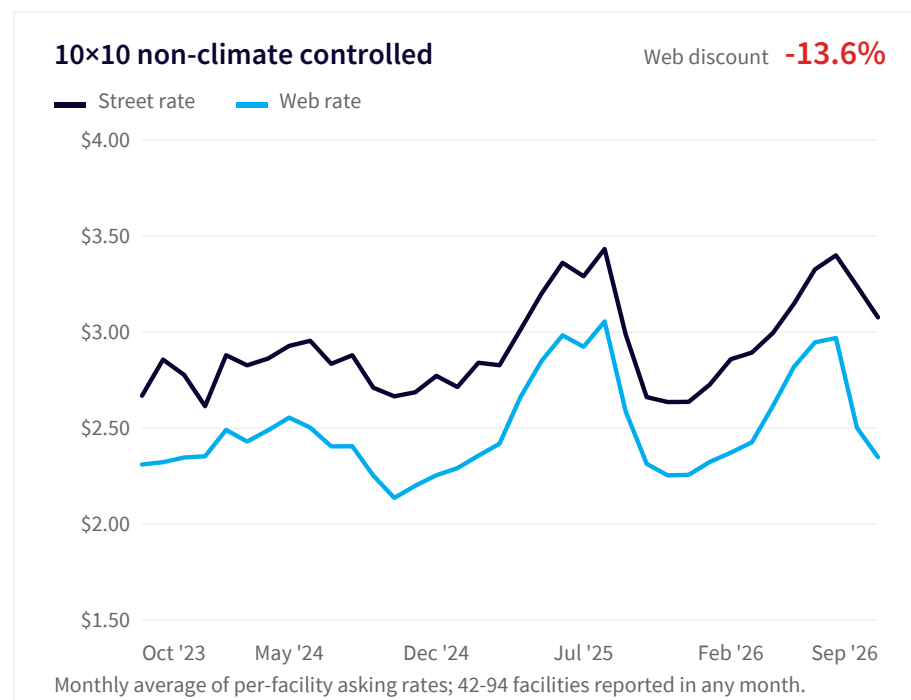
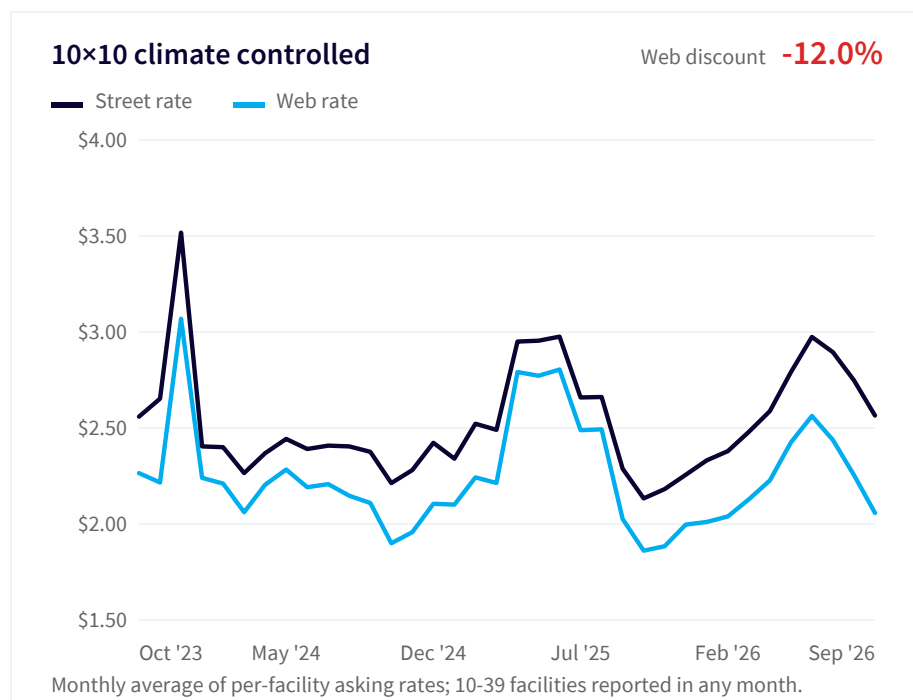
Market rates by unit size

Trailing-12-month average asking (street) rate, with the high and low across the 151 of the 188 facilities in the 10 miles radius ring that published rates. Per square foot per month, split climate-controlled and non-climate-controlled.

5×5	5×10	10×10 BENCHMARK	10×15	10×20	10×30
NCC \$4.71 \$0.68 to \$8.13	NCC \$3.36 \$0.51 to \$6.13	NCC \$2.84 \$0.49 to \$5.11	NCC \$2.66 \$0.46 to \$5.16	NCC \$2.54 \$0.48 to \$4.98	NCC \$2.16 \$0.43 to \$4.48
CC \$4.02 \$0.69 to \$7.71	CC \$3.10 \$0.66 to \$5.18	CC \$2.47 \$0.71 to \$4.99	CC \$2.29 \$0.70 to \$4.99	CC \$2.30 \$0.77 to \$9.99	CC \$2.25 \$0.68 to \$3.21

The spread between low and high on a 10×10 CC is 7.0x, the reason asking-rate averages mislead.

Rates through Sep 2026



Every facility, every size we see priced

Average asking (street) rate per square foot per month, Oct 2025 – Sep 2026. Darker is higher. A blank cell means we saw no listing for that size and climate at that facility in the window: the unit type may be unoffered, fully rented, or simply not published online.

151 of the 188 operating facilities in the 10 miles radius ring published a rate in this window.

	5×5 NCC	5×5 CC	5×10 NCC	5×10 CC	10×10 NCC	10×10 CC	10×15 NCC	10×15 CC	10×20 NCC	10×20 CC	10×30 NCC	10×30 CC
Los Angeles Self Storage 1000 W 6th St · Non-designated · 0.85 mi	\$5.00	—	—	—	\$3.09	—	\$3.41	\$2.90	—	—	—	—
Public Storage 300 Avery St · REIT · 0.85 mi	\$5.27	—	\$3.34	—	\$2.95	—	\$2.52	—	\$2.77	—	—	—
Extra Space Storage 1000 N Main St · REIT · 0.92 mi	—	\$4.82	—	\$3.70	—	\$2.76	\$2.33	\$2.52	\$2.04	\$2.41	—	\$1.94
Public Storage 649 S Boyle Ave · REIT · 1.76 mi	\$5.73	—	\$4.13	—	\$3.18	—	\$2.40	—	\$2.34	—	\$2.12	—
Public Storage 1702 San Pedro St · REIT · 1.83 mi	\$4.34	—	\$2.85	—	\$2.23	—	\$1.99	—	\$1.78	—	\$1.79	—
SecureSpace Self Storage 1535 Essex St · Sophisticated · 1.84 mi	—	\$2.88	—	\$2.21	—	\$1.93	—	\$1.62	—	\$1.49	—	—
Fort Self Storage 1651 S Central Ave · Non-designated · 1.91 mi	\$2.20	—	\$1.63	—	\$1.30	—	\$1.76	—	\$2.43	—	\$1.58	—
Public Storage 2500 W 6th St · REIT · 2.06 mi	\$5.20	—	\$3.82	—	\$3.32	—	\$2.51	—	\$2.76	—	—	—
Downtown Mini-Warehouse 1050 W Washington Blvd · Non-designated · 2....	—	—	—	—	\$3.20	—	\$2.50	—	\$2.25	—	—	—
Public Storage 1712 Glendale Blvd · REIT · 2.33 mi	\$6.12	—	\$3.93	—	\$2.74	—	\$3.23	—	\$2.10	—	—	—
Extra Space Storage 2515 S Broadway · REIT · 2.34 mi	—	\$3.56	—	\$2.93	—	\$2.62	—	\$2.23	—	\$1.45	\$1.58	—
StorQuest Self Storage 2222 N Figueroa St · Sophisticated · 2.38 mi	\$3.74	—	\$2.91	—	\$2.22	—	\$2.08	—	\$2.11	—	—	—
U-Haul Moving & Storage 1836 S Arapahoe St · Sophisticated · 2.44 mi	—	—	\$3.50	\$3.60	\$2.48	\$2.65	—	—	—	—	—	—
Storage Etc 2880 James M Wood Blvd Suite 100 · Non-desi...	—	\$3.46	—	\$3.20	—	\$3.49	\$2.91	—	—	—	—	—
StorLuv Self Storage, 24/7 Access 134 W 30th St · Non-designated · 2.64 mi	—	—	—	\$5.00	—	\$4.99	—	\$4.99	—	\$10.00	—	—

\$0.43 \$10.00

136 more facilities in this grid, plus 103 months of monthly history behind every cell.

[See the full grid at tractiq.com](https://www.tractiq.com)

Self-storage under construction and in planning

Groundbreaking

0.87 mi

ExtraSpace Storage

646 San Pedro St, Los Angeles, CA...

NRSF (est.)

101,000

Post-Bid

0.89 mi

San Pedro Self Storage

611 E 7th St, Los Angeles, CA 9002...

NRSF (est.)

Not reported

Pre-Construction/Negotiated

1.81 mi

Pico Boulevard Self-Stora...

1330 W Pico Blvd, Los Angeles, CA...

NRSF (est.)

Not reported

EFFECT ON SUPPLY

3.38 → 3.94

NRSF per capita at 10 mi in 2030, before and after the 23 projects above.

Adds 1,932,000 NRSF against a projected population of 3,462,516.

20 more storage projects in this ring, 1,831,000 NRSF in total. NRSF is modeled at 75% of gross building area, the rate the source applies to every project. Members see every project in this ring, not the three shown, and track each one as its status changes.

DEMAND DRIVERS

Housing under construction inside the ring

Residential projects under construction inside 10 miles, largest first, from records the developer has updated in the last 24 months.

Under Construction

3.38 mi

The Standard at Los Angele...

3900 S Figueroa St
Clubhouse / Community Centers, Ed...

Units

429

Est. cost

\$175M

Started

Dec 2023

Under Construction

1.21 mi

1457 North Main Street

1457 N Main St
Multi-Residential, Office, Manufactu...

Units

376

Est. cost

\$43M

Started

Jan 2024

Under Construction

9.95 mi

Dinah's Mixed Use Develop...

6501 S Sepulveda Blvd
Multi-Residential - Apartments, Park...

Units

362

Est. cost

\$140M

Started

Jul 2025

Under Construction

5.84 mi

Mirabel - Mixed-Use Develo...

5411 Wilshire Blvd
Multi-Residential, Parking Garage, R...

Units

348

Est. cost

\$400M

Started

Oct 2024

RESIDENTIAL UNITS UNDER CONSTRUCTION

5,397

These 51 projects carry 5,397 residential units inside 10 miles. Separately, block-group projections put the same ring 18,153 households higher by 2030.

[See the full pipeline at tractiq.com](#)

The data holds up under *institutional* scrutiny.

Used on every deal. In front of investment committees, LPs, and lenders.

TRACTIQ



“ At MyPlace, we run TractIQ on every deal we underwrite and across our entire portfolio. The data holds up under institutional scrutiny, the kind that matters when an answer has to stand up in front of an investment committee, not just sound right in a chat window.

MATT WESS • MYPLACE SELF STORAGE / NUVEEN

“

TractIQ's data has been a valuable part of our underwriting process, and the AI Connector has taken it to another level. It's already becoming an important part of how our team analyzes deals, and we're excited to continue building on it together.

IAN LEVIN

10 Federal

“

TractIQ gives us real, reported occupancy at the facility level. When you layer in in place financials and achieved rents, it materially changes underwriting and helps us make smarter revenue and pricing decisions with far more certainty. For us, it is a game changer.

CAMERON SKREDEN

Storage Star

“

Occupancy is the holy grail of self-storage data, and historically it has been fragmented and impossible to access. TractIQ has standardized and mapped historic occupancy in a way the industry has never had before.

BRIAN BOULTER

Mini Mall Storage

**Public
Storage**



GOStōreIt



nuveen



What the rest of the file holds

The four things members ask for first, for this trade area and every other one.

Facility-level physical occupancy Monthly physical occupancy as facilities report it. 9 of the 188 facilities in this ring have reported it, most recently Jun 2026.	Owner entity and direct contacts Entity, mailing address and direct phone. 167 of the 188 facilities in this ring carry an owner record.	Full asking-rate history, 103 months Every monthly street and web asking rate we have collected for these facilities, back to Mar 2018, by size and climate.	Buy box scoring on every incoming deal Set your criteria once and every incoming deal in this market is scored against them automatically.
---	---	---	---

Read this report with us

This file is yours to keep and forward. Book twenty minutes and we will walk through it with you page by page, or run a new address live on the call, with facility-level occupancy and the full asking-rate history on screen.

Review this report with us

See Pricing

✓ Supply, SF per capita, demographics	In this report
✓ Web and street asking rates by unit size	In this report
🔒 Facility-level physical occupancy	Members
🔒 Owner data and direct contacts	Members
🔒 Full asking-rate history, 103 months	Members
🔒 \$500M+ of live listings	Members
🔒 Buy box scoring and AI connector	Members