

Self-storage supply, demand and rates around *300 Avery St*

300 Avery St, Los Angeles, CA 90013-1810

Prepared for test@doodledog.com · 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

48

Facilities with rate history in this trade area

FACILITIES WITHIN 5 MI

57

2 inside 1 mi - 20 inside 3 mi

SF PER CAPITA, 3 MI

3.09

Rises to 3.48 by 2030

STREET RATE, 10×10 CC

\$2.38

Per SF · trailing 12 mo

HOUSEHOLDS, 3 MI

133,949

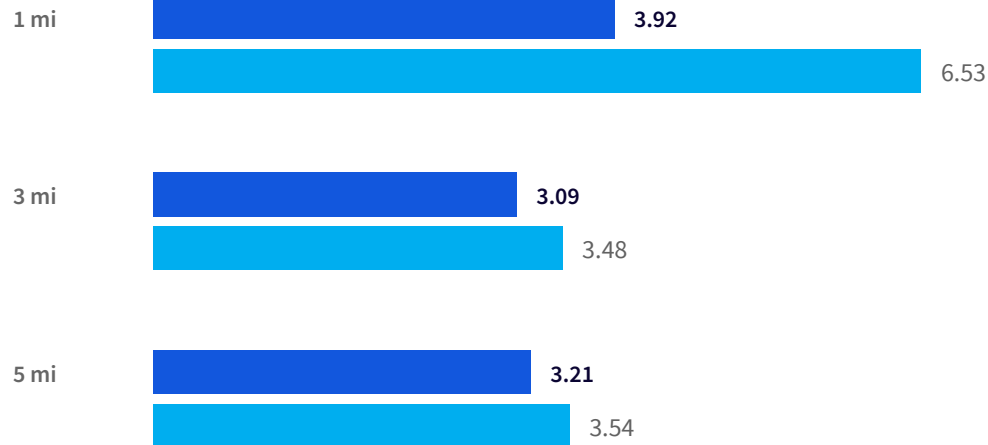
+1.5% projected by 2030

Square feet per capita, today and in five years

Net rentable square feet keeps pace with population in every ring, so per-capita supply holds or rises through 2030 before any deliveries.

Current vs. projected SF per capita

■ Current ■ Projected 2030



Rentable SF of tracked facilities divided by current and projected population. TractIQ facility footprints, 2025 Census-based projections. Understated: 6 facilities in this ring report no rentable square footage.

FACILITIES

2	20	57
1 mi	3 mi	5 mi

HOUSING DEVELOPMENTS TRACKED

110	256	479
1 mi	3 mi	5 mi

Active projects; stale listings excluded.

2 facilities sit inside the 1 mile radius ring against 13,376 households.

Who lives, works and rents around the site

Metric	1 mi	3 mi	5 mi
Total population	37,077	403,118	1,131,970
Population growth to 2030	+1.7%	+2.4%	+2.5%
Households	13,376	133,949	366,941
Household growth to 2030	+1.2%	+1.5%	+1.6%
Median household income	\$47,404	\$50,696	\$55,653
Average household income	\$78,368	\$73,372	\$78,753
Median rent	\$1,411	\$1,419	\$1,453
Daytime population	60,957	569,673	1,238,710
Employees	34,590	312,416	507,314
Population density per sq mi	16,114	15,312	14,578
Median age	38.2	34.4	34.9

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

Five-year outlook, 3 miles radius			
Metric	Current	2030	Change
Total population	403,118	412,897	+2.4%
Households	133,949	136,007	+1.5%
Median HH income	\$50,696	\$55,053	+8.6%
Average HH income	\$73,372	\$79,681	+8.6%
Median rent	\$1,419	\$1,441	+1.6%
SF per capita	3.09	3.48	+12.6%

The 3 miles radius ring adds 2,058 net new households by 2030 while per-capita storage supply rises 12.6%.

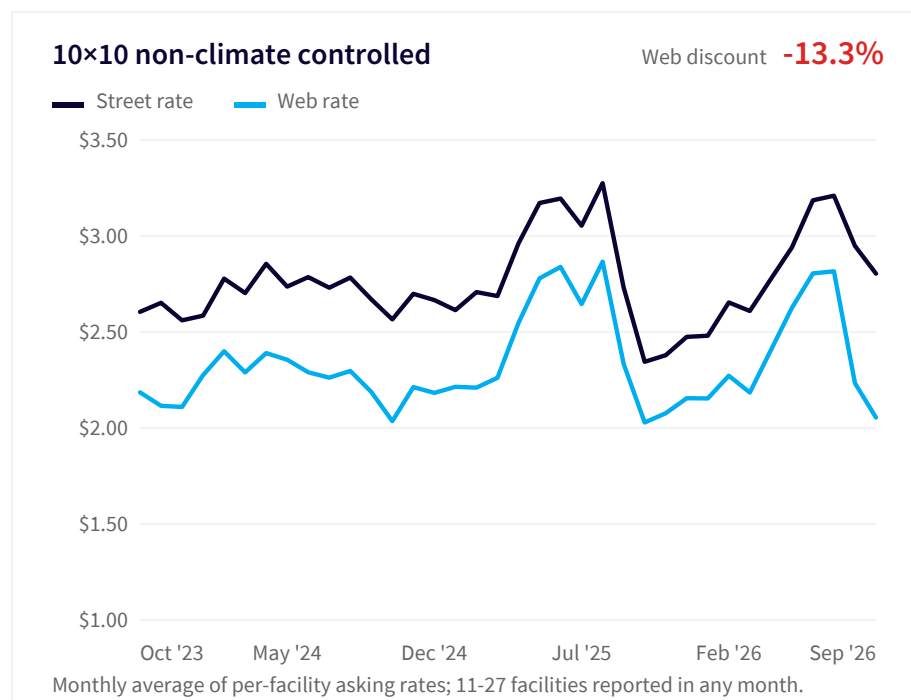
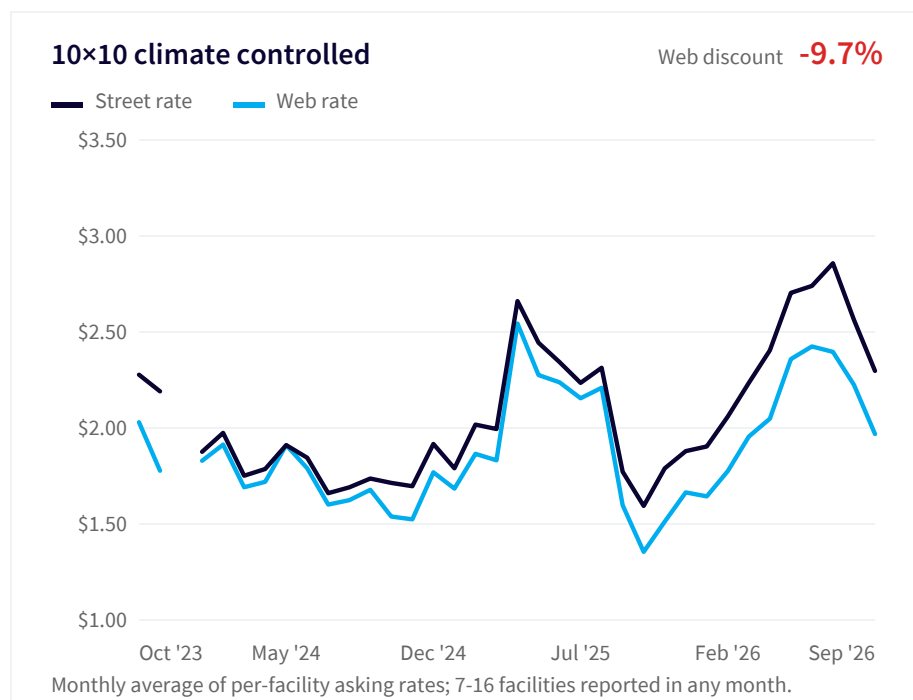
Market rates by unit size

Trailing-12-month average asking (street) rate, with the high and low across the 48 of the 57 facilities in the 5 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 \$4.62 \$1.56 to \$6.51	NCC \$3.21 \$1.24 to \$4.56	NCC \$2.70 \$1.30 to \$3.85	NCC \$2.42 \$0.83 to \$4.29	NCC \$2.35 \$0.92 to \$3.80	NCC \$2.07 \$1.52 to \$2.74
CC \$3.61 \$1.54 to \$6.22	CC \$2.84 \$0.98 to \$5.00	CC \$2.38 \$0.92 to \$4.99	CC \$2.12 \$0.82 to \$4.99	CC \$2.21 \$0.92 to \$9.99	CC \$1.91 \$1.17 to \$3.20

The spread between low and high on a 10×10 CC is 5.4x, 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.

48 of the 57 operating facilities in the 5 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
Public Storage 300 Avery St · REIT · 0.01 mi	\$5.26	—	\$3.32	—	\$2.94	—	\$2.41	—	\$2.77	—	—	—
Public Storage 649 S Boyle Ave · REIT · 0.91 mi	\$5.74	—	\$4.13	—	\$3.19	—	\$2.40	—	\$2.34	—	\$2.12	—
Extra Space Storage 1000 N Main St · REIT · 1.21 mi	—	\$4.82	—	\$3.69	—	\$2.76	\$2.33	\$2.52	\$2.04	\$2.41	—	\$1.94
SecureSpace Self Storage 1535 Essex St · Sophisticated · 1.52 mi	—	\$2.88	—	\$2.20	—	\$1.96	—	\$1.65	—	\$1.49	—	—
Fort Self Storage 1651 S Central Ave · Non-designated · 1.56 mi	\$2.20	—	\$1.63	—	\$1.30	—	\$1.76	—	\$2.43	—	\$1.58	—
Los Angeles Self Storage 1000 W 6th St · Non-designated · 1.57 mi	\$5.00	—	—	—	\$3.09	—	\$3.41	\$2.90	—	—	—	—
Public Storage 1702 San Pedro St · REIT · 1.69 mi	\$4.34	—	\$2.85	—	\$2.23	—	\$1.99	—	\$1.78	—	\$1.79	—
Extra Space Storage 2515 S Broadway · REIT · 2.4 mi	—	\$3.56	—	\$2.93	—	\$2.63	—	\$2.23	—	\$1.45	\$1.58	—
StorQuest Self Storage 2222 N Figueroa St · Sophisticated · 2.67 mi	\$3.73	—	\$2.91	—	\$2.22	—	\$2.12	—	\$2.11	—	—	—
StorLuv Self Storage, 24/7 Access 134 W 30th St · Non-designated · 2.67 mi	—	—	—	\$5.00	—	\$4.99	—	\$4.99	—	\$10.00	—	—
Downtown Mini-Warehouse 1050 W Washington Blvd · Non-designated · 2....	—	—	—	—	\$3.20	—	\$2.50	—	\$2.25	—	—	—
US Storage Centers 4250 S Alameda St · Sophisticated · 2.78 mi	\$1.79	—	\$1.24	—	—	—	\$0.83	—	\$0.92	—	—	—
Public Storage 2500 W 6th St · REIT · 2.85 mi	\$5.20	—	\$3.82	—	\$3.32	—	\$2.51	—	\$2.76	—	—	—
U-Haul Moving & Storage 1836 S Arapahoe St · Sophisticated · 2.92 mi	—	—	\$3.50	\$3.60	\$2.48	\$2.65	—	—	—	—	—	—
Public Storage 4002 N Mission Rd · REIT · 2.95 mi	\$6.20	—	\$3.86	—	\$2.57	—	\$2.02	—	\$2.16	—	—	—

\$0.82

\$10.00

33 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

0.72 mi

ExtraSpace Storage

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

Delivers

NRSF (est.)

Not reported

101,000

Post-Bid

0.73 mi

San Pedro Self Storage

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

Delivers

NRSF (est.)

Not reported

Not reported

Construction

1.49 mi

1709 East 15th Street Self...

1709 E 15th St, Los Angeles, CA 90...

Was due †

NRSF (est.)

Oct 2025

7,500

EFFECT ON SUPPLY

3.13 → 3.54

NRSF per capita at 5 mi in 2030, before and after the 8 projects above.

Adds 480,000 NRSF against a projected population of 1,160,299.

5 more storage projects in this ring, 372,000 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 5 miles, largest first, from records the developer has updated in the last 24 months.

Under Construction

3.43 mi

The Standard at Los Angele...

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

Units

Est. cost

Started

429

\$175M

Dec 2023

Under Construction

1.45 mi

1457 North Main Street

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

Units

Est. cost

Started

376

\$43M

Jan 2024

Under Construction

3.87 mi

Enlightenment Plaza - Phas...

316 N Juanita Ave
Multi-Residential, Sidewalks / Parkin...

Units

Est. cost

Started

325

\$27M

Feb 2022

Under Construction

1.85 mi

Restorative Care Village - P...

1321 N Mission Rd
Clubhouse / Community Centers, M...

Units

Est. cost

Started

294

\$111M

Jun 2025

RESIDENTIAL UNITS UNDER CONSTRUCTION

2,746

These 19 projects carry 2,746 residential units inside 5 miles. Separately, block-group projections put the same ring 5,765 households higher by 2030.

See the full pipeline at tractiq.com

† Reported delivery has passed; the developer has not updated the record.

What the rest of the file holds

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

See it on your own addresses

Bring your questions. We pull your addresses live, with facility-level occupancy and the full asking-rate history on screen.

Book a Demo

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