MARKET REPORT

# Self Storage Market Report

Sample site near Macleod Trail and Heritage Drive SE, Calgary, AB

| | |
|---|---|
| Prepared for | Sample report (illustrative site) |
| Report type | Self storage |
| Trade area | 3, 5, 10 km rings · 5, 10, 15 minute drive times |
| Data current to | Week of November 23, 2026 |
| Prepared | November 26, 2026 |
| Report no. | AB0000 (sample) |

Canadian Self Storage Valuation Services Inc. · 1-844-484-2929 · info@cssvs.ca · cssvs.ca

AT A GLANCE

# Your trade area in numbers

This report compiles demographic, supply, demand and rental rate data for the trade area around Sample site near Macleod Trail and Heritage Drive SE, Calgary, AB. Figures below are for the 10 km ring unless noted. Every table in the report shows all 6 trade areas, with Alberta and national benchmarks.

| FACILITIES | NET RENTABLE AREA | SUPPLY PER CAPITA | 10×10 RATE |
|---|---|---|---|
| 45 | 2,584,378 | 4.19 | $251 |
| within 10 km | sq ft | sq ft · Alberta 3.86 | median lowest available, a month · 8 facilities |

| POPULATION | ANNUAL GROWTH | RENTER HOUSEHOLDS | NEW SUPPLY PIPELINE |
|---|---|---|---|
| 616,214 | 3.6% | 42.7% | 137,437 |
| current-year estimate | 2021 to 2026 | Alberta 29.7% | sq ft · 3 projects, 1 without a size recorded |

## What's in this report


| | | |
|---|---|---|
| 01 | **Trade area** | Subject site, radius rings and drive-time areas, with maps |
| 02 | **Demographics** | Population, growth, households, age, housing, income and spending |
| 03 | **Supply** | Facilities, net rentable area, operator mix, unit types and the development pipeline |
| 04 | **Demand** | Renter households, population per facility, availability, promotions and recent openings |
| 05 | **Rental rates** | Rates by unit size, by operator type and by facility |
| 06 | **Market overviews** | This quarter's Canadian economic and self storage market overviews |
| A | **Facility list** | Every facility in the trade area, existing and proposed |
| B | **Methodology and limiting conditions** | Definitions, data sources and the terms that apply to this report |

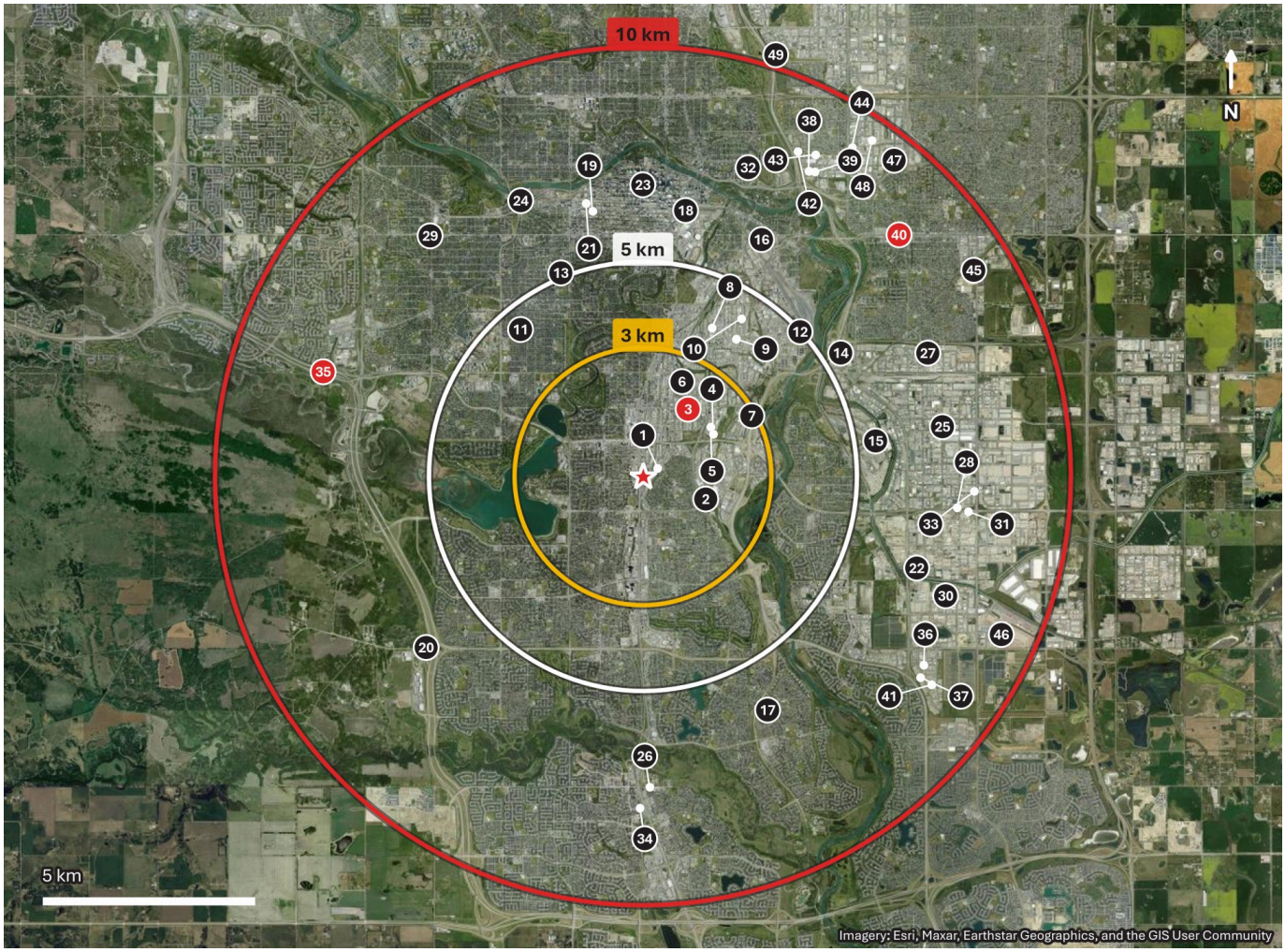

**What this report is, and isn't.** A Market Report is a compilation of demographic, supply, demand and rental rate data. It does not include market depth or saturation analysis, conclusions or recommendations. Those are part of a Phase I Feasibility Study.

01 · TRADE AREA

# The trade area

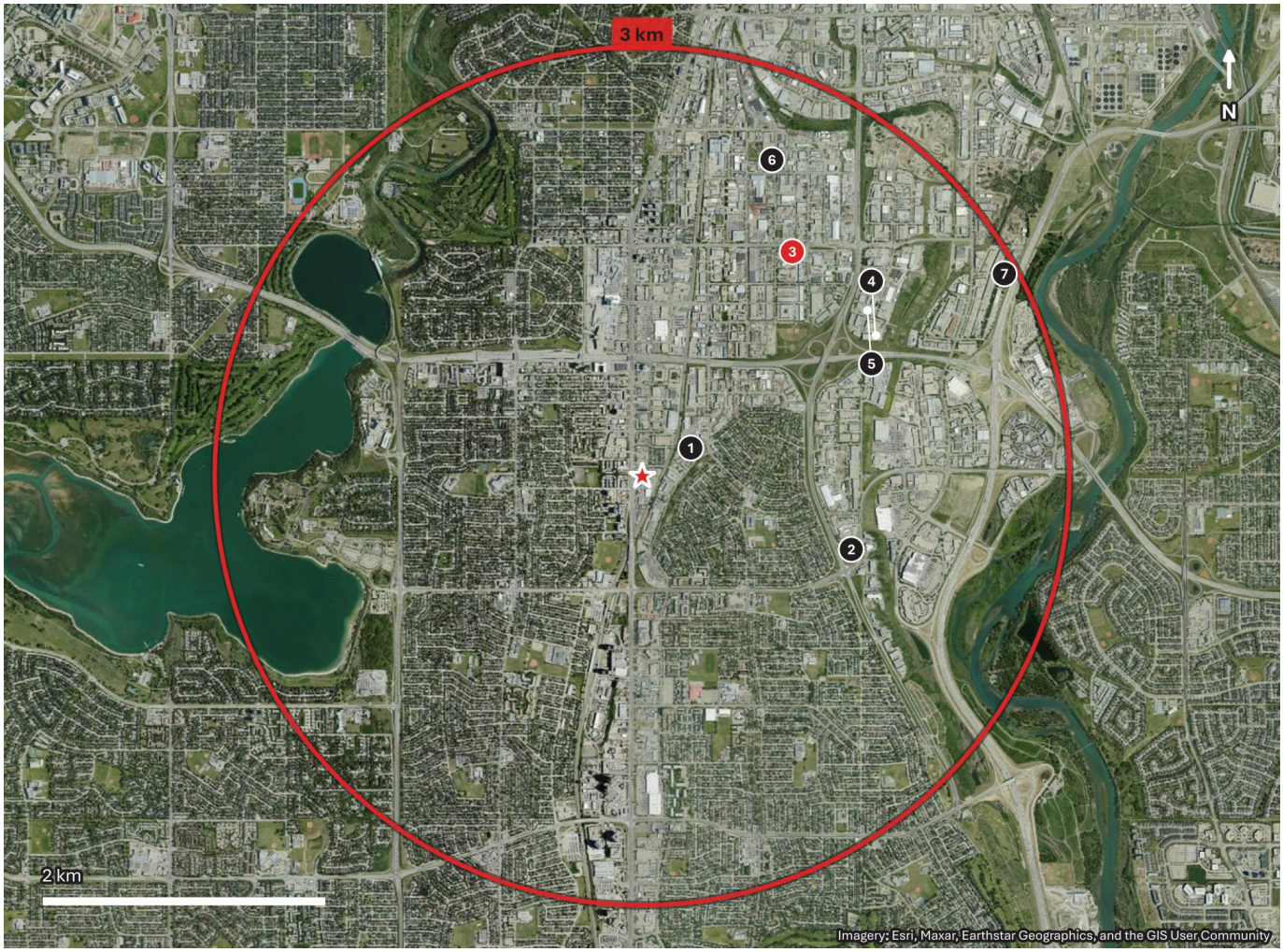
| | |
|---|---|
| Subject site | Sample site near Macleod Trail and Heritage Drive SE, Calgary, AB (50.98680, -114.07050) |
| Radius rings | 3, 5, 10 km from the site |
| Drive times | 5, 10, 15 minutes by road from the site |
| Facilities in the trade area | 47 operating, 3 proposed or under construction |

## Radius rings



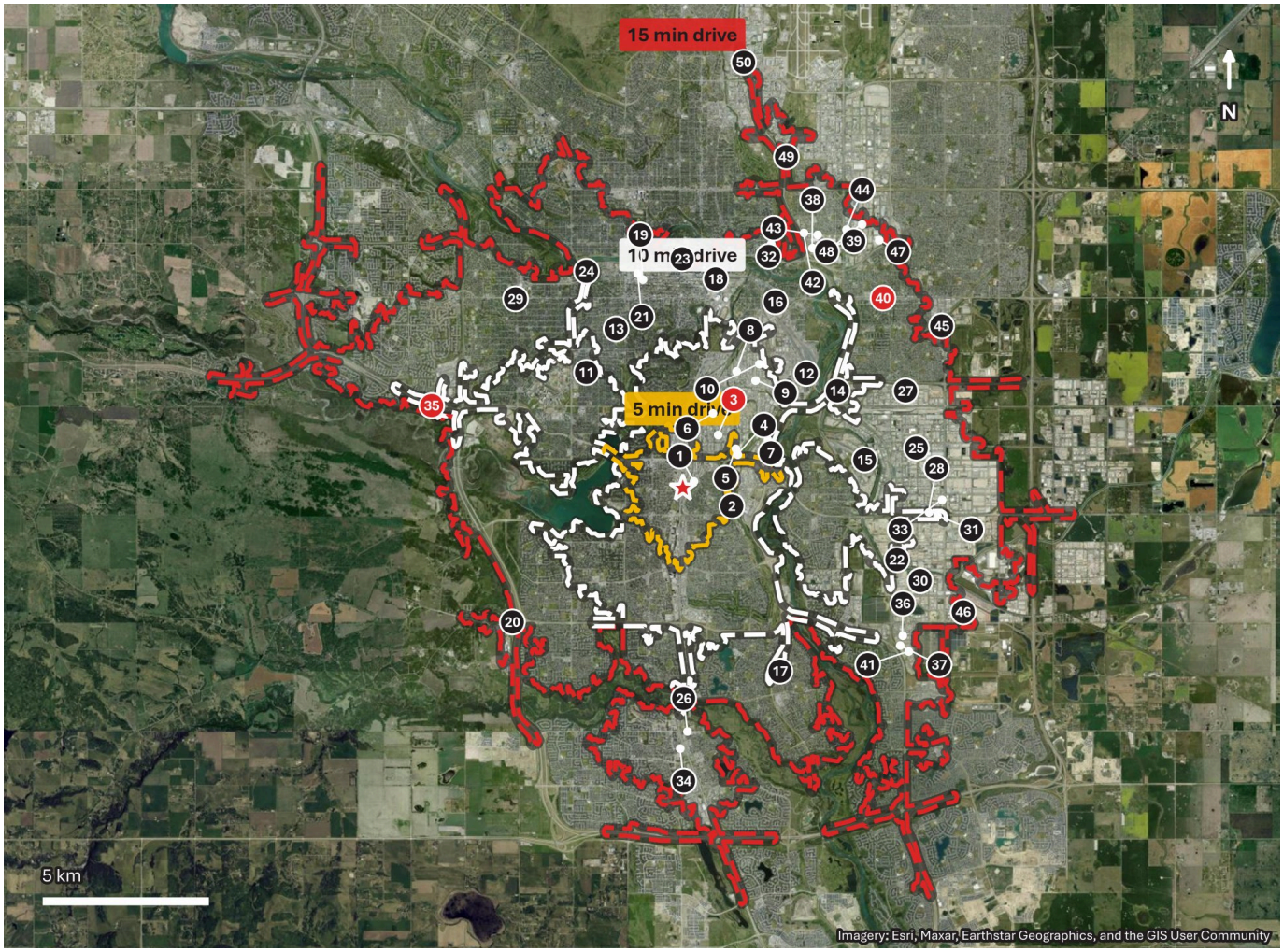

★ subject site 1 existing facility 2 proposed or under construction · numbers as in Appendix A

## Within 3 km




★ subject site · a closer look at the 3 km ring. Facility numbers as in Appendix A.

## Drive times




★ subject site · drive-time areas modelled on the road network. Facility numbers as in Appendix A.

## Trade area summary

| | Radius rings | | | Drive times | | | Benchmarks | |
|---|---|---|---|---|---|---|---|---|
| | **3 km** | **5 km** | **10 km** | **5 min** | **10 min** | **15 min** | **Alberta** | **Canada** |
| Population | 48,984 | 145,100 | 616,214 | 23,746 | 132,562 | 514,649 | 5,000,070 | 41,439,638 |
| Households | 21,166 | 60,106 | 258,704 | 10,696 | 54,563 | 217,432 | 1,862,111 | 16,502,146 |
| Area (km²) | 28.3 | 78.5 | 314.0 | 9.0 | 69.5 | 239.7 | – | – |
| Operating facilities | 6 | 10 | 45 | 1 | 12 | 45 | 583 | 4,428 |
| Net rentable area (sq ft) | 300,470 | 531,812 | 2,584,378 | 6,916 | 610,671 | 2,585,986 | 19,683,904 | 146,196,304 |
| Proposed / under construction | 1 | 1 | 3 | 0 | 2 | 3 | 33 | 210 |

Source: the CSSVS proprietary market intelligence platform; Statistics Canada 2021 Census, current-year estimates and projections.

02 · DEMOGRAPHICS

# Who lives in the trade area

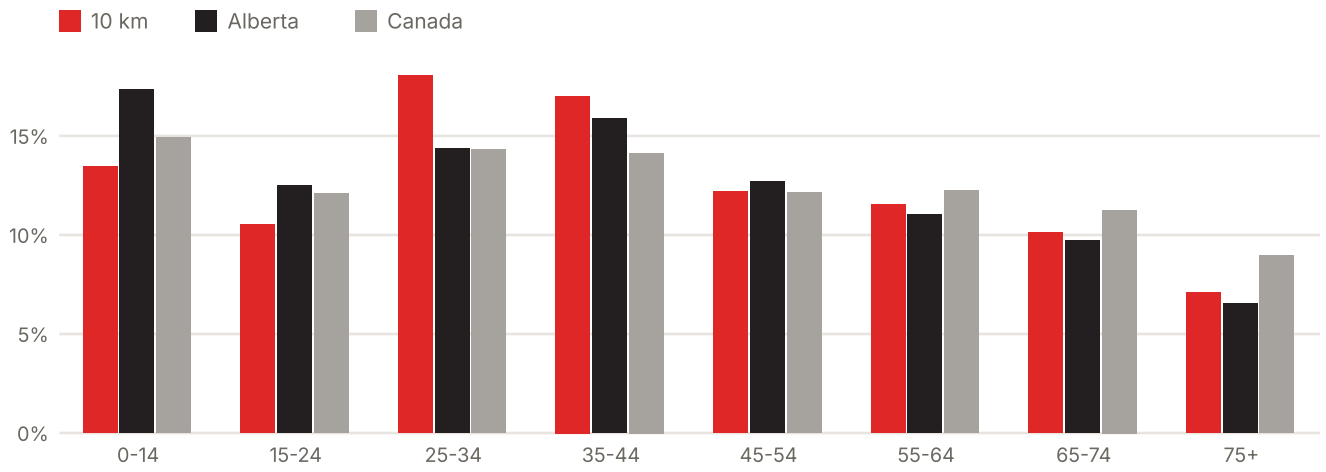
About 616,200 people live within 10 km of the site, growing 3.6% a year since 2021 compared with 3.2% for Alberta.

## Population and households

| | Radius rings | | | Drive times | | | Benchmarks | |
|---|---|---|---|---|---|---|---|---|
| | 3 km | 5 km | 10 km | 5 min | 10 min | 15 min | Alberta | Canada |
| Population, 2026 | 48,984 | 145,100 | 616,214 | 23,746 | 132,562 | 514,649 | 5,000,070 | 41,439,638 |
| Population, 2021 | 42,363 | 126,075 | 515,952 | 20,795 | 114,403 | 432,470 | 4,262,635 | 36,991,981 |
| Annual growth, 2021–26 | 2.9% | 2.9% | 3.6% | 2.7% | 3.0% | 3.5% | 3.2% | 2.3% |
| Projected population, 2031 | 54,333 | 158,028 | 676,603 | 26,360 | 145,355 | 568,763 | 5,392,096 | 43,077,962 |
| Density (per km²) | 1,731 | 1,848 | 1,962 | 2,638 | 1,907 | 2,147 | 7.9 | 4.7 |
| Households | 21,166 | 60,106 | 258,704 | 10,696 | 54,563 | 217,432 | 1,862,111 | 16,502,146 |
| Average household size | 2.2 | 2.4 | 2.3 | 2.2 | 2.4 | 2.3 | 2.6 | 2.5 |
| Median age | 41.0 | 41.6 | 39.4 | 40.4 | 41.7 | 39.4 | 38.6 | 41.0 |

Density is people per km² of the area as drawn, including any water; the benchmarks' is per km² of land. Source: the CSSVS proprietary market intelligence platform; Statistics Canada 2021 Census, current-year estimates and projections.

## Age profile



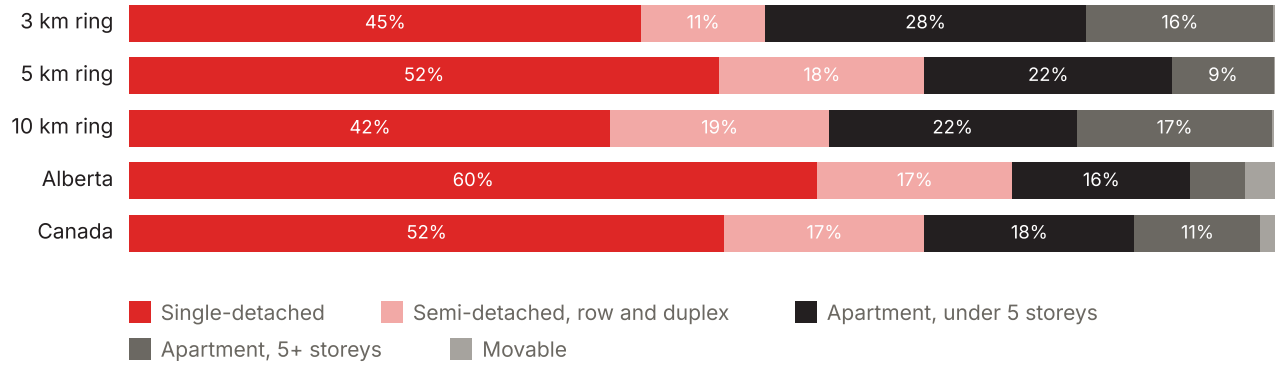

Share of population by age group: the 10 km area against Alberta and Canada.

## Housing, income and spending

| | Radius rings | | | Drive times | | | Benchmarks | |
|---|---|---|---|---|---|---|---|---|
| | 3 km | 5 km | 10 km | 5 min | 10 min | 15 min | Alberta | Canada |
| Renter share of households | 48.5% | 36.3% | 42.7% | 57.0% | 37.6% | 43.1% | 29.7% | 34.1% |
| Renter households | 10,256 | 21,831 | 110,395 | 6,100 | 20,524 | 93,685 | 553,307 | 5,621,584 |
| Owner share of households | 51.5% | 63.7% | 57.3% | 43.0% | 62.4% | 56.9% | 69.5% | 65.3% |
| Median household income | $88,788 | $107,542 | $102,311 | $78,883 | $103,071 | $102,559 | $103,156 | $99,921 |
| Average household income | $181,066 | $229,910 | $181,191 | $125,418 | $211,008 | $186,478 | $149,557 | $136,319 |
| Average household consumer spending, a year | $100,139 | $116,077 | $100,270 | $79,494 | $110,411 | $101,821 | $94,137 | $83,567 |
| Average rent paid, a month | $1,268 | $1,334 | $1,443 | $1,257 | $1,298 | $1,453 | $1,236 | $1,258 |

Incomes are 2026 estimates in current dollars. Consumer spending is day-to-day household consumption, not counting income taxes, pensions, insurance or savings; it and rent paid are 2025 estimates per household (rent per renting household). Source: the CSSVS proprietary market intelligence platform; Statistics Canada.

## Dwelling types




Share of occupied private dwellings by structure type.

03 · SUPPLY

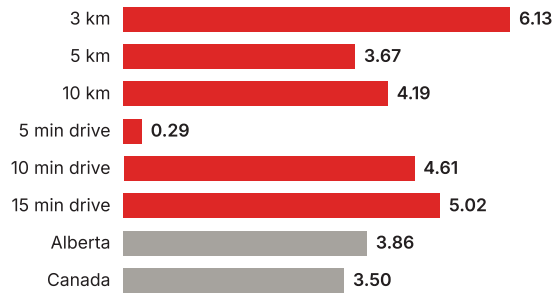
# What's already in the market

45 self storage facilities operate within 10 km of the site, with 2,584,378 sq ft of net rentable area. That is 4.19 sq ft per person, compared with 3.86 for Alberta and 3.50 for Canada.

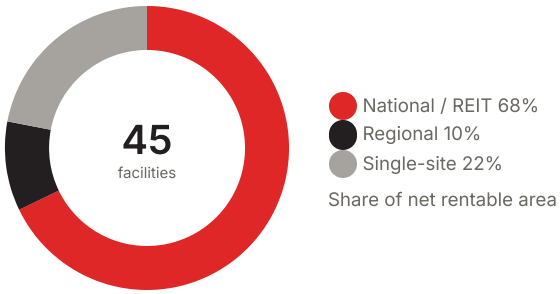
| | Radius rings | | | Drive times | | | Benchmarks | |
|---|---|---|---|---|---|---|---|---|
| | 3 km | 5 km | 10 km | 5 min | 10 min | 15 min | Alberta | Canada |
| Operating facilities | 6 | 10 | 45 | 1 | 12 | 45 | 583 | 4,428 |
| Net rentable area (sq ft) | 300,470 | 531,812 | 2,584,378 | 6,916 | 610,671 | 2,585,986 | 19,683,904 | 146,196,304 |
| of which estimated | 0 | 84,300 | 453,700 | 0 | 124,300 | 412,400 | – | – |
| Sq ft per capita | 6.13 | 3.67 | 4.19 | 0.29 | 4.61 | 5.02 | 3.86 | 3.50 |
| Sq ft per household | 14.20 | 8.85 | 9.99 | 0.65 | 11.19 | 11.89 | 10.57 | 8.86 |
| Average facility size (sq ft) | 50,078 | 53,181 | 57,431 | 6,916 | 50,889 | 57,466 | 33,763 | 33,279 |

Benchmarks are provincial and national figures from the CSSVS proprietary market intelligence platform. Estimated areas are worked out from building footprints or a typical size where no size is recorded.

## Sq ft per capita




## Operator mix (10 km)




| Operator type | Facilities | Net rentable area | Share | Average size |
|---|---|---|---|---|
| National / REIT | 24 | 1,753,329 | 67.8% | 73,055 |
| Regional | 8 | 262,177 | 10.1% | 32,772 |
| Single-site | 13 | 568,872 | 22.0% | 43,759 |
| **Total** | **45** | **2,584,378** | **100%** | **57,431** |

Operator type by the number of Canadian locations under the facility's brand: National / REIT 10 or more, Regional 2 to 9, Single-site 1.

## Unit types offered (10 km, 9 of 45 facilities with units online)

| Unit type | Share of facilities offering |
|---|---|
| Drive-up | 89% |
| Interior | 67% |
| Climate-controlled | 89% |
| Non-climate-controlled | 89% |
| Lockers (under 25 sq ft) | 44% |
| Large units (over 200 sq ft) | 89% |

## New developments pipeline

| # | Project | Stage | Sq ft | Distance | Trade areas |
|---|---|---|---|---|---|
| 3 | Proposed facility - 423 58 Ave SE<br>423 58 Ave SE | Proposed | 41,555 | 1.9 km | 3 km, 5 km, 10 km, 10 min drive, 15 min drive |
| 35 | Taza Park West Self Storage<br>Glenmore Trail SW & Tsuut'ina Trl | Proposed | 95,882 | 7.9 km | 10 km, 10 min drive, 15 min drive |
| 40 | Proposed facility - 17 Ave SE<br>5805 17 Avenue SE | Proposed | Not recorded | 8.2 km | 10 km, 15 min drive |

Projects recorded on the CSSVS proprietary market intelligence platform.

04 · DEMAND

# Indicators of demand

There are 110,395 renter households within 10 km of the site, 42.7% of all households. Each facility serves about 13,694 people and 5,749 households.

| | Radius rings | | | Drive times | | | Benchmarks | |
|---|---|---|---|---|---|---|---|---|
| | 3 km | 5 km | 10 km | 5 min | 10 min | 15 min | Alberta | Canada |
| Renter households | 10,256 | 21,831 | 110,395 | 6,100 | 20,524 | 93,685 | 553,307 | 5,621,584 |
| Renter share | 48.5% | 36.3% | 42.7% | 57.0% | 37.6% | 43.1% | 29.7% | 34.1% |
| Population per facility | 8,164 | 14,510 | 13,694 | 23,746 | 11,047 | 11,437 | 8,576 | 9,359 |
| Households per facility | 3,528 | 6,011 | 5,749 | 10,696 | 4,547 | 4,832 | 3,194 | 3,727 |
| Facilities with rates online | 1 | 2 | 9 | 0 | 3 | 9 | – | – |
| Facilities without rates online | 5 | 8 | 36 | 1 | 9 | 36 | – | – |

## Availability by unit size (10 km)

| Unit size | Unit types listed | Available |
|---|---|---|
| 5×5 | 8 | 88% |
| 10×10 | 14 | 71% |
| 10×20 | 10 | 70% |
| All sizes | 129 | 66% |

Share of the unit types listed online that were open to rent in the latest capture.

## Promotions in use (10 km)

| Promotion | Facilities |
|---|---|
| 50% off 12 weeks | 5 |
| No promotion advertised | 4 |

## Recent facility openings (since 2023)

| # | Facility | Operator type | Opened | Sq ft | Distance |
|---|---|---|---|---|---|
| 20 | SmartStop Self Storage - Tsuut'ina - 11501 Buffalo Run Blvd #401 | National / REIT | 2023 | 83,251 | 6.5 km |
| 43 | SmartStop Self Storage - Calgary - 235 B Mayland Pl NE | National / REIT | 2023 | 92,443 | 8.6 km |
| 45 | Public Storage Canada Calgary | National / REIT | 2026 | 90,000 | 9.1 km |

05 · RENTAL RATES

# What storage rents for

The median lowest available rate for a 10×10 unit within 10 km is $251 a month, across 8 facilities with rates online.

## Rates by unit size ($ a month)

| | Radius rings | | | Drive times | | | Benchmarks | |
|---|---|---|---|---|---|---|---|---|
| | 3 km | 5 km | 10 km | 5 min | 10 min | 15 min | Alberta | Canada |
| **5×5** | $191<br>1 fac. | $88–$191<br>2 fac. | $167<br>8 fac. | – | $126<br>3 fac. | $167<br>8 fac. | $136<br>52 fac. | $110<br>348 fac. |
| climate-controlled | $191<br>1 fac. | $88–$191<br>2 fac. | $173<br>7 fac. | – | $173<br>3 fac. | $173<br>7 fac. | $162<br>38 fac. | $119<br>270 fac. |
| non-climate-controlled | $195<br>1 fac. | $195<br>1 fac. | $168<br>6 fac. | – | $126–$195<br>2 fac. | $168<br>6 fac. | $126<br>36 fac. | $113<br>180 fac. |
| **10×10** | $325<br>1 fac. | $199–$325<br>2 fac. | $251<br>8 fac. | – | $308<br>3 fac. | $251<br>8 fac. | $251<br>64 fac. | $238<br>428 fac. |
| climate-controlled | $455<br>1 fac. | $222–$455<br>2 fac. | $308<br>7 fac. | – | $308<br>3 fac. | $308<br>7 fac. | $303<br>45 fac. | $282<br>306 fac. |
| non-climate-controlled | $325<br>1 fac. | $199–$325<br>2 fac. | $199<br>7 fac. | – | $325<br>3 fac. | $199<br>7 fac. | $221<br>51 fac. | $225<br>282 fac. |
| **10×20** | $472<br>1 fac. | $381–$472<br>2 fac. | $423<br>9 fac. | – | $472<br>3 fac. | $423<br>9 fac. | $416<br>62 fac. | $386<br>414 fac. |
| climate-controlled | $676<br>1 fac. | $503–$676<br>2 fac. | $558<br>7 fac. | – | $503–$676<br>2 fac. | $558<br>7 fac. | $520<br>43 fac. | $468<br>264 fac. |
| non-climate-controlled | $472<br>1 fac. | $381–$472<br>2 fac. | $423<br>7 fac. | – | $472<br>3 fac. | $423<br>7 fac. | $360<br>48 fac. | $351<br>283 fac. |

The median of each facility's lowest available street rate for the size, from operators' own websites. A median needs at least 3 facilities; with fewer, the range of their rates is shown. Benchmarks are the provincial and national medians from the CSSVS proprietary market intelligence platform for the same week.

## Rate per sq ft by operator type (10×10 units)

| Operator type | Facilities | Median $/sq ft a month | Range |
|---|---|---|---|
| National / REIT | 9 | $3.03 | $1.55–$5.59 |
| Regional | 0 | – | – |
| Single-site | 0 | – | – |

The 10×10 rate over 100 sq ft, across every facility in the report with a 10×10 rate online.

## Rate history

The CSSVS proprietary market intelligence platform has captured these facilities' rates weekly since October 23, 2026. Twelve-month averages, rate history by unit type and by facility, and rate volatility are reported once twelve months of captures exist.

## Rates by facility ($ a month)

| # | Facility | Operator type | 5×5 | 10×10 climate | 10×10 non-climate | 10×20 | Promotion | Distance |
|---|---|---|---|---|---|---|---|---|
| 7 | Sentinel Storage - Calgary Glenmore | National / REIT | $191 | $455 | $325 | $472 | 50% off 12 weeks | 2.9 km |
| 9 | StorageMart - Calgary - 1111 42 Ave SE | National / REIT | $88 | $222 | $199 | $381 | None advertised | 3.9 km |
| 14 | StorageMart - Barlow Trail SE | National / REIT | $110 | $256 | $155 | $222 | None advertised | 5.5 km |
| 18 | Sentinel Storage - Calgary Downtown | National / REIT | $191 | $559 | – | $1,001 | 50% off 12 weeks | 6.3 km |
| 28 | Sentinel Storage - Calgary South East (Self-Serve) | National / REIT | $126 | $308 | $325 | $520 | 50% off 12 weeks | 7.4 km |
| 34 | StorageMart - Calgary - 15216 5 St SW | National / REIT | – | – | $177 | $423 | None advertised | 7.8 km |
| 36 | Sentinel Storage - Calgary McKenzie | National / REIT | $260 | $334 | – | $325 | 50% off 12 weeks | 7.9 km |
| 37 | StorageMart - Calgary - 11807 40 St SE | National / REIT | $193 | $267 | $177 | $244 | None advertised | 8.0 km |
| 42 | Sentinel Storage - Calgary Central | National / REIT | $143 | $425 | $303 | $498 | 50% off 12 weeks | 8.4 km |

Lowest available street rate by size, from each facility's latest capture (week of November 23, 2026). Facilities not listed here have no rates online.

06 · MARKET OVERVIEWS

# Canada this quarter

The national economy and the Canadian self storage market, from CSSVS's quarterly overviews. They describe Canada as a whole, not the trade area.

**CANADIAN ECONOMIC OVERVIEW · Q2 2026** — as of June 30, 2026

| REAL GDP | CPI INFLATION | UNEMPLOYMENT | HOUSING STARTS | POPULATION |
|---|---|---|---|---|
| 1.10% | 2.00% | 6.70% | 4.50% | 0.25% |
| Trade-related uncertainty continues | Near the Bank of Canada's 2% target | Labour market stabilized but soft | Rebounded modestly | Slower, with immigration caps |

## HEADWINDS AND TRADE

**Annual growth 1.10%**
Growth for 2026 expected to reach 1.3%, improving through the year with interest rate relief.

**Exports remain constrained**
Lingering U.S. trade restrictions and global demand weakness.

**Business investment weak**
Firms defer expansion; private investment recovery expected to be gradual.

## DOMESTIC ECONOMY

**Unemployment at 6.70%**
Job growth uneven; slower population growth limits further increases.

**Consumer spending softens**
Mortgage renewals, debt loads and job uncertainty subdue discretionary spending.

**Housing a relative bright spot**
Purpose-built rental construction and lower rates support residential investment.

## CANADA'S MAJOR INDUSTRIES

Health care · Manufacturing · Retail · Construction · Professional and technical services · Education

## PRIMARY RISKS TO THE OUTLOOK

Prolonged trade uncertainty, delayed private investment, slower population growth and global demand softness remain key downside risks. A gradual recovery is expected, with stronger momentum more likely in late 2026.

*Sources: Bank of Canada, Statistics Canada and CMHC.*

| CANADIAN SELF STORAGE MARKET OVERVIEW · Q2 2026 | | | as of June 30, 2026 |
|---|---|---|---|
| **Market** | **Street rent (10×10)** | **Occupancy** | **Primary threat in 2026** |
| Greater Toronto | $340 – $370 | 87 – 89% | High development charges |
| Vancouver | $355 – $405 | 86 – 88% | Short-term urban oversupply |
| Calgary | $215 – $250 | 88 – 90% | Economic and employment volatility |
| Montreal | $195 – $235 | 86 – 87% | Regulatory and language compliance |

### TRANSACTIONS AND INVESTMENT

**Institutional buyers lead**
Investment concentrated among institutional and REIT buyers; private investors selective amid elevated financing costs.

**Largest Canadian transaction**
QuadReal acquired Maple Leaf Self Storage from Larco Investments.

**Portfolio growth**
StorageVault Canada acquired five facilities for $62.5 million in March 2026.

### NEW SUPPLY AND DEVELOPMENT

**Deliveries accelerating**
Projects initiated in 2023–2024 entering lease-up.

**Ontario and BC lead**
Per-capita supply remains below U.S. benchmarks.

**Development obstacles**
Elevated municipal charges and stricter zoning requirements.

### OCCUPANCY AND RATES

**Occupancy 85% – 97%**
Newer facilities requiring longer lease-up periods.

**Street rates plateaued**
Some competitive markets declined modestly; effective rates relatively stable.

### CONCESSIONS AND RATE INCREASES

**Move-in incentives**
"First month for $1" or "one month free" frequently offered.

**Dynamic pricing**
AI-assisted revenue tools balance occupancy and long-term yield.

### OUTLOOK FOR 2026

| Factor | Rating | Why |
|---|---|---|
| **Supply** | High | Deliveries about double 2025's; lease-up periods extend slightly |
| **Rent growth** | 2% – 4% | Driven by existing customer rate increases rather than street rates |
| **Technology** | Accelerating | Pricing, digital leasing and automation |
| **Demand** | Resilient | Downsizing and rental housing trends |

*Sources: operator and company releases, and the CSSVS proprietary market intelligence platform.*

APPENDIX A

# Facility list

Every self storage facility in the trade area, existing and proposed, nearest first.

* Estimated net rentable area. A dash means the figure is not recorded.

| # | Facility | Operator type | Status | Sq ft | Units | Built | Storeys | Distance | Rates online |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Midtown Storage<br>7204 Flint Pl SE, Calgary | Single-site | Operating | 6,916 | 148 | – | 1 | 0.4 km | No |
| 2 | Public Storage<br>607 79 Avenue SE, Calgary | National / REIT | Operating | 58,000 | 487 | 1991 | 2 | 1.6 km | No |
| 3 | Proposed facility - 423 58 Ave SE<br>423 58 Ave SE, Calgary | – | Proposed | 41,555 | – | – | – | 1.9 km | No |
| 4 | Maple Leaf Self Storage - Glenmore<br>803 64 Ave SE, Calgary | National / REIT | Operating | 136,276 | 320 | 2007 | 4 | 1.9 km | No |
| 5 | The Storage Spot<br>6423 Burbank Rd SE, Calgary | National / REIT | Operating | 20,568 | – | 1973 | – | 2.0 km | No |
| 6 | CityBox Storage - Manchester<br>5319 3 Street SE, Calgary | Regional | Operating | 21,681 | 175 | 2019 | 1 | 2.4 km | No |
| 7 | Sentinel Storage - Calgary Glenmore<br>5950 12 St SE, Calgary | National / REIT | Operating | 57,029 | 302 | 1991 | 1 | 2.9 km | Yes |
| 8 | Bluebird Self Storage<br>4040 Blackfoot Trl SE, Calgary | National / REIT | Operating | 78,156 | – | 2009 | – | 3.9 km | No |
| 9 | StorageMart - Calgary - 1111 42 Ave SE<br>1111 42 Ave SE, Calgary | National / REIT | Operating | 68,886 | 126 | 2007 | 1 | 3.9 km | Yes |
| 10 | Calgary Seacan Storage<br>4007 11 St SE, Calgary | Single-site | Operating | 42,300* | – | – | – | 4.4 km | No |
| 11 | Wally Smart Storage<br>2164 Vimy Way SW, Calgary | Single-site | Operating | 42,000* | – | – | – | 4.5 km | No |
| 12 | Safe Self Storage<br>4203 17a St SE, Calgary | Regional | Operating | 16,692 | 150 | – | 3 | 5.0 km | No |
| 13 | Didsbury Mini Storage - Calgary<br>1614 - 27 Avenue, Calgary | Regional | Operating | 12,143 | 95 | – | 1 | 5.2 km | No |
| 14 | StorageMart - Barlow Trail SE<br>4687 Barlow Trail SE, Calgary | National / REIT | Operating | 58,000 | 597 | 2004 | 1 | 5.5 km | Yes |
| 15 | Hansen's<br>6710 Ogden Dale Road Southeast, Calgary | Regional | Operating | 40,000* | – | – | – | 5.5 km | No |
| 16 | WestKey Storage<br>1505 17 Avenue SE, Calgary | Single-site | Operating | 99,416 | 780 | – | 1 | 6.2 km | No |
| 17 | Affordable Storage<br>304 Queen Alexandra Rd SE, Calgary | National / REIT | Operating | 46,500* | – | – | – | 6.2 km | No |
| 18 | Sentinel Storage - Calgary Downtown<br>339 10 Avenue Se, Calgary | National / REIT | Operating | 26,500 | 180 | – | 3 | 6.3 km | Yes |
| 19 | Citybox Storage<br>1115 11 Avenue SW, Calgary | Regional | Operating | 9,000 | 85 | 1974 | 1 | 6.3 km | No |

| # | Facility | Operator type | Status | Sq ft | Units | Built | Storeys | Distance | Rates online |
|---|---|---|---|---|---|---|---|---|---|
| 20 | SmartStop Self Storage - Tsuut'ina - 11501 Buffalo Run Blvd #401<br>11501 Buffalo Run Boulevard #401, Tsuut'ina (Calgary) | National / REIT | Operating | 83,251 | 809 | 2023 | 3 | 6.5 km | No |
| 21 | Store & Go<br>1216 10 Avenue SW, Calgary | Single-site | Operating | 41,000 | 420 | 2020 | 3 | 6.5 km | No |
| 22 | SmartStop Self Storage - Calgary - 4046 96 Ave SE<br>4046 96 Avenue Southeast, Calgary | National / REIT | Operating | 40,170 | 541 | 1999 | 2 | 6.8 km | No |
| 23 | Real Storage<br>505 3rd Street SW, Calgary | Single-site | Operating | 41,300* | – | 1978 | – | 6.8 km | No |
| 24 | Bow City Storage<br>2206 10 Avenue SW, Calgary | Regional | Operating | 96,000 | 1,005 | 2021 | 6 | 7.1 km | No |
| 25 | Trimet Storage Solutions<br>6321 44 St SE, Calgary | Single-site | Operating | 40,000* | – | – | – | 7.1 km | No |
| 26 | Oh Canada Storage - East Calgary RV Storage<br>146 Ave SE, Calgary | Regional | Operating | 40,000* | – | – | – | 7.3 km | No |
| 27 | Oh Canada Storage<br>3751 46 Ave SE, Calgary | Regional | Operating | 26,661 | – | 2003 | – | 7.3 km | No |
| 28 | Sentinel Storage - Calgary South East (Self-Serve)<br>4810 80th Ave S.E., Calgary | National / REIT | Operating | 38,859 | 375 | – | 2 | 7.4 km | Yes |
| 29 | SmartStop Calgary<br>3805 17 Ave SW, Calgary | Single-site | Operating | 41,600* | – | – | – | 7.5 km | No |
| 30 | Canadian Dry Storage Ltd<br>10401 46 St SE, Calgary | Single-site | Operating | 40,000* | – | 2009 | – | 7.6 km | No |
| 31 | BigSteelBox<br>5208 84 Ave SE, Calgary | National / REIT | Operating | 40,000* | – | – | – | 7.7 km | No |
| 32 | Public Storage - Centre Ave<br>2450 Centre Avenue NE, Calgary | National / REIT | Operating | 69,000 | 756 | – | 2 | 7.8 km | No |
| 33 | Mini Mall Storage - Calgary 77th Avenue Se<br>5210 77 Avenue Se, Calgary | National / REIT | Operating | 46,344 | 210 | 1981 | 1 | 7.8 km | No |
| 34 | StorageMart - Calgary - 15216 5 St SW<br>15216 5 St SW, Calgary | National / REIT | Operating | 47,943 | – | 1989 | – | 7.8 km | Yes |
| 35 | Taza Park West Self Storage<br>Glenmore Trail SW & Tsuut'ina Trl, Calgary | – | Proposed | 95,882 | – | – | – | 7.9 km | No |
| 36 | Sentinel Storage - Calgary McKenzie<br>4205 116 Avenue Se, Calgary | National / REIT | Operating | 59,656 | 547 | 2002 | 2 | 7.9 km | Yes |
| 37 | StorageMart - Calgary - 11807 40 St SE<br>11807 40 St SE, Calgary | National / REIT | Operating | 56,792 | 423 | 2003 | 1 | 8.0 km | Yes |
| 38 | U-Haul Moving & Storage at Calgary Herald<br>215 16 St SE, Calgary | National / REIT | Operating | 288,485 | 750 | 1979 | 3 | 8.2 km | No |
| 39 | Centre Avenue Self Storage<br>306 17 Street SE, Calgary | Single-site | Operating | 27,000 | 335 | 1999 | 1 | 8.2 km | No |
| 40 | Proposed facility - 17 Ave SE<br>5805 17 Avenue SE, Calgary | – | Proposed | – | – | – | – | 8.2 km | No |

| # | Facility | Operator type | Status | Sq ft | Units | Built | Storeys | Distance | Rates online |
|---|---|---|---|---|---|---|---|---|---|
| 41 | Outer Space Storage<br>4279 120 Ave SE Unit 200, Calgary | Single-site | Operating | 34,090 | – | 2003 | – | 8.3 km | No |
| 42 | Sentinel Storage - Calgary Central<br>410 Manning Road NE, Calgary | National / REIT | Operating | 77,000 | 578 | 1987 | 1 | 8.4 km | Yes |
| 43 | SmartStop Self Storage - Calgary - 235 B Mayland Pl NE<br>235B Mayland Place Ne, Calgary | National / REIT | Operating | 92,443 | 954 | 2023 | 3 | 8.6 km | No |
| 44 | U-Haul Moving & Storage Barlow Trail<br>520 Meridian Road NE, Calgary | National / REIT | Operating | 51,000 | 320 | 2015 | 2 | 9.1 km | No |
| 45 | Public Storage Canada Calgary<br>5075 26 Ave SE, Calgary | National / REIT | Operating | 90,000 | 915 | 2026 | 2 | 9.1 km | No |
| 46 | SmartStop Self Storage - Calgary - 5411 Dufferin Blvd SE<br>5411 Dufferin Boulevard SE, Calgary | National / REIT | Operating | 122,471 | 873 | 2020 | 3 | 9.2 km | No |
| 47 | ecobox<br>229 33 St NE, Calgary | Single-site | Operating | 40,000* | – | 1974 | – | 9.5 km | No |
| 48 | NorLocker<br>625 28 St NE, Calgary | Single-site | Operating | 73,250 | – | – | 1 | 9.5 km | No |
| 49 | U-Haul<br>2615 12 Street NE, Calgary | National / REIT | Operating | 91,353 | 1,125 | 1981 | 3 | 10.4 km | No |
| 50 | Alberta Toy Storage<br>808 55th Avenue NE, Calgary | Regional | Operating | 41,555 | – | 1983 | – | 12.8 km | No |

APPENDIX B

# Methodology and limiting conditions

## How this report is compiled

Supply, rental rate and availability data come from the CSSVS proprietary market intelligence platform, which keeps a record of every known self storage facility in Canada and captures operators' advertised rates from their own websites each week. Demographic figures are Statistics Canada 2021 Census figures with current-year estimates and five-year projections, for the trade areas as drawn.

**Trade areas.** Radius rings are measured in a straight line from the site. Drive-time areas are modelled on the road network at typical speeds. A facility is in a trade area when its location falls inside it.

**Net rentable area.** The rentable area recorded for each facility from appraisal files, operator disclosures or market surveys; where none is recorded it is estimated from the building footprint or a typical facility size and marked as estimated. Sq ft per capita is the trade area's net rentable area over its population.

**Rates.** For each facility and unit size, the lowest street rate for a unit available to rent (the lowest listed when none is available), from the latest weekly capture. Promotions are shown as advertised and are not deducted. Medians need at least 3 facilities.

**Operator type.** National / REIT: a brand with 10 or more Canadian locations. Regional: 2 to 9. Single-site: one.

**Benchmarks.** Alberta and Canadian demographic figures on the same basis as the trade areas, with density per km² of land. Provincial and national facilities, net rentable area, supply per capita and per household, average facility size, people and households per facility, the development pipeline and median rates are from the CSSVS proprietary market intelligence platform for the same week.

## What this report is, and isn't

This report is a compilation of data. It is not an appraisal, a feasibility study or a consulting report, and it contains no opinion of value, no market depth or saturation analysis, and no conclusion or recommendation about any site or development.

## Limiting conditions

The data are compiled from sources considered reliable but are not guaranteed. Facility sizes, rates and availability change often; rates are asking rates as advertised online on the capture date and may differ from rates paid. Facilities without rates online are listed without rates. Estimated areas are indicative. The report is for the use of the client named on its cover for the purpose of screening a site, and may not be relied upon by any other party or for any other purpose. Data current to the week of November 23, 2026.

Prepared by Canadian Self Storage Valuation Services Inc. · 1-844-484-2929 · info@cssvs.ca · cssvs.ca