MARKET REPORT

Vehicle, RV and Boat Storage Market Report

1234 Sample Road
Kelowna, BC

SAMPLE REPORT · ILLUSTRATIVE DATA

Prepared for	**Sample client**
Report type	**Vehicle, RV and boat storage**
Trade area	**3, 5 and 10 km rings · 5, 10 and 15 minute drive times**
Prepared	**October 2026**
Report no.	**MR-2026-R001**

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

At a glance

Your trade area in numbers

This report compiles demographic, supply, demand and rental rate data for the trade area around 1234 Sample Road, Kelowna, BC. Figures below are for the 10 km ring unless noted. Every table in the report also shows the 3 and 5 km rings, the 5, 10 and 15 minute drive times, and provincial and national benchmarks.

FACILITIES	STORAGE SPACES	SPACES PER 1,000 HOUSEHOLDS	10×40 UNCOVERED
13	1,824	25.3	$128
offering vehicle storage	within 10 km	BC 21.0	12-month average / month
POPULATION	**ANNUAL GROWTH**	**HOMES WITHOUT A YARD**	**NEW SUPPLY PIPELINE**
168,700	2.0%	50.9%	476
2026 estimate	2021 to 2026	apartments and row housing	spaces in 2 projects

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 property values
03	**Supply**	Facilities, spaces, facility types, storage types and the new development pipeline
04	**Demand**	Rental households, population per facility, availability, promotions and recent openings
05	**Rental rates**	12-month averages, covered, uncovered and enclosed rates, walk-in vs. online, rate history and volatility
06	**Rates by facility**	Current rates and 12-month change at each facility
A	**Facility list**	Every facility in the 10 km ring, with operator type, size, year built and distance
B	**Methodology and limiting conditions**	Definitions, data sources and the terms that apply to this report

What this report is, and isn't

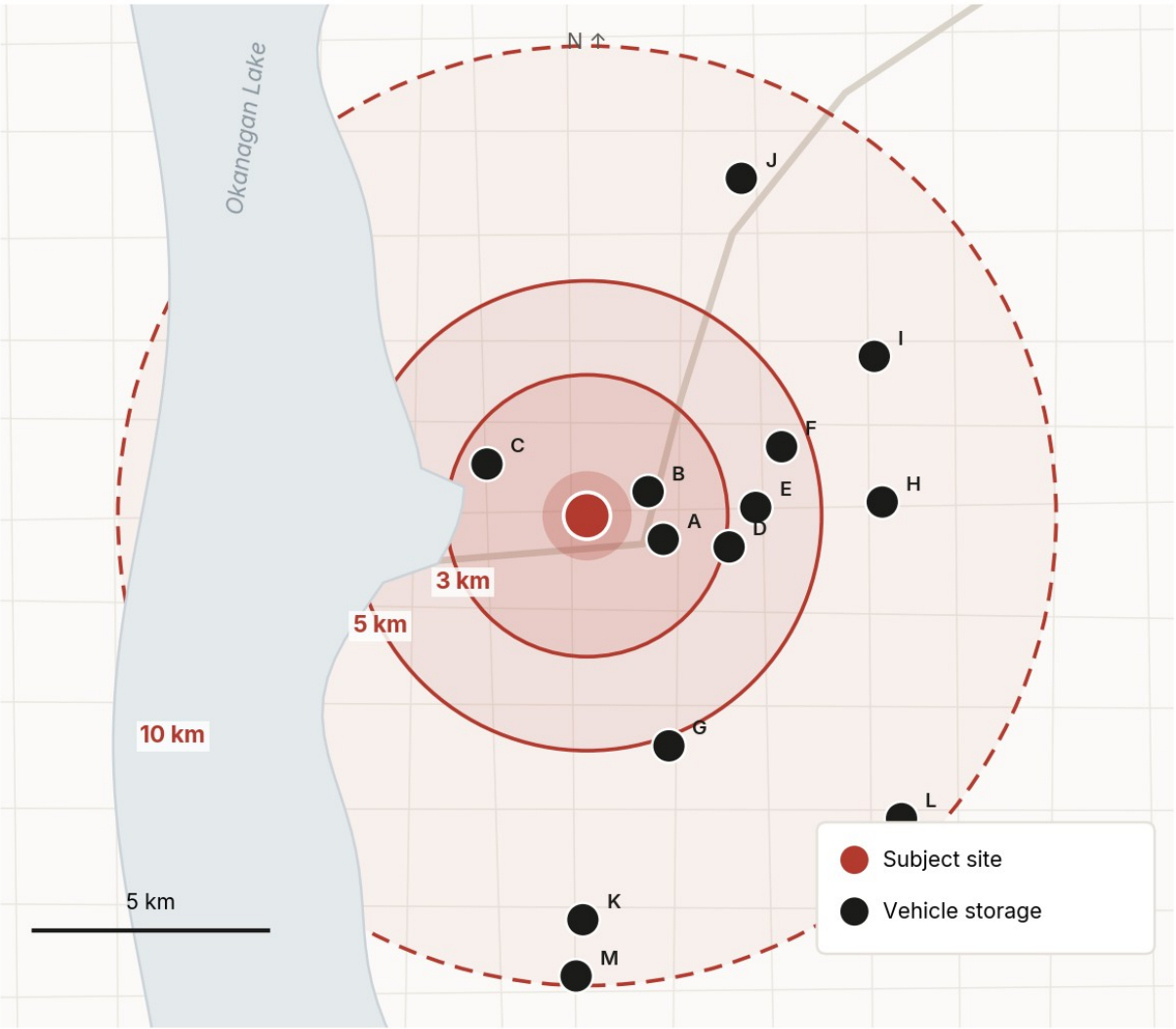
A Market Report is a compilation of demographic, supply and demand data. It does not include market depth or saturation analysis, conclusions or recommendations. Those are part of a Phase I Feasibility Study, and the full cost of this report is credited toward a Phase I on the same site within 6 months.

01 · Trade area

Where the data comes from

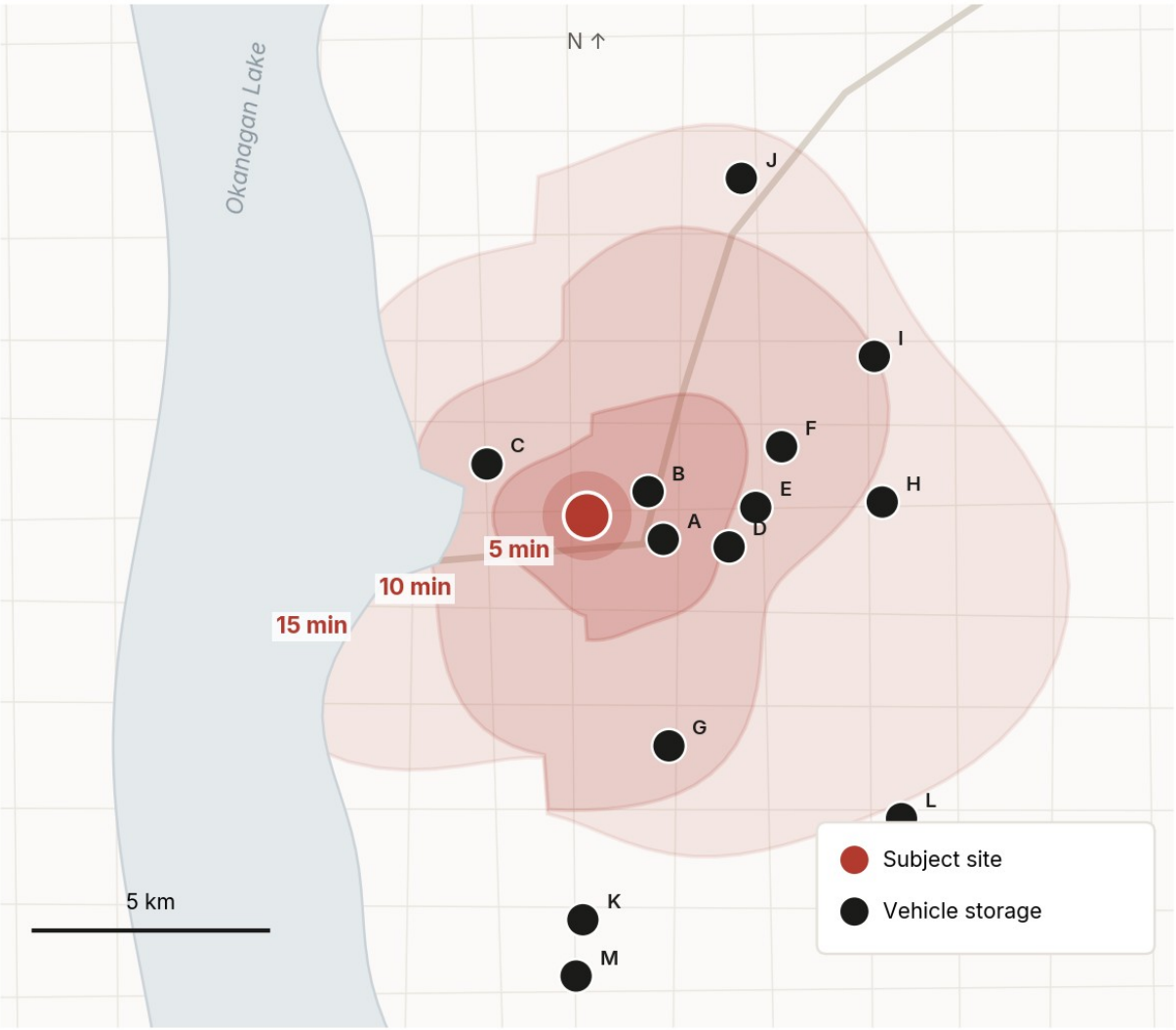
Subject site	
Address	1234 Sample Road, Kelowna, BC
Report type	Vehicle, RV and boat storage
Radius rings	3 km, 5 km and 10 km from the site
Drive times	5, 10 and 15 minutes by road, typical weekday traffic
Facilities surveyed	13 within the 10 km ring
Data current to	October 2026

Radius rings



Map: CSSVS. Facility locations from the CSSVS proprietary market intelligence platform. Facility names are withheld in this sample.

Drive times



Drive-time areas modelled on the road network at typical weekday speeds.

Trade area summary

	Radius rings			Drive times			Benchmarks	
	3 km	5 km	10 km	5 min	10 min	15 min	BC	Canada
Population	38,400	82,900	168,700	24,100	71,300	149,600	5.72M	41.65M
Households	18,462	37,511	72,094	11,931	32,706	65,043	2.41M	17.21M
Facilities	3	6	13	4	9	13	–	–
Storage spaces	333	749	1,824	643	1,424	1,824	–	–

Source: CSSVS proprietary market intelligence platform; Statistics Canada census and projections.

02 · Demographics

Who lives in the trade area

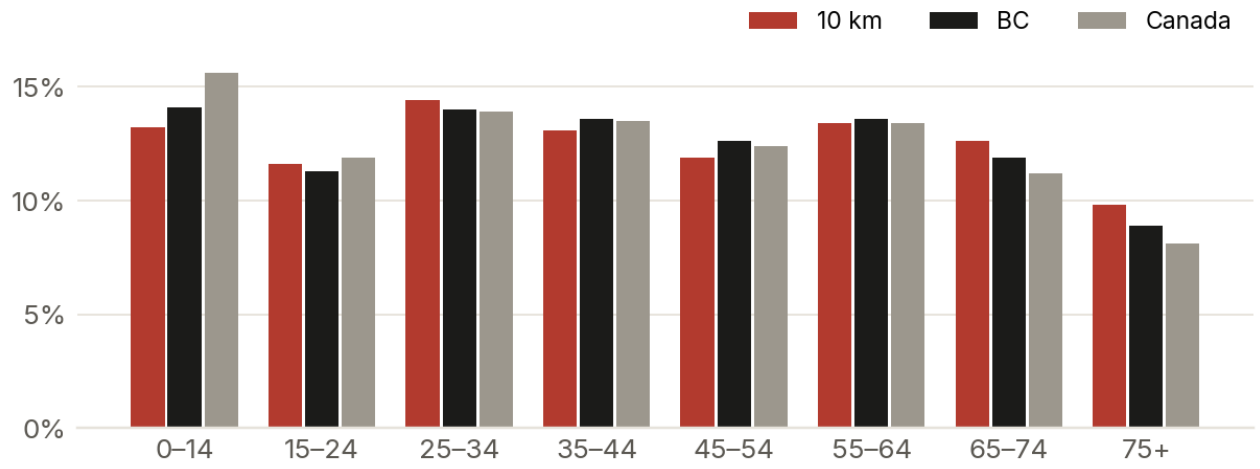
About 168,700 people live within 10 km of the site, growing 2.0% a year since 2021 compared with 1.9% for BC. Households are smaller close to the site, at 2.08 people in the 3 km ring against 2.37 provincially.

Population and households

	Radius rings			Drive times			Benchmarks	
	3 km	5 km	10 km	5 min	10 min	15 min	BC	Canada
Population, 2026	38,400	82,900	168,700	24,100	71,300	149,600	5.72M	41.65M
Density (per km²)	1,357	1,056	537	1,369	1,114	648	6	5
Annual growth, 2021–26	2.6%	2.3%	2.0%	2.7%	2.4%	2.1%	1.9%	1.7%
Projected population, 2031	43,200	92,000	184,800	27,200	79,500	164,600	6.24M	45.01M
Households	18,462	37,511	72,094	11,931	32,706	65,043	2.41M	17.21M
Average household size	2.08	2.21	2.34	2.02	2.18	2.30	2.37	2.42
Median age	41.8	42.9	43.6	40.9	42.4	43.3	43.1	41.6

Source: CSSVS proprietary market intelligence platform; Statistics Canada census and projections.

Age profile



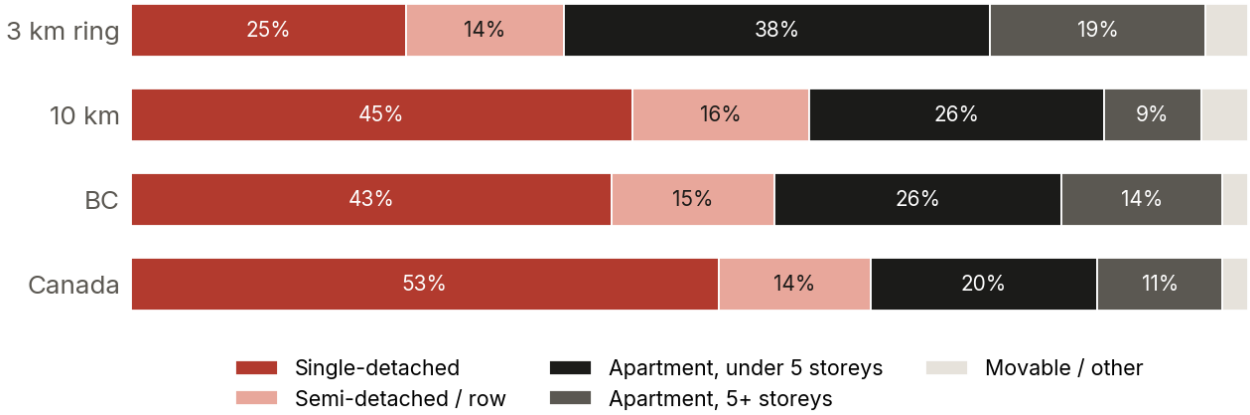
Share of population by age group, 10 km ring compared with BC and Canada.

Housing, income and spending

	Radius rings			Drive times			Benchmarks	
	3 km	5 km	10 km	5 min	10 min	15 min	BC	Canada
Renter share of households	46.2%	39.8%	33.1%	49.5%	41.0%	34.6%	33.3%	33.4%
Renter households	8,529	14,929	23,863	5,906	13,409	22,505	803,696	5.75M
Median household income	$75K	$84K	$93K	$71K	$82K	$90K	$90K	$84K
Household spending power	$59K	$67K	$75K	$56K	$66K	$73K	$72K	$67K
Average dwelling value	$712K	$798K	$874K	$689K	$781K	$856K	$1.01M	$705K
Average monthly rent	$2,085	$2,140	$2,190	$2,060	$2,125	$2,175	$2,250	$1,940

Source: CSSVS proprietary market intelligence platform; Statistics Canada census and projections.

Dwelling types and tenure



Share of occupied private dwellings by structure type.

Apartments make up 57.4% of dwellings in the 3 km ring, against 40.1% for BC. Single-detached homes are 44.9% of the 10 km ring.

03 · Supply

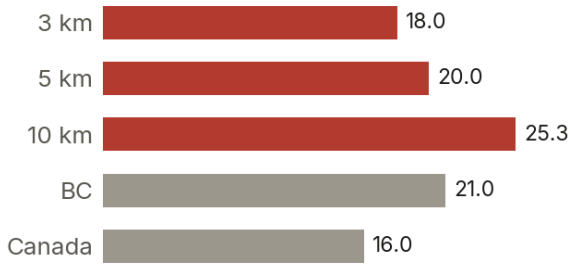
What's already in the market

13 facilities offer vehicle, RV or boat storage within 10 km, with about 1,824 spaces. That is 25.3 spaces per 1,000 households, compared with 21.0 for BC.

	Radius rings			Drive times			Benchmarks	
	3 km	5 km	10 km	5 min	10 min	15 min	BC	Canada
Facilities	3	6	13	4	9	13	–	–
Storage spaces	333	749	1,824	643	1,424	1,824	–	–
Outdoor storage area (acres)	4.8	11.2	27.3	9.8	21.4	27.3	–	–
Spaces per 1,000 households	18.0	20.0	25.3	53.9	43.5	28.0	21.0	16.0
Spaces per 1,000 people	8.7	9.0	10.8	26.7	20.0	12.2	–	–

Benchmarks are CSSVS provincial and national estimates.

Spaces per 1,000 households



Facility type, share of spaces



Facility types

Facility type	Facilities	Spaces	Share	Average spaces	Acres
Dedicated RV & boat	5	1,420	77.9%	284	22.1
Self storage with parking	8	404	22.1%	50	5.2
Total	**13**	**1,824**	**100.0%**	**140**	**27.3**

Storage types offered

Storage type or feature	Share of facilities offering
Uncovered gravel or paved	100%
Covered (canopy)	46%
Enclosed drive-in	31%
Electrical hookup / charging	23%
Sani-dump or wash station	38%
24-hour gated access	69%

New developments pipeline

Project	Stage	Spaces	Distance	Expected opening
Dedicated RV & boat yard, airport industrial	Development permit	380	9.6 km	Q2 2027
Covered canopy addition at Facility D	Under construction	96	3.1 km	Q1 2027

Pipeline compiled from municipal development applications, permits and operator announcements.

04 · Demand

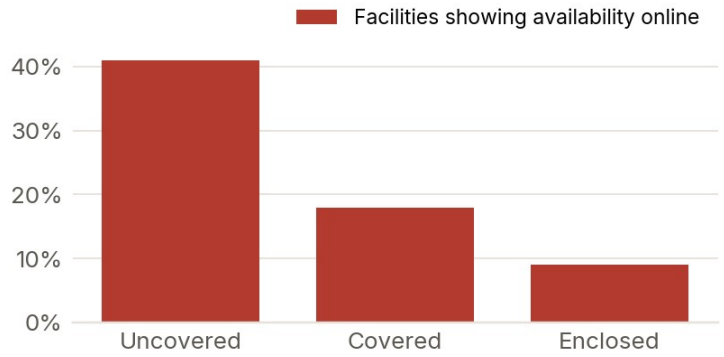
Indicators of demand

There are 23,863 renter households in the 10 km ring, 33.1% of all households. Each facility serves about 12,977 people and 5,546 households.

	Radius rings			Drive times		
	3 km	5 km	10 km	5 min	10 min	15 min
Households	18,462	37,511	72,094	11,931	32,706	65,043
Renter households	8,529	14,929	23,863	5,906	13,409	22,505
Renter share	46.2%	39.8%	33.1%	49.5%	41.0%	34.6%
Population per facility	12,800	13,817	12,977	6,025	7,922	11,508
Households per facility	6,154	6,252	5,546	2,983	3,634	5,003
Homes without a yard (share)	71.6%	–	50.9%	–	–	–

Source: CSSVS proprietary market intelligence platform; Statistics Canada census and projections.

Inventory availability by storage type



Share of facilities advertising at least one available space of each type online, at the survey date.

1
of 13 facilities don't advertise inventory or rates online

3
facilities report a waitlist for covered or enclosed spaces

185
spaces not visible in online listings

Promotions in use

Promotion	Facilities
Pay 11 months, get 12	4
Winter season rate	3
First month free	2
No promotion advertised	4

Recent facility openings

Facility	Facility type	Opened	Spaces	Distance
Facility I	Dedicated RV & boat	2024	420	7.0 km

Facilities opened in the last 36 months within the 10 km ring.

05 · Rental rates

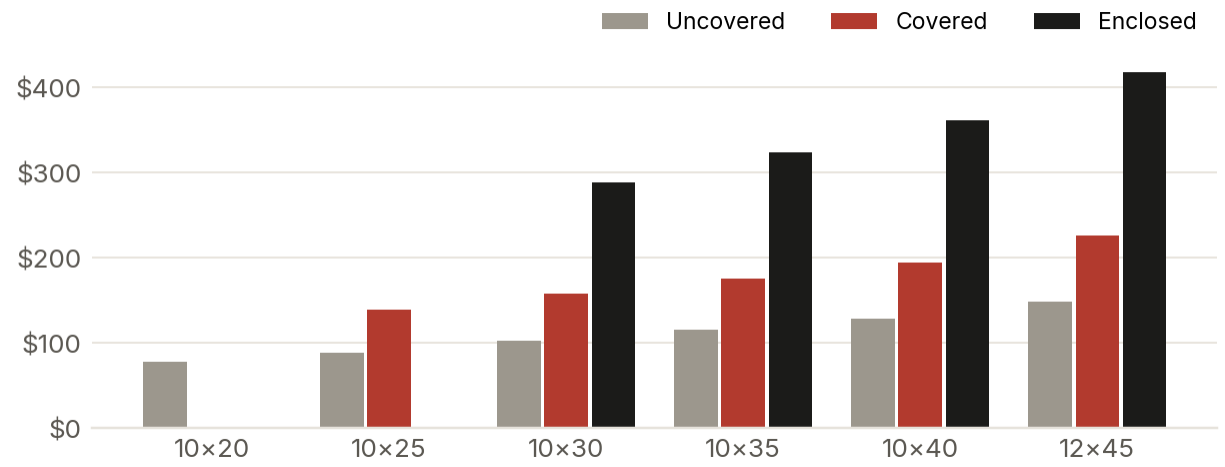
What storage costs today

Over the last 12 months, an uncovered 10×40 space averaged $128 a month, a covered space $194 and an enclosed space $362.

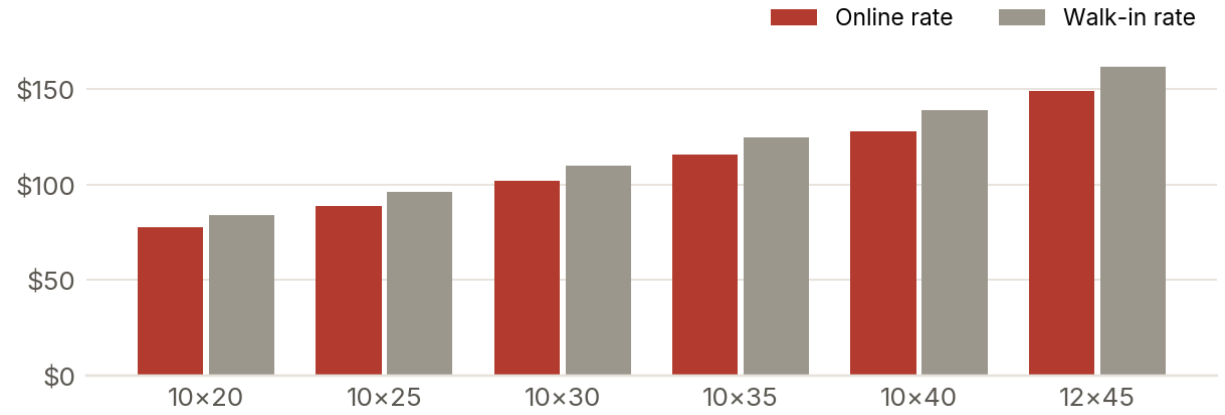
Rates by space size and storage type

Space size (ft.)	Uncovered	Covered	Enclosed	Walk-in (uncovered)	Walk-in premium
10×20	$78	–	–	$84	7.7%
10×25	$89	$139	–	$96	7.9%
10×30	$102	$158	$289	$110	7.8%
10×35	$116	$176	$324	$125	7.8%
10×40	$128	$194	$362	$139	8.6%
12×45	$149	$226	$418	$162	8.7%

Average advertised monthly rate over the trailing 12 months, all facilities in the 10 km ring. Walk-in rates were collected by phone and site visit.

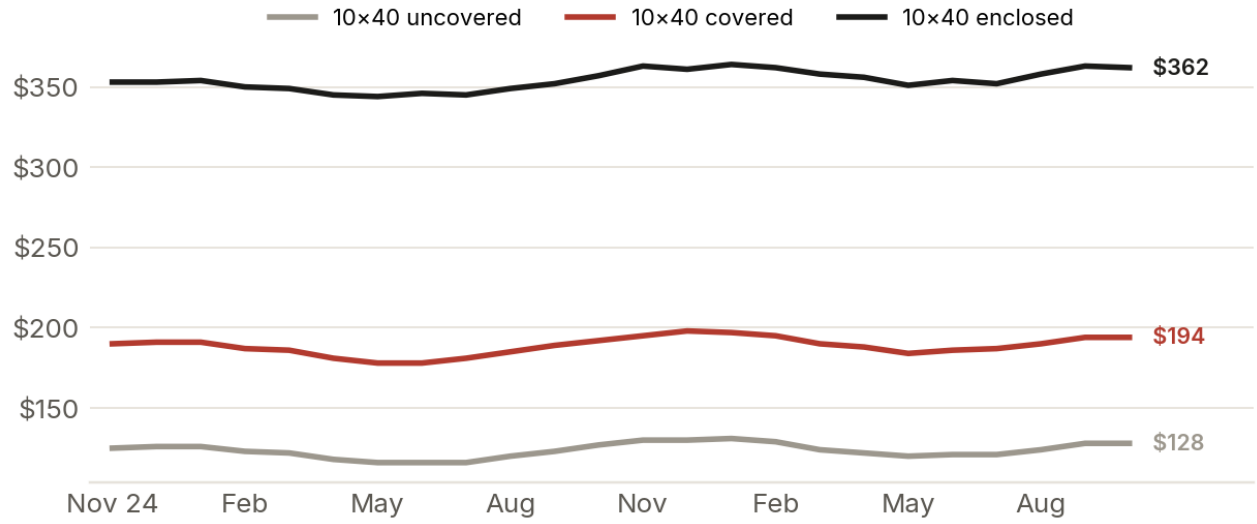


Online vs. walk-in rates



Walk-in rates for uncovered spaces ran 8.6% above advertised online rates for a 10×40 space.

Rate history by storage type



Average advertised monthly rate for a 10×40 space, last 24 months.

Rate volatility

Facility type	Rate changes per year	Standard deviation	Lowest 12-month change	Highest 12-month change
Dedicated RV & boat	3.1	4.4%	-1.0%	5.0%
Self storage with parking	4.6	3.7%	-1.7%	7.8%

Average number of advertised rate changes per facility, and the standard deviation of monthly rates, 10×40 uncovered spaces.

06 · Rates by facility

Current rates at each facility

Facility	Facility type	10×40 uncovered	12-month change	Walk-in premium	Covered	Enclosed
Facility A	Dedicated RV & boat	$137	+5.0%	0%	Yes	Yes
Facility B	Self storage with parking	$144	-1.7%	8%	No	No
Facility C	Self storage with parking	$135	+1.0%	2%	Yes	No
Facility D	Dedicated RV & boat	$122	+0.5%	6%	Yes	Yes
Facility E	Self storage with parking	$118	+6.1%	8%	No	No
Facility F	Self storage with parking	$135	+5.4%	6%	Yes	Yes
Facility H	Self storage with parking	$132	+7.8%	1%	No	No
Facility I	Dedicated RV & boat	$126	-1.0%	6%	Yes	Yes
Facility J	Self storage with parking	$120	+2.6%	1%	No	No
Facility K	Self storage with parking	$128	-1.7%	5%	No	No
Facility L	Dedicated RV & boat	$126	+0.4%	8%	Yes	No
Facility M	Self storage with parking	$164	+3.6%	4%	No	Yes

Current advertised monthly rate and change over the last 12 months. Facilities that don't advertise online are excluded.

Appendix A

Facility list

Every facility within the 10 km ring, sorted by distance from the site. Facility names are withheld in this sample; your report lists each facility by name.

Facility	Facility type	Spaces	Acres	Covered	Enclosed	Built	km	Minutes
Facility A	Dedicated RV & boat	240	3.6	Yes	Yes	2022	1.7	2.9
Facility B	Self storage with parking	38	0.5	No	No	2020	0.9	2.0
Facility C	Self storage with parking	55	0.7	Yes	No	1998	2.4	4.5
Facility D	Dedicated RV & boat	310	5.0	Yes	Yes	2022	3.1	4.5
Facility E	Self storage with parking	44	0.6	No	No	2011	3.6	6.1
Facility F	Self storage with parking	62	0.8	Yes	Yes	1998	4.4	6.5
Facility G	Dedicated RV & boat	185	3.0	No	No	1998	5.2	8.3
Facility H	Self storage with parking	70	0.9	No	No	1998	6.3	9.0
Facility I	Dedicated RV & boat	420	6.3	Yes	Yes	2024	7.0	10.0
Facility J	Self storage with parking	48	0.6	No	No	2011	7.9	11.8
Facility K	Self storage with parking	35	0.4	No	No	2020	8.6	12.5
Facility L	Dedicated RV & boat	265	4.2	Yes	No	2011	9.3	13.9
Facility M	Self storage with parking	52	0.7	No	Yes	2018	9.8	14.0

Source: CSSVS proprietary market intelligence platform; Statistics Canada census and projections.

Appendix B

Methodology and limiting conditions

How this report is compiled

Supply, rental rate and availability data come from our proprietary market intelligence platform, built on more than 20 years of self storage data in every Canadian province. Facility records are verified against operator listings, and facilities that don't advertise online are surveyed by phone. Demographic data come from Statistics Canada census results and population projections, apportioned to each ring and drive-time area. A CSSVS analyst reviews every report before it is delivered.

Definitions

Term	Meaning
Storage space	A marked parking stall for a vehicle, RV, trailer or boat, uncovered, covered (canopy) or enclosed.
Street rate	The advertised monthly rate for a new customer, before promotions.
12-month trailing average	The average of monthly street rates over the 12 months before the report date.
Rate volatility	How often, and by how much, advertised rates change over 12 months.
Facility type	Dedicated RV & boat: yards built for vehicle storage. Self storage with parking: self storage facilities that also rent parking spaces.
Drive time	The area reachable by road from the site within the stated time at typical weekday speeds.

Limiting conditions

A Market Report is a compilation of demographic, supply and demand data. It is not an appraisal, a feasibility study or an opinion of value, and it is not intended for financing or investment reliance. Data is drawn from public sources and our proprietary market intelligence platform and is believed accurate but not guaranteed. Figures are current to the report date and may change.

Next steps

Talk it through

Add a one-hour walkthrough with an AACI appraiser for $250. We'll walk through the numbers and what they mean for your site.

Step up to a Phase I

A Phase I Feasibility Study adds market depth and saturation analysis, conclusions and recommendations. Proceed within 6 months and the full cost of this report is credited.

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