



Dry Boat & RV Storage Survey

Within a 30 mile drive from Dana Point Harbor

Prepared for: South Coast Water District

March 30, 2015



Prepared By:





March 30, 2015

Mr. Andrew Brunhart
General Manager
South Coast Water District
31592 West Street
Laguna Beach, CA 92651

Re: Outdoor RV and Dry Boat Storage Facility Market Survey

Dear Mr. Brunhart:

Project Dimensions, Inc. (PDI) is pleased to provide South Coast Water District (SCWD) with this Market Survey of Outdoor RV and Dry Boat Storage Facilities within a 30-mile drive from Dana Point Harbor.

42 facilities were identified via Internet searches using Google and The Yellow Pages (YP.com) in addition to the collective knowledge and experience of Project Dimensions, Inc. 41 of the facilities were located within an approximate 30-mile drive from Dana Point Harbor. We also included one additional facility, beyond those 41, which was located approximately 35 miles from Dana Point Harbor. This facility, Sunset Aquatic Marina Dry Boat Storage, was included due to its similarities to the existing Dry Boat Storage Facility in Dana Point Harbor located directly adjacent to the Harbor's Launch Ramp. The 42 facilities were located in the following 15 cities:

- Costa Mesa
- Dana Point
- Fountain Valley
- Huntington Beach
- Irvine
- Laguna Hills
- Lake Forest
- Mission Viejo
- Newport Beach
- Oceanside
- Orange
- Rancho Santa Margarita
- San Clemente
- Santa Ana
- Tustin

These 42 facilities varied greatly in the number of spaces within each facility with the smallest number being 9 and the largest being 2,000. We found that the vast majority of these facilities (+/- 80%) had very high occupancy rates, between 90% and 100% occupancy. The lowest occupancy rate was 68% and the highest was 100%. The total number of spaces within these 42 facilities was 7,890 spaces.

PROJECT DIMENSIONS, INC.

4 Park Plaza ■ Suite 700 ■ Irvine ■ California ■ 92614 ■ 949.476.2246

The following information was gathered for each facility:

1. Name, address, telephone number and website address.
2. Approximate Driving distance from Dana Point Harbor
3. Approximate number of outdoor Boat and RV storage spaces.
4. Approximate percent of occupancy of the facility.
5. Approximate size or range of space sizes.
6. Storage rates / pricing.
7. Approximate percent of occupancy of the facility.
8. Features.
9. Other notes / information.
10. Prospect of the facilities continued operation.

Each facility was contacted by telephone. Not all facilities provided all the information requested, but the majority did. The information for each facility is documented on the attached spreadsheet. Each facility is numbered in the left hand column of the spreadsheet (1 through 42). These numbers correspond with the numbers (1 through 42) in the aerial photograph section of the Survey. An aerial photograph of each facility is included with a brief description of the facility. If the facility had an operating website (or a 3rd party website) a screen shot of the website is provided on the page(s) following each aerial photograph.

Regarding the prospect of continued operation, we did discover the following information.

Flying Bull RV Storage: This facility is located within the Orange County Great Park property, on the old El Toro Marine Base runways, and is considered a temporary use on this property. However, according to the City of Irvine letter, this facility could be operating there for many years to come. This is significant in that the 2,000 spaces at this facility represent more than 25% of the total number of existing spaces (7,890) located within the Market Survey area.

Irvine RV: This property is owned by Southern California Edison (SCE) and leased to Irvine RV. We were told by another nearby facility that SCE will soon be taking back approximately 50% of the property currently used by Irvine RV. This information was also confirmed by the staff at Irvine RV when questioned. Specific information regarding when this might occur was not available. This is significant in that this facility is the 2nd largest facility in the Market Survey area with 800 spaces.

Extra Storage Space - Oak Canyon: This outdoor facility will be closing for a year to build a structure for indoor storage. The exact closure date was not available from staff, but we were informed that existing tenants have been notified to find another storage location and they are not taking any new customers. When reopened, it will offer indoor Boat and RV Storage. This is significant in that this facility is the 4th largest facility in the Market Survey area with 488 spaces.

Dana Point Marine & Storage: This facility is currently marketed for sale by Pickering Properties as a "Boat sales, service and storage facility on 3 acres, located just a half mile from Dana Point Harbor, 8 miles from Newport Beach. Presently, approximately 150 power boats are in storage".

Should you have any questions regarding the Market Survey information provided, please do not hesitate to contact me at (949) 476-2246, or via email at jconk@projectdimensions.com

Sincerely,

Jon Conk
Vice President

PROJECT DIMENSIONS, INC.

4 Park Plaza ■ Suite 700 ■ Irvine ■ California ■ 92614 ■ 949.476.2246

DRY BOAT AND RV STORAGE SURVEY

within a 30 mile drive from Dana Point Harbor

#	Storage Facility Name Sorted by City	Phone Number	Address	Website	Driving Distance from Dana Point Harbor	Number of Outdoor Spaces	Occupancy	Sizes	Pricing	Features	Notes
1	Costa Mesa Beach Cities RV Storage	866-433-1074	392 W. Wilson Street Costa Mesa, CA 92627	www.beachcitiesrvstorage.com	25.9 Miles	69	100%	From 25' to 45'	11x25 \$185 11x30 \$195 11x35 \$200 11x40 \$200 11x45 \$210 11x45 \$215	Gated with electronic card access and concrete block walls. Surveillance cameras and security officers patrol regularly. Holding tank dump station.	
2	AA New Storage	949-646-4688	1741 Whittier Ave Costa Mesa, CA 92627	www.aanewstorage.com	20.9 Miles	26	100%	40'	12x40 \$200	Video surveillance, and access 7 days a week. Fully enclosed/gated.	
3	Magellan Storage	714-707-2720	3190 Pullman Street Costa Mesa, CA 92626	http://www.magellanstorage.com/self-storage/Costa_Mesa_Newport_Beach/zip-92626/magellan_storage/5524	25.2 Miles	87	93%	From 12' to 35'	10x15 \$155 10x23 \$210 12x25 \$189 12x35 \$265	Surveillance system, gated, code access.	
4	1st Class Storage	949-646-0500	1660 B Placentia Costa Mesa, CA 92627	www.1stclassstorage.net	20.2 Miles	102	94%	From 15' to 45'	10x15 \$90 10x20 \$120 10x25 \$150 10x30 \$180 10x35 \$210 12x40 \$240 12x45 \$270	Fenced and gated with 24 hour key pad access. Security cameras on entrance and exit gates.	\$6 a foot at 5 foot increments. Pay 6 months in advance get 15% off, 12 months 20%.
5	Baker Street Self Storage	714-540-7300	929 Baker Street Costa Mesa, CA 92626	www.bakerstreetselfstorageca.com	24.5 Miles	80	91%	From 15' to 35'	12x15 \$75 12x35 \$175	Dump station on-site, cameras, security.	Receive one month free when you pay for 5 months.
6	Costa Mesa Self Storage	714-489-5895	3180 Red Hill Ave Costa Mesa, CA 92626	https://www.costastorage.com/self-storage/costa-mesa-ca-80620	25.4 Miles	24	92%	From 15' to 40'	10x20 \$185 10x30 \$219 9x40 \$244	Access hours: 6am-7:45pm.	
7	Dana Point American Mini Storage- Capistrano Beach	949-259-6030	25801 Victoria Blvd Capistrano Beach, CA 92924	http://www.american-mini.com/self-storage/Capistrano_Beach_CA/zip-92624/american_mini_storage/7349	1.4 Miles	100	81%	From 20' to 40'	10x20 \$145 10x30 \$175 10x40 \$195	Security cameras, fenced in, electronic gate access, open 7 days a week, 6:15am-5:45pm access hours, resident manager.	10% off if you pay 6 months in advance.
8	Capistrano A+ Storage	949-383-4016	34190 Camino Capit. Capistrano Beach, CA 92624	https://www.capitostorage.com/self-storage/capistrano-beach-ca-30671	1.7 Miles	40	100%	From 16' to 20'	8x16 \$124 8x20 \$254	Resident manager, security cameras, gated. Cameras are not recorded but are under view during office hours. Key pad entrance, insurance available, motion detectors after hours.	2nd month free, 10% discount with 6 months prepaid and 12% discount with 12 month prepaid when there is availability only. Waiting list currently. No RVs, boats only.
9	Dana Point Marine & Storage	949-496-1548	26802 Victoria Blvd Capistrano Beach, CA 92624	http://www.cool-properties.com/torpress/?p=7	1.4 Miles	200	97%	From 15' to 40'	15' \$150 35' \$288 40' \$330	Valet, cameras, mechanics on site, detailers on site.	This facility is currently marketed for sale.
10	Fountain Valley Fountain Valley Self Storage	714-599-8438	11345 Slater Ave Fountain Valley, CA 92708	http://www.selfstoragefinders.com/fountain-valley-ca-self-storage/fountain-valley-self-storage-70339/15155148/?unit_size=6x27**+8%27+unit_price=98	28.7 Miles	45	73%	25'	9x25 \$147	Cameras, electronic gate access, fenced, auto pay, resident manager.	10% military, student, and senior discount.
11	The Storage Place	714-964-1607	18305 Mount Langley Fountain Valley, CA 92708	www.thestorageplacesocal.com/location/fountain-valley/	27.8 Miles	34	94%	22'	22' \$115	Cameras, computerized gate access, resident managers.	

DRY BOAT AND RV STORAGE SURVEY

within a 30 mile drive from Dana Point Harbor

#	Storage Facility Name Sorted by City	Phone Number	Address	Website	Driving Distance from Dana Point Harbor	Number of Outdoor Spaces	Occupancy	Sizes	Pricing	Features	Notes
12	Huntington Beach A-1 Self Storage	714-421-4897	17292 Gothard Street Huntington Beach, CA 92647	www.a1storage.com	29.3 Miles	10	100%	From 25' to 30'	10x25 \$172 10x30 \$254	24 hour cameras, coded entry, open 7 days a week, security lighting and fencing.	Military discount. 25% off first month's rent.
13	Seacliff Self Storage	714-482-5889	18100 Kovacs Lane Huntington Beach, CA 92648	https://www.castorage.com/self-storage/huntington-beach-ca-81190	26.5 Miles	100	100%	From 10' to 50'	10x10 \$96 50' \$200	Computerized gate access system, 24 hour cameras, access hours: 7am-7:45pm.	Have a waiting list.
14	Sunset Aquatic Marina Dry Boat Storage	562-592-2833	2901 Edinger Ave Ste 4 Huntington Beach, CA 92649	http://www.dbw.ca.gov/maps/facilityinfo.asp?facilityID=110	34.4 Miles	241	100%	From 30' to 50'	10x40 \$173 No other pricing available from the staff or website	Boat wash area, 24 hour access, unlimited launches.	Price is based on a one year lease.
15	Extra Space Storage	714-895-7372	7531 McFadden Ave Huntington Beach, CA 92647	http://www.extraspace.com/Storage/Facilities/US/California/Huntington_Beach/501629/facility.asp	29.6 Miles	50	92%	21'	8x21 \$130	Cameras, electronic gate access, resident manager.	
16	Irvine Storage West- Self Storage	949-862-0838	2892 Kelvin Ave Irvine, CA 92614	www.storagewest.com/facilities/irvine	23.8 Miles	10	90%	20'	9x20 \$135	Resident manager, gated, computerized access.	
17	Irvine Self Storage	949-390-9152	2960 Main Street Irvine, CA 92614	https://www.castorage.com/self-storage/irvine-ca-81215	23.6 Miles	18	83%	20'	10x20 \$145	24 hour surveillance cameras and controlled gate access. Access hours: 7am-7pm.	
18	Flying Bull RV Storage	949-726-1756	Fairbanks and Astor off Alton Parkway, Irvine, CA	www.flyingbullrv.com	20.8 Miles	2000	98%	From 15' to 80'	11x15 \$68 10x20 \$84 9x26 \$92 11x26 \$99 12x30 \$122 15x30 \$133 15x35 \$151 12x40 \$130 14x40 \$158 15x40 \$168 15x45 \$186 15x60 \$255 15x70 \$289 15x80 \$318	Resident manager, electronic gate access.	Flying Bull is located on the old El Toro Base runways, etc. This is a temporary use, but may be there long term. There is no anticipated closure date at this time. See attached letter from the City of Irvine, stating that a Veteran Cemetery is planned for the property but could take many years for planning, approvals, etc.
19	Extra Space Storage	949-759-7586	15875 Laguna Canyon Irvine, CA 92618	http://www.extraspace.com/Storage/Facilities/US/California/irvine/1000000124/Facility.aspx	19.4 Miles	50	100%	From 20' to 45'	Pricing not available.	Resident manager, electronic gate access.	Pricing is not available at this time. Management does not have access because no spots are available. No prices listed online.
20	Extra Space Storage	949-559-1291	6401 Oak Canyon Irvine, CA 92618	http://www.extraspace.com/Storage/Facilities/US/California/irvine/1000000126/Facility.aspx	19.6 Miles	488	Could not confirm current occupancy. See notes column regarding pending closure.	From 17' to 68'	Pricing not available.	Cameras, electronic gate access, 6am-10pm. 2 washing stations, 2 dumping stations, air compressor.	This facility will be closing for a year to build a structure. Closure date not available from management. When reopened, it will offer indoor boat and RV storage. Not taking new vehicles and noticing existing tenants to find other storage locations.
21	Irvine RV	949-450-0450	6653 Barranca Pkwy Irvine, CA 92618	http://www.irvinestorage.com/irvine-rv-storage-Contact.html	18.3 Miles	800	100%	From 20' to 50'	20' \$130 No other pricing available from staff or website	Fenced, disposal station, gate codes, cameras.	Property belongs to SoCal Edison. Edison is taking back about half of the land according to a different facility.

DRY BOAT AND RV STORAGE SURVEY

within a 30 mile drive from Dana Point Harbor

#	Storage Facility Name Sorted by City	Phone Number	Address	Website	Driving Distance from Dana Point Harbor	Number of Outdoor Spaces	Occupancy	Sizes	Pricing	Features	Notes
22	Laguna Hills Laguna Hills Self Storage	949-273-0224	23370 Moulton Pkwy Laguna Hills, CA 92653	https://www.usstoragecenters.com/self-storage/california/laguna-hills/us-storage-centers/	15.8 Miles	9	88%	20'	20 \$200	Electronic gated access, video recording, resident managers.	Only one size space available. 50% off first two full months.
23	Public Storage- Laguna Hills	949-667-6219	25131 Costeau Street Laguna Hills, CA 92653	https://www.publicstorage.com/california/self-storage/laguna-hills-ca/92653-self-storage/?1705?PID=PSLocalSearch&CID=1341&CHID=LL	11.0 Miles	11	90%	20'	10x20 \$210	Access Hours: 6am-9pm. Cameras, gated, keypad entry.	Only one size space available. \$1 first month.
24	Lake Forest Smart Stop Self Storage	949-454-9588	25650 Baffin Bay Drive Lake Forest, CA 92650	https://smartstopselfstorage.com/storage-locations/usa/california/lake-forest/smart-stop-self-storage-25650-baffin-bay-dr	18.6 Miles	181	99%	From 25' to 40'	10x25 \$130 10x30 \$140 12x40 \$195	Fenced and lighted, video surveillance. All spaces are outdoors but some spaces are covered and some not covered.	Pricing on covered vs. non-covered (all outdoor) not available from staff or online.
25	Mission Viejo RV Storage Depot	949-328-7780	25725 Jeronimo Road Mission Viejo, CA 92691	www.rvstoragedepot.com	13.3 Miles	560	95%	From 20' to 45'	11x20 \$124 10x40 \$213 12x34 \$213 11x40 \$218 10x65 \$235	Gated, access codes, valet, 24 hour security guard, cameras.	
26	Mission Viejo RV Storage	949-360-0800	26692 Avery Pkwy Mission Viejo, CA 92692	www.missionviejorvstorage.com	8.2 Miles	360	99%	From 20' to 40'	20' \$115 23' \$140 35' \$180 40' \$213	Key pad entrance, cameras, dump and wash area.	
27	Newport Beach Newport Dunes "Permanent Lot"	949-729-1100	101 N. Bayside Drive Newport Beach, CA 92660	www.newportdunesmarina.com	17.2 Miles	250	86%	From 25' to 45'	20' \$195 30' \$295 40' \$390 45' \$460	Wash rack, 24 hour security, 24 hour access.	
28	Newport Dunes "A Lot"	949-729-1100	101 N. Bayside Drive Newport Beach, CA 92660	www.newportdunesmarina.com	17.2 Miles	175	90%	Up to 30'	30' \$220	24 hour security, 24 hour access.	
29	Oceanside Storage Outlet RV and Self Storage	760-547-7006	2121 Oceanside Blvd Oceanside, CA	www.storageoutlet.net	29.3 Miles	160	98%	From 25' to 40'	25' \$171 40' \$195	24 hour cameras, open 7 days a week, on site manager. 5am-9pm access hours.	
30	Extra Space Storage	760-439-2101	3091 Oceanside Blvd Oceanside, CA 92054	http://www.extraspace.com/Storage/Facilities/US/California/Oceanside/1000000-278/Facility.aspx	30.4 Miles	120	95%	From 20' to 30'	10x20 \$60 10x25 \$61	Resident manager, cameras, electronic gate access, 6am-10pm.	
31	Oceanside Marine Centre	760-722-1833	1550 Harbor Dr North Oceanside, CA 92054	http://www.oceansidemarinecentre.com/index.html	27.2 Miles	37	100%	20'	20' \$140	Boat service and parts store on site.	
32	Orange Outback Self Storage	714-921-2333	1994 E. Taft Orange, CA 92665	https://superpacestorage.com/self-storage/orange-ca-81701	30.9 Miles	150	98%	From 20' to 45'	10x20 \$167 12x30 \$225	24 hour video surveillance, dump and wash station.	Not all pricing available.
33	Rancho Santa Margarita So Cal Self Storage	949-274-8579	30231 Tomas RSM, CA 92688	http://www.socialselfstorage.com/self-storage/rancho-santa-margarita-ca/92688/social-self-storage/299	16.1 Miles	20	85%	From 20' to 60'	20' \$139 30' \$139	Radio and internet, cameras, digital gate access. Access Hours: 6am-7pm.	Not all pricing available.
34	Plano Self Storage	949-390-9787	30359 Esperanza Rancho SIV, CA 92688	https://www.castorage.com/self-storage/rancho-santa-margarita-ca-112434	15.5 Miles	200	97%	From 25' to 41'	10x25 \$169 10x20 \$159 10x41 \$269	Dump station, 7am-7pm, computerized gate access, 24 hour cameras.	20% off first 6 months.
35	San Clemente Cheep Storage	949-361-4700	228 Avenida Fabricante San Clemente, CA 92672	http://www.sandementcheepstorage.com/storage-options-31/RV-Boat-Vehicle-Storage-2256	8.8 Miles	20	90%	From 14' to 35'	32' \$239 35' \$249	Gated, 24 hour video surveillance, keypad entry.	Not all pricing available.

