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BY ALLISON STORMO

MAY 10, 2021 05:00 AM



Initial work has started on a 5-acre lot in north Richland along Stevens Drive. The new development will be home to the Richland Luxelocker for RVs, boats and other luxury vehicles. JENNIFER KING
JKING@TRICITYHERALD.COM



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RICHLAND, WA

A \$6 million project being built in north Richland won't be your typical condos.

Though they will
there.



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They're special homes for your biggest toys — RVs, boats and other vehicles.

[Luxelocker](#) is tapping into a growing demand for high-end indoor storage units
that you own rather than rent.

“What we have found is that the toys and RVs are becoming bigger and more
expensive,” said Mychel Gorden, CEO and co-owner of [Desert Land Group](#) that
owns Luxelocker. “People are getting tired of leaving them out in the elements
and getting beat up.”

The Richland Luxelocker will be on 5 acres along Stevens Drive that the
company bought from the [Port of Benton](#) for \$800,000.

Gorden's four commercial buildings will total about 90,000 square feet.

QUICKLY EXPANDING

Gorden told the Herald the concept for Luxelocker started about three years ago
at the company's headquarters of Lake Havasu City, Ariz.

The tourism-based town has about 55,000 residents, but about 6,000-plus
storage units.

The community is a magnet for Southern California visitors coming from Los
Angeles and San Diego that are each about a 5-hour drive.

“There are some vacationers that come and recreate don't want to haul their
toys back and forth,” he said.

Instead of renting, owner pays an amount for things such as utilities.



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ly owned. Each unit costs less than the cost of

turnover is

“It is a safe security extremely low.”

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The second facility the company built near Reno sold out within months of being complete, and the Las Vegas units still under construction are not far behind. He said that some investors have purchased five units at a time to rent out as a source of income.

Boise and Richland are the next in line for Luxelocker’s expansion, and are the company’s first Northwest locations.

However, the concept of condo storage units it isn’t an entirely new concept in the Northwest even if a growing one.

GarageTown condo storage started at least 15 years ago in Coeur d’Alene and has expanded to include Kennewick among its 15 locations in seven states.

“I get calls all the time, but they are completely sold out and we have a waiting list,” said Tanah Greeno a property manager for D&R investments that manages [GarageTown in Kennewick](#).

A review of the GarageTown’s website shows that every location is sold out. Three new locations are planned including one in Liberty Lake. A spokesperson for the company’s corporate could not be reached about their future plans.

The level of outdoor recreation in the Mid-Columbia and access to rivers and mountains near the regions made Tri-Cities attractive for Luxelocker’s continuing growth.

“We look at the net wealth of people living in the market, as well as RV and boat market saturation,” Gorden said about selecting target markets.

Units will range from 14.5 feet by 45 feet to 18 feet by 60 feet and include amenities such as climate control and an internal electricity supply.

A basic unit has 1
climate control, v



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"It is amazing ho
the space for their toys," Gorden said.

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ECONOMIC DEVELOPMENT

Only two of the buildings will house Luxelocker units. The other two will be industrial flex spaces that can be built out into a combination of warehouse, retail and office spaces as needed.

"It creates more space for companies and start-up companies," said Diahann Howard, executive director of the Port of Benton. "It fits in the bigger picture of the research district, and we are pleased with their investment."

She said that there's great traffic exposure from the large number of people who

work in north Richland
[moving to the north](#)

Howard hopes that
more development

Gorden said he wants
warehouse shells
companies and growth in the area.



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ALLISON STORMO



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Allison Stormo has been an editor, writer and designer at newspapers throughout the Pacific Northwest for more than 20 years. She is a former Tri-City Herald news editor, and recently has returned to the newsroom.

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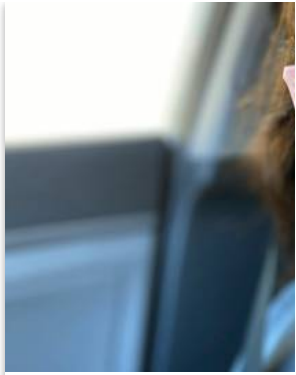
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