



Boundary lines are approximate



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ADVISORS

Exceptional Midtown Opportunity in Missoula

2601 Garfield Street
Missoula, Montana

±1.46 acres | ±19,008 SF with Drive-Thru

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present this rare opportunity for office space with parking in Midtown Missoula. This ±19,008 SF building sits on a ±1.46 acre parcel and includes three (3) drive-thru bays with a private parking lot. The property is conveniently located within the Southgate Triangle, adjacent to Southgate Mall.

Your business will benefit from the high-traffic Southgate Mall Access Road and is just a block away from the ±23,376 daily drivers along the Brook Street Commercial Corridor. Surrounding commercial businesses include Dillards, Texas Roadhouse, Hobby Lobby, The Trailhead, and many more.

The site has permissive commercial zoning (City of Missoula, C1-1) and has ADA-accessible amenities, including an elevator.

This site would be ideal for medical office, professional office or retail. Financial institutions are not permitted.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

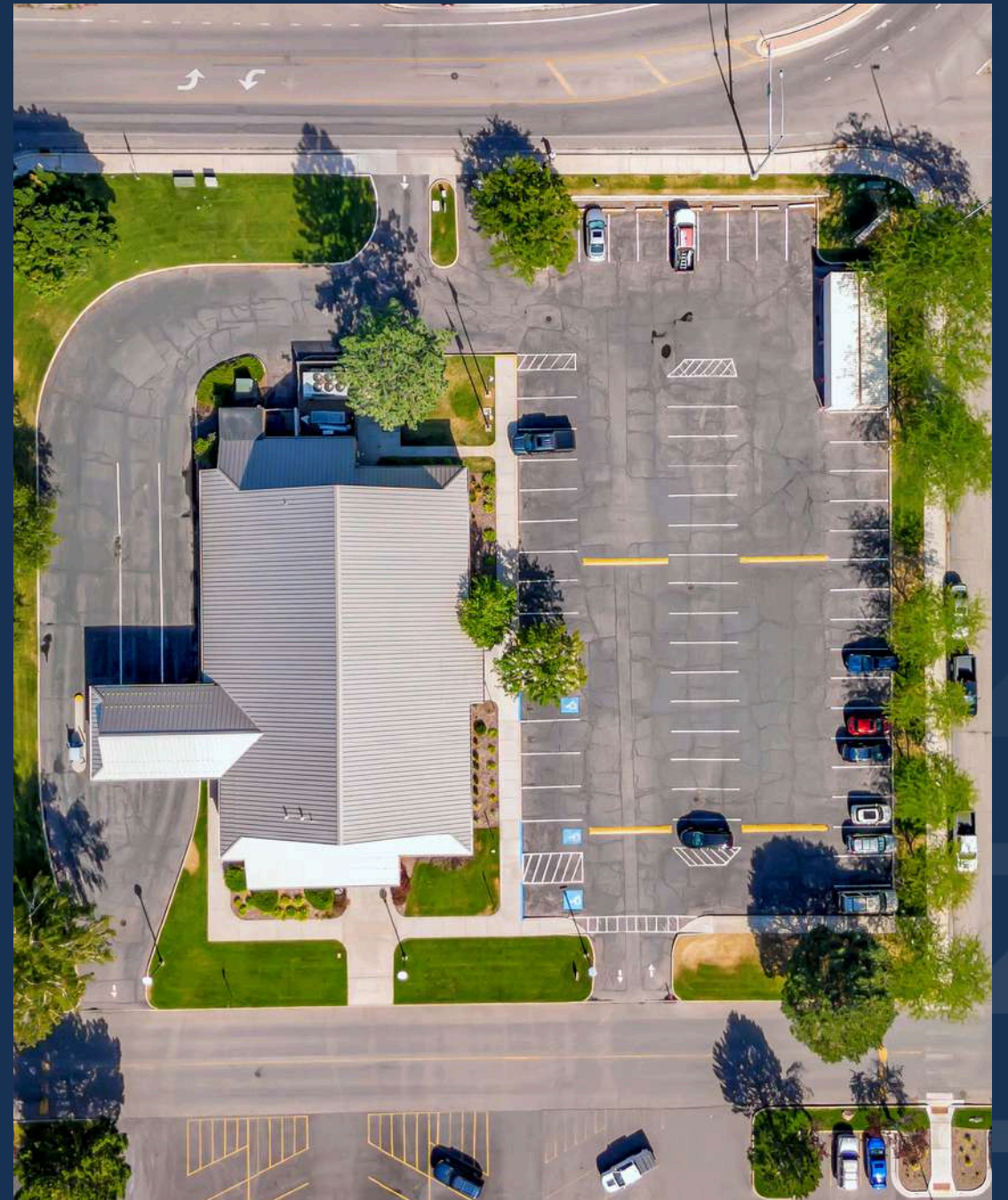
 [3D Tour](#)

Address	2601 Garfield Street
Purchase Price	\$4,500,000
Property Type	Office
Total Acreage	±1.46 acres
Building Size	± 19,008 SF

2601 Garfield Street

\$4,940,000

Building SF	±19,008 SF
Geocode	04-2200-32-1-21-17-0000
Year Built/Renovated	1979/2009
Zoning	C1-1 (Neighborhood Commercial)
Access	Garfield Street
Services	City water and sewer
Taxes	\$80,888.32 (2025)
Parking	Large, private parking lot
Traffic Count	±4,771 (AADT 2023)
Drive-Thru Bays	3 Drive-Thru Bays





Boundary lines are approximate.



Located in Midtown Missoula, adjacent to Southgate Mall, with proximity to South Avenue and the Brooks Street commercial corridor



Equipped with 3 full drive-thru bays, and elevator access



Permissive neighborhood commercial (C1-1) zoning



Ample parking in private lot



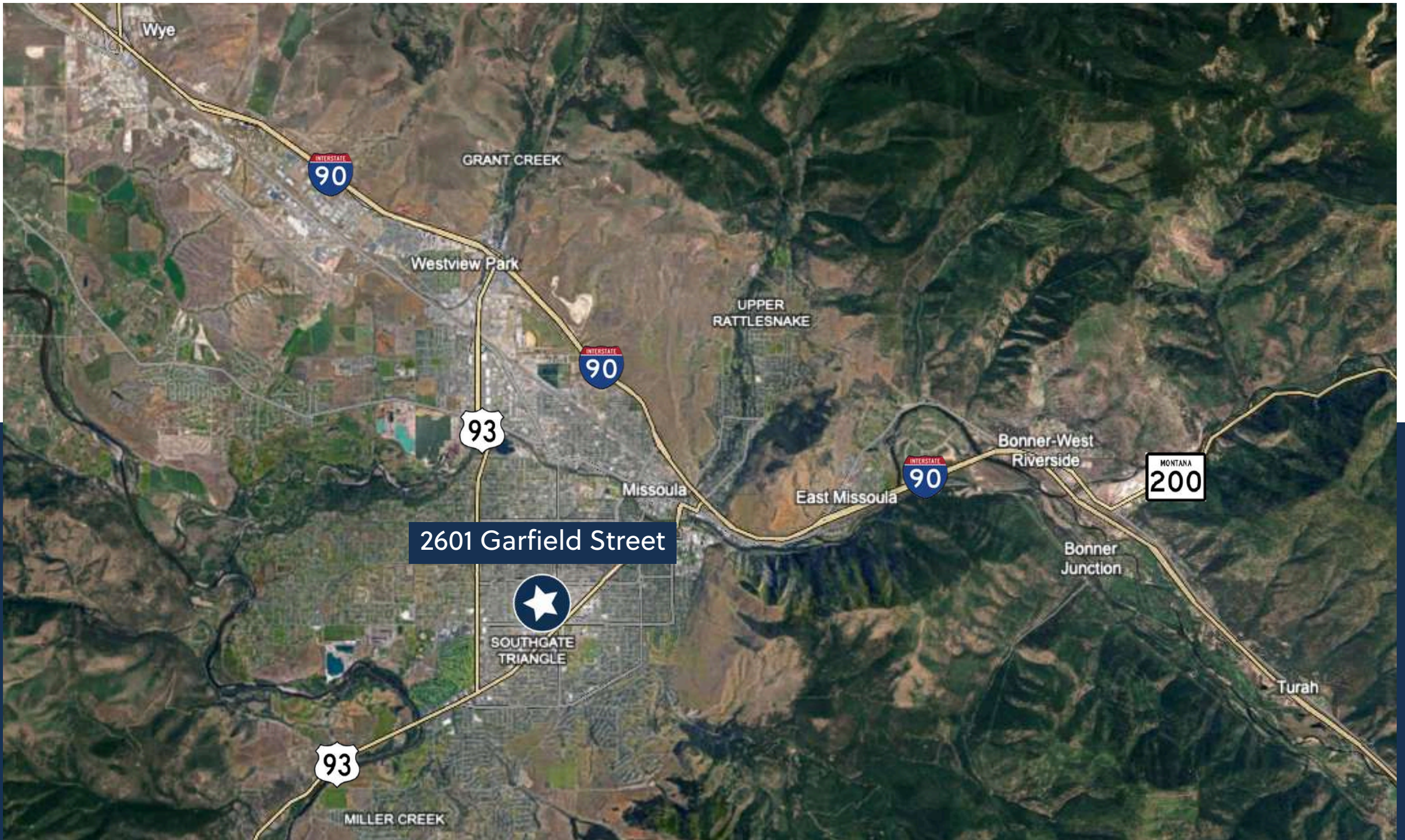
Proximity to major retailers, restaurants, and more

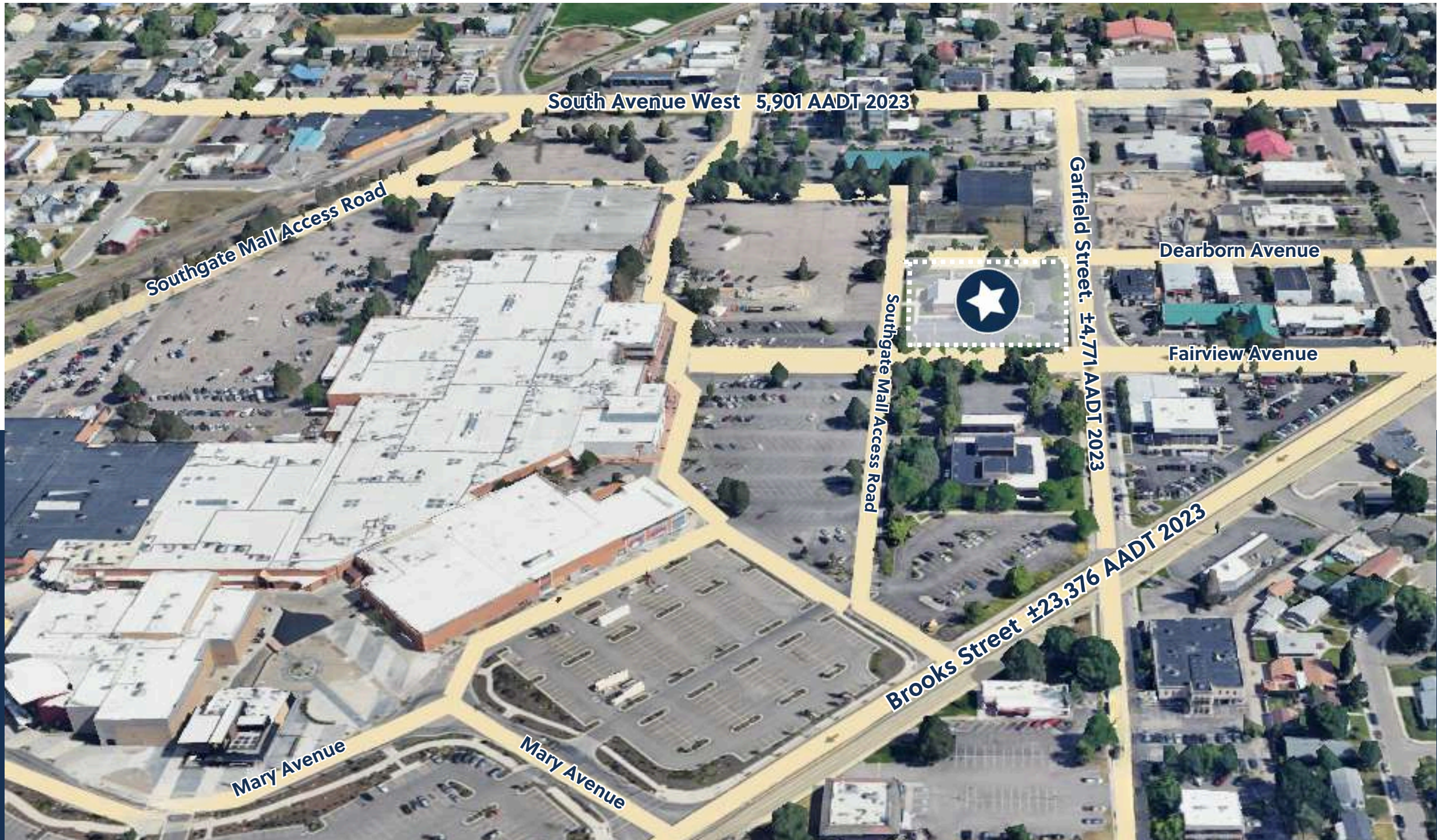
An aerial photograph of a commercial property. The central focus is a large, single-story building with a grey metal roof and brick accents. To the right of the building is a large asphalt parking lot with several cars parked. The property is surrounded by green lawns and mature trees. In the background, a multi-lane road curves around the property. A dark blue rectangular box with the word 'LOCATION' in white, bold, sans-serif capital letters is centered over the middle of the image.

LOCATION



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South Avenue West 5,901 AADT 2023

Southgate Mall Access Road

Garfield Street 14,771 AADT 2023

Dearborn Avenue

Fairview Avenue

Southgate Mall Access Road

Brooks Street 23,376 AADT 2023

Mary Avenue

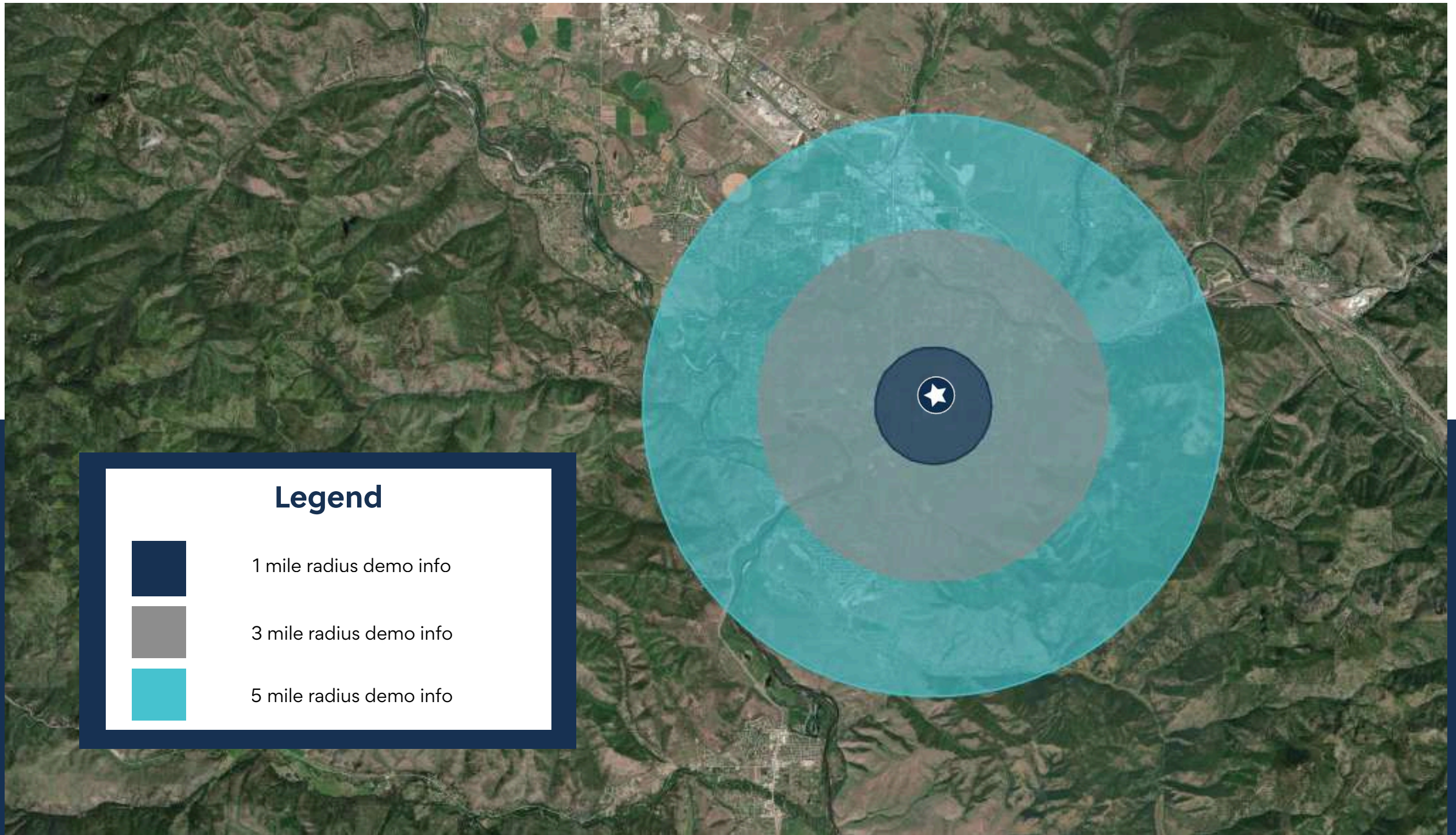
Mary Avenue

Boundary lines are approximate

Locator Map



Boundary lines are approximate



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

12,913

Population



Median Age



Average Household Size

\$53,819

Median Household Income

2,525

2023 Owner Occupied Housing Units (Esri)

3,395

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,355

Total Businesses



14,295

Total Employees

HOUSING STATS

1 mile



\$400,939

Median Home Value



\$7,853

Average Spent on Mortgage & Basics



\$936

Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: \$75,000 - \$99,999 (16.0%)

The smallest group: \$150,000 - \$199,999 (3.8%)

Indicator ▲	Value	Diff
<\$15,000	11.9%	+4.7%
\$15,000 - \$24,999	8.0%	+1.1%
\$25,000 - \$34,999	11.0%	+4.4%
\$35,000 - \$49,999	15.9%	+0.8%
\$50,000 - \$74,999	15.4%	-0.1%
\$75,000 - \$99,999	16.0%	-0.8%
\$100,000 - \$149,999	12.8%	-3.3%
\$150,000 - \$199,999	3.8%	-3.0%
\$200,000+	5.2%	-3.8%

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	12,913	62,637	88,283	2022 Per Capita Income	\$35,388	\$38,051	\$41,293
2022 Household Population	12,705	59,944	85,223	2022 Median Household Income	\$53,819	\$59,911	\$66,040
2022 Family Population	8,063	37,617	56,348	2022 Average Household Income	\$76,885	\$84,299	\$92,651
2027 Total Population	13,000	63,495	91,006	2027 Per Capita Income	\$42,934	\$45,297	\$49,260
2027 Household Population	12,792	60,802	87,947	2027 Median Household Income	\$68,353	\$74,730	\$79,497
2027 Family Population	8,055	37,856	57,778	2027 Average Household Income	\$92,888	\$99,523	\$109,616



PROPERTY DETAILS



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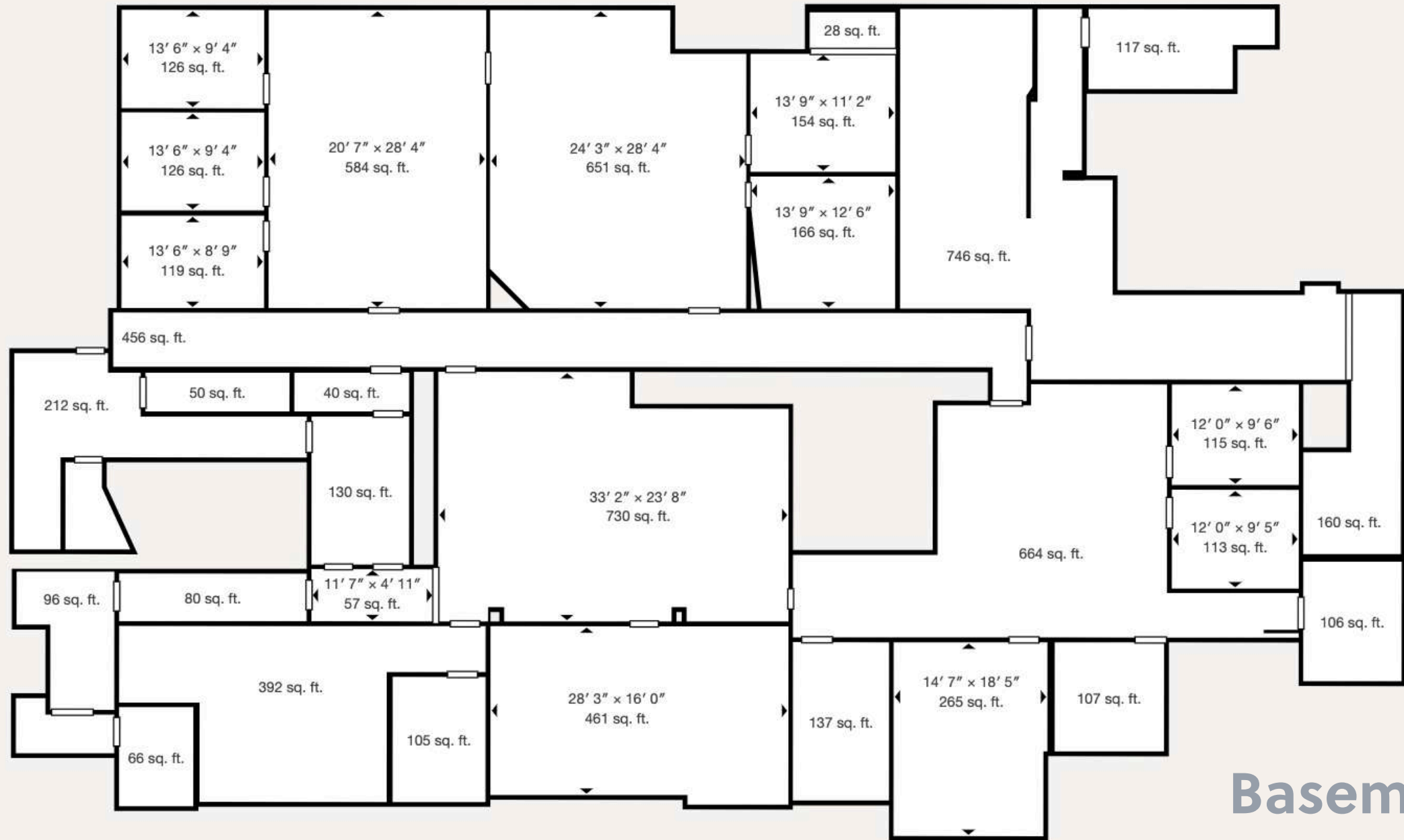


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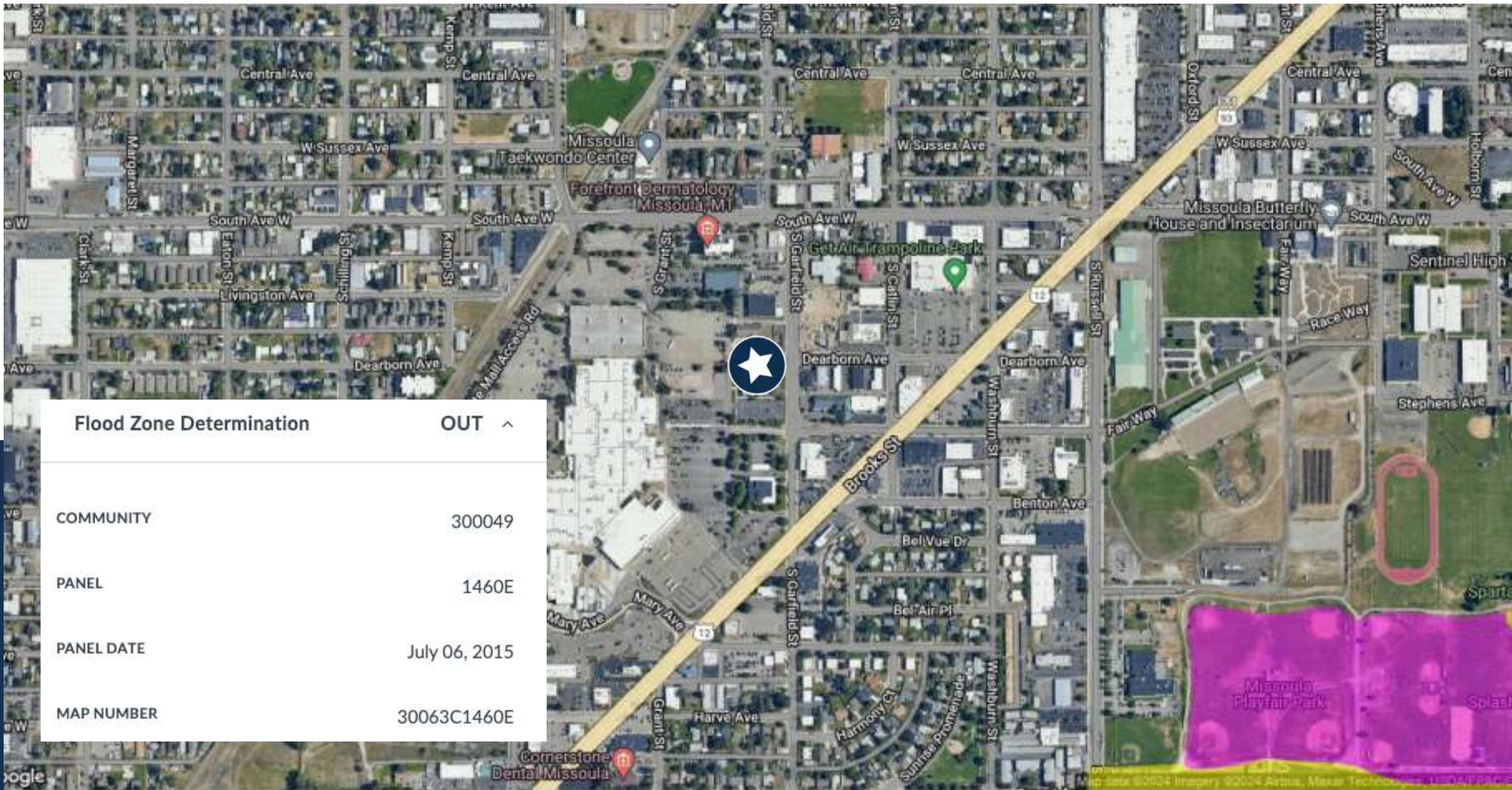
1st Floor

Approximate representation of layout



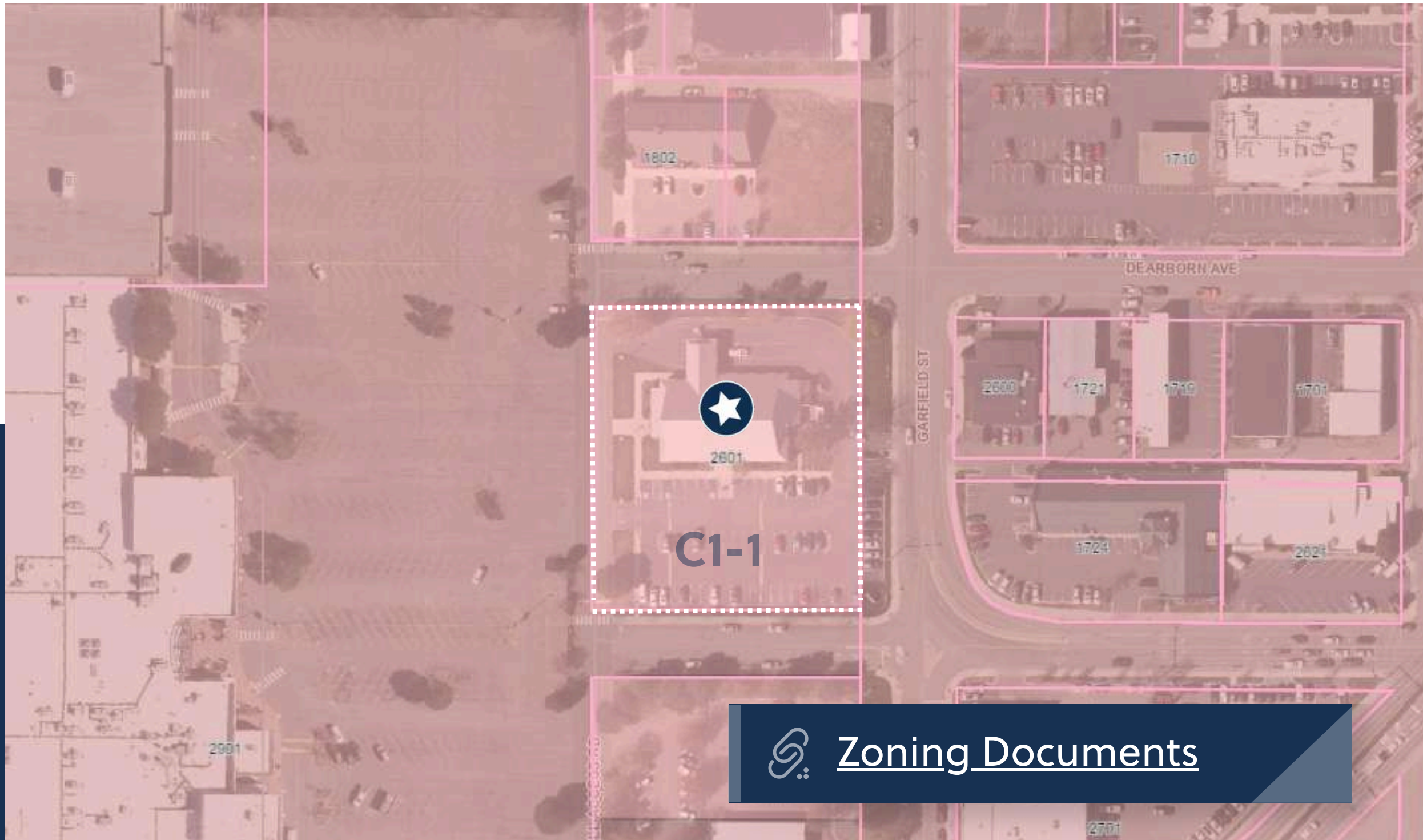
Basement

Approximate representation of layout

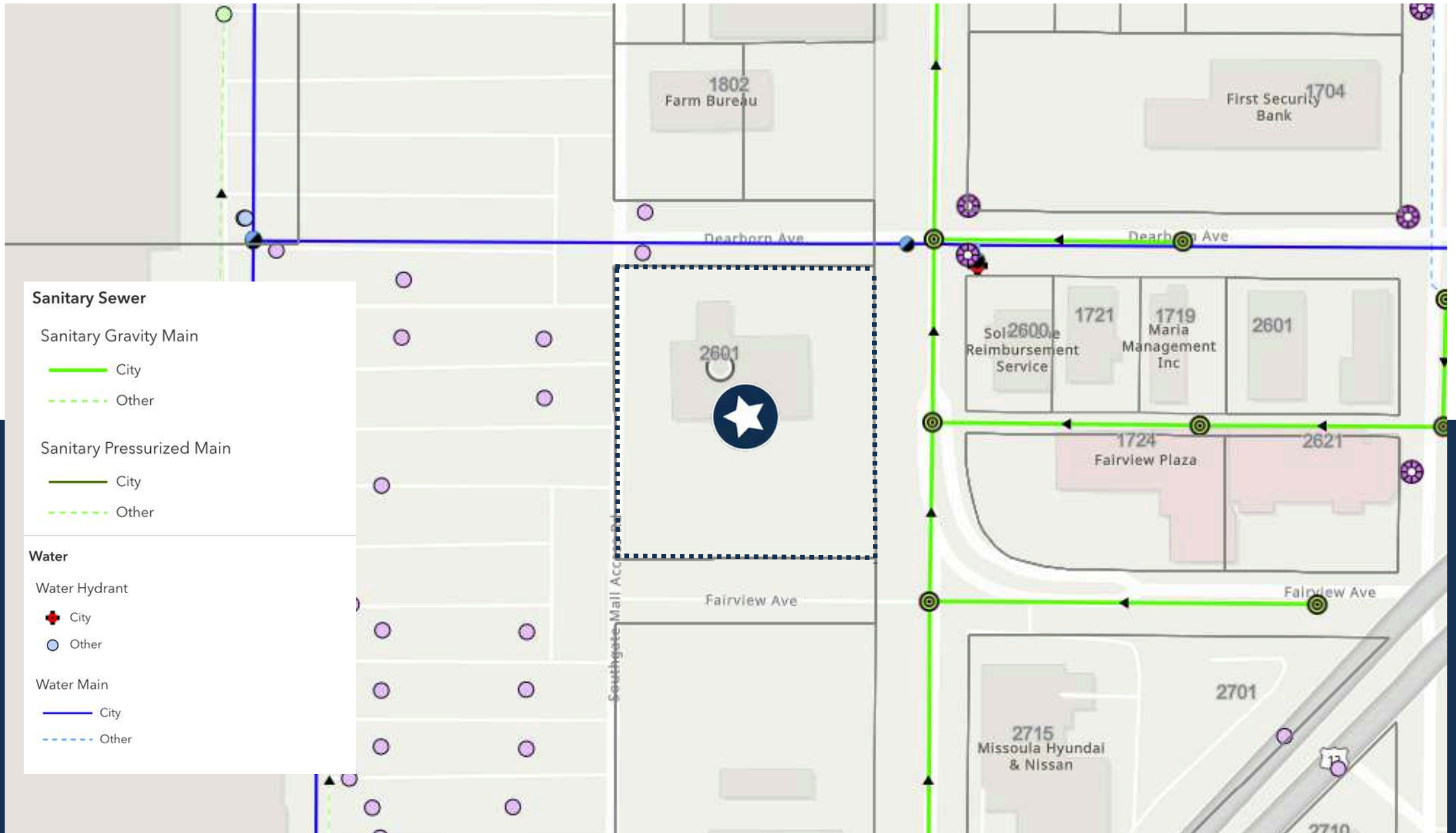


Flood Zone Determination	OUT ^
COMMUNITY	300049
PANEL	1460E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1460E

Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



[Zoning Documents](#)



MARKET OVERVIEW



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Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

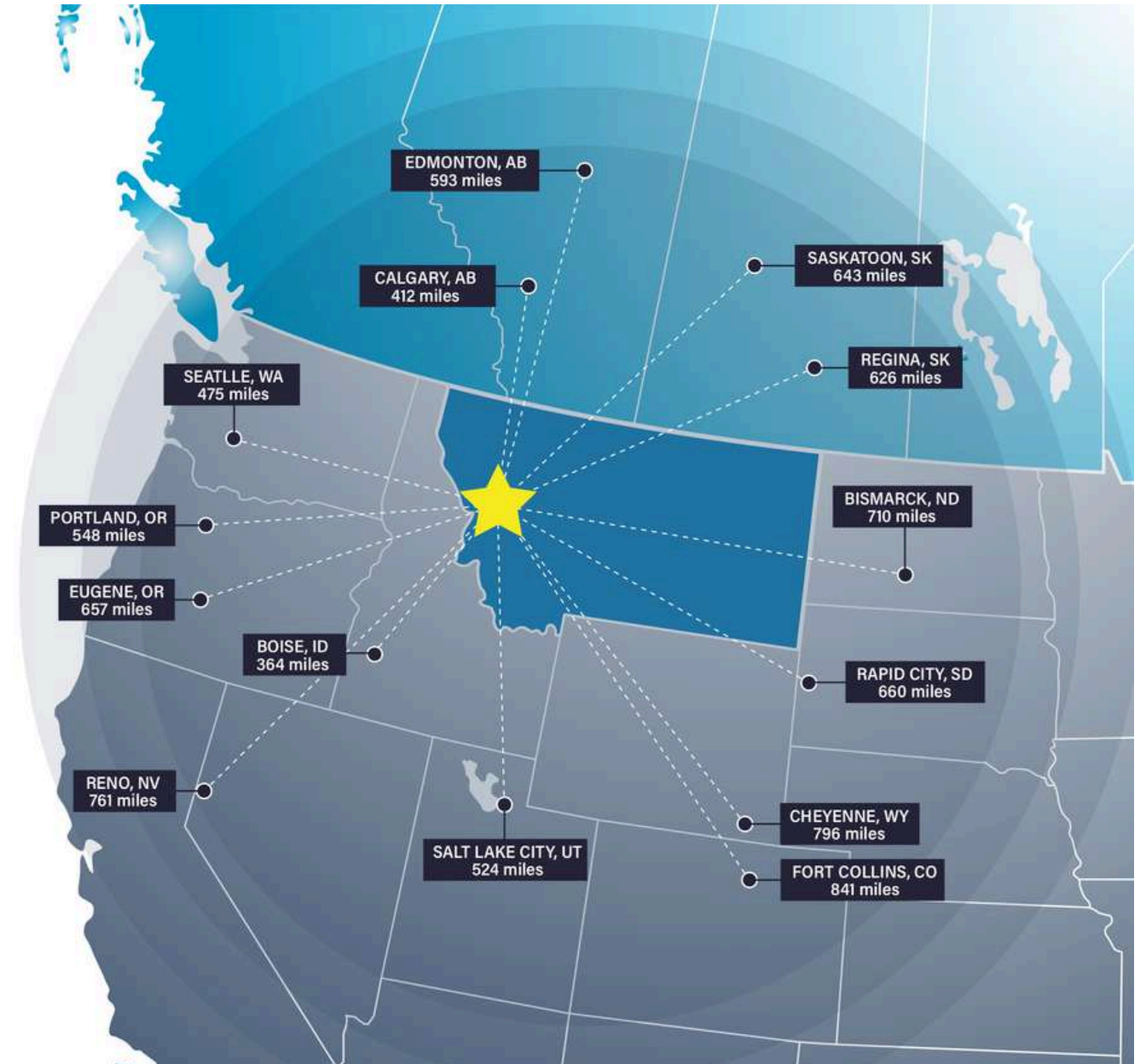


Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+r employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable 



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



Brokerage Advisors



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

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