



Boundary lines are approximate



**SterlingCRE**  
ADVISORS

## Rare North Reserve Retail Building with Drive-Thru

3045 North Reserve Street  
Missoula, Montana

± 3,562 Square Feet | Grant Creek Town Center

Exclusively listed by:  
**Matt Mellott, CCIM | SIOR**  
406.203.3950  
Matt@SterlingCREadvisors.com





**SterlingCRE**  
ADVISORS

## **Contents**

(click to jump to section)

[Opportunity Overview](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)



# Opportunity Overview

SterlingCRE Advisors is pleased to present a rare opportunity for a drive-thru retail operation with frontage along North Reserve Street.

Your business will benefit from high visibility to the ±33,193 daily drivers along North Reserve Street and easy access to rapidly expanding West Broadway Street and the Interstate 90 interchange.

The site is close to major commercial retailers, including Costco, Lowe's, Home Depot, Walmart, Albertsons, REI, and TJ Maxx.

The site has permissive zoning within the Grant Creek Town Center (City of Missoula, C2-4), access to city utilities, and ample parking in a large dedicated lot.

This site would be ideal for quick-service restaurants and other drive-thru users. Banks and financial Institutions are not permitted.

## Interactive Links

 [Link to Listing](#)

 [3D Tour](#)

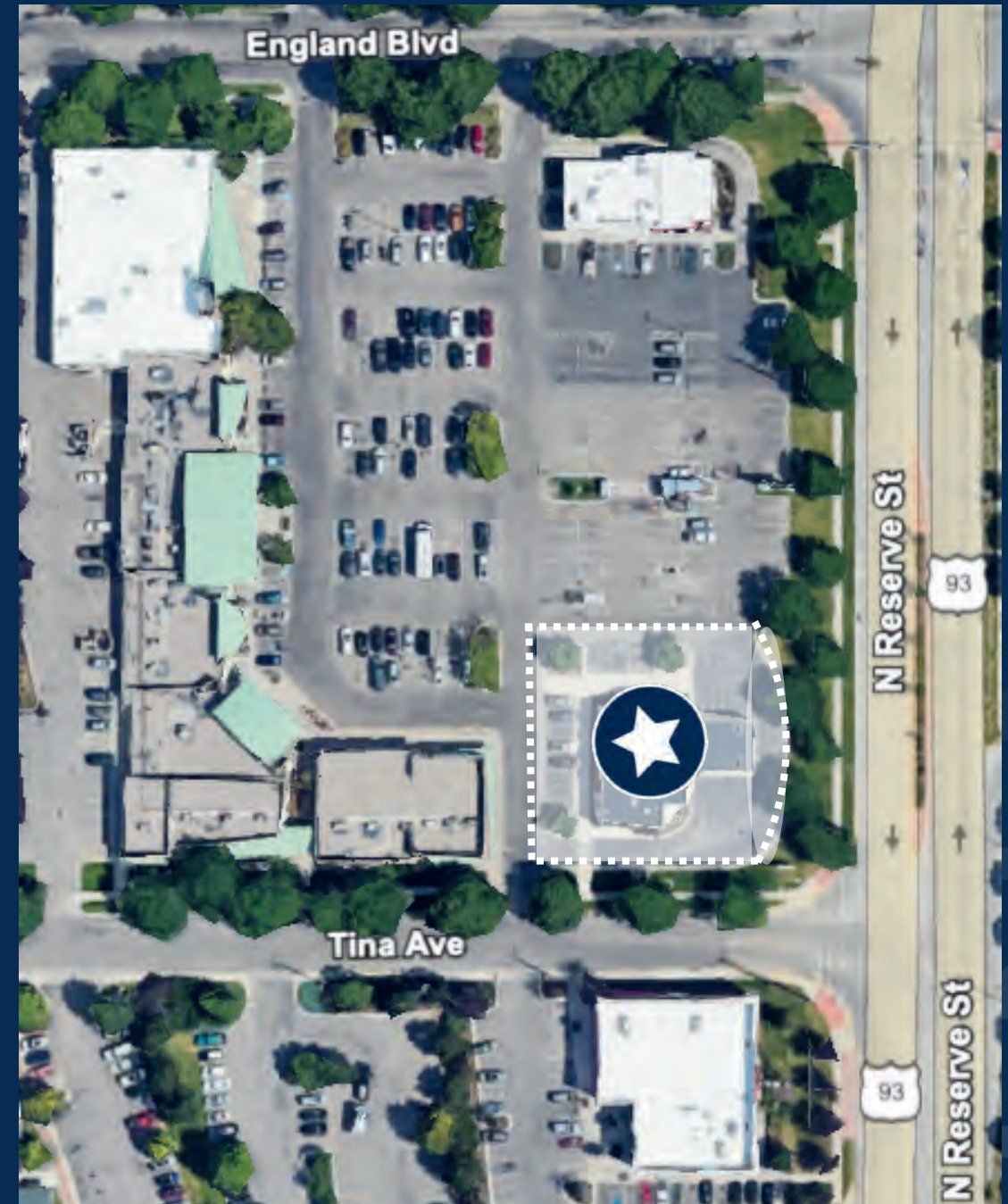
 [Street View](#)

<b>Address</b>	3045 North Reserve Street
<b>Purchase Price</b>	\$1,995,000
<b>Property Type</b>	Retail
<b>Total Acreage (Per CAMA)</b>	Acreage: ±0.60
<b>Building Size</b>	Square Feet: ± 3,562

# 3045 North Reserve Street

\$1,995,000

<b>Building SF</b>	±3,562 SF
<b>Geocode</b>	04-2200-07-4-04-03-0000
<b>Year Built/Renovated</b>	2000
<b>Zoning</b>	C2-4 ( Community Commercial)
<b>Access</b>	North Reserve Street via England Boulevard or Tina Avenue
<b>Services</b>	City water and sewer
<b>Taxes</b>	\$30,425.52 (2024)
<b>Parking</b>	Dedicated Lot
<b>Traffic Count</b>	± 33,193 (AADT 2023)
<b>Drive-Thru Bays</b>	Three (3) full drive-thru bays



Boundary lines are approximate





Boundary lines are approximate



**Located on highly visible North Reserve Street with proximity to the Interstate 90 interchange**



**Equipped with 3 full drive-thru bays**



**Permissive community commercial (C2-4) zoning**



**Ample parking with dedicated lot**



**Proximity to major retailers, restaurants and more**

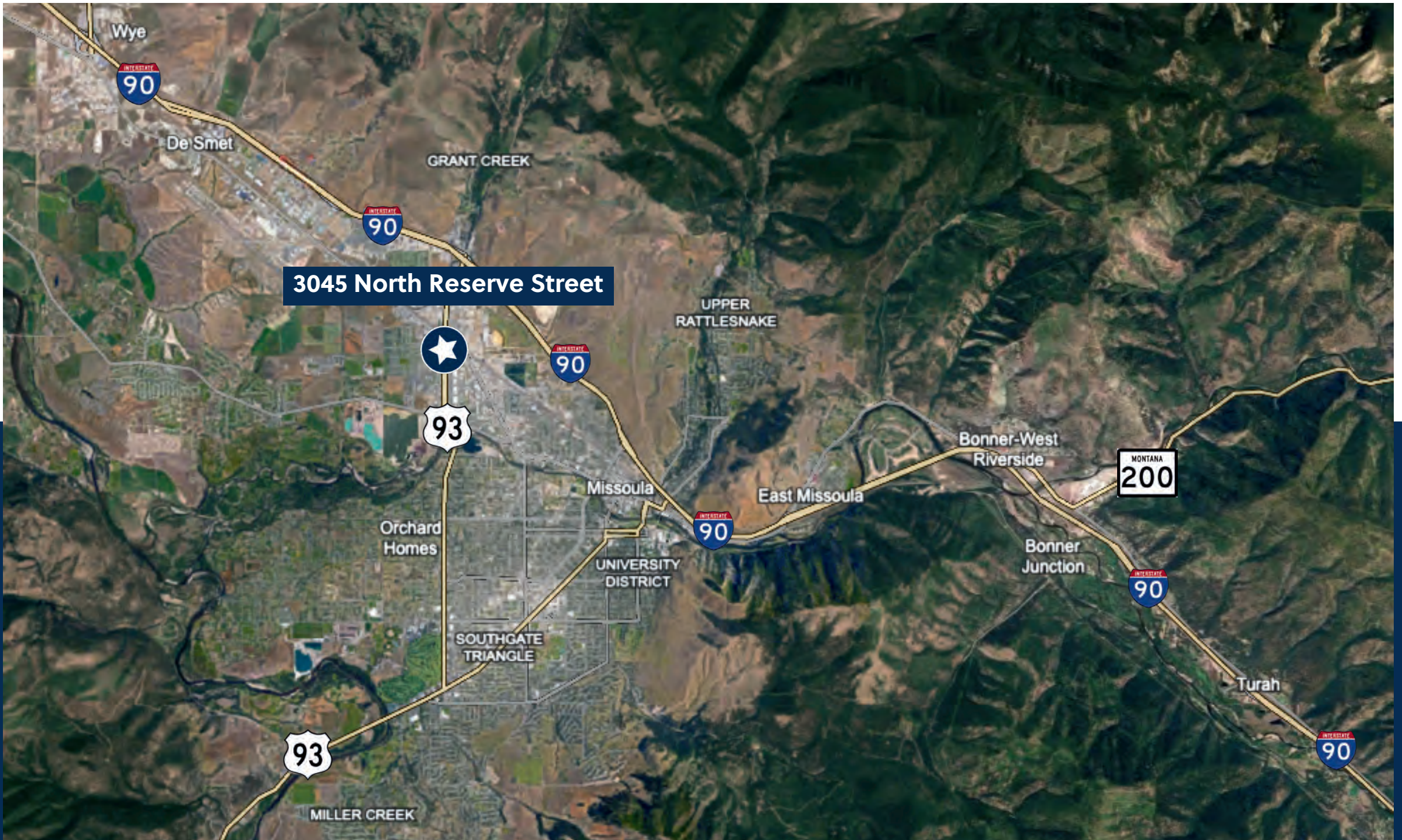


# LOCATION

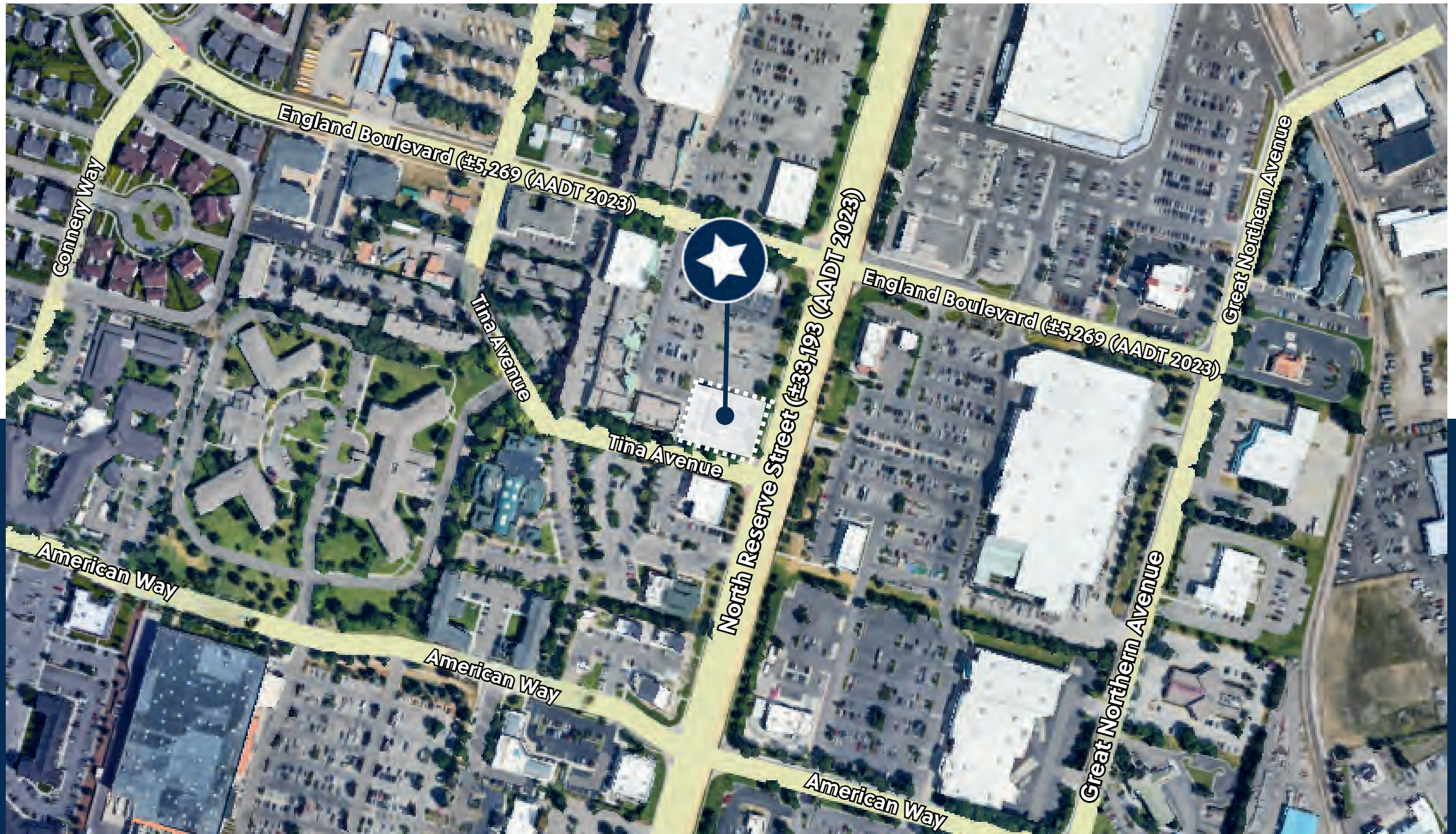


SterlingCRE  
ADVISORS









Boundary lines are approximate



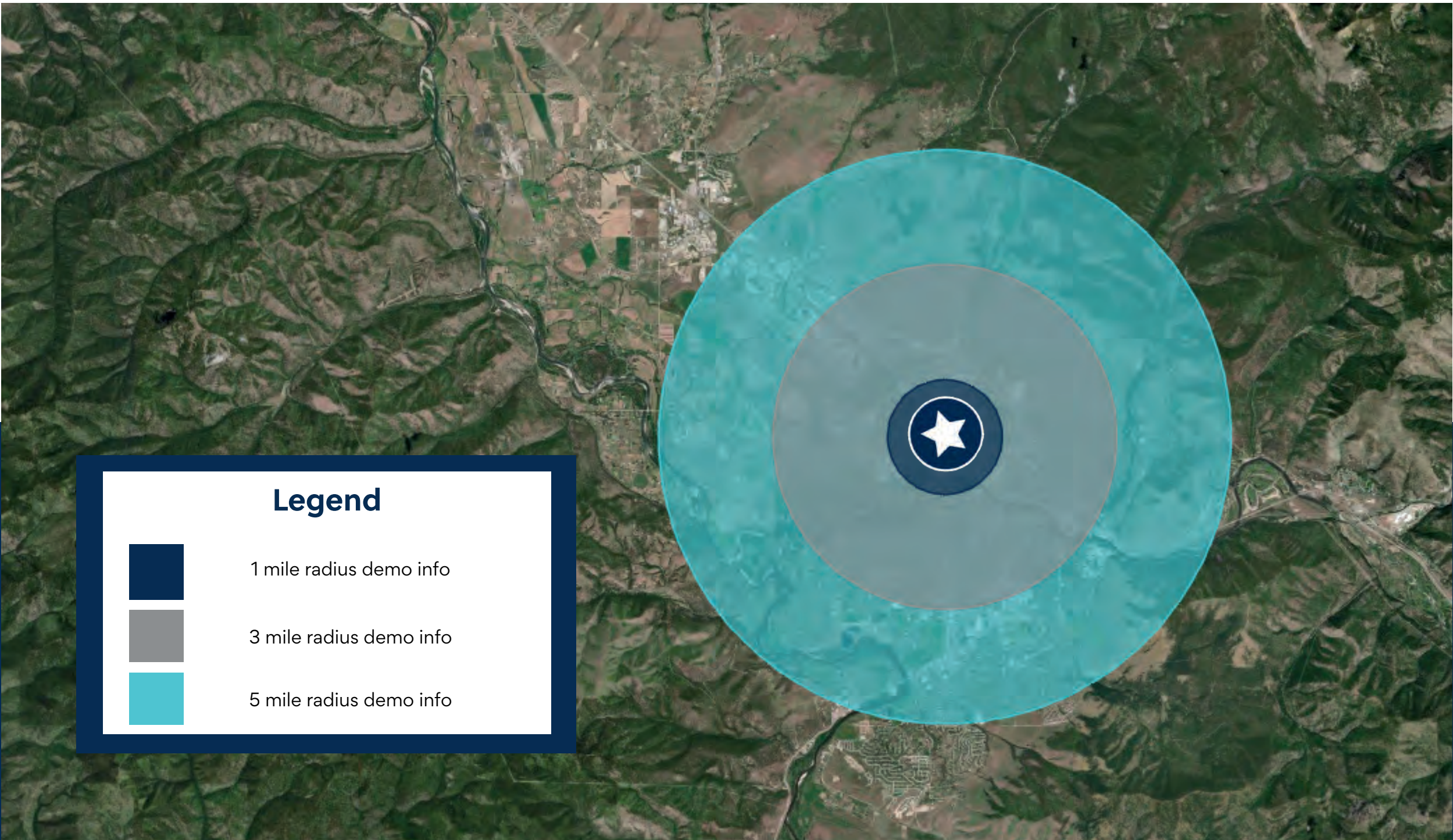


North Reserve Street (I-33, 193 (AADT 2023))

Boundary lines are approximate

Retailer Map





**Legend**



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



## KEY FACTS

1 mile

6,441

Population

36.2

Median Age

1.9

Average Household Size

\$53,828

Median Household Income

1,114

2023 Owner Occupied Housing Units (Esri)

2,152

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



745

Total Businesses



11,787

Total Employees

## HOUSING STATS

1 mile



\$367,953

Median Home Value



\$8,015

Average Spent on Mortgage & Basics



\$1,119

Median Contract Rent

### 2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (23.2%)

The smallest group: \$150,000 - \$199,999 (3.7%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	7.9%	+0.7%	<div style="width: 7.9%;"></div>
\$15,000 - \$24,999	8.6%	+1.7%	<div style="width: 8.6%;"></div>
\$25,000 - \$34,999	7.2%	+0.6%	<div style="width: 7.2%;"></div>
\$35,000 - \$49,999	23.2%	+8.1%	<div style="width: 23.2%;"></div>
\$50,000 - \$74,999	14.8%	-0.7%	<div style="width: 14.8%;"></div>
\$75,000 - \$99,999	13.0%	-3.8%	<div style="width: 13.0%;"></div>
\$100,000 - \$149,999	16.7%	+0.6%	<div style="width: 16.7%;"></div>
\$150,000 - \$199,999	3.7%	-3.1%	<div style="width: 3.7%;"></div>
\$200,000+	4.9%	-4.1%	<div style="width: 4.9%;"></div>

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	6,441	45,548	85,030	2022 Per Capita Income	\$41,927	\$38,870	\$40,698
2022 Household Population	6,164	44,746	82,001	2022 Median Household Income	\$53,828	\$57,968	\$64,105
2022 Family Population	3,368	26,987	53,651	2022 Average Household Income	\$79,038	\$80,439	\$90,667
2027 Total Population	7,127	48,476	88,841	2027 Per Capita Income	\$50,715	\$46,669	\$48,738
2027 Household Population	6,850	47,674	85,813	2027 Median Household Income	\$69,979	\$73,953	\$78,549
2027 Family Population	3,727	28,791	55,989	2027 Average Household Income	\$95,480	\$96,199	\$107,770



# PROPERTY DETAILS



SterlingCRE  
ADVISORS











Boundary lines are approximate

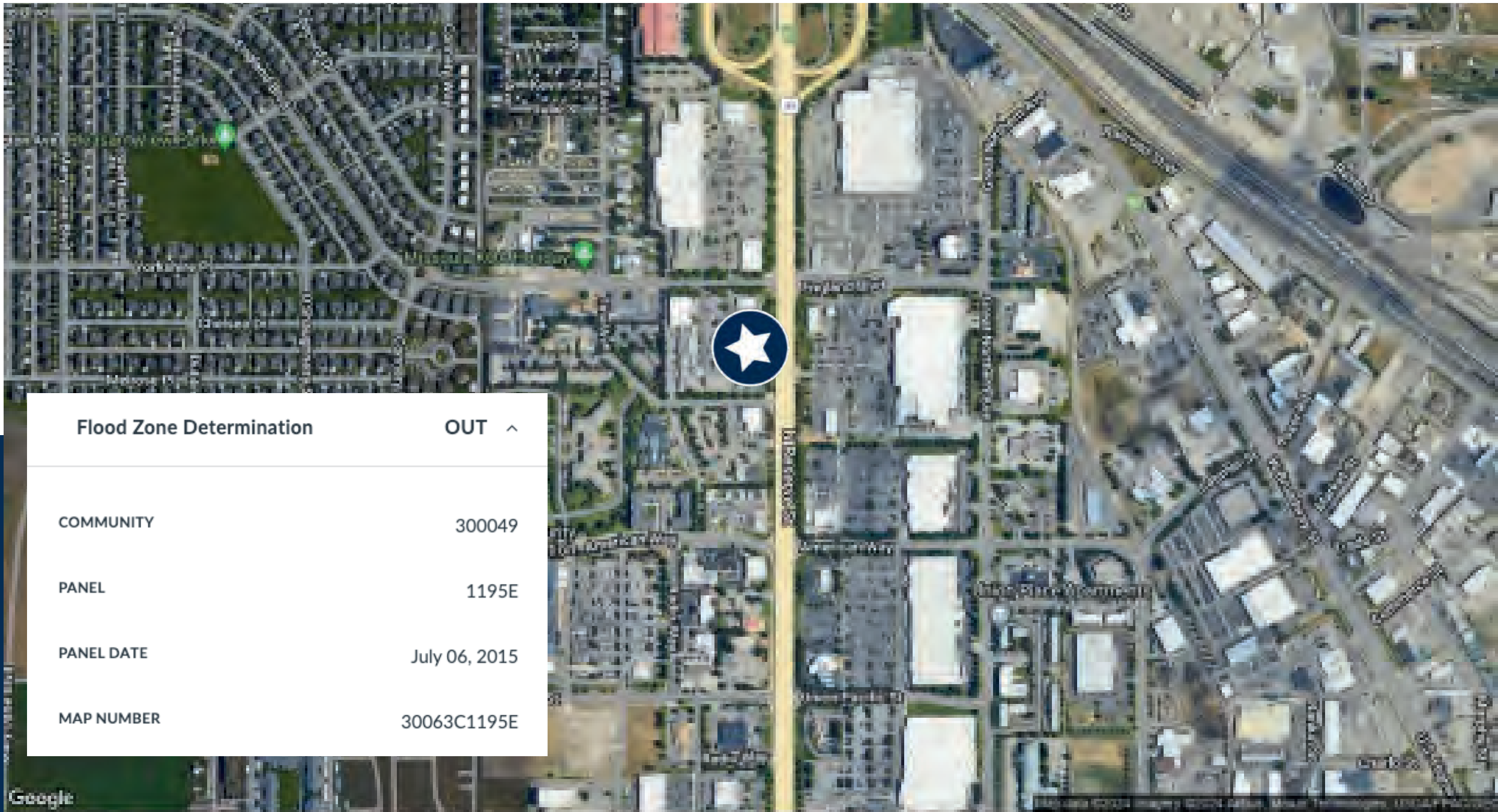






Represents approximate layout, excludes Vault Area





Flood Zone Determination	OUT ^
COMMUNITY	300049
PANEL	1195E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1195E

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



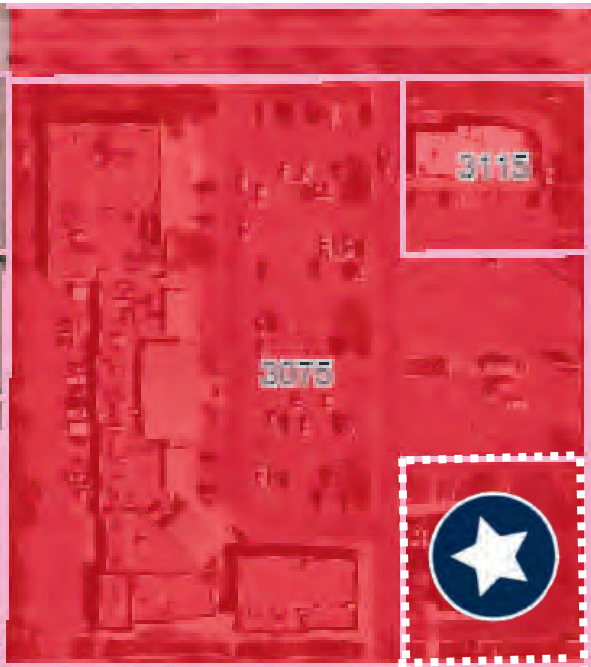
**3045 N RESERVE ST**

ParcelID: 04220007404030000

This parcel is within Ward 2 and the Captain John Mullan neighborhood.

Zoning: C2-4

Zoning Overlays: Design Excellence - Corridor Overlay - Typology 4



[Zoning Documents](#)







# MARKET OVERVIEW



SterlingCRE  
ADVISORS



# Missoula Air Service

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



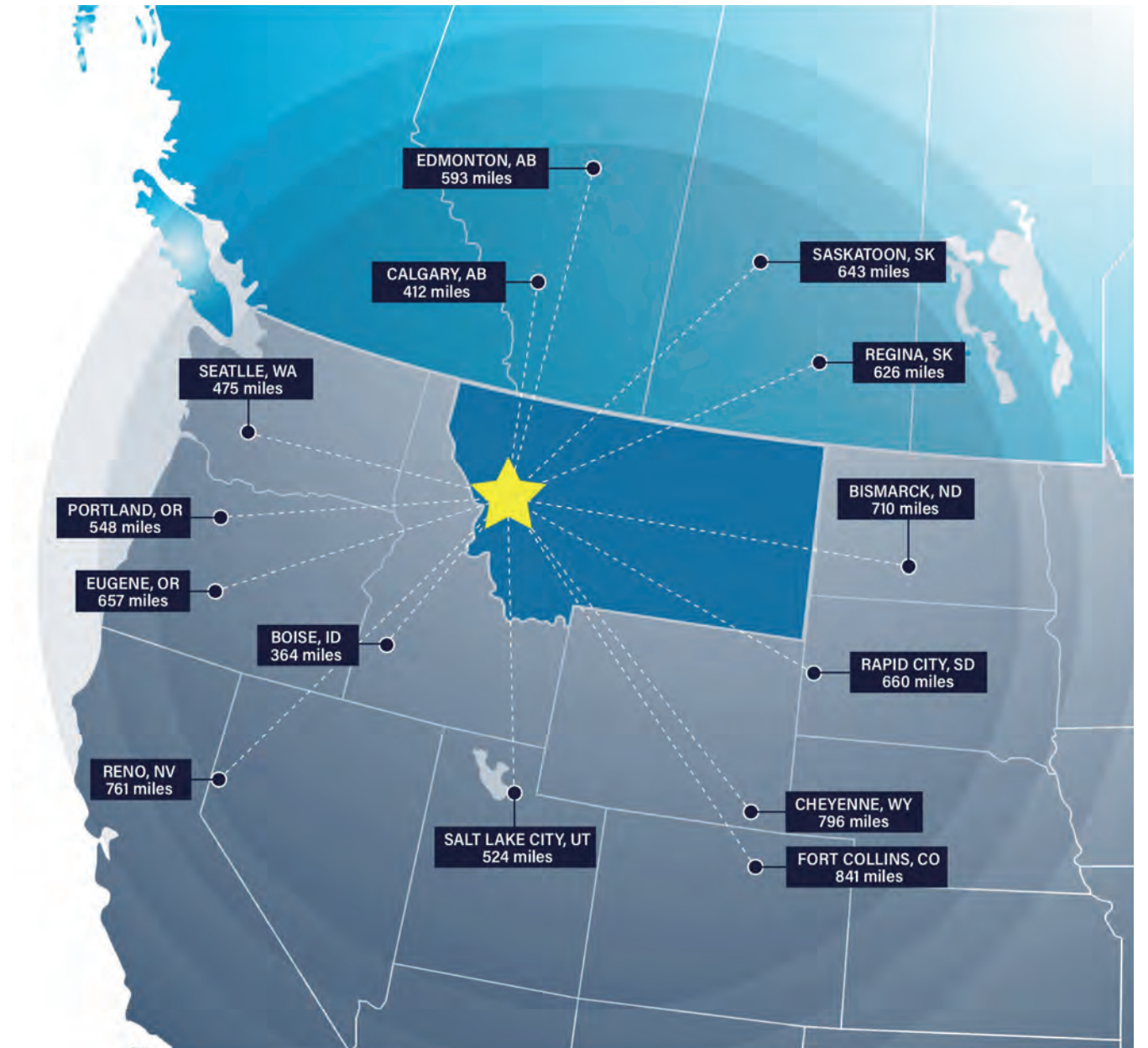


# Missoula Access

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](http://lmi.mt.gov) & Zippia | [zippia.com](http://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





# Brokerage Team



**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.



**CHRIS BRISTOL**  
Commercial Real Estate Advisor  
& Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



# Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.