



**FOR SALE**  
**Downtown Riverfront Development Opportunity**  
**Hospitality, Multifamily & Mixed-Use**  
**Missoula, Montana**



**SterlingCRE**  
ADVISORS

*Ranking alongside Boise, Boulder and Austin as a best place to live, Missoula is active, community-minded and nationally recognized as a mecca for startup activity. Smithsonian Magazine heralds the city as home to "four distinct, almost perfect seasons."*

Missoula's Riverfront Triangle property is a rare opportunity in one of the west's quickly growing cities. Zoned for mixed-use development, the five acre site can be used for high density office, retail, hospitality and residential.

Situated at the entrance to Missoula's well-curated downtown and on the banks of the Clark Fork River, the Riverfront Triangle features extraordinary mountain views. The property is just a half-mile from Interstate 90 and across the street from the region's premier medical hub.

Missoula's economy is anchored by a flagship university and broad medical services. A concentration of entrepreneurial activity and an unmatched quality of life beckons a talented, diverse workforce.

A ten minute drive to Missoula International Airport, the site is adjacent to the busiest section of the city's exceptionally well-maintained trail system. Rated as 87/100 for walkability, visitors can be shopping, dining, or touring the University of Montana campus within minutes from the Riverfront Triangle property.

Presented by  
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\* All boundaries are approximate



SITE	River's Edge	Northview	Westview
Price:	\$7,800,000	\$2,100,000	\$5,300,000
Price PSF:	\$69.86	\$67.04	\$66.85
Total Acreage:	+/- 2.56	+/-0.719	+/-1.82
Total Square Feet:	+/-111,636	+/-31,323	+/-79,703
Features:	Riverfront Trail Easement & Access	Underground access to Providence Health Services/ St. Patrick's Hospital (across West Broadway)	Access via 2 signalized intersections, and across from Stockman Bank Tower



**RIVERFRONT TRIANGLE**  
[CLICK TO VIEW LISTING]



**STORY MAP VIRTUAL TOUR**  
[CLICK TO VIEW VIRTUAL TOUR]



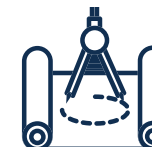
Zoned CBD-4, central business district-high density office, residential & retail up to 125'



City of Missoula has committed to helping offset parking & infrastructure costs



★★★★★ Event center and hotel planned for adjacent city owned waterfront parcel, currently surface parking



Extensive parking & site planning completed



Development agreement with city approved



See property documents for development information







*\* All boundaries are approximate*

A comprehensive vision plan has been complete for the site and adjacent parcels. This mixed use plan creates a cohesive waterfront offering residential, retail, hospitality, office and entertainment development opportunities. Conceptual

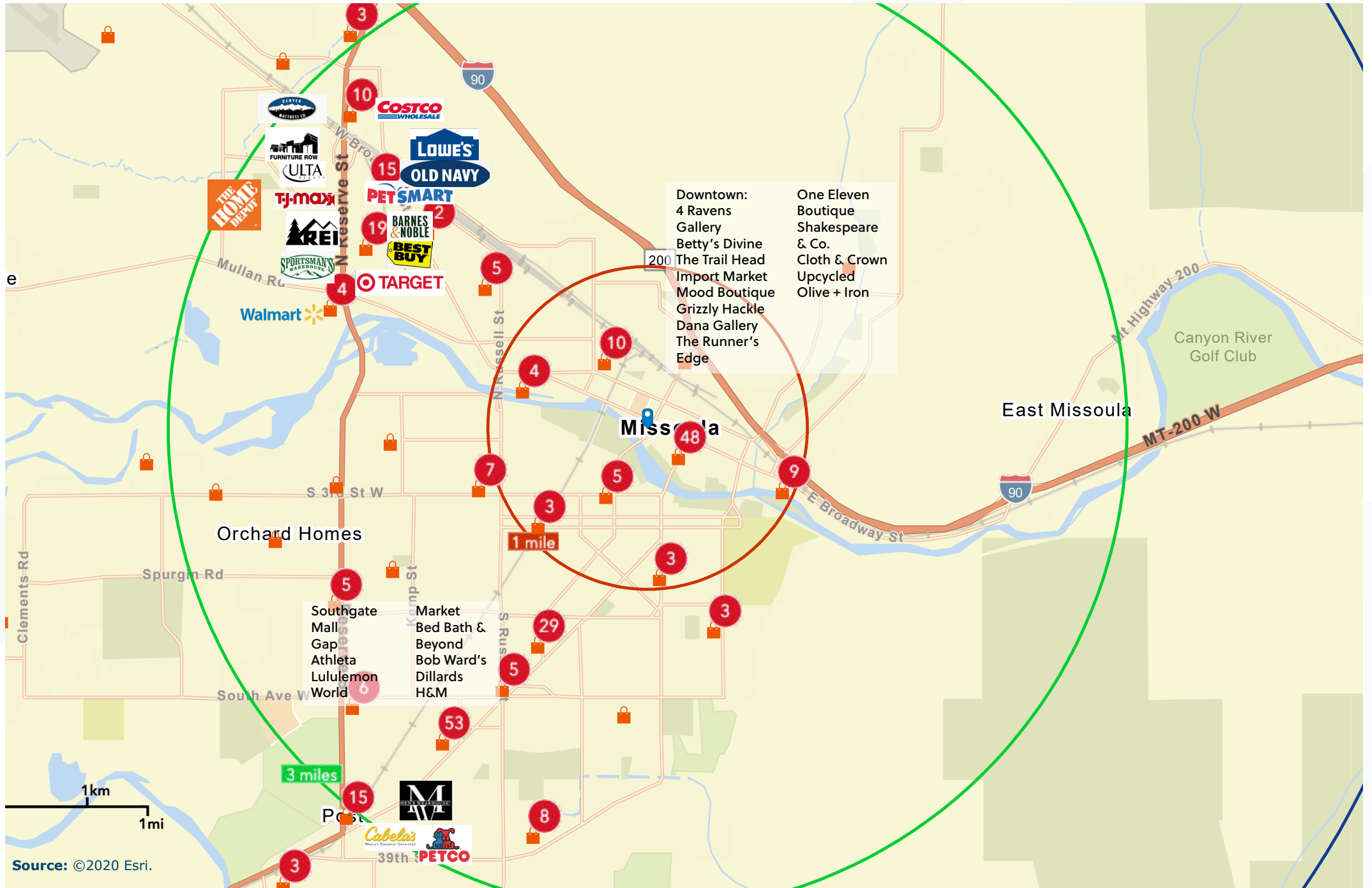
programming has been developed for all 3 parcels of the offering and the adjacent site however, the plan is flexible. Full plan details are available in the documents of the listing.



1. **The Reed** - recently completed 48 unit luxury residential condominium building
2. **Higgins Waterfront** - planned mixed-use project with multifamily, office, retail and residential townhomes
3. **Waypoint** - planned mixed-use building with 150 multifamily units and 12,000 square feet of retail
4. **Sawmill District** - partially completed mixed use development with office, retail, multifamily and for-sale housing
5. **St. Pat's Hospital Expansion** - 120,000 SF medical out-patient expansion of St. Patrick's
6. **LOGE Camp**- Redevelopment of an older hotel into a new boutique hotel- opening winter 2023
7. **Beartracks Bridge**-Bridge renovation with pedestrian, bike and vehicular improvements. Estimated investment value \$20M.
8. **Missoula Public Library**-Award winning library opened in 2021 featuring state of the art facilities for the community
9. **ROAM Student Housing**- Recently completed student housing complex with ground floor retail and office







# ACCOLADES

## #1 MOST FUN CITY FOR YOUNG PEOPLE

*Smart Asset*

## #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*

## #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 2002SmartAsset*

## 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, Healthcare*

# 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 growth in construction, professional, scientific, and manufacturing businesses over the past decade.*

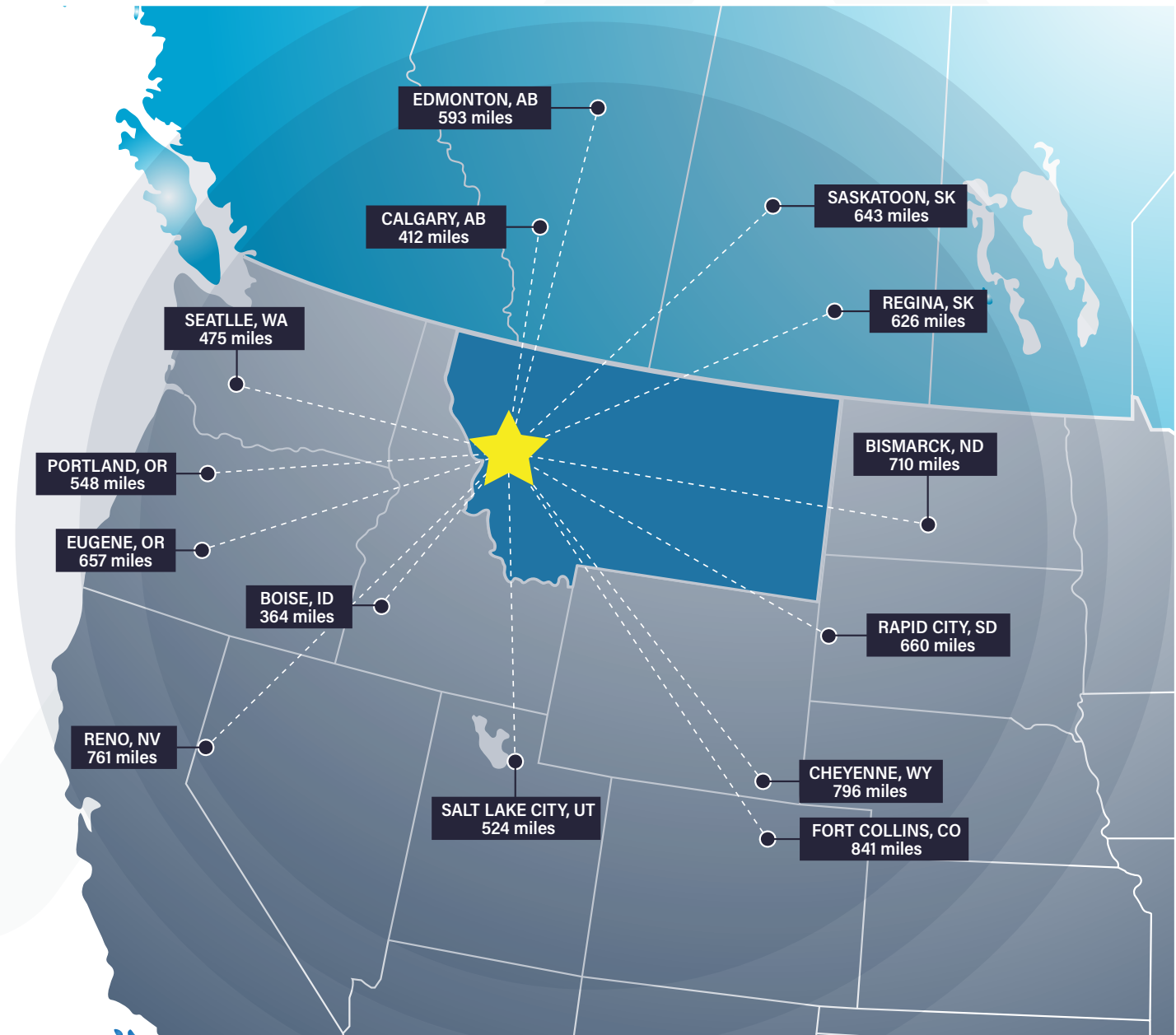
## GROWING NUMBER OF TECHNOLOGY COMPANIES

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

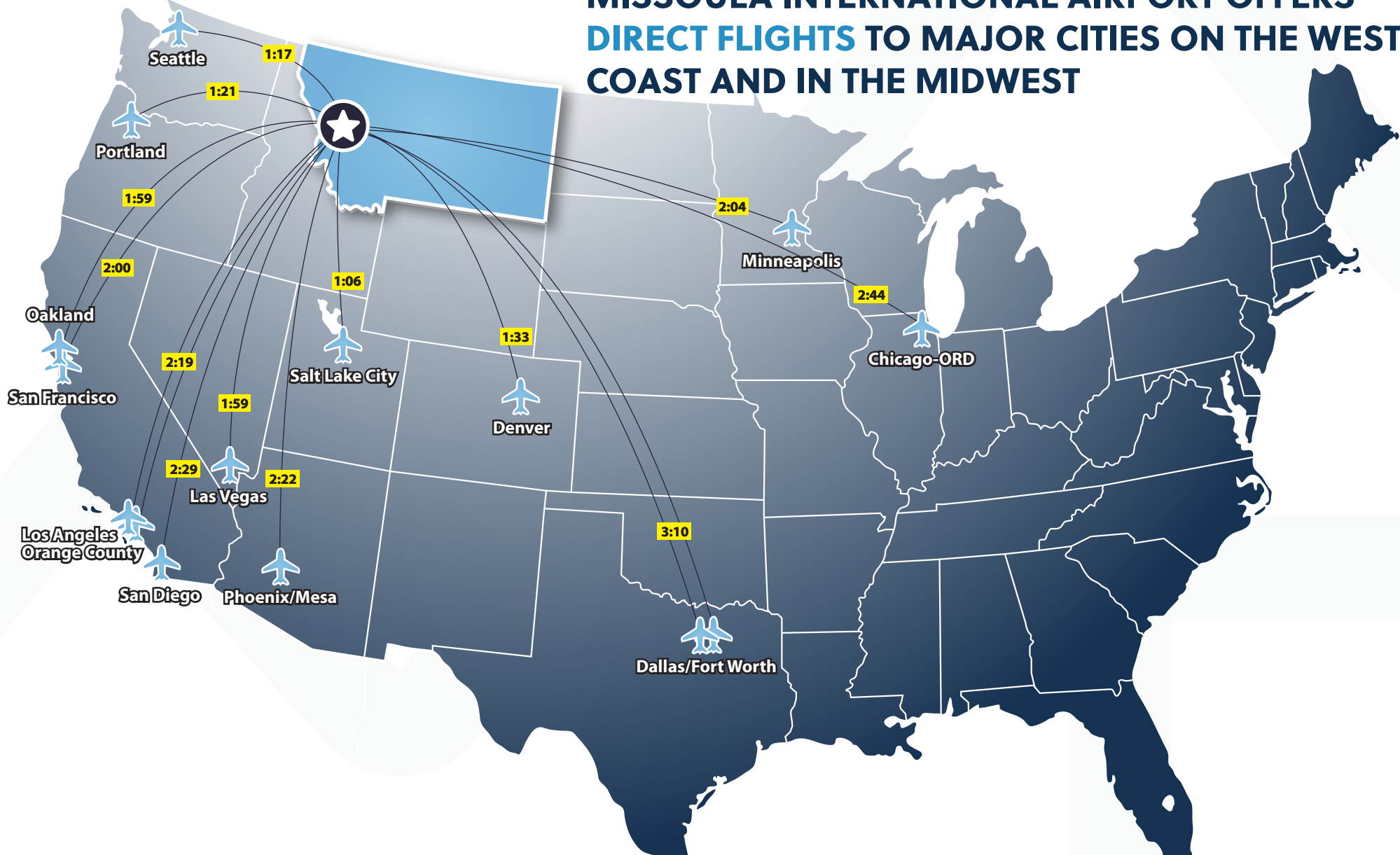
## MISSOULA OFFERS STRATEGIC PROXIMITY TO MAJOR CITIES IN THE PACIFIC NORTHWEST, MIDWEST AND CANADA

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.



## MISSOULA INTERNATIONAL AIRPORT OFFERS DIRECT FLIGHTS TO MAJOR CITIES ON THE WEST COAST AND IN THE MIDWEST



ACCESS ACROSS THE UNITED STATES



**SterlingCRE**  
A D V I S O R S



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