



SterlingCRE
ADVISORS

Retail Sublease Opportunity on Brooks Street

2621 Brooks Street
Missoula, Montana

±3,800 Square Feet | Traditional Retail

Exclusively listed by:
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Opportunity Overview

Take advantage of a rare sublease opportunity along Missoula’s high-traffic Brooks Street corridor. This ±3,800 SF retail space offers exceptional visibility, onsite parking, and a flexible layout well-suited for a variety of retail or service-based users. Strategically positioned near Southgate Mall, the Missoula County Fairgrounds, and a dense mix of national retailers, restaurants, medical offices, and professional businesses, this location provides access to one of Missoula’s most active commercial zones.

The existing layout features a functional mix of open sales floor space, back-of-house storage, a private office or utility areas. The space is ideal for retail, wellness, or light service uses seeking strong exposure and convenience without the cost of full buildout.

With a prime location just off Brooks Street, the property benefits from excellent exposure to local traffic, favorable zoning classification, and a built environment primed for turnkey operations or adaptive redevelopment. Whether continuing its legacy as a specialty retail anchor or transitioning to new commercial applications, 2621 Brooks stands as a versatile asset in a prominent Missoula retail corridor.

While the sublease opportunity runs through August of 2027, ownership is open to a longer term for an approved tenant. Don’t miss out on one of the most competitive retail lease rates in town.



Address	2621 Brooks Street, Unit A Missoula, Montana 59801
Property Type	Retail
Lease Rate	\$4,500.57/Month (\$14.21/SF, Modified Gross)
Additional Terms	Pro rata share (45%) of utilities
Total Square Feet	±3,800 Square Feet
Master Lease	Initial Term Expires: August 31 st , 2027 Master Landlord is open to longer term

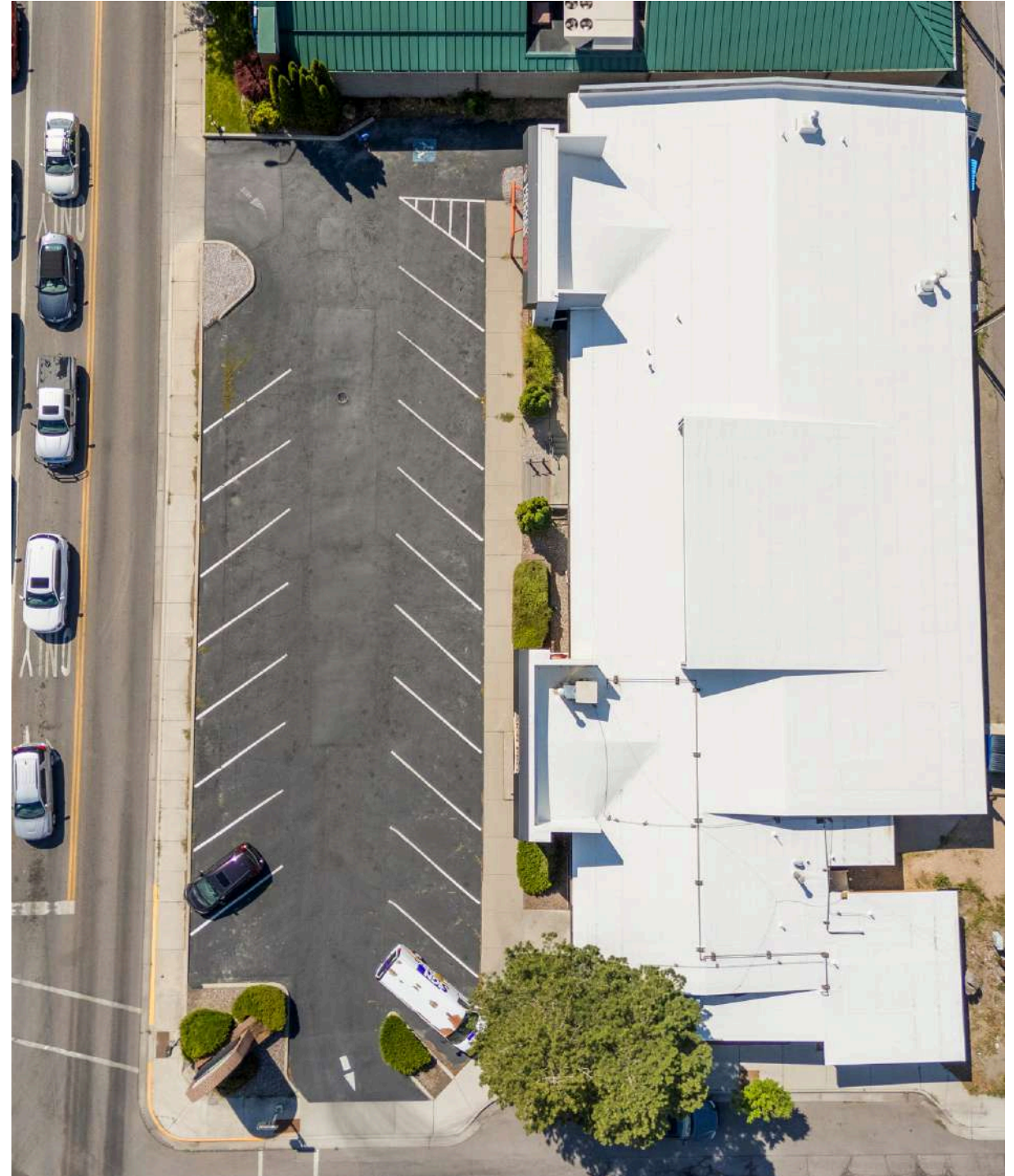
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	2621 Brooks Street, Unit A Missoula, Montana 59801
Property Type	Retail
Total Square Footage	±3,800 Square Feet
Services	City of Missoula Water/Sewer
Access	Via Fairview Avenue
Zoning	C1-4; City of Missoula
Geocode	04-2200-32-1-43-13-0000
Traffic Count (2024 AADT)	5,887 VPD (Fairview Ave) 23,236 VPD (Brooks Street)
Year Built	1950; Remodeled in 2005
Parking	Shared Parking-Private Paved Lot





Established Commercial & Retail Hub



High Visibility Signage Potential (Negotiable)



High-Traffic Corridor

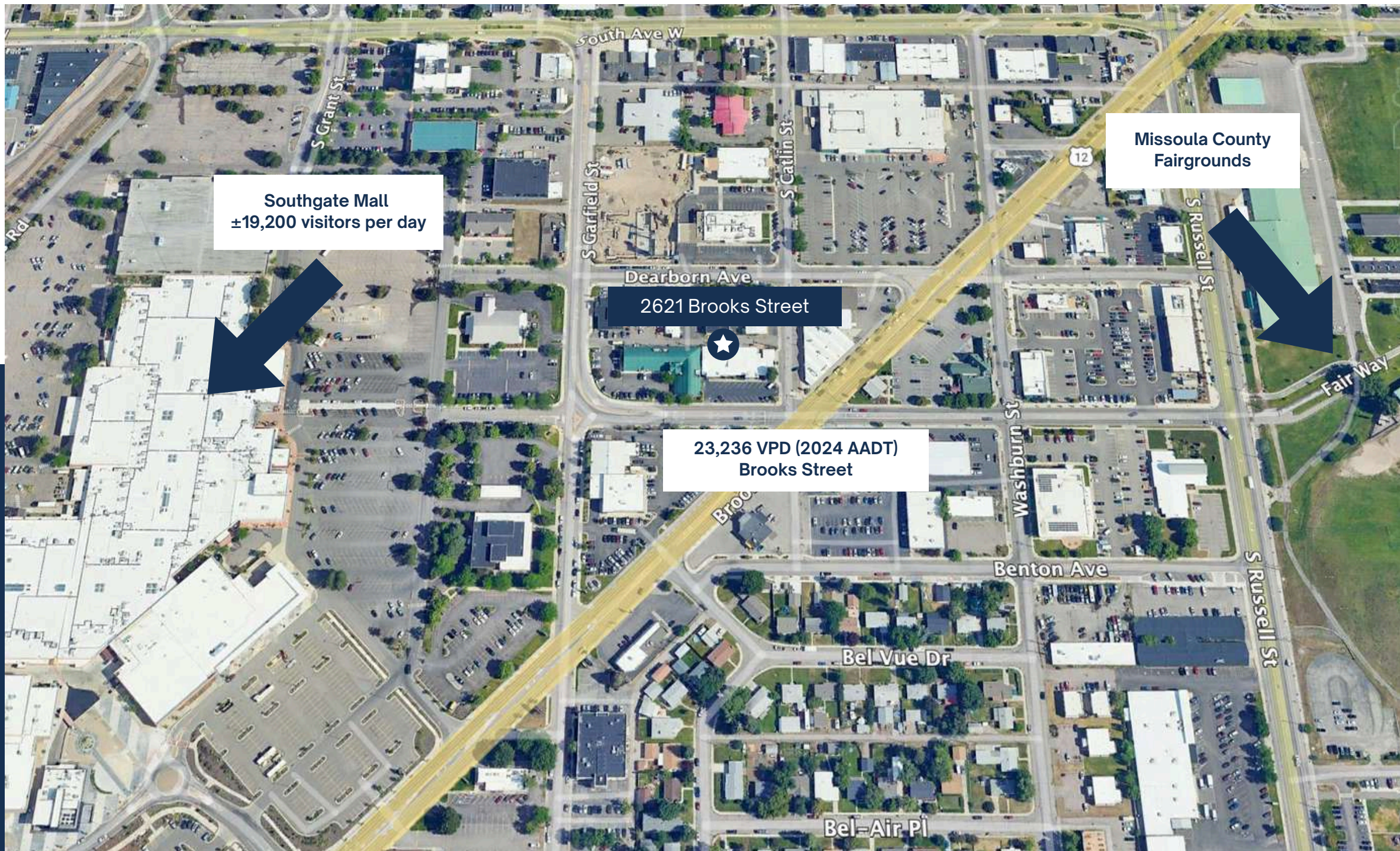


Dedicated Onsite Parking



- **Plug-and-Play Sublease at Highly Competitive Lease Rate**

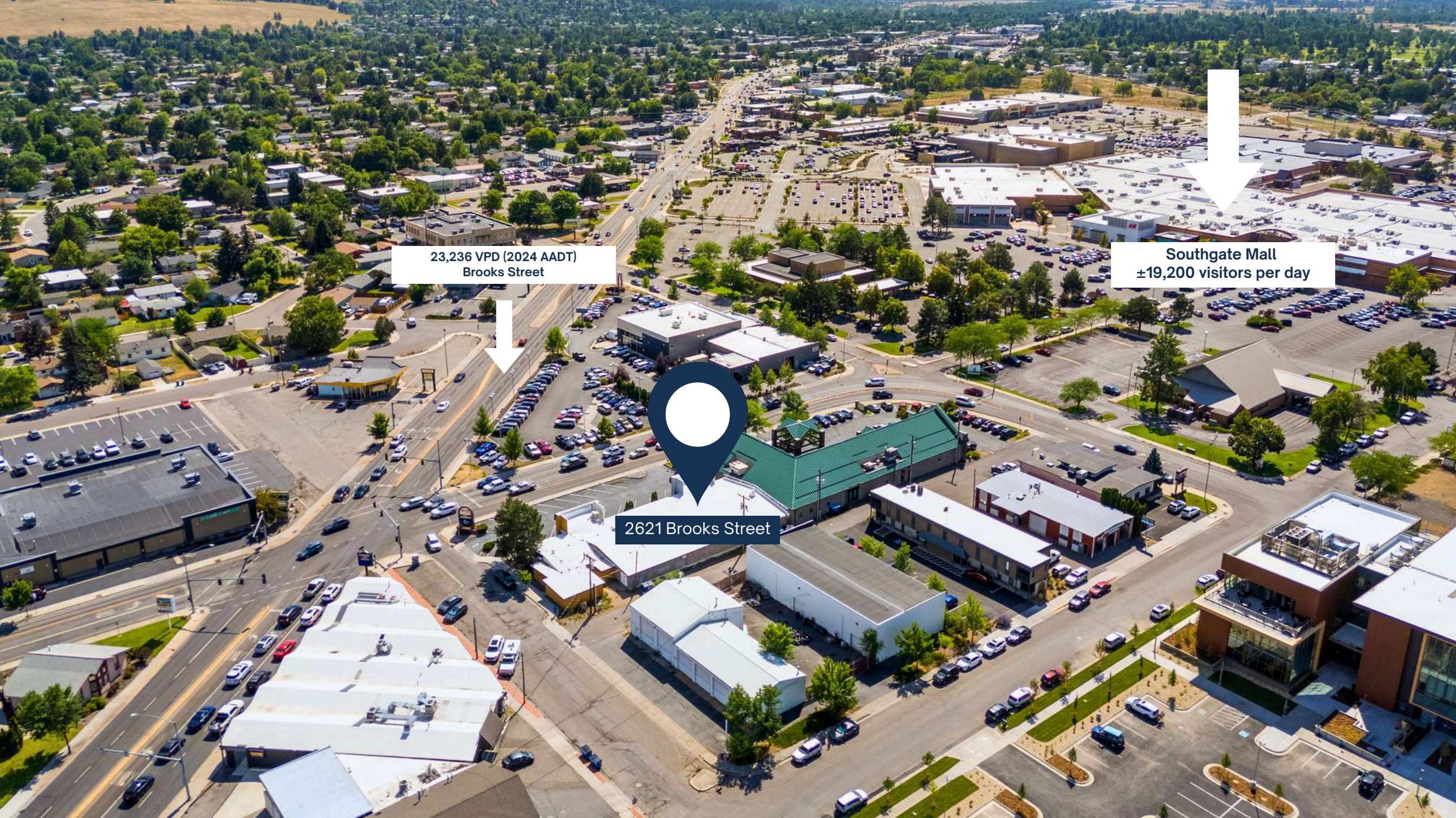
Opportunity Highlights



Location Overview



Retailer Map



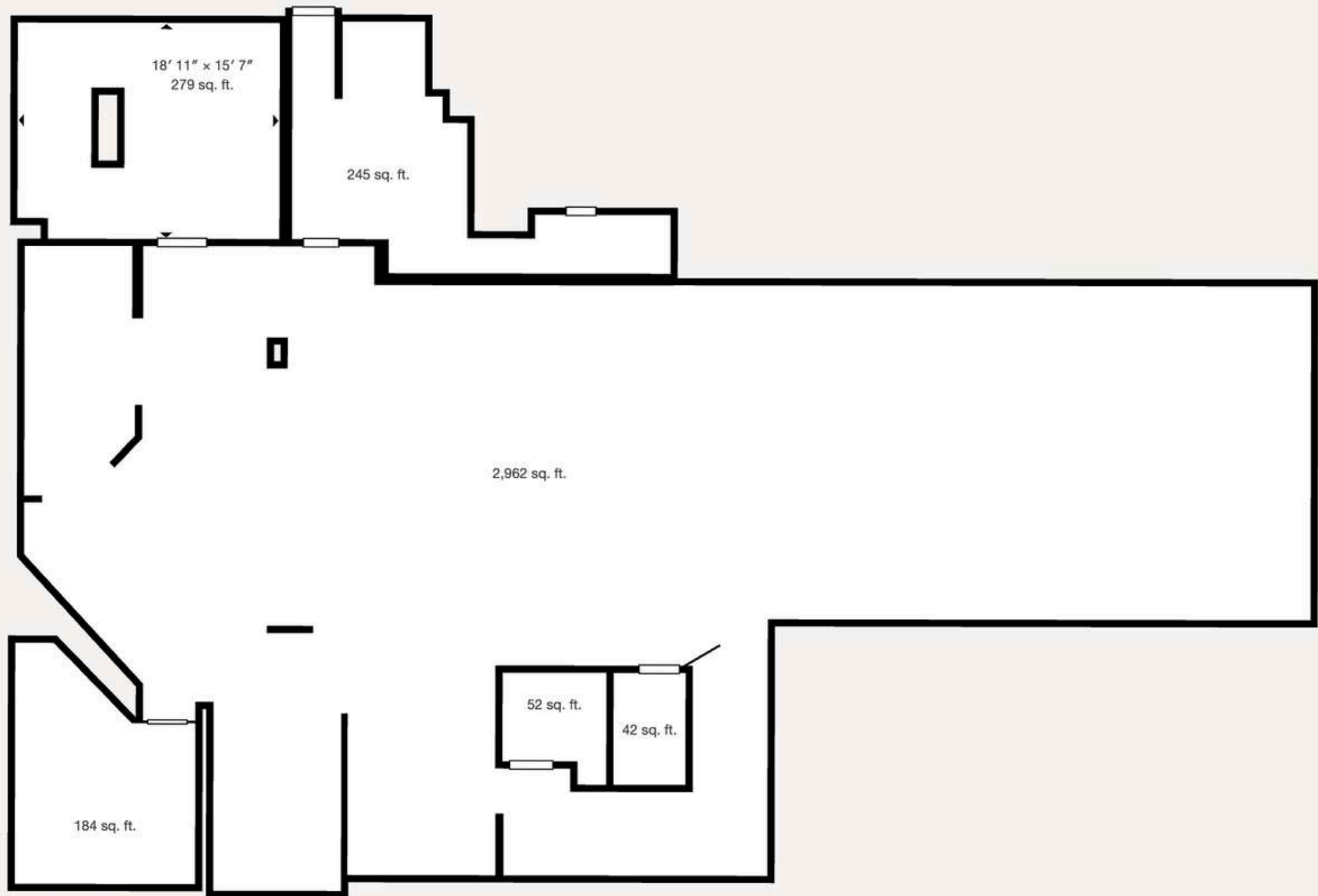
23,236 VPD (2024 AADT)
Brooks Street

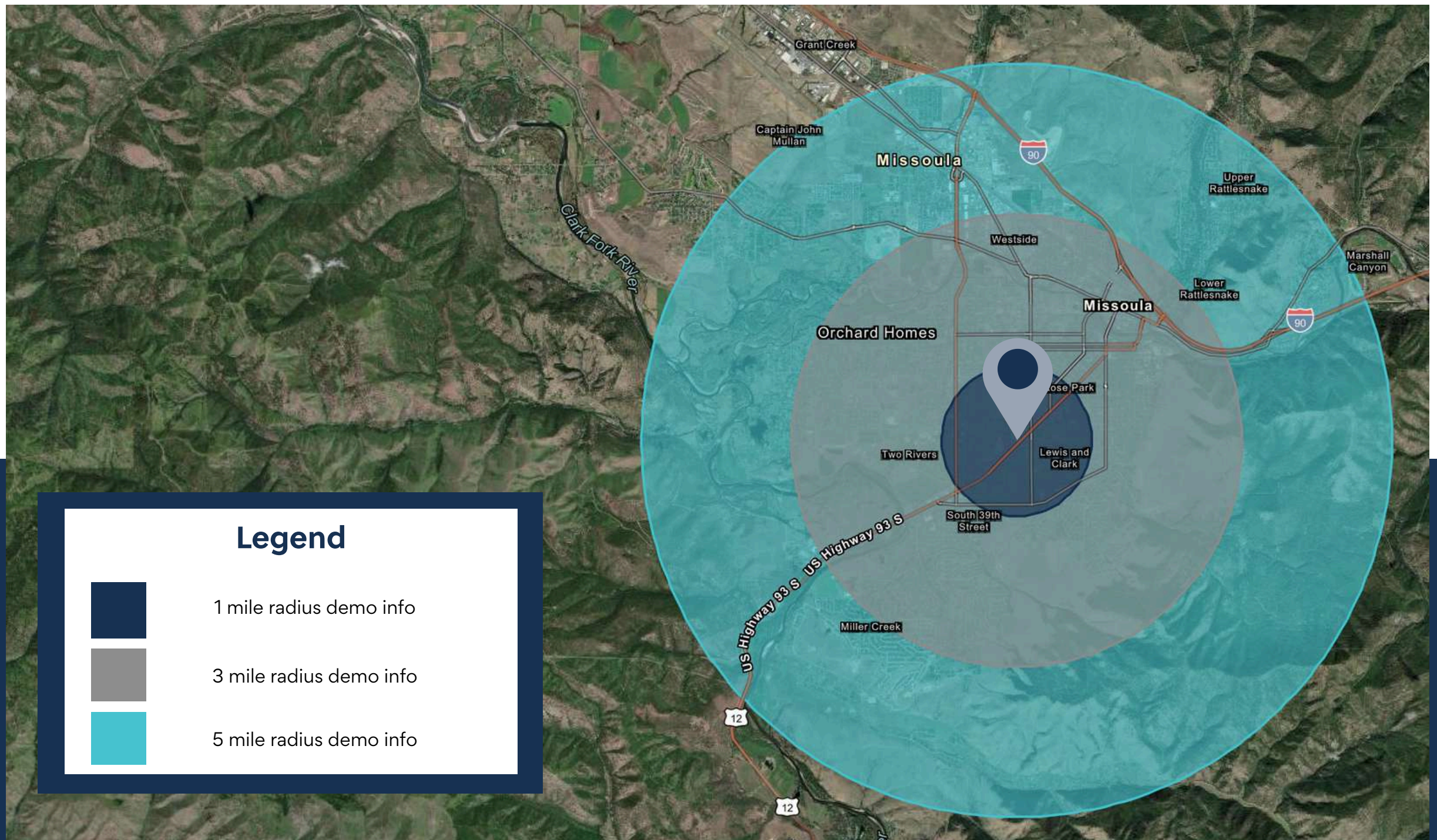
Southgate Mall
±19,200 visitors per day

2621 Brooks Street

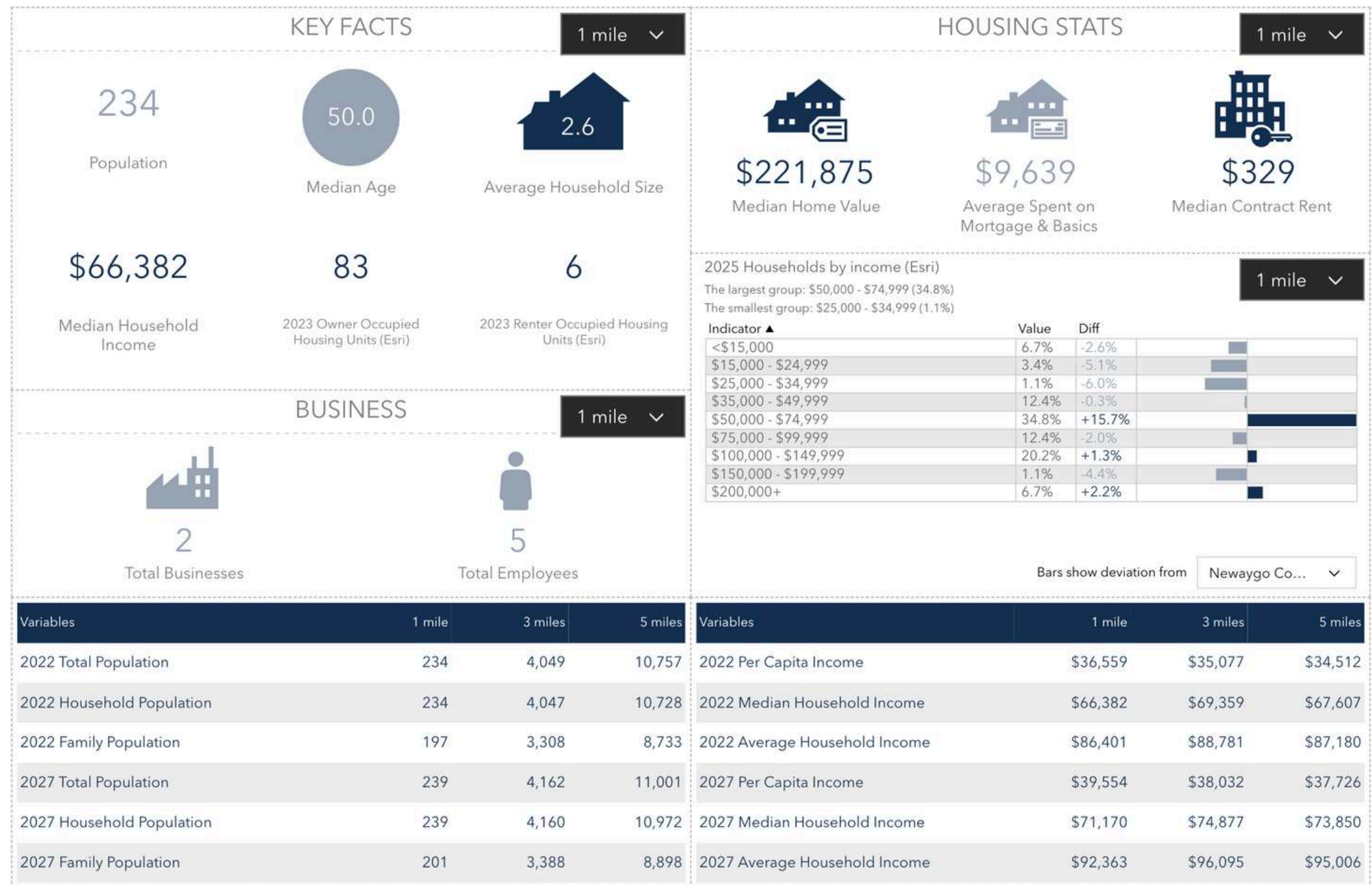








Key Facts



Missoula Retail Market Data | Q1 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Lease Rate	\$22.54	\$22.51	-0.13% ↓
Downtown Average Lease Rate	\$25.25	\$21.00	-16.83% ↓
NNN Average	\$6.50	\$6.84	5.23% ↑
County Vacancy	2.61%*	3.14%	+0.53% ↑

*Vacancy is for 2023

SALES ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Sale Price PSF	\$211.53	\$432.43	104.43% ↑
Condominium Average Sale Price PSF	\$389.79	\$402.03	3.14% ↑
Freestanding Average Sale Price SF	\$181.82	\$436.23	139.92% ↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

RETAIL DEVELOPMENT PIPELINE

Construction	±8,000 SF
Permitting	±21,480 SF
Planning	±10,000 SF
Completed YTD 2025	±10,394 SF



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.



Access Across the Northwest

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

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

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 Advisor & Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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