



## Newly Constructed Office/Retail Space Available for Lease

2350 Vaquero Parkway Unit #101  
Bozeman, Montana  
±549 SF | Commercial Office/Retail

Exclusively listed by:  
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# Opportunity Overview

SterlingCRE Advisors is pleased to present a lease opportunity at 2350 Vaquero Parkway Unit #101.

Located in The Flats at Baxter Meadows this newly built office/retail space was completed in March of 2024. The modern space is located on the ground level and is comprised of ±549 square feet and offers concrete flooring, ample natural lighting, one (1) kitchenette, one (1) private bathroom and a mezzanine.

Unit 101 is ideal for a wide range of uses including an executive office, satellite office, retail or a service providing business such as personal training, hair stylist, aesthetician or therapist. It's location provides close access to all of the amenities N 19th Ave has to offer such as restaurants, professional services and shopping centers.

This lease opportunity comes with two (2) months FREE rent with qualifying lease.



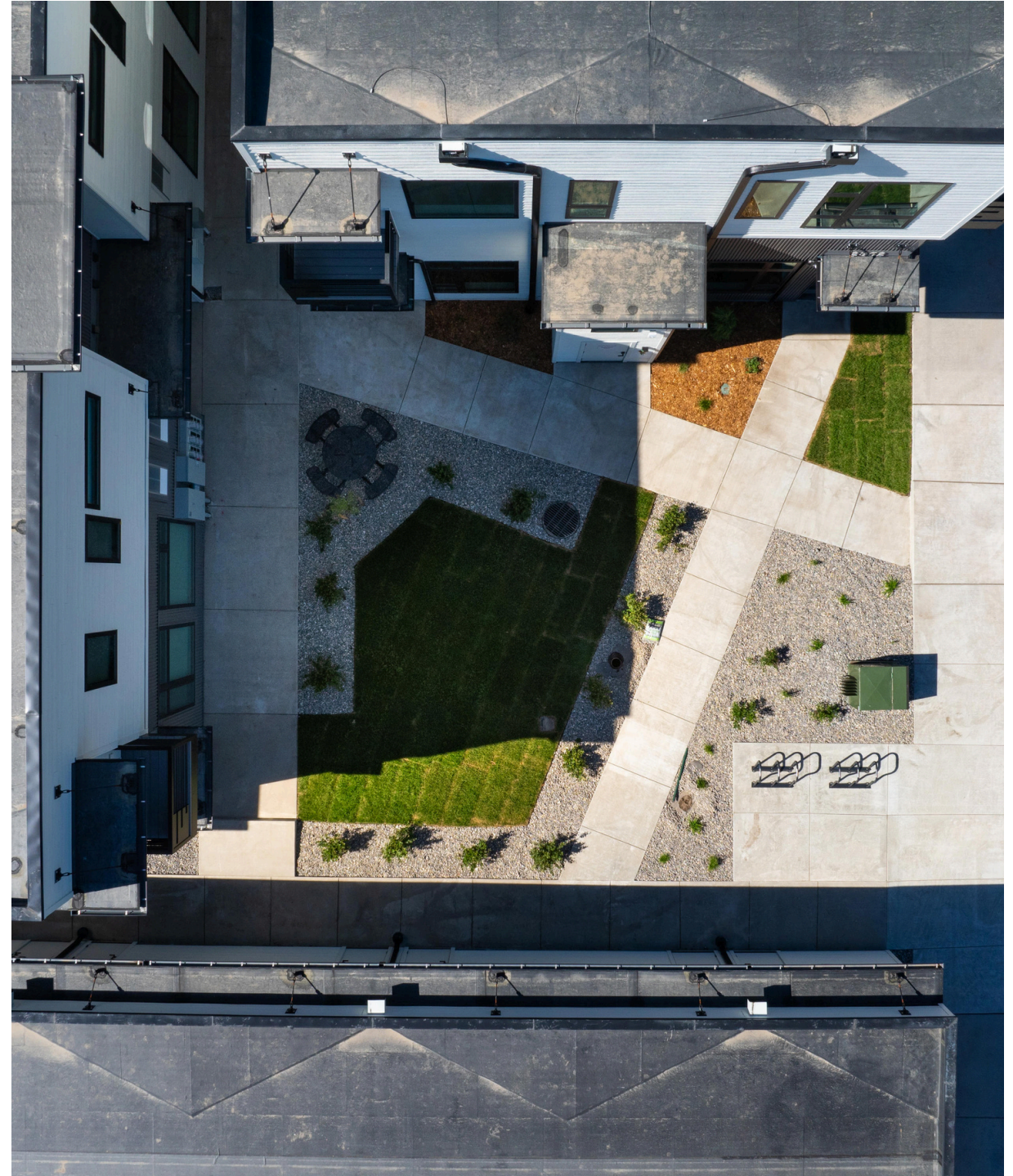
<b>Address</b>	2350 Vaquero Parkway Bozeman, MT
<b>Property Type</b>	Office/Retail
<b>List Rate</b>	\$2,205/month
<b>Total Square Feet</b>	±549 square feet

# Interactive Links

 [Link to Listing](#)

 [Street View](#)

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

<b>Address</b>	2350 Vaquero Parkway Bozeman, MT
<b>Property Type</b>	Office/Retail
<b>Access</b>	Vaquero Parkway
<b>Services</b>	City Water/Sewer
<b>Geocode</b>	06-0904-34-4-06-09-0000
<b>Zoning</b>	B-2: Community Business
<b>Parking</b>	Common
<b>Private Office Count</b>	Open Floor Plan
<b>Year Built</b>	2024





### Location

- $\pm 4$  miles from downtown Bozeman
- $\pm 1.4$  miles from N 19th, restaurants and shopping



### Brand new construction



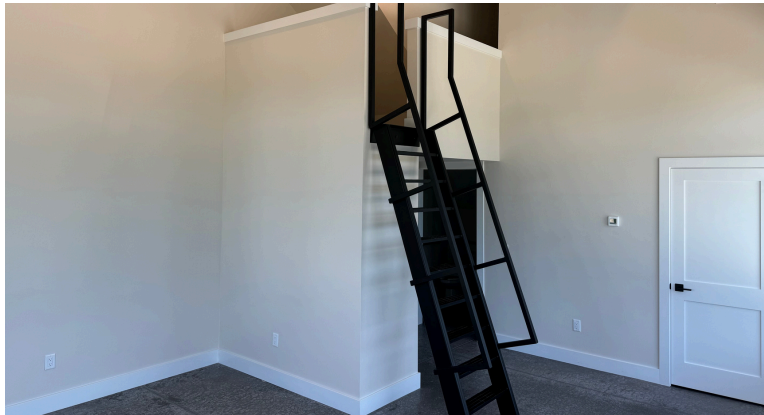
Mezzanine area consisting of  $\pm 85$  square feet, ideal for storage or additional work space. Note this square footage is not included in the space size.



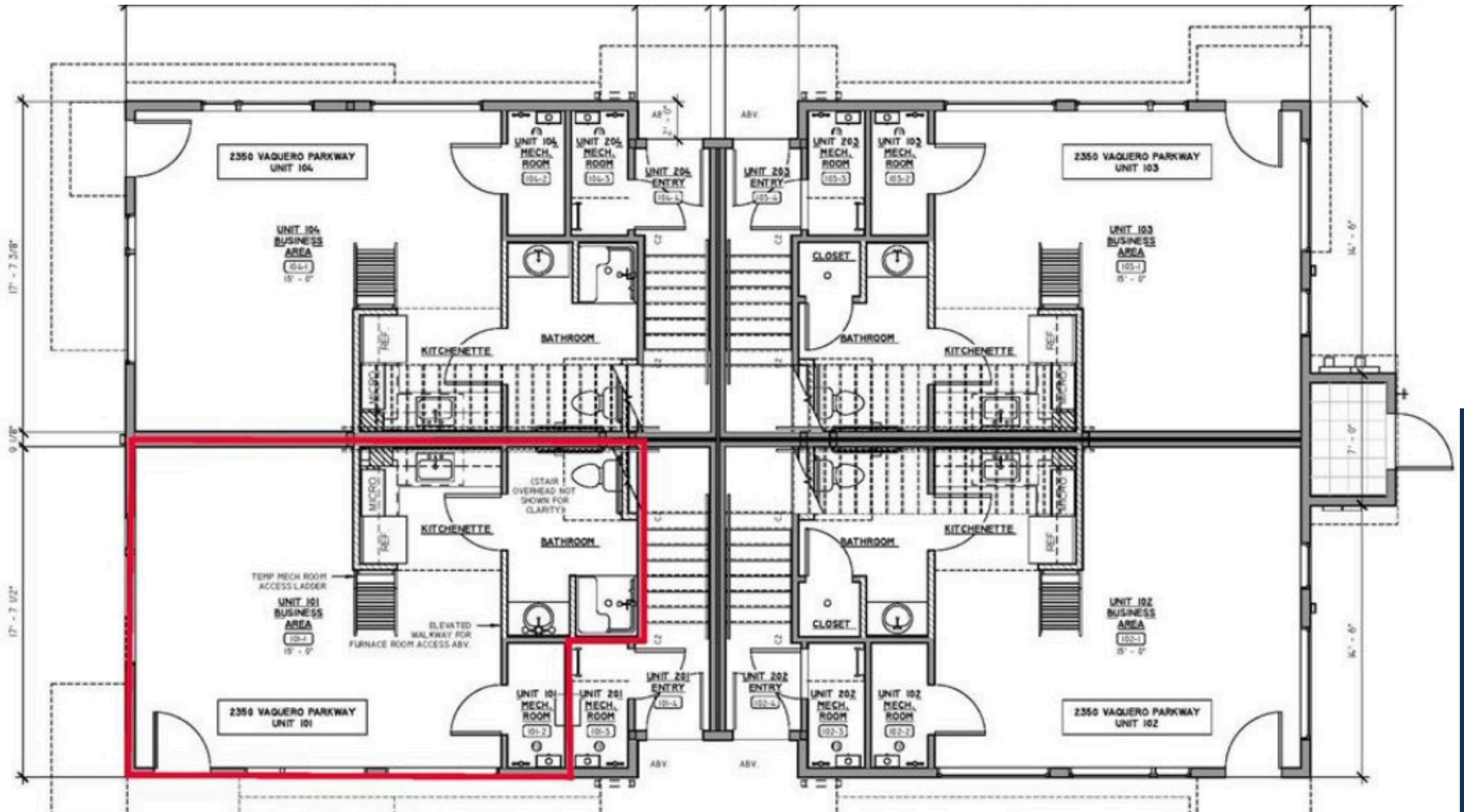
### Common parking lot



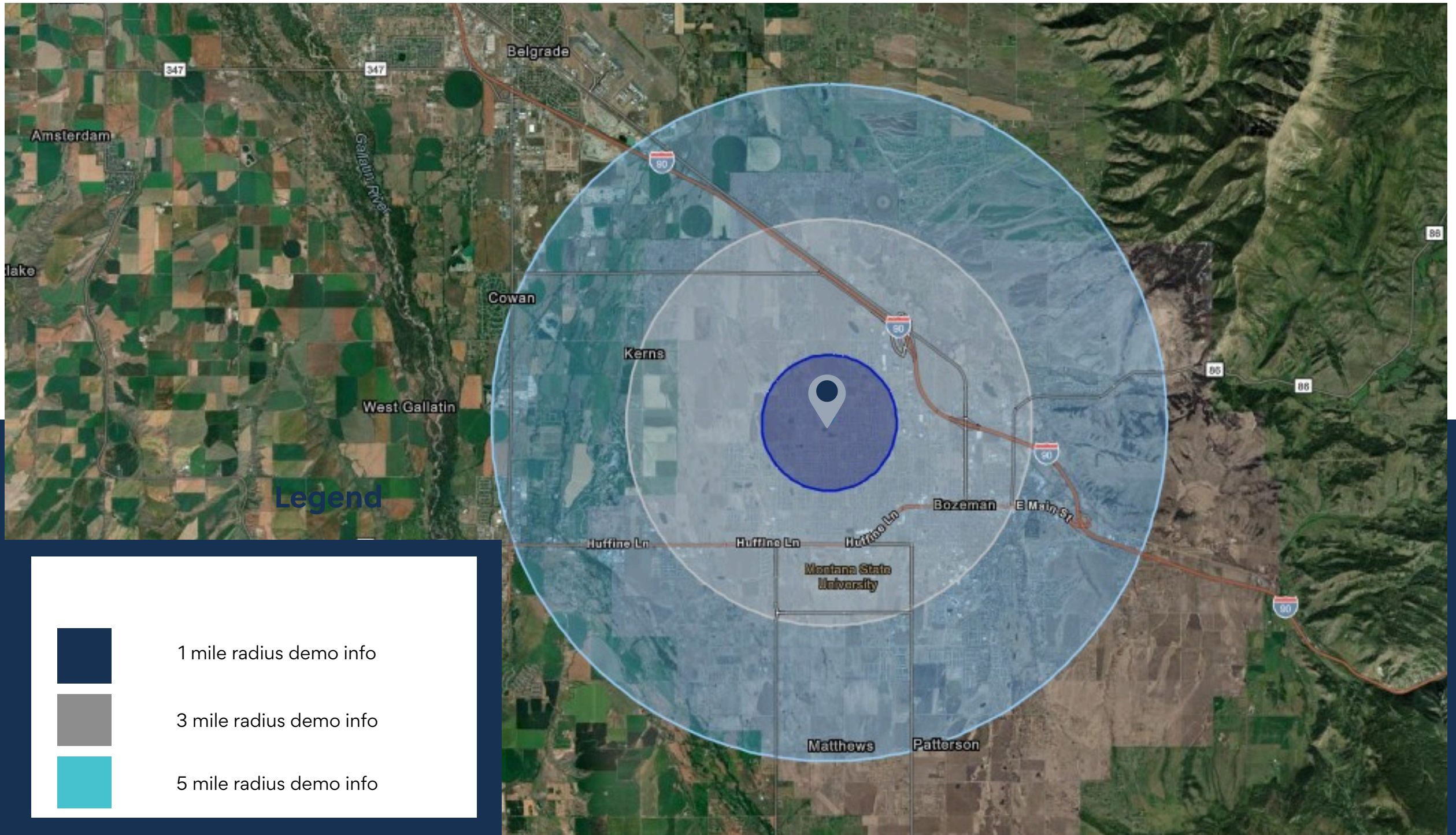
### Open floor plan



Photos (Interior Virtually Staged)



Floor Plans





## KEY FACTS

5 miles

74,602

Population



Median Age



Average Household Size

\$82,572

Median Household Income

14,961

2023 Owner Occupied Housing Units (Esri)

15,453

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

5 miles



4,090

Total Businesses



45,975

Total Employees

## HOUSING STATS

5 miles



\$656,896

Median Home Value



\$11,706

Average Spent on Mortgage & Basics



\$1,342

Median Contract Rent

### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.0%)

The smallest group: \$25,000 - \$34,999 (4.9%)

5 miles

Indicator ▲	Value	Diff	
<\$15,000	8.7%	+1.4%	
\$15,000 - \$24,999	5.4%	+0.6%	
\$25,000 - \$34,999	4.9%	+0.5%	
\$35,000 - \$49,999	8.5%	+0.4%	
\$50,000 - \$74,999	16.0%	0	
\$75,000 - \$99,999	17.2%	-0.8%	
\$100,000 - \$149,999	20.0%	-1.5%	
\$150,000 - \$199,999	7.6%	-0.3%	
\$200,000+	11.8%	-0.1%	

Bars show deviation from Gallatin County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	10,069	50,307	74,602	2022 Per Capita Income	\$46,191	\$40,505	\$45,692
2022 Household Population	10,014	46,691	70,565	2022 Median Household Income	\$90,935	\$78,737	\$82,572
2022 Family Population	6,671	25,990	42,725	2022 Average Household Income	\$112,165	\$98,566	\$111,691
2027 Total Population	11,381	54,834	82,487	2027 Per Capita Income	\$51,247	\$45,629	\$51,758
2027 Household Population	11,326	51,218	78,450	2027 Median Household Income	\$97,349	\$83,785	\$88,915
2027 Family Population	7,552	28,457	47,236	2027 Average Household Income	\$124,386	\$110,530	\$126,115

# Bozeman Air Service

Bozeman Yellowstone International Airport offers **direct flights** to major cities on the east and west coasts.

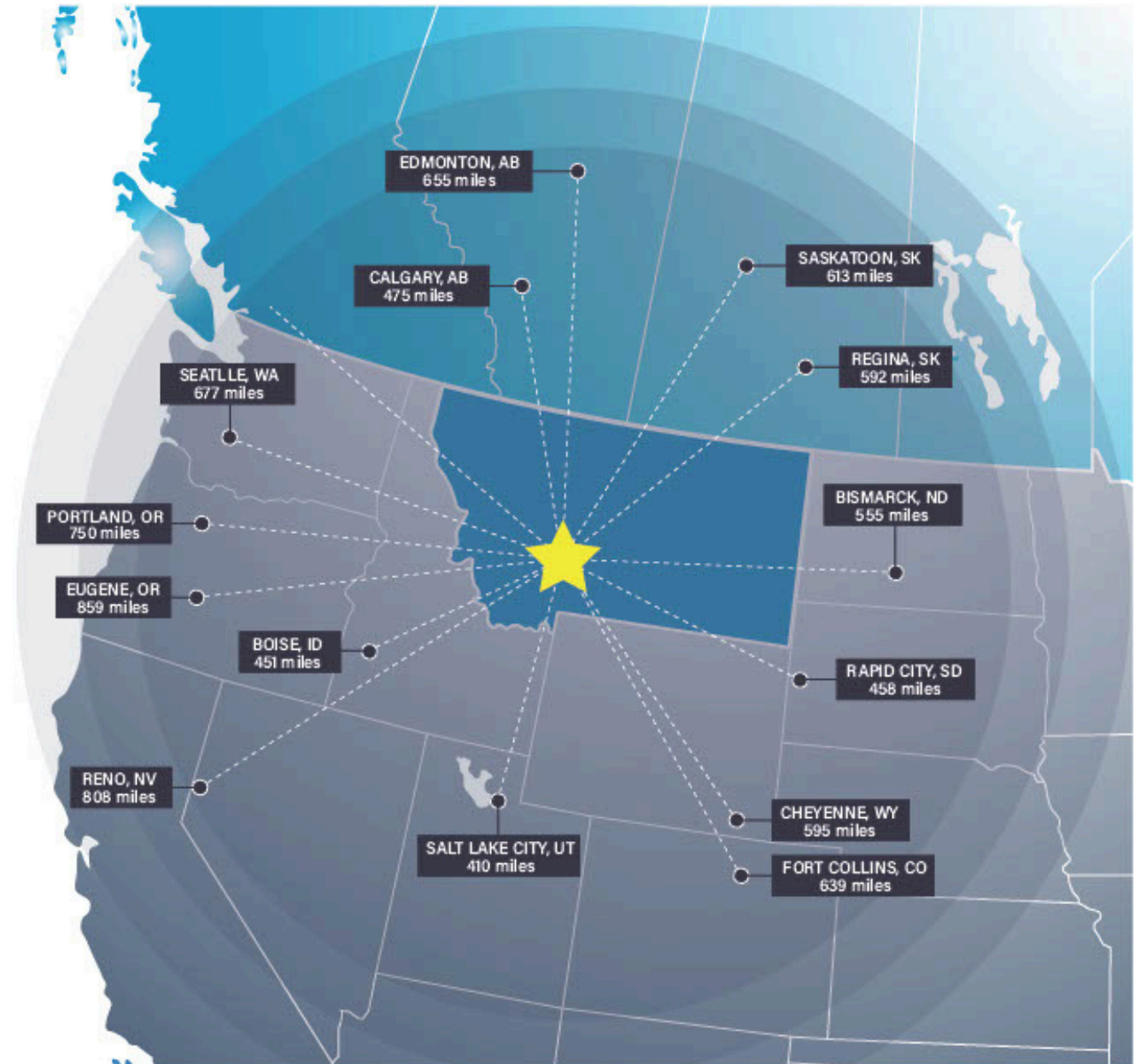


# Bozeman Access

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

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

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



# Top Employers

## Montana State University

5,000+ employees

## Bozeman Health

1000+ employees

## Oracle

250+ employees

## Kenyon Noble Lumber & Hardware

250+ employees

## Bozeman Public School District

1,000+ employees

## Simm's Fishing Products

100+ employees

## Glacier Bancorp

100+ employees

## Costco

100+ employees

# Noteworthy



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)



# ACCOLADES

## **World's Greatest Places 2023**

*Time Magazine*

## **James Beard Award Winning Restaurants**

Four Bozeman/Belgrade chef's and restaurants nominated in 2023

## **#1 Best Micropolitan Economy in America**

2018-2023

## **#5 Best Places to Retire**

*Self-Made*

## **#3 Best Drinking Water in America**

*American Water Works, 2023*

## **#1 Best College for Outdoor Sports & Recreation**

*Montana State University*

## **300 Days of Sunshine a Year**

## **Montana State University**

Top 3% of colleges and universities in the nation for research expenditures

# PEOPLE

## **42.9% Population Growth - 2012-2022**

Bozeman has grown rapidly

## **Median Age 28 Years Old**

The median age in the US is 39

## **68.8% Degreed**

Associates degree or higher, 25.8% have a graduate level degree

## **31% High Income Households**

Incomes over \$100,000 a year

## **53.4% Renters**

## **Top 5 Occupations**

Management, Sales, Office and Administrative, Construction, Food Service

# ACCESS

## **15 Minutes**

Average Commute Time

## **12.8% Multimodal Commuters**

Walk or bike to work

## **85 Hours Saved**

85 hours saved in commute yearly over national average

## **24 Non-Stop Air Destinations**

With a recently upgraded terminal at the Missoula International Airport

## **5 Routes**

Provided by a bus network across the City of Bozeman

## **7 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 Tech Companies**

Oracle, Snowflake (Warehousing), Next Frontier Capital (Investment), PFL Tech (Marketing), Schedulicity (Software), Bridger Photonics (LIDAR) and more.

## **36% Wage Growth**

Over the past ten years

## **20% of Households have Self-Employment Income**

A marker of the region's entrepreneurial mindset

## **Outdoor Gear Companies**

Companies headquartered in Bozeman for outdoor gear include: Oboz Footwear, Simms, Schnee's, Mystery Ranch, Kenetrex and more.



# Brokerage Advisors



**RYAN SPRINGER, CCIM**  
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.



**CASEY ROSE, CCIM**  
Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



**DYLAN HARRINGTON**  
Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

# Brokerage Advisors



**CONNOR MCMAHON**  
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



**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.



**JANNA GOACHEE**  
Commercial Real Estate Advisor

Janna Goachee leverages her background in consulting and real estate investment to guide clients through strategic decisions. With a focus on tailored solutions and a deep understanding of the Flathead community, Janna ensures that businesses find the perfect fit for their real estate needs.



**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.



# Operations & Data Team



**CARLY CHENOWETH**  
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



**SARA TOWNSLEY**  
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



**CHRIS BRISTOL**  
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.



**JUDY POWELL**  
Accounting Manager

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.



**BRIDGET BAXTER**  
Chief Operating Officer

Bridget is an integral part of the Sterling team, managing the Sterling family of companies to position them for future growth while keeping the day-to-day operations running smoothly. She has extensive real estate experience and has managed mixed-use development projects from construction through lease-up.

# Marketing Team



**MAGGIE COLLISTER**  
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



**JESSICA BALDWIN**  
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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