



SterlingCRE
ADVISORS

Dynamic Midtown Missoula Building Suited for Many Uses

1100 South Avenue
Missoula, Montana

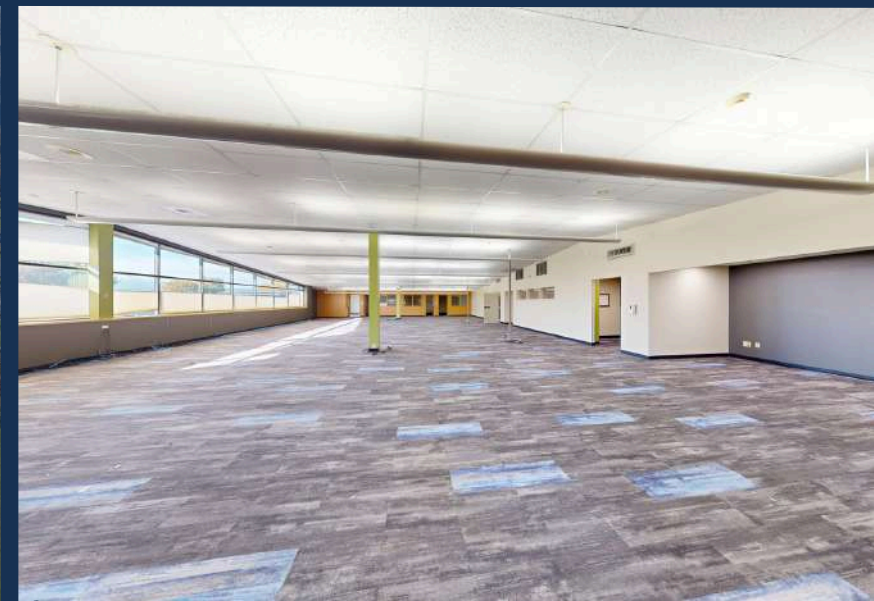
±10,276 SF | Midtown
Commercial Building

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102





SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

Sterling CRE Advisors is pleased to present 1100 South Avenue West, a turnkey ±10,276 square foot commercial building offering exceptional functionality, flexibility, and security in the heart of Missoula's vibrant Midtown District.

Strategically positioned just off Brooks Street—one of the city's busiest commercial corridors—this well-appointed property delivers a rare blend of open-plan workspaces, private offices, a conference room, updated restrooms, and a kitchenette, all anchored by a centrally located, climate-controlled vault ideal for secure storage of data, materials, or high-value inventory.

Recent renovations bring modern finishes and a robust HVAC system with separate zones for secure and general-use areas. A rear delivery door with alley access enhances operational efficiency, while on-site parking ensures convenience for employees and visitors alike.

With U-MU4 zoning allowing a wide variety of commercial uses, 1100 South Avenue West is a compelling opportunity for professional service providers, tech users, medical operators, and showroom-retail tenants seeking a secure and strategically located Missoula presence.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	1100 South Ave West Missoula, MT 59801
Purchase Price	\$2,950,000 (\$287/SF)
Property Type	Retail/Office
Building Size	±10,276 SF
Total Acreage	±0.381 (16,596 SF)
Construction Type	Wood Frame
Year Built/Renovated	1966/2011

Interior Buildout

- Extensive HVAC System
- Central Location
- Bullpen Area
- Two (2) secure vaults
- Conference Room
- Renovated Restrooms
- Kitchenette/Breakroom
- Ample Surface Parking

1100 South Avenue

\$2,950,000 (\$287/SF)

Building SF	±10,276 SF
Geocode	04-2200-28-3-03-03-0000
Year Built/Renovated	1982/2011
Zoning	U-MU4 (TIF District)
Access	South Ave West via Brooks Street
Services	City Water and Sewer
Taxes	\$40,733.29 (2025)
Parking	Potential up to 2.72/1,000
Traffic Count	±27,778 VPD (AADT 2024 Brooks Street)
Interstate Proximity	±2.6 miles to I-90



Property Details



Located ± 2.6 miles from the Interstate 90 Interchange and six (6) minutes from downtown Missoula



Functional office buildout with multiple points of ingress/egress for demising capabilities



Permissive neighborhood commercial (U-MU4) zoning



Located in Missoula's busy Midtown District and across the street from the fairgrounds



Surrounded by local businesses, and a wide array of infrastructure

LOCATION



SterlingCRE
ADVISORS



Image Courtesy of Google Earth



Locator Map



- HOTELS
- RETAILERS

OFFICE FURNITURE OUTLET

ROSAUERS
SUPERMARKETS

COMMUNITY FirstCare
 The BOOK EXCHANGE
 Albertsons
 ACE Hardware
 FedEx

SOUTH AVE W/E6,677/AADT

BROOKS STREET E23,672/AADT

STEPHENS AVENUE

WinCo
FOODS
Western Union WU

US
FOODS

HOLLISTER ● sunglasses hut
 chico's ● ATHLETA
 AMERICAN EAGLE ● aerie
 böhme ● verizon ● AMC THEATRES
 Dillard's ● cricket ● FAMOUS footwear
 TEXAS ● H&M ● MUSTARD SEED

HOBBY LOBBY
TEXAS

MISSOULA COUNTY PUBLIC SCHOOLS
 Forward Thinking. High Achieving

WORLD MARKET
B&W SINCE 1917

DQ ● TOP SHELF Botanicals ● Zentrlogy Massage & Wellness
 novus glass ● THE MONTANA CLUB
 Repair & Replacement ● Tires LES SCHWAB
 DOLLAR TREE

BROOKS ST.
MOTOR INN

RUSSELL ST E16,163/AADT

RUSSELL ELEMENTARY SCHOOL
 Forward Thinking. High Achieving

Retailer Map



Russell Street 10,841 (2024 AADT)

Brooks Street 27,778 (2024 AADT)

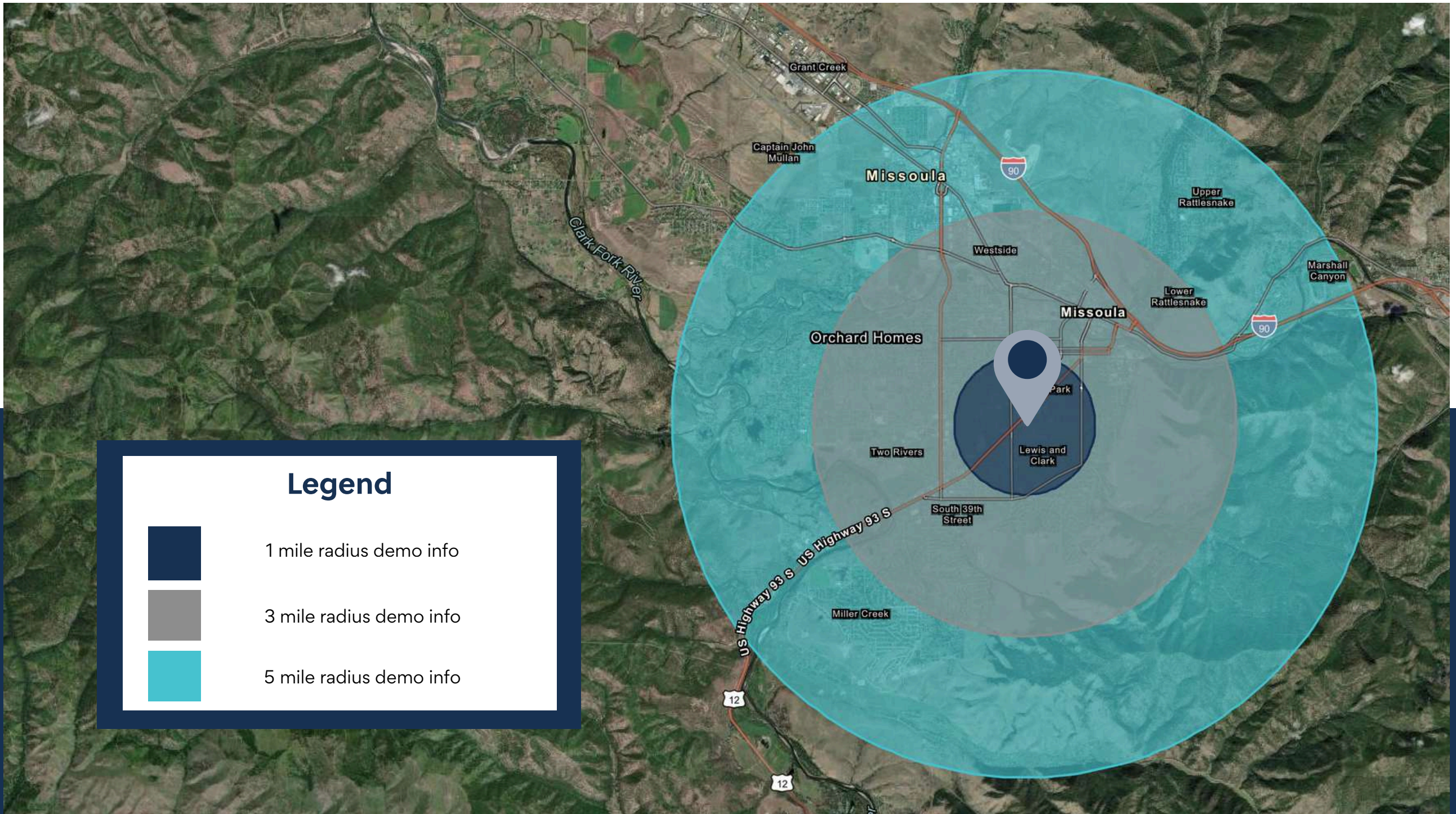
South Avenue West 3,097 (2024 AADT)



Walk Score 94 **Walker's Paradise**
Daily errands do not require a car.

Transit Score 55 **Good Transit**
Many nearby public transportation options.

Bike Score 100 **Biker's Paradise**
Daily errands can be accomplished on a bike.



Legend



1 mile radius demo info

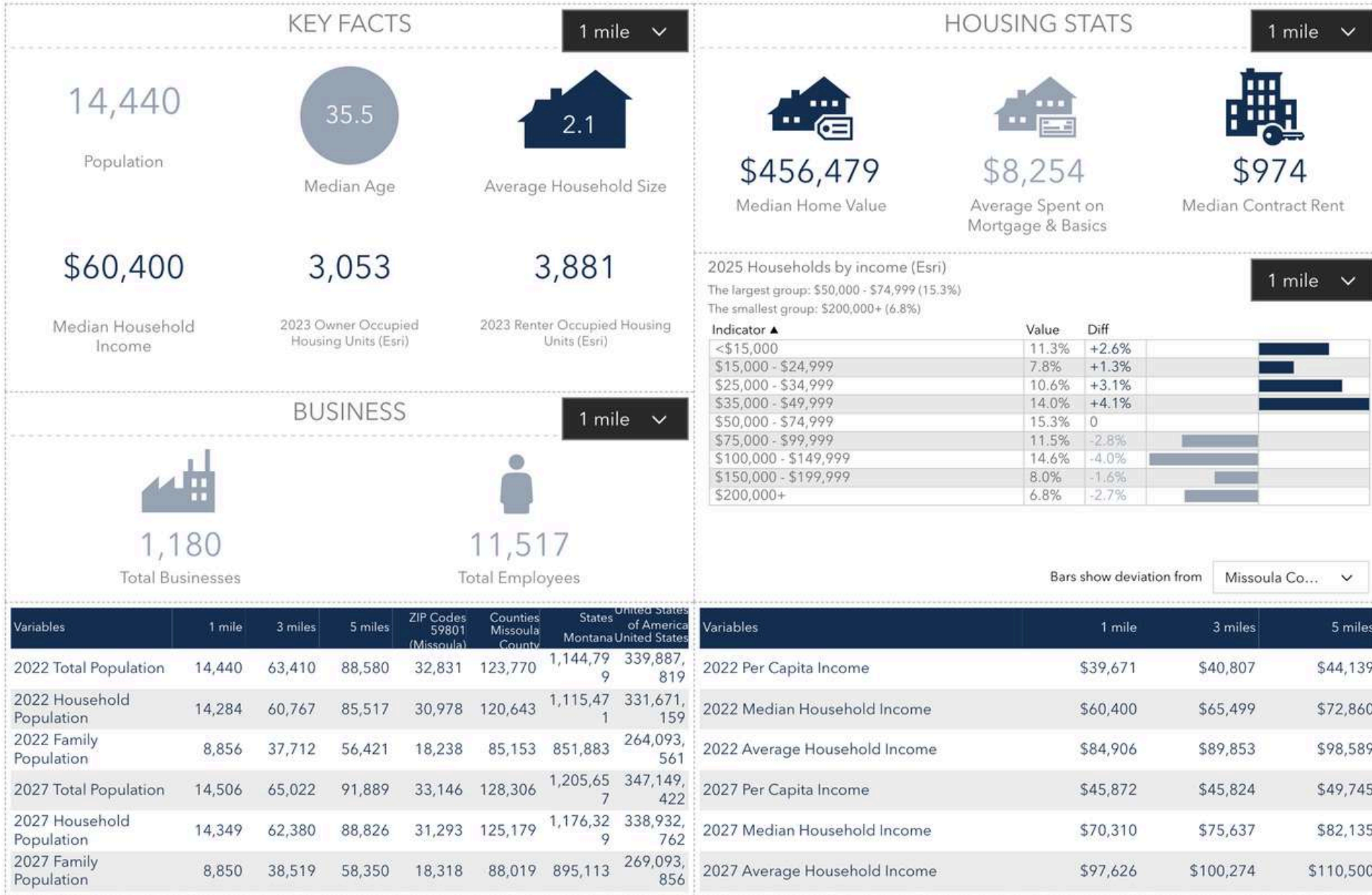


3 mile radius demo info



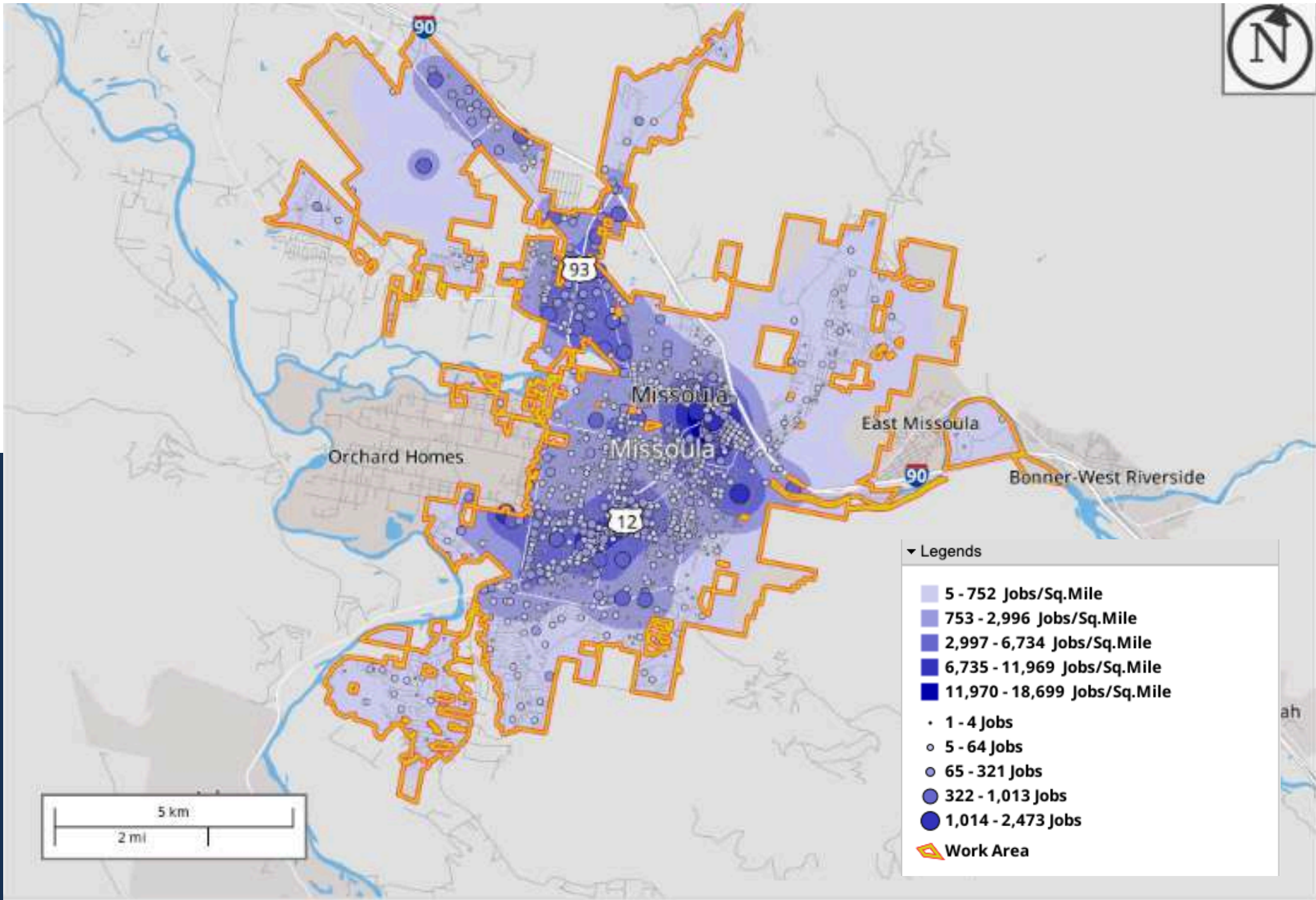
5 mile radius demo info

Key Facts



This infographic contains data provided by Esri, Esri-U.S., BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

© 2025 Esri



Area Employment Heat Map

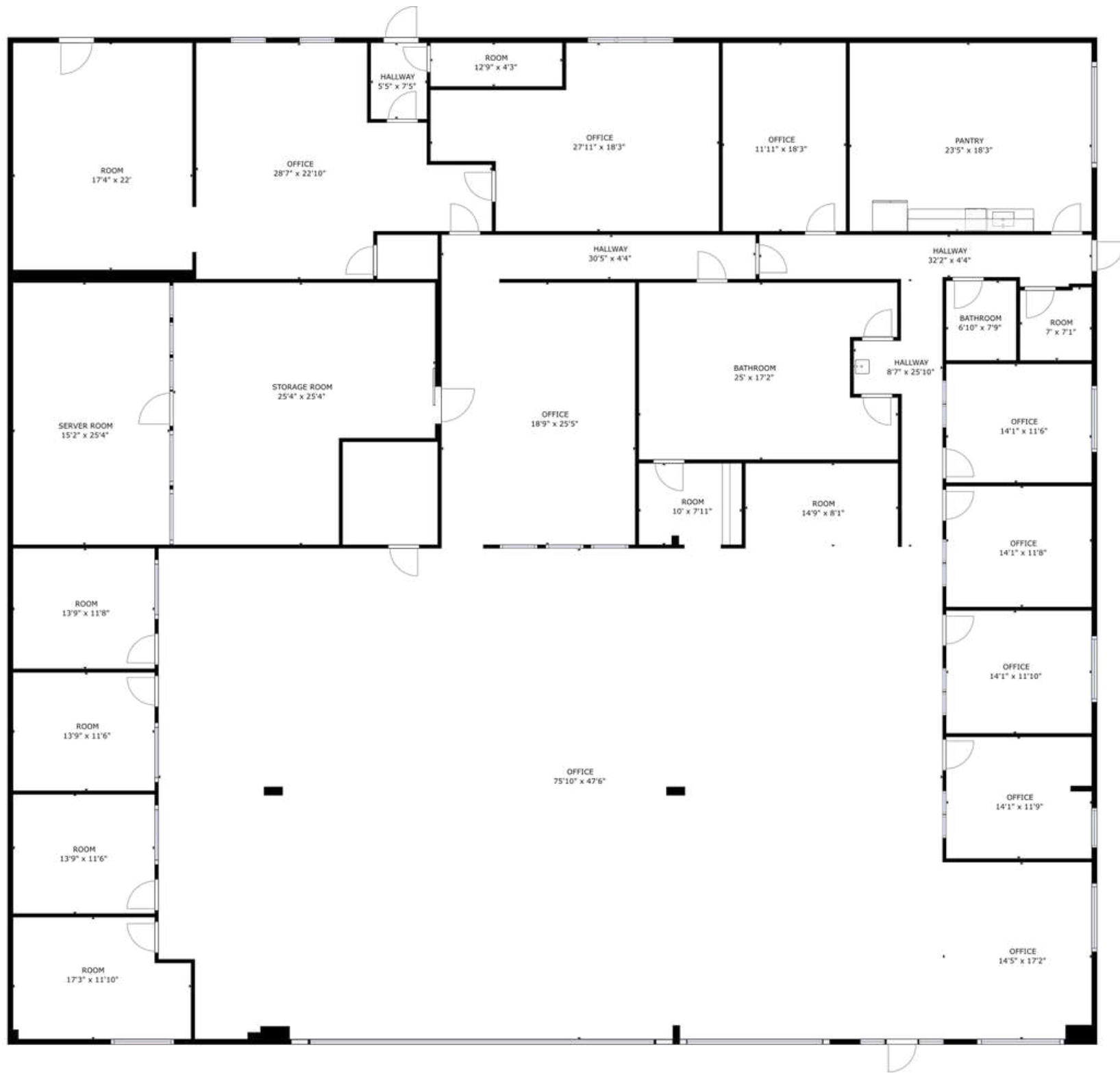
PROPERTY DETAILS



SterlingCRE
ADVISORS







17-90

AMENDED PLAT OF HOMEVALE ADDITION

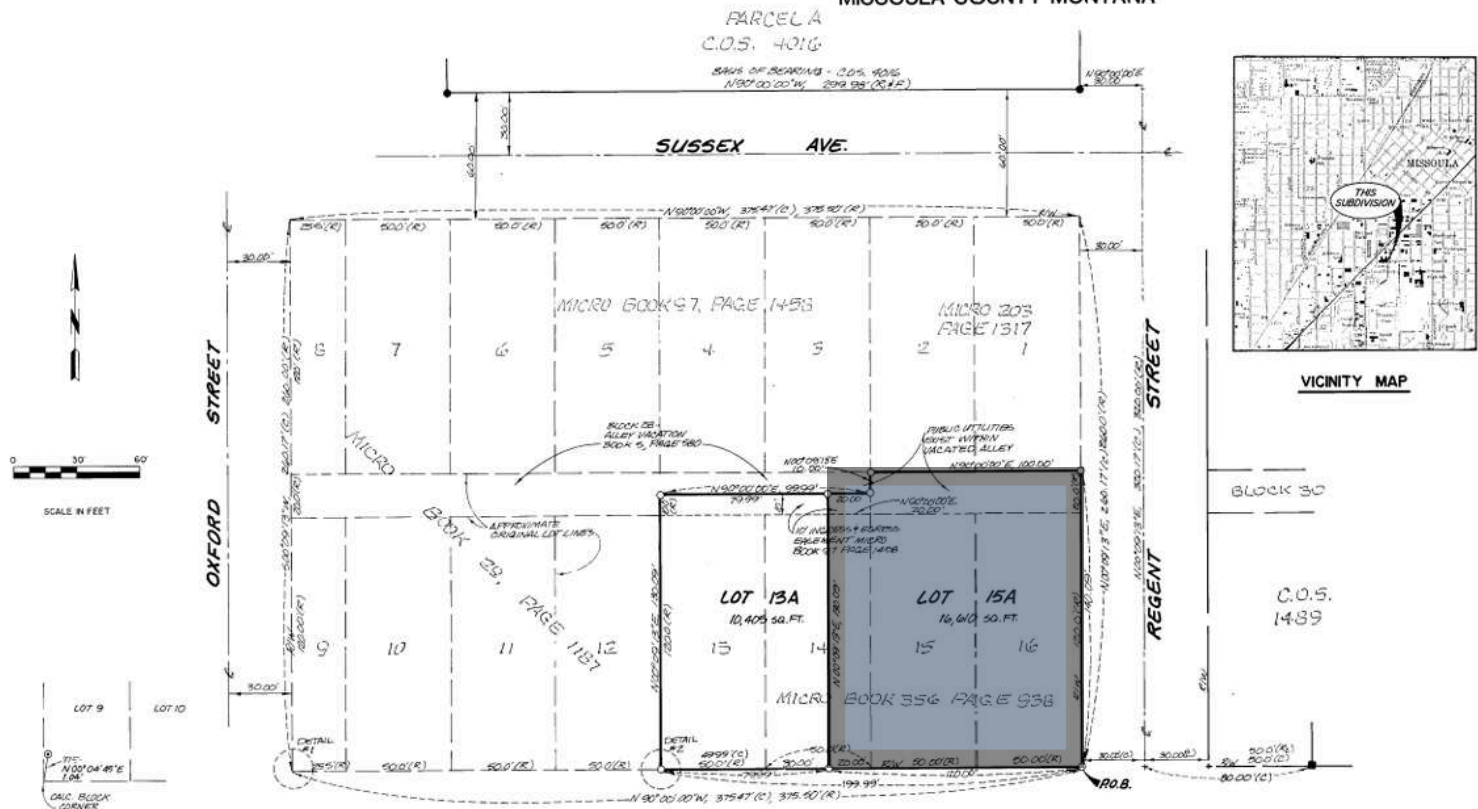
BLOCK 28, LOTS 13 - 16

LOCATED IN THE SW 1/4, SECTION 28, T13N, R19W P.M.M.

MISSOULA COUNTY MONTANA

358 1836

17-90



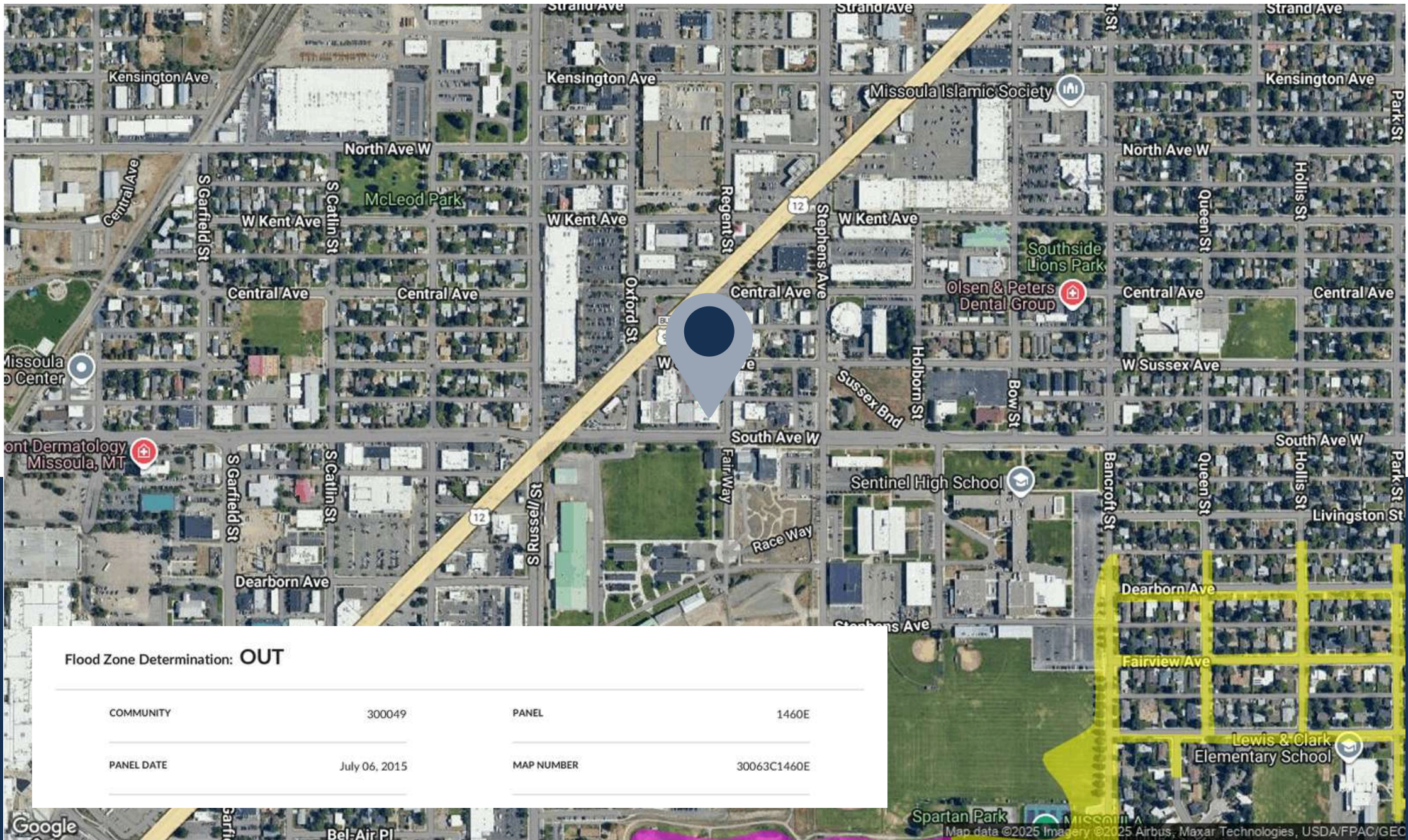
CERTIFICATION OF SURVEY AND OWNERS

WE, R. PETE VANN AND PATRICIA MAE VANN, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, RE-SUBDIVIDED, AND REPLATED LOTS 13, 14, 15, AND 16 OF HOMEVALE ADDITION, A RECORDED SUBDIVISION LOCATED IN MISSOULA COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

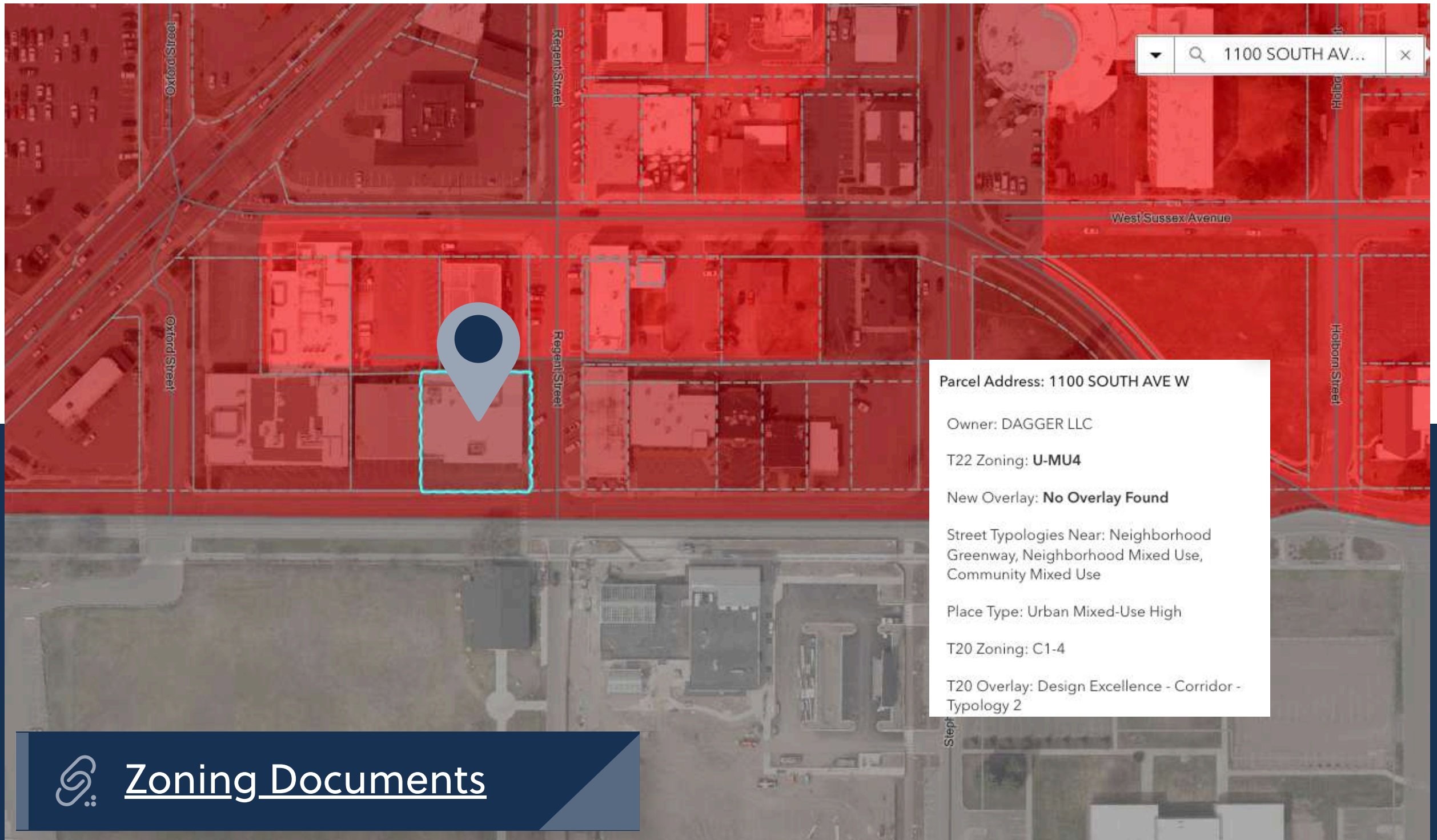
A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER, SECTION 28, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, BEING LOTS 13, 14, 15 AND 16 AND A PORTION OF THE VACATED ALLEY OF BLOCK 28 HOMEVALE ADDITION, A RECORDED SUBDIVISION OF MISSOULA COUNTY.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 28, HOMEVALE ADDITION; THENCE N90°00'00"W, 198.99 FEET UPON THE SOUTHERLY BOUNDARY OF BLOCK 28 AND THE NORTHERLY RIGHT-OF-WAY OF SOUTH AVENUE; THENCE N00°09'13"E, 130.09 FEET UPON THE COMMON BOUNDARY OF LOTS 12 AND 13, TO THE CENTER LINE OF THE VACATED ALLEY AS DESCRIBED IN BOOK 3 PAGE 580; THENCE UPON SAID CENTER LINE N00°00'00"E, 99.99 FEET; THENCE N00°09'13"E, 10.00 FEET, TO THE SOUTHWEST CORNER OF LOT 2; THENCE N00°00'00"E, 100.00 FEET UPON THE COMMON BOUNDARY OF LOTS 1 AND 2, AND THE SAID VACATED ALLEY, TO THE SOUTHEAST CORNER OF LOT 1; THENCE S00°09'13"W, 140.09 UPON THE EASTERLY BOUNDARY OF SAID BLOCK 28 AND EASTERLY BOUNDARY OF SAID LOT 16 TO THE POINT OF BEGINNING, CONTAINING 0.62 ACRES, SUBJECT TO ALL EASEMENTS AND/OR DEDICATIONS EXISTING, SHOWN OR OF RECORD.

WE ALSO CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO AGGREGATE EXISTING LOTS IN A PLATTED SUBDIVISION, FEWER THAN SIX LOTS ARE AFFECTED, AND NO ADDITIONAL LOTS ARE HEREBY CREATED; THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(h), M.C.A. WE ALSO CERTIFY THAT THE PURPOSE FOR THIS DIVISION OF LAND IS TO CREATE BOUNDARY CHANGES FOR THE PURPOSE OF AGGREG



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

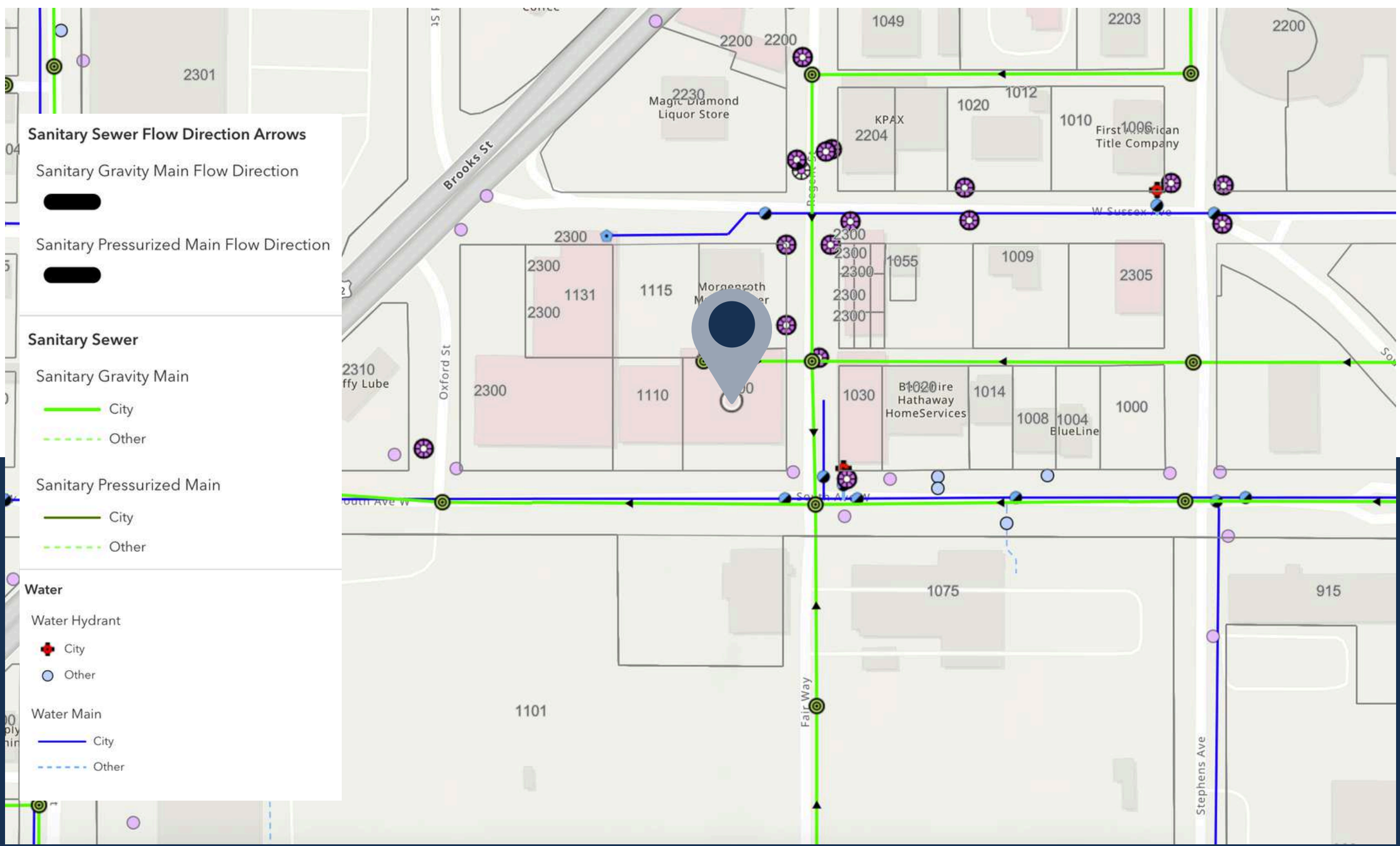


1100 SOUTH AV...

Parcel Address: 1100 SOUTH AVE W
Owner: DAGGER LLC
T22 Zoning: **U-MU4**
New Overlay: **No Overlay Found**
Street Typologies Near: Neighborhood Greenway, Neighborhood Mixed Use, Community Mixed Use
Place Type: Urban Mixed-Use High
T20 Zoning: C1-4
T20 Overlay: Design Excellence - Corridor - Typology 2



[Zoning Documents](#)



MARKET OVERVIEW



SterlingCRE
ADVISORS

Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

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

OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±6,000 SF
Completed 2025	±10,394 SF



Missoula Air Service

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

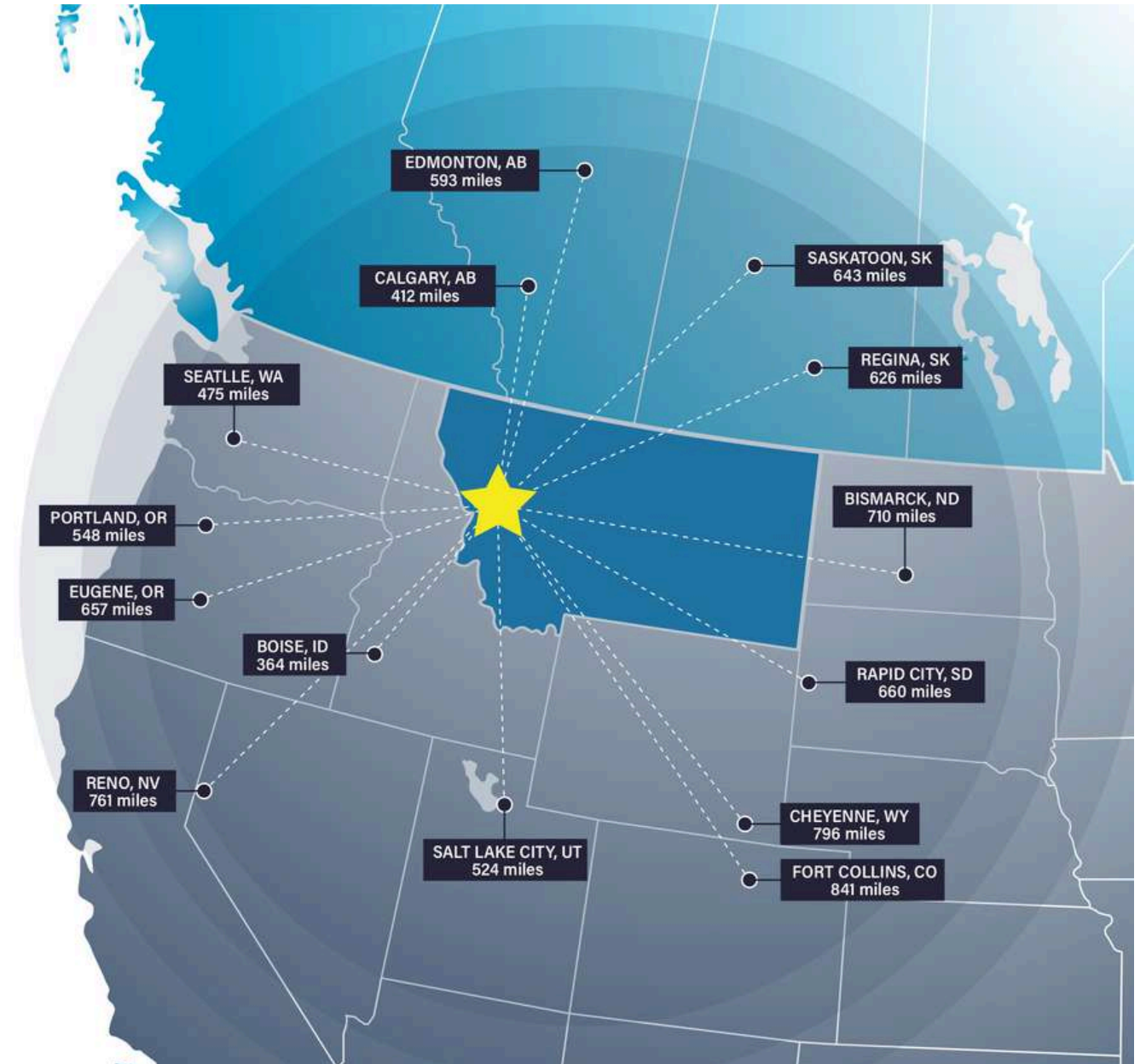


Missoula Access

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.



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+ 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



#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

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



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.

Disclaimer & Limiting Conditions

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.

Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.