

FOR LEASE — 12,074 SF JUNIOR BOX OPPORTUNITY IN HELENA, MT

12,074 SF AVAILABLE

3073 NORTH MONTANA AVE,
HELENA, MT 59601



The
Carrington
Company

JON PALSHA
916.844.7692 | office
925.997.7506 | mobile
jon@thecarrco.com

PROPERTY SUMMARY

The Carrington Company

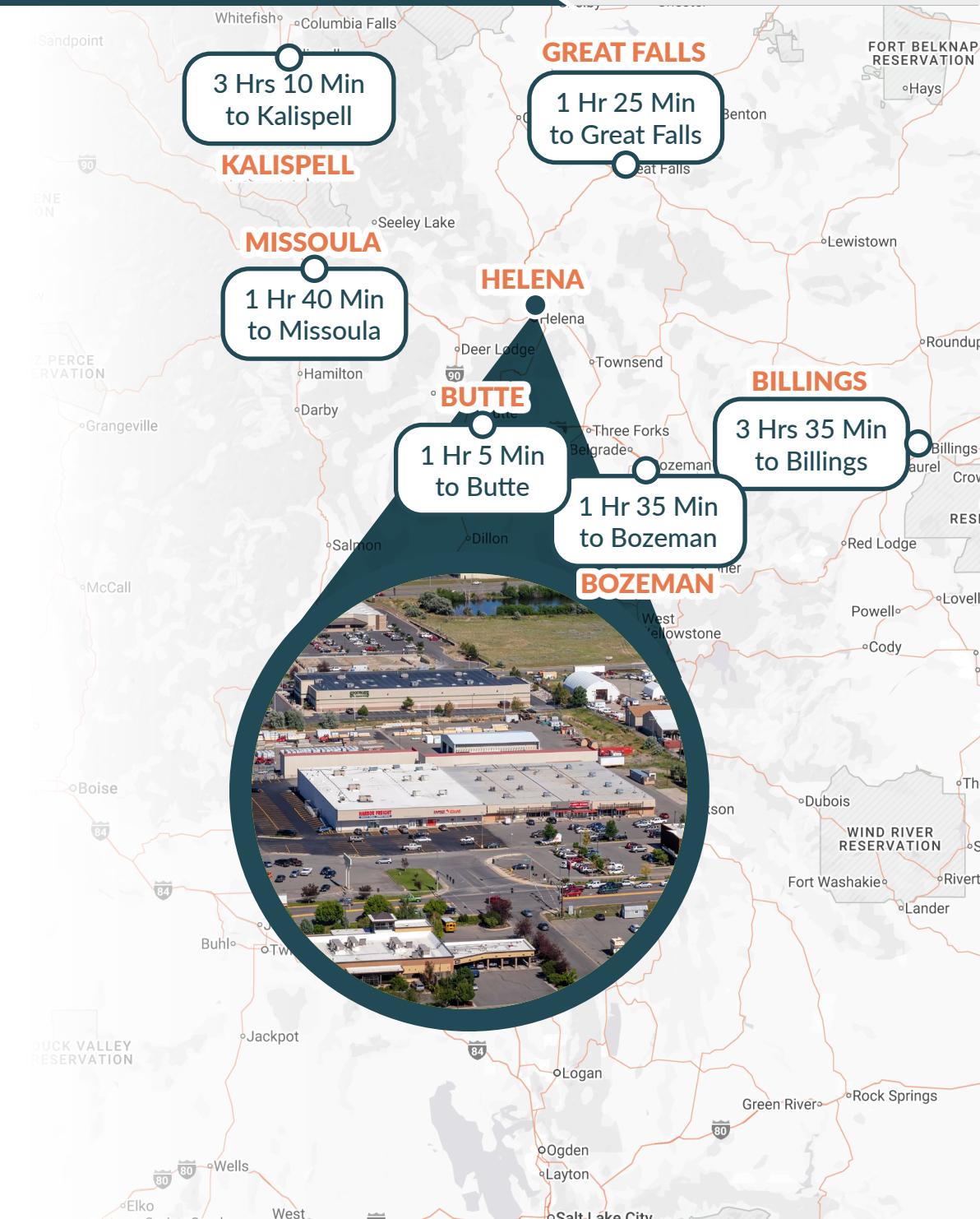
The Carrington Company is pleased to present 12,074 square feet available for lease within Northgate Plaza, directly adjacent to Harbor Freight Tools. This prime space offers excellent visibility and convenient access in the heart of Helena's main retail corridor. The property is surrounded by leading national retailers including Do It Best, Dollar Tree, Natural Grocers, Lowe's, Target, and WinCo Foods, creating a strong retail synergy. Recent property improvements include ADA-compliant restrooms, updated HVAC, upgraded electrical, modern storefront, and a functional loading dock, making the space move-in ready. With traffic counts exceeding 19,700 vehicles per day along North Montana Avenue, the location provides outstanding exposure. Helena, the state capital, continues to see a growing retail presence, making this an ideal opportunity to join Harbor Freight in this high-performing center.

AVAILABILITY

- 12,074 SF available; street frontage and loading dock
- ADA restrooms
- Updated electrical, HVAC, and storefront

LOCATION FEATURES

- Signalized access along North Montana Ave (~19,700 VPD).
- In the heart of Helena's main retail node, surrounded by national retailers and daily-needs shopping.
- Notable retailers include: Do It Best, Harbor Freight Tools, CVS, Dollar Tree, Natural Grocers, Old Navy, Ross, Albertsons and more



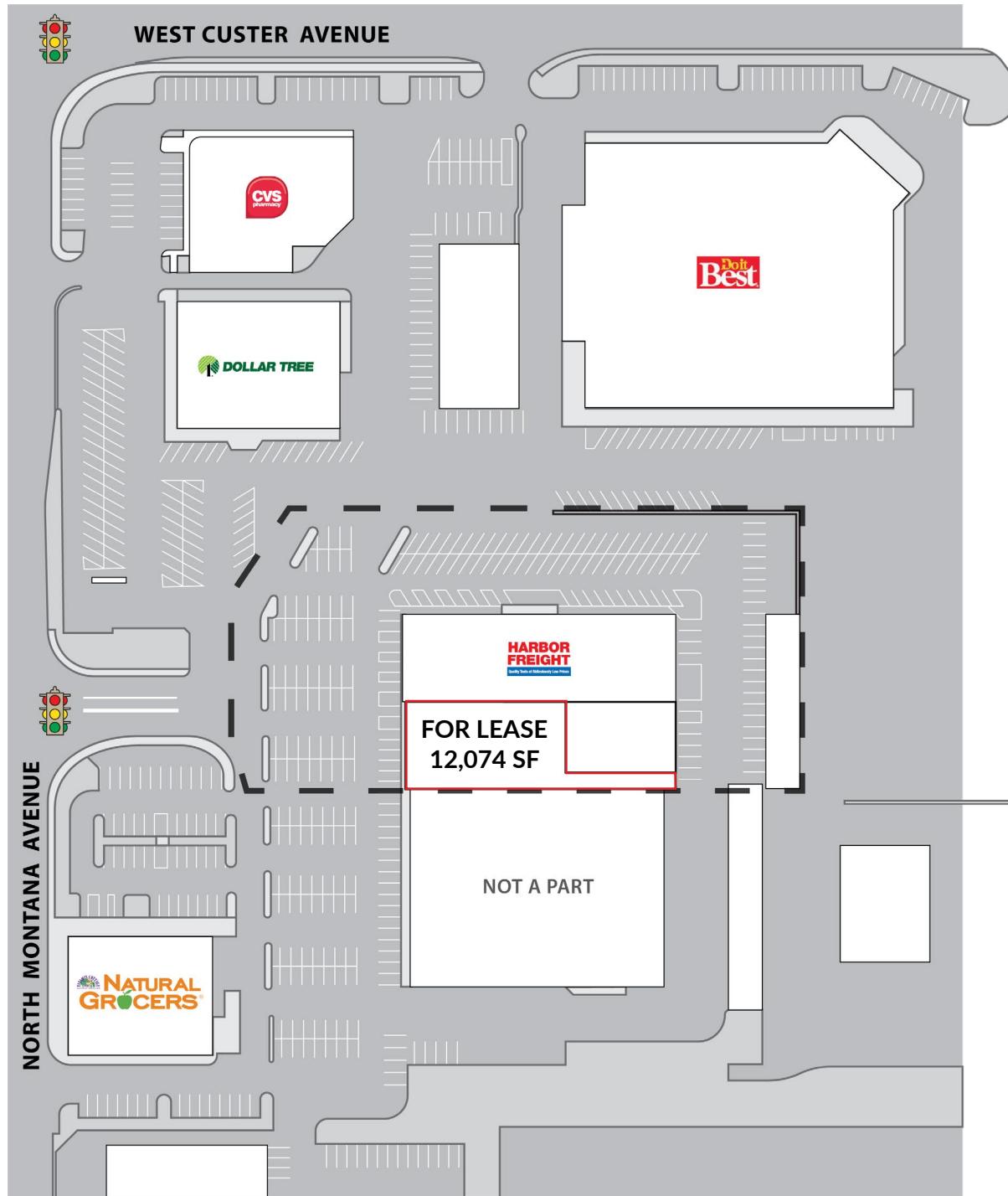
PROPERTY AERIAL

The Carrington Company



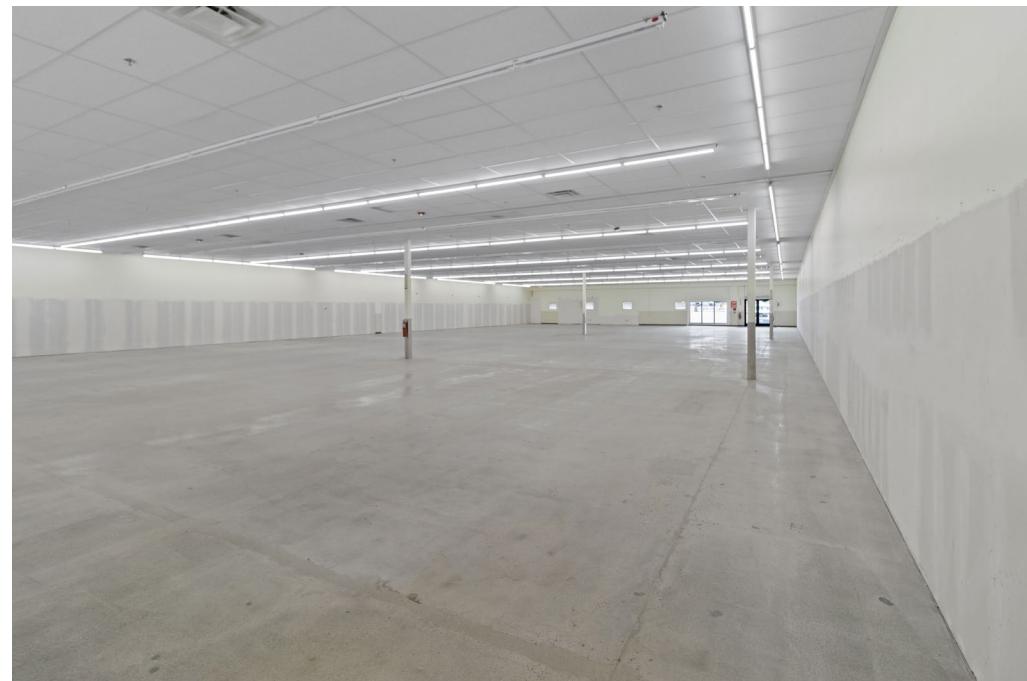
SITE PLAN

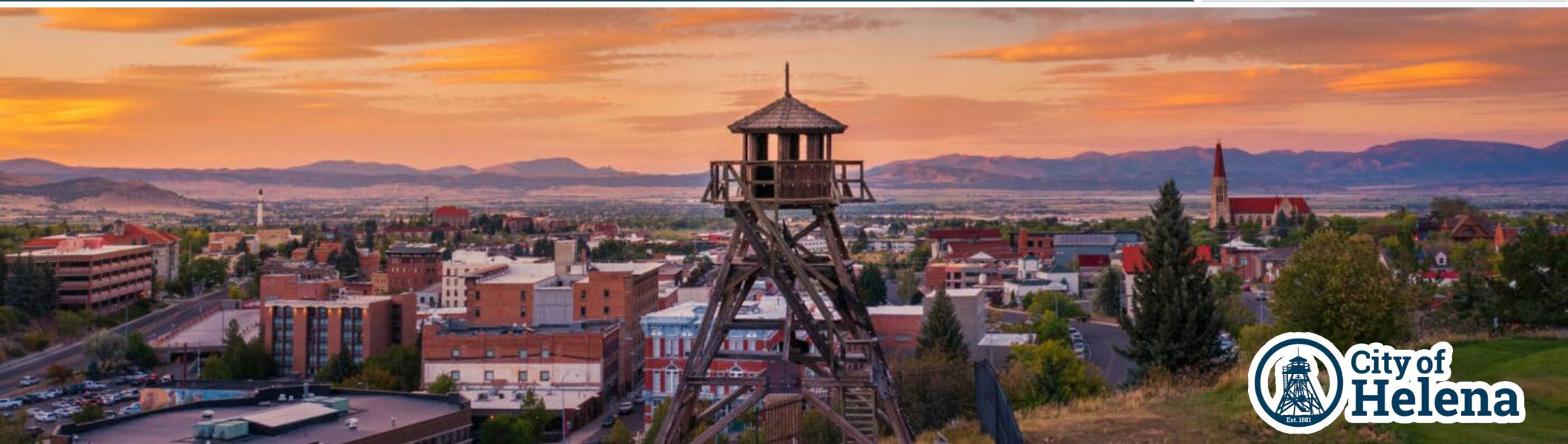
The Carrington Company



INTERIOR PHOTOS

The
Carrington
Company





CITY PROFILE

Helena, the capital of Montana, is a historic and scenic city set between Yellowstone and Glacier National Parks. Surrounded by the Helena-Lewis and Clark National Forest and the Big Belt Mountains, Helena offers both small-town charm and big-sky adventure. With a population of about 34,000, the city is known for its rich history, welcoming community, and balance of culture, government, and recreation.

LOCAL ATTRACTIONS

Downtown Helena blends historic architecture with boutiques, breweries, and coffee shops. Last Chance Gulch, once the heart of Montana's gold rush, is now a lively pedestrian walking mall. The Montana State Capitol and Carroll College anchor the city's civic and educational life, while landmarks like the Holter Museum of Art and Grandstreet Theatre highlight its cultural vitality.

CULTURAL SCENE

Helena has a vibrant arts and culture community with year-round festivals, performances, and exhibitions. The Helena Symphony and Grandstreet Theatre provide high-quality performing arts, while the Holter Museum of Art and Archie Bray Foundation for the Ceramic Arts attract artists and visitors from across the region and beyond. Local events like Alive at Five bring residents together for live music and food during the summer months, showcasing Helena's community spirit.

OUTDOOR ACTIVITIES

Outdoor enthusiasts find Helena to be an ideal base for adventure. Miles of hiking and biking trails begin right from downtown, with the Mount Helena City Park offering panoramic views of the valley. Nearby lakes and rivers, including Canyon Ferry Lake and the Missouri River, provide ample opportunities for boating, fishing, and water sports. In the winter, Great Divide Ski Area and other nearby resorts offer skiing, snowboarding, and snowshoeing.

ECONOMY

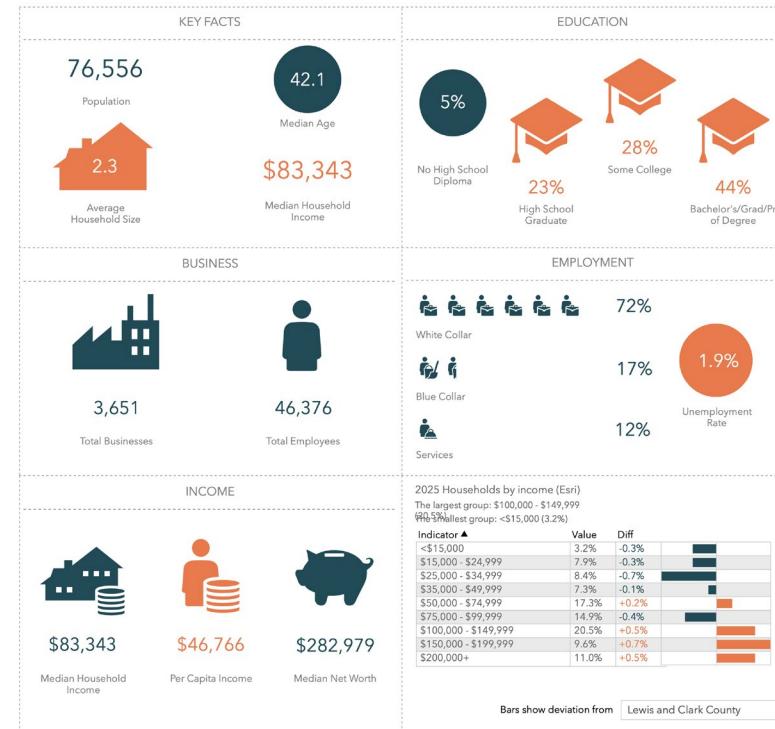
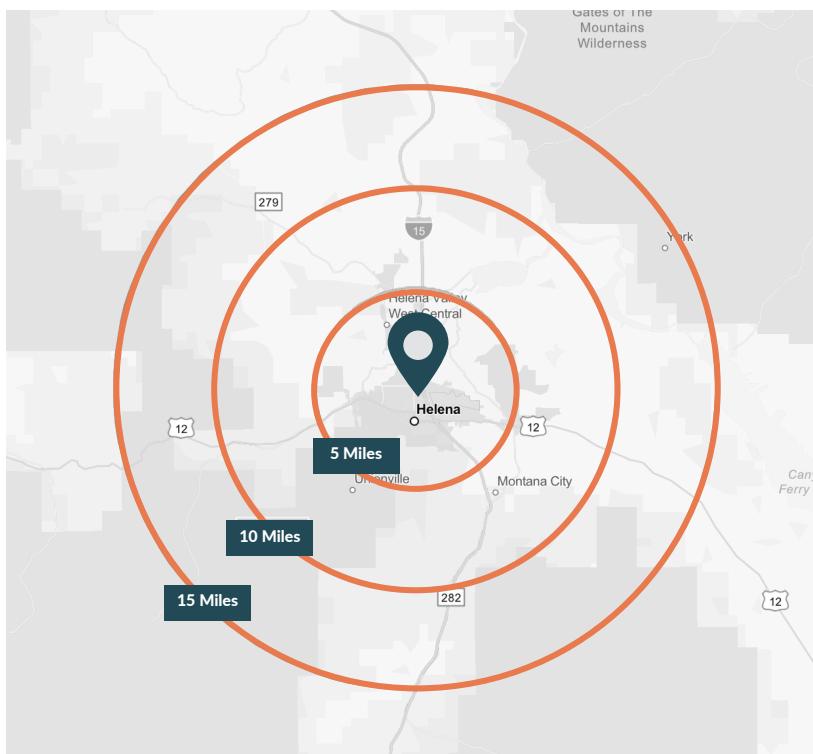
Helena's economy is supported by state government, healthcare, and education, making it one of Montana's most stable job markets. Additional key sectors include tourism, outdoor recreation, and small businesses that thrive in the city's entrepreneurial environment. Major employers in Helena include:

- State of Montana (government agencies)
- St. Peter's Health
- Carroll College
- Helena Public Schools
- Federal Government (US Forest Service, Bureau of Land Management)

DEMOGRAPHICS

The Carrington Company

2025 SUMMARY	5 Miles	10 Miles	15 Miles
Population	48,623	71,898	76,556
Households	21,882	30,801	32,718
Families	11,982	18,585	19,978
Average Household Size	2.16	2.29	2.30
Owner Occupied Housing Units	13,487	21,222	22,937
Renter Occupied Housing Units	8,395	9,579	9,781
Median Age	41.4	41.8	42.1
Median Household Income	\$77,566	\$82,835	\$83,343
Average Household Income	\$105,502	\$109,049	\$109,303



2030 SUMMARY	5 Miles	10 Miles	15 Miles
Population	51,675	76,810	81,834
Households	23,528	33,274	35,362
Families	12,761	19,933	21,440
Average Household Size	2.14	2.27	2.27
Owner Occupied Housing Units	14,756	23,282	25,163
Renter Occupied Housing Units	8,771	9,992	10,199
Median Age	42.4	42.8	43.2
Median Household Income	\$87,719	\$94,510	\$95,119
Average Household Income	\$119,201	\$123,228	\$123,522

The
Carrington
Company

PO Box 1328
Eureka, California 95502
707.445.9601
www.thecarrco.com

JON PALSHA
916.844.7692 | office
925.997.7506 | mobile
jon@thecarrco.com