



**SterlingCRE**  
ADVISORS

## High-Exposure Retail Space In Lundy Center

306 Euclid Avenue  
Helena, Montana

±893 SF-14,829 SF | Retail Suites

Exclusively listed by:  
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406.370.6424



520 Euclid Ave  
Suite B ±893 SF

400 Euclid Ave,  
Suite 10  
±14,829 SF

526 Euclid Ave  
Suite 4  
±9,262 SF





# Opportunity Overview

SterlingCRE is pleased to present retail space for lease at 306 Euclid Avenue in the Lundy Center in Helena, Montana. Ideally located along Euclid Avenue/Highway 12, one of the city’s most traveled corridors, the property offers high visibility with nearly 19,700 vehicles per day and easy access from Euclid, Harrison, and Wilder Avenues.

The Lundy Center provides multiple leasing options, with suites ranging from ±893 SF to ±14,829 SF, making it suitable for both small retailers and larger, regional tenants. The property spans nearly 5 acres and features 260 shared, paved parking spaces, ensuring convenient access for customers and employees alike.

With B-2 General Commercial zoning, the property can accommodate a wide range of retail and service uses. Surrounded by established retailers, restaurants, and neighborhood amenities, the site is positioned to serve both the local residential population and regional visitors.



Address	306 Euclid Avenue Helena, Montana 59601
Property Type	Retail
Lease Rate	\$14.00/SF NNN
Estimated NNN	\$4.42/SF/YR 526 Euclid Ave; 400 Euclid Ave, Suite 1
	\$9.45/SF/YR 520 Euclid Ave, Suite B
	526 Euclid Ave: ±9,262 SF 400 Euclid Ave, Suite 1: ±14,829 SF 520 Euclid Ave, Suite B: ±893 SF
Available Square Feet	
Total Acreage	±4.994 Acres



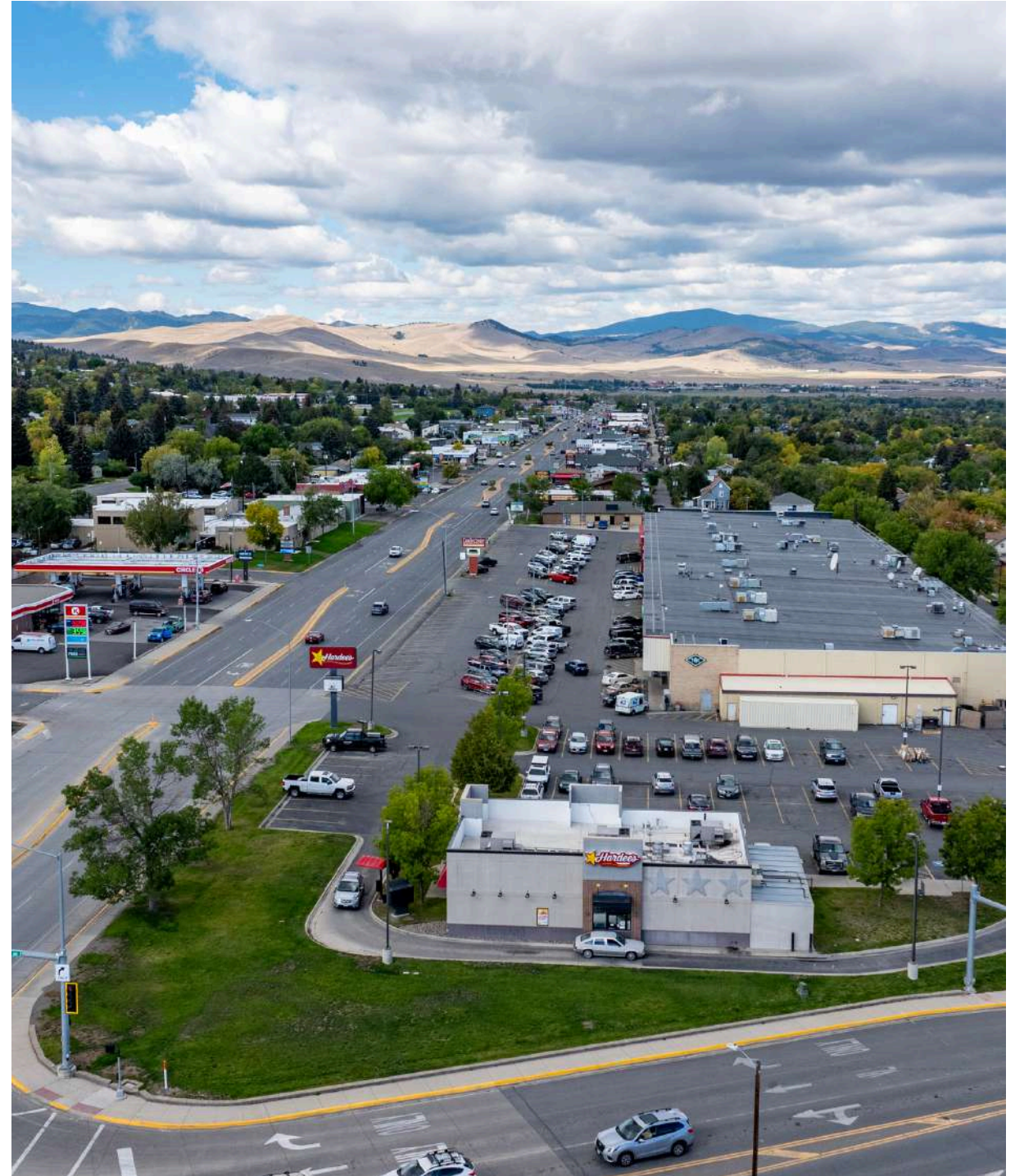
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

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	306 Euclid Avenue Helena, Montana 59601
Property Type	Retail
Total Acreage	±4.994 Acres
Available Square Feet	526 Euclid Ave: ±9,262 SF 400 Euclid Ave, Suite 1: ±14,829 SF 520 Euclid Ave, Suite B: ±893 SF
Access	Euclid Avenue Harrison Avenue Wilder Avenue
Zoning	B-2 General Commercial District
Geocode	05-1887-25-1-47-01-0000
Traffic Count	±19,658 Vehicles Per Day (AADT 2024)
Year Built/Remodeled	1963/2006
Parking	±260 Shared Parking Spaces-Paved Lot
Sprinkler System	Yes







**Readerboard Advertising Available – enhance your business visibility with on-site signage**



**Flexible Suite Sizes – from 893 SF to 14,829 SF**



**Prime Euclid Avenue Location – nearly 19,700 vehicles per day**



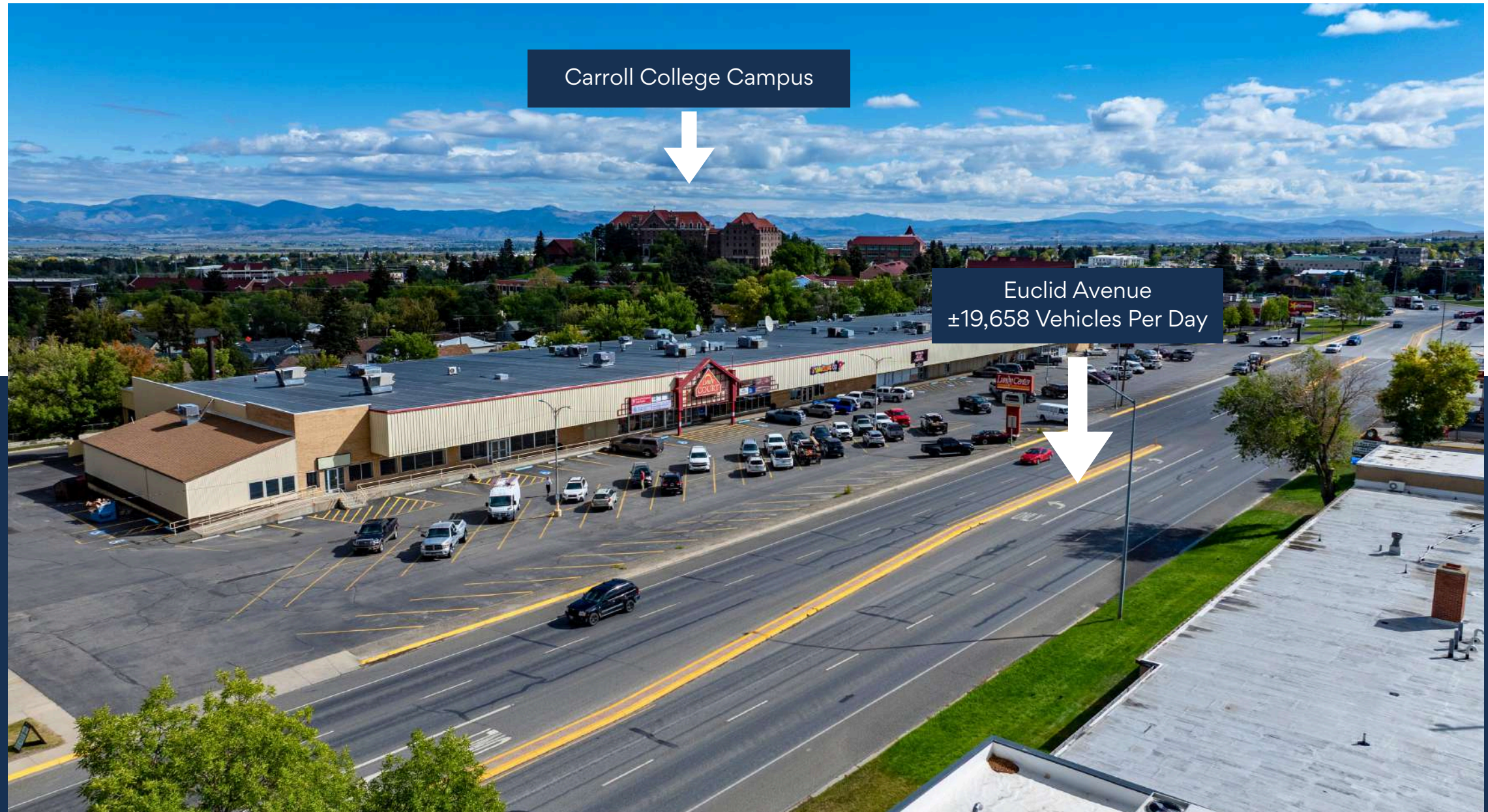
**Ample Parking – 260 shared, paved spaces on sit**



**Zoned B-2 General Commercial – supports a wide range of retail and service users**



# High-Exposure Retail Space on Euclid



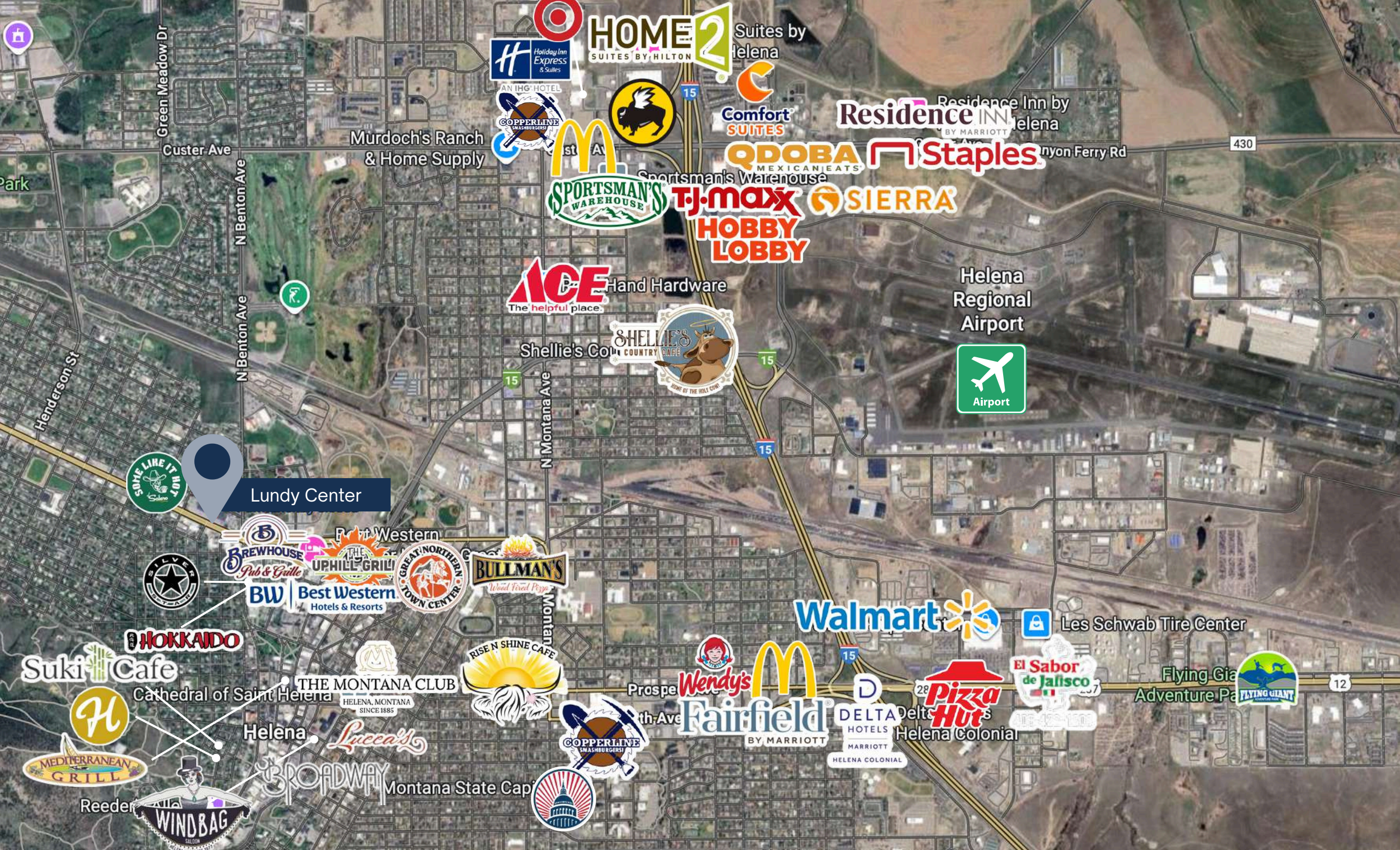
Carroll College Campus

Euclid Avenue  
±19,658 Vehicles Per Day









Park

Henderson St

Suki Cafe



Reeder

Green Meadow Dr

Custer Ave



HOKKAIDO

Cathedral of Saint Helena



N Benton Ave

N Benton Ave

Lundy Center



BW

Best Western

Hotels & Resorts

Helena

BROADWAY

Murdoch's Ranch & Home Supply

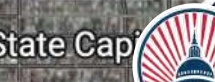
THE MONTANA CLUB  
HELENA, MONTANA  
SINCE 1885

Lucca's

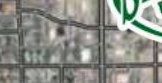
Montana State Capitol



Montana

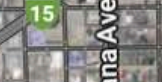


AN IHG HOTEL



The helpful place.

Shellie's Country Cafe



N Montana Ave

15



Wood Fired Pizza



Montana

Prosper

th-Ave



SUITES BY HILTON



TJ-maxx

HOBBY LOBBY



15

15

Walmart



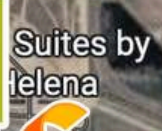
Fairfield

BY MARRIOTT

DELTA HOTELS

MARRIOTT

HELENA COLONIAL



Residence Inn by

QDOBA

Staples

SIERRA

ACE

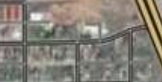
Hand Hardware

Shellie's Country Cafe

15

15

Walmart



Fairfield

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DELTA HOTELS

MARRIOTT

HELENA COLONIAL



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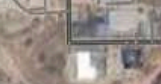
Hand Hardware

Shellie's Country Cafe

15

15

Walmart



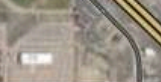
Fairfield

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DELTA HOTELS

MARRIOTT

HELENA COLONIAL



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Hand Hardware

Shellie's Country Cafe

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Walmart



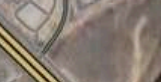
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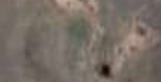
Fairfield

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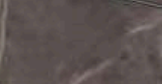
Hand Hardware

Shellie's Country Cafe

15

15

Walmart



Fairfield

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DELTA HOTELS

MARRIOTT

HELENA COLONIAL



Helena Regional Airport



Les Schwab Tire Center

El Sabor de Jalisco

Pizza Hut

DELTA HOTELS

MARRIOTT

HELENA COLONIAL



Flying Giant Adventure Park

12







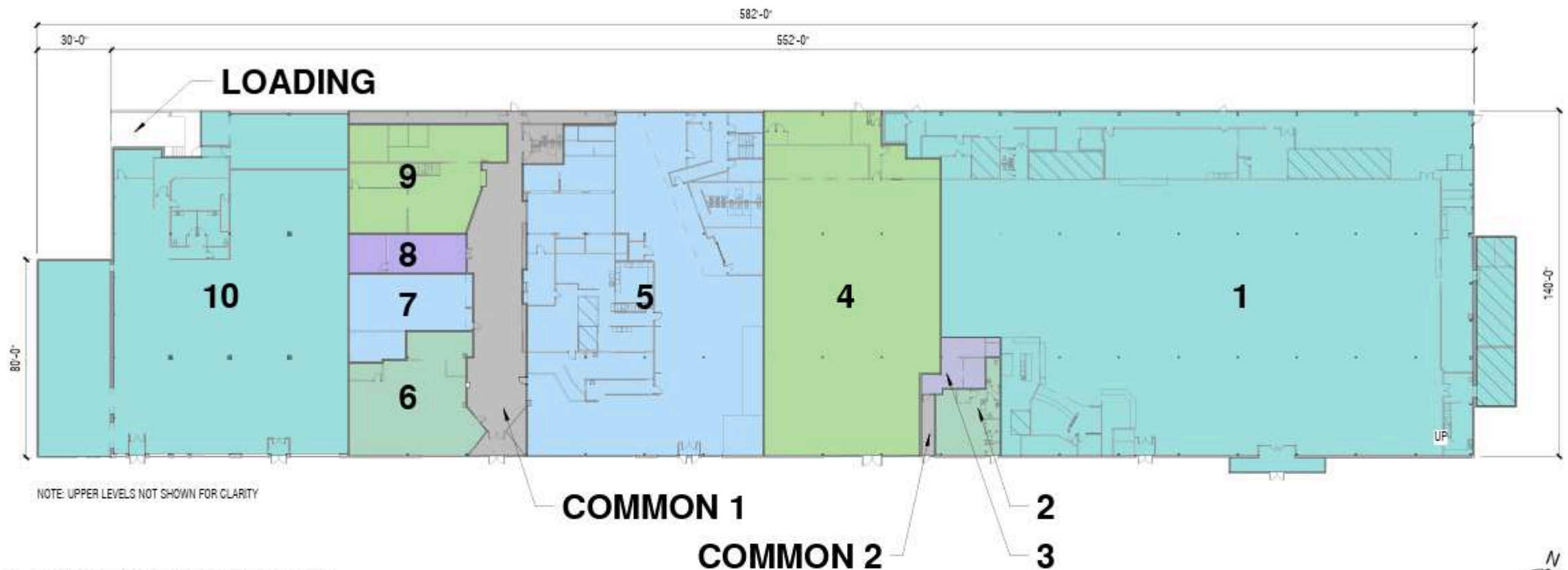












**TENANT SPACE LAYOUT PLAN**  
1" = 40'-0"

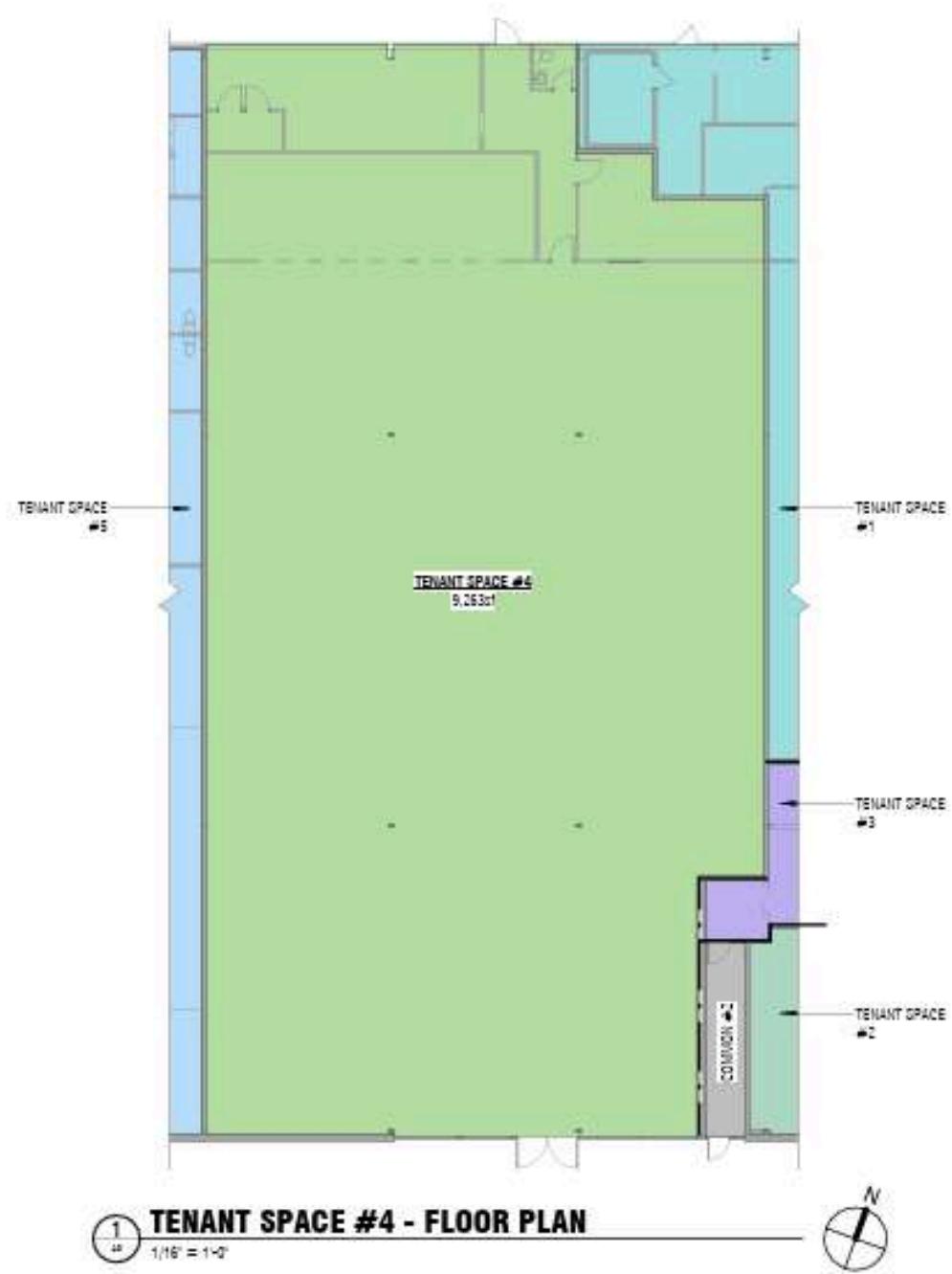
## SQUARE FOOTAGE TABULATION

BUILDING FOOTPRINT	81,278sf
	+ 587sf COVERED LOADING DOCK
STRUCTURE & COMMON SPACE	5,822sf
COMMON SPACE #1	3,367sf
COMMON SPACE #2	125sf
LEASEABLE AREA	79,677sf TOTAL
	75,465sf MAIN LEVEL
	4,212sf LOFTS WITHIN SPACES

## TENANT SPACE SQUARE FOOTAGE

TENANT SPACE #1	30,930sf TOTAL	TENANT SPACE #6	2,184sf
	30,517sf MAIN LEVEL	TENANT SPACE #7	1,415sf
	413sf UPPER LEVEL	TENANT SPACE #8	724sf
TENANT SPACE #2	744sf	TENANT SPACE #9	3,143sf TOTAL
TENANT SPACE #3	460sf		2,459sf MAIN LEVEL
TENANT SPACE #4	9,263sf		686sf LOFT
TENANT SPACE #5	15,972sf TOTAL	TENANT SPACE #10	14,829sf TOTAL
	12,872sf MAIN LEVEL		
	2,355sf LOFT #1		
	745sf LOFT #2		

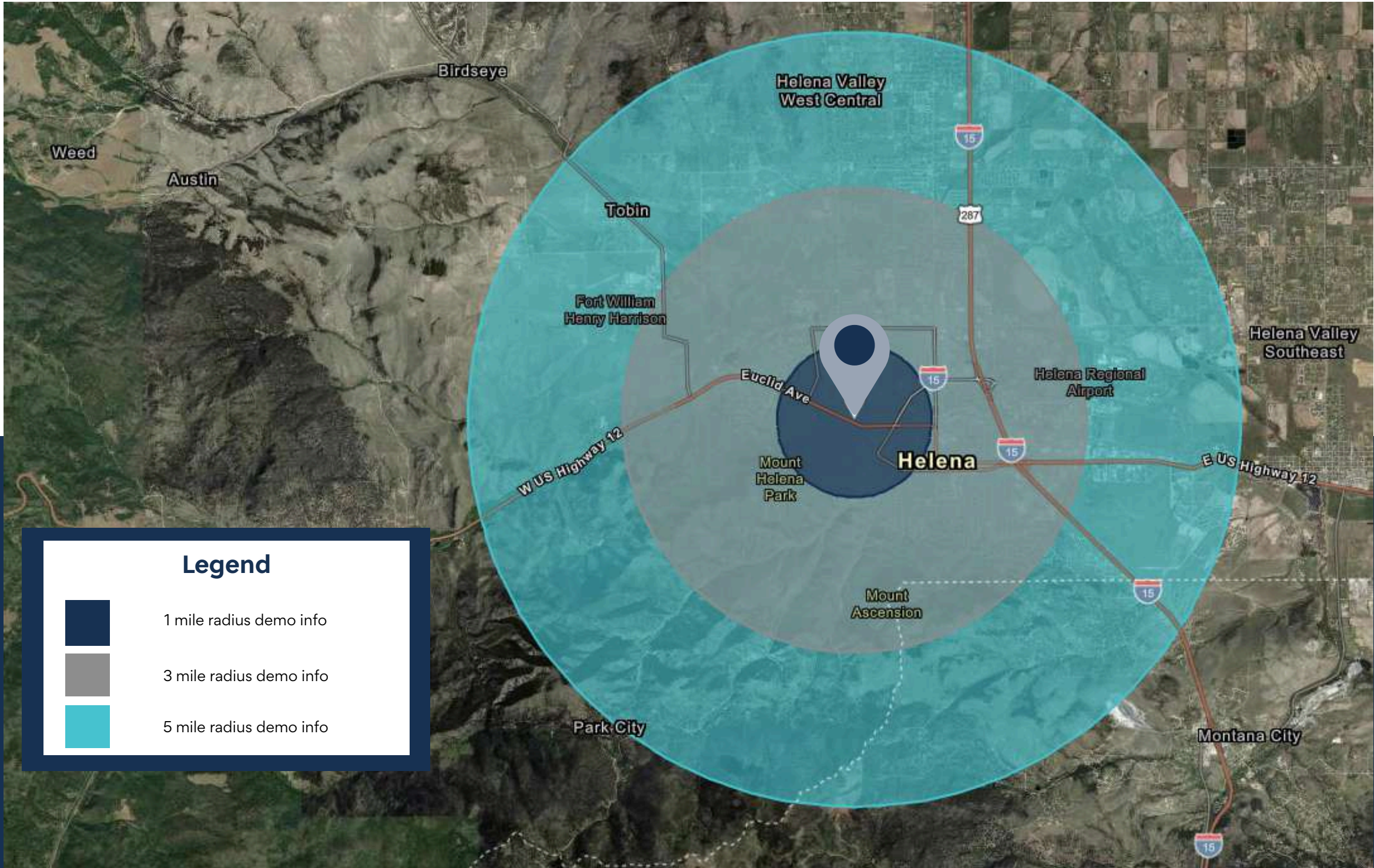












Radius Map



# Key Facts



Variables	1 mile	3 miles	5 miles	ZIP Codes 59601 (Helena/Clark County)	Counties Lewis and Clark County	States Montana United States	United States
2022 Total Population	9,951	34,334	43,820	31,495	74,136	1,144,799	339,887,819
2022 Household Population	9,240	33,178	42,488	30,433	72,609	1,115,471	331,671,159
2022 Family Population	6,003	23,248	30,687	21,110	55,394	851,883	264,093,561
2027 Total Population	10,484	36,411	46,580	33,525	79,067	1,205,657	347,149,422
2027 Household Population	9,773	35,256	45,248	32,463	77,540	1,176,329	338,932,762
2027 Family Population	6,326	24,594	32,556	22,419	58,974	895,113	269,093,856



Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$50,866	\$49,890	\$48,851
2022 Median Household Income	\$74,666	\$76,405	\$77,996
2022 Average Household Income	\$109,914	\$106,144	\$106,855
2027 Per Capita Income	\$58,462	\$57,062	\$55,732
2027 Median Household Income	\$85,892	\$85,231	\$87,449
2027 Average Household Income	\$124,500	\$119,824	\$120,464

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





# Brokerage Advisor & Team



**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.



**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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