

# THE FOUNDRY

## RETAIL DISTRICT

A VENTURE WEST  
DEVELOPMENT PROJECT  
BOZEMAN MONTANA  
MSA

RETAIL SPACE FOR LEASE



Disclosure: Listed exclusively by Todd Waller a Licensed Montana Broker #RRE-BRO-LIC-71891. The Broker in this transaction has an ownership interest in the property and is acting as both an Owner and a Broker.



## PROPERTY & LOCATION OVERVIEW

The Retail District will be located within The Foundry, a 196-acre, grocery-anchored, mixed-use project with 586-single family homes and 378 apartments.

### PROPERTY OVERVIEW

- The population of the Bozeman MSA is 126,409, with an annual growth rate over 2.5% and a 50% increase since 2010. Housing has not kept up with demand, as there are 7,000+ housing units needed to accommodate the area's tremendous growth. Bozeman has been the fastest-growing micropolitan city in the U.S. for the past six years.
- The Foundry offers a regional draw and easy access right in the heart of the Gallatin Valley's growth. Jackrabbit Lane is one of the busiest roads in the state of Montana with over 23,000 cars per day passing our site. The Foundry will deliver a much-needed grocery store, modestly priced housing, hospitality, restaurant, and retail service amenities.

### LOCATION OVERVIEW

- Located on Jackrabbit Lane, right off a new signalized intersection, The Foundry is only 10 minutes from Bozeman, with over 23,000 cars passing daily.
- The Foundry is located 3/4 mile south of Interstate 90 (I-90) on the primary corridor between Yellowstone International Airport, Yellowstone National Park, and Big Sky, Montana.
- Bozeman Yellowstone International Airport set a record in 2023 with 2.46 million passengers traveling through the airport, an increase from 2022, which saw 2.26 million passengers. The airport is located 3 miles from The Foundry.
- Belgrade's unemployment rate is currently 1.8%, significantly below the U.S. average. Since 2020, Belgrade's growth rate has averaged 4.84% annually making it the fastest-growing city in the State of Montana.

# PROJECT OVERVIEW

Venture West Development is pleased to present a new grocery anchored retail development at The Foundry in the greater Bozeman Montana MSA. The project includes ground-up developments for a Rosauers Supermarket, a Chase Bank, and two multi-tenant retail buildings of up to 7,150 contiguous square feet. Both multi-tenant buildings will have drive-thru end caps.

## HIGHLIGHTS

- \$50 per square foot for inline space and \$60 per square foot for non-drive-thru end cap.
- 1,200 square foot minimum size.
- \$40 per square foot Tenant Improvement Allowance above Landlords Work Letter.
- Lighted intersection.
- Shared parking with over 4.5 stalls per 1,000 square feet.
- Over 65,000 trips per day at full build out.
- Building Signage Available and Pylon Signage Available for Drive-Thru.
- Retail District anchored by 58,000 square foot Rosauers grocery store.

**\$40 PSF**  
AVAILABLE TENANT  
IMPROVEMENTS



**7,150**  
AVAILABLE  
CONTIGUOUS SF

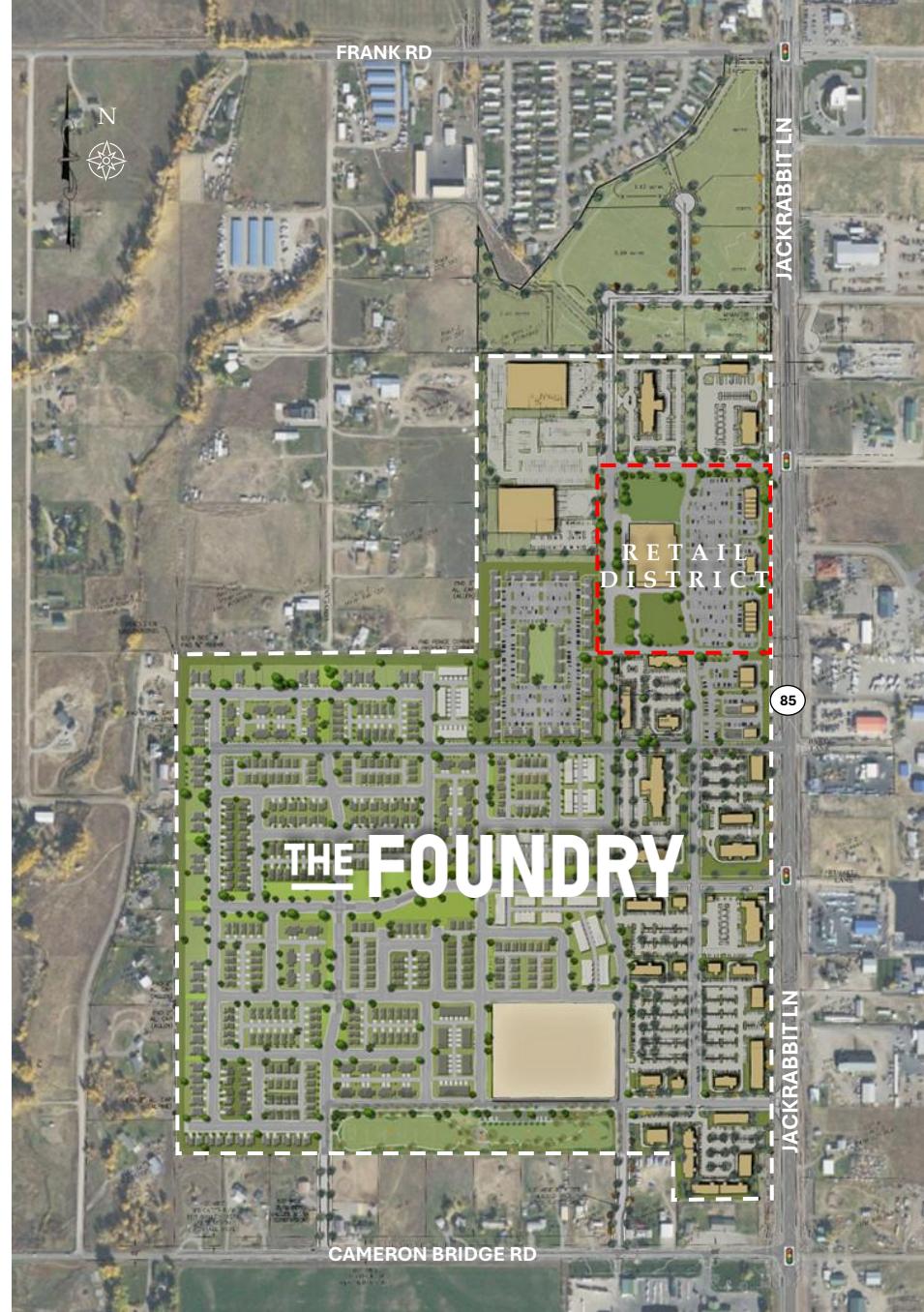


**4.5:1,000**  
PARKING  
RATIO

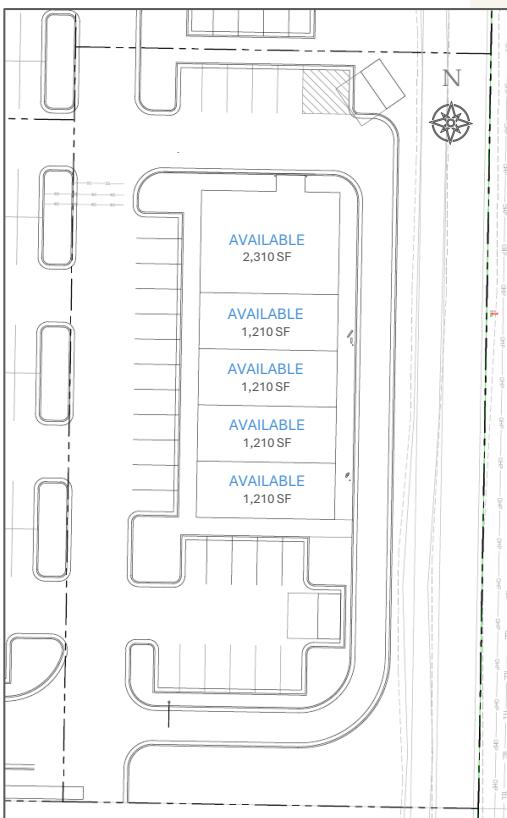


 [Flyover Video Click Here](#)

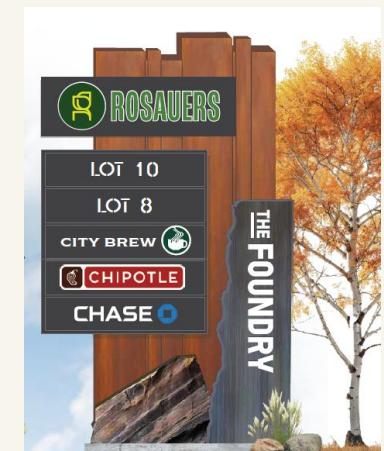
 [Map Link Click Here](#)



# LOT 11 SITE PLAN



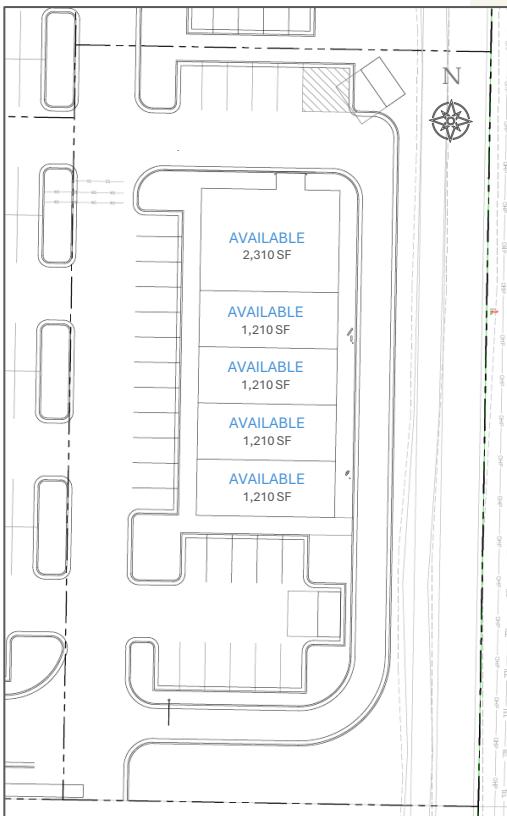
lease fees to third party brokers.



AVAILABLE MONUMENT  
SIGNAGE

*Note: The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary.*

# LOT 13 SITE PLAN



AVAILABLE MONUMENT  
SIGNAGE

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# RETAILER MAP

THE FOUNDRY



Belgrade

BZN Bozeman Yellowstone  
INTERNATIONAL AIRPORT



Holiday Inn

Google Earth

Airbus

# AREA DEVELOPMENT

WEST POST DEVELOPMENT  
235 ACRES MIXED USE

THE SILOS  
248 HOMES

GALLATIN  
HEIGHTS  
342 HOMES

WEST  
RIVER 40  
335 HOMES

GALLATIN  
MEADOWS  
148 HOMES

Google Earth  
Airbus

# TRAVEL TIMES



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