



SterlingCRE
ADVISORS

Industrial-Retail Opportunity in High-Traffic Location For Sale or Lease

1401 West Broadway Street
Missoula, Montana
±21,756 SF | Commercial Property

Exclusively listed by:

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Opportunity Overview

1401 West Broadway Street offers a rare opportunity to lease or purchase a centrally located, freestanding industrial or retail property. Spanning ±21,756 square feet across two levels, this property features an open and adaptable floor plan. With on-site parking and permissive C2-4 zoning, it's ideal for industrial, warehouse, or retail operations seeking flexibility and functionality.

Located on West Broadway Street in an area slated for significant revitalization, this property benefits from enhanced infrastructure projects proposed in the West Broadway Master Plan. Centrally located with proximity to North Russell Street, Downtown Missoula, and the North Reserve Street Commercial Corridor make this a prime location with excellent visibility and accessibility.

1401 West Broadway Street is a strategic choice for businesses looking to capitalize on future growth and high-traffic exposure.



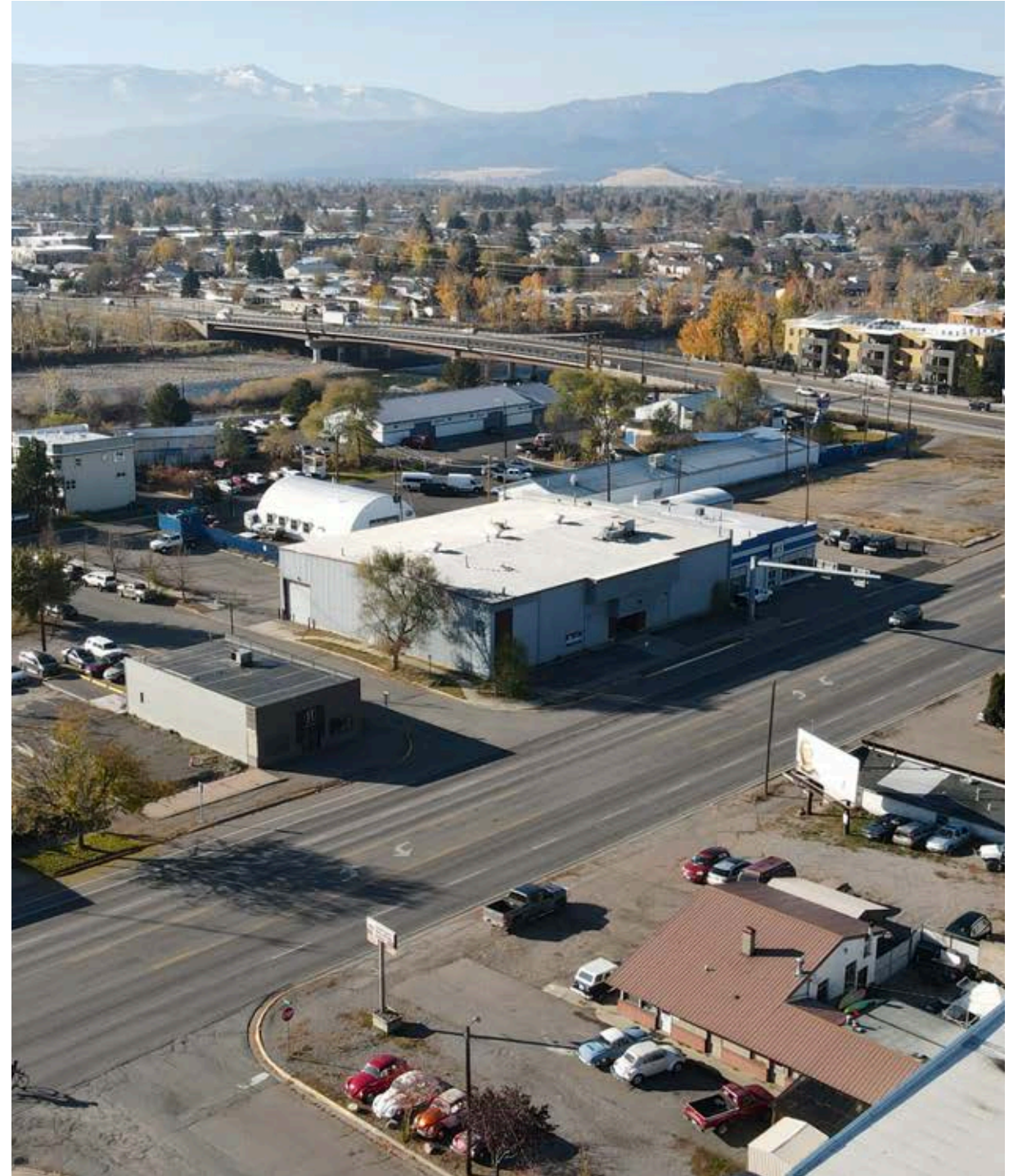
| | |
|-------------------|--|
| Address | 1401 West Broadway Street |
| Property Type | Industrial, Retail |
| Lease Rate | \$12.00/SF plus NNN |
| Estimated NNN | TBD |
| Purchase Price | \$2,600,000 |
| Total Square Feet | ± 21,756 Square Feet Space can be demised from ±630 up to ±21,756 SF for lease option |

Interactive Links

 Link to Listing

 Street View

 3D Tour



Interactive Links

Property Details

| | |
|---------------|---|
| Address | 1401 West Broadway Street |
| Property Type | Industrial, Retail |
| Total Acreage | ±0.34 acres |
| Services | Missoula City water and sewer |
| Access | West Broadway Street |
| Zoning | C2-4: Neighborhood Commercial (City of Missoula) |
| Geocode | 04-2200-21-2-19-04-0000 |
| Traffic Count | ±21,704 (AADT 2023) |
| Year Built | 1976 (Remodeled 2009) |
| Parking | ±24 parking spaces in private lot |





Centrally located industrial and retail property with $\pm 21,756$ square feet of flexible space across two levels



Features an open and adaptable floor plan ideal for industrial, warehouse, or retail operations



Offers on-site parking and permissive C2-4 zoning for diverse business needs



Positioned within the West Broadway Master Plan revitalization area at the center of future growth plans and infrastructure projects



Proximity to North Russell Street, Downtown Missoula, and the North Reserve Street Commercial Corridor ensuring excellent visibility and accessibility

Centrally Located Industrial or Retail Space

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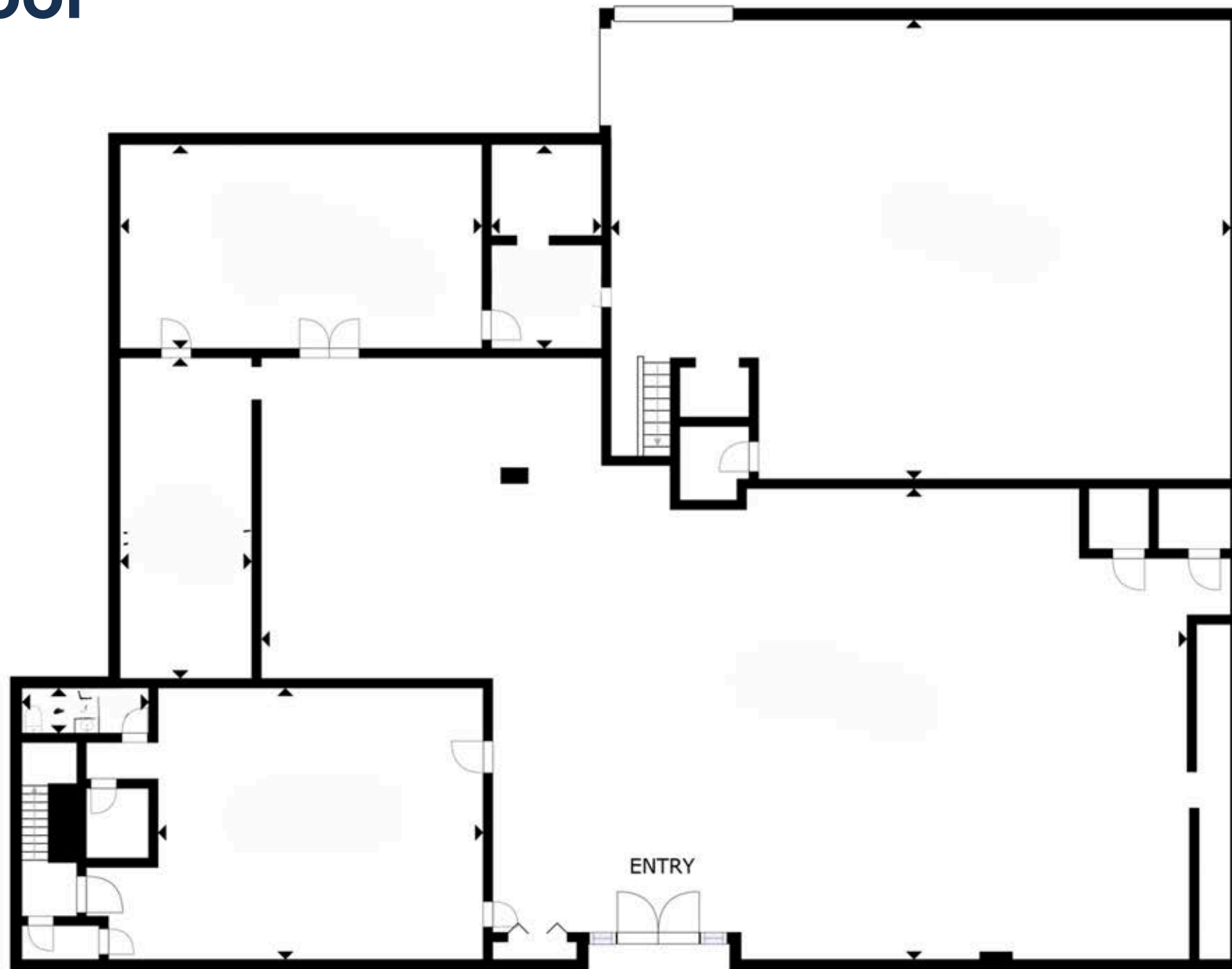




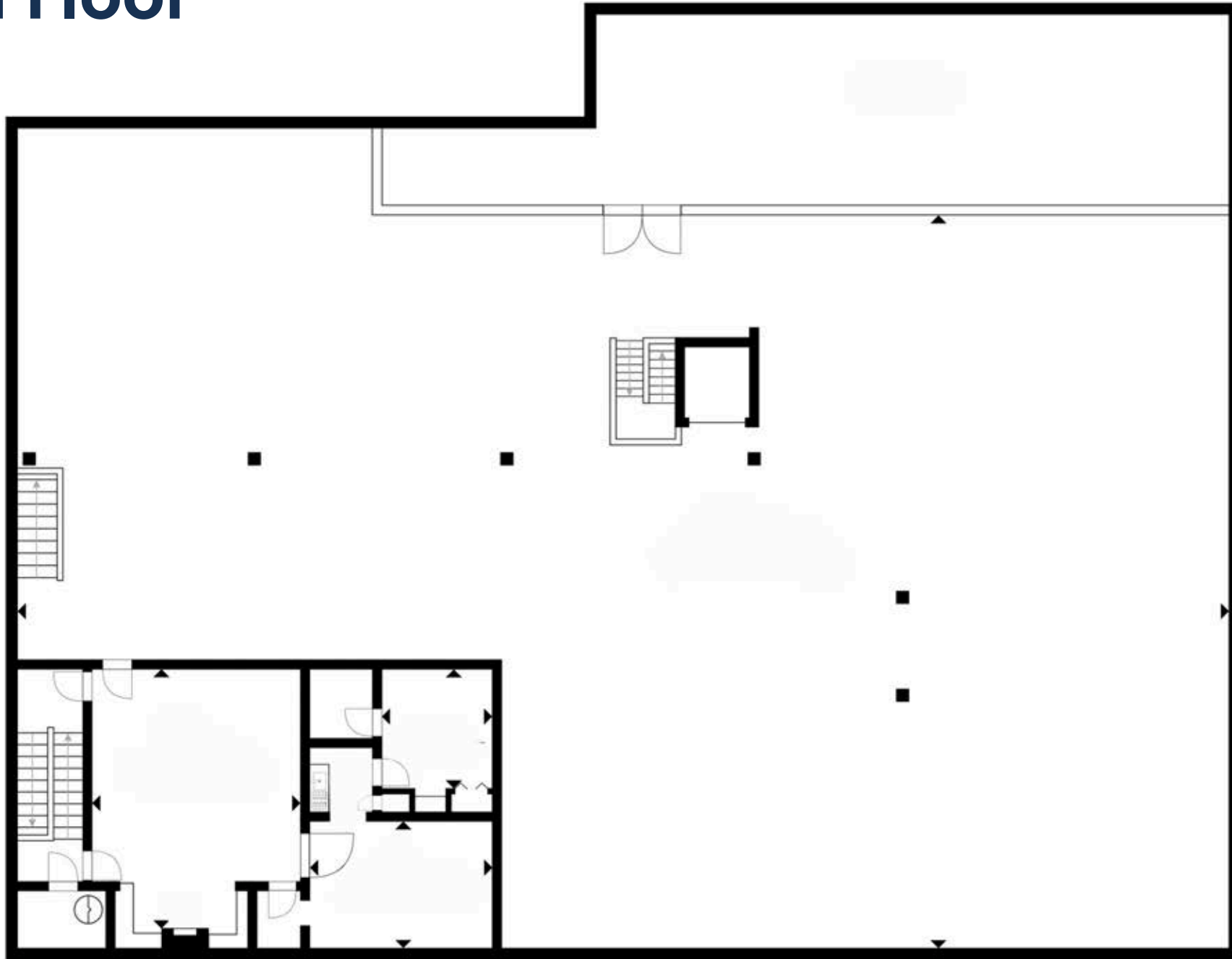




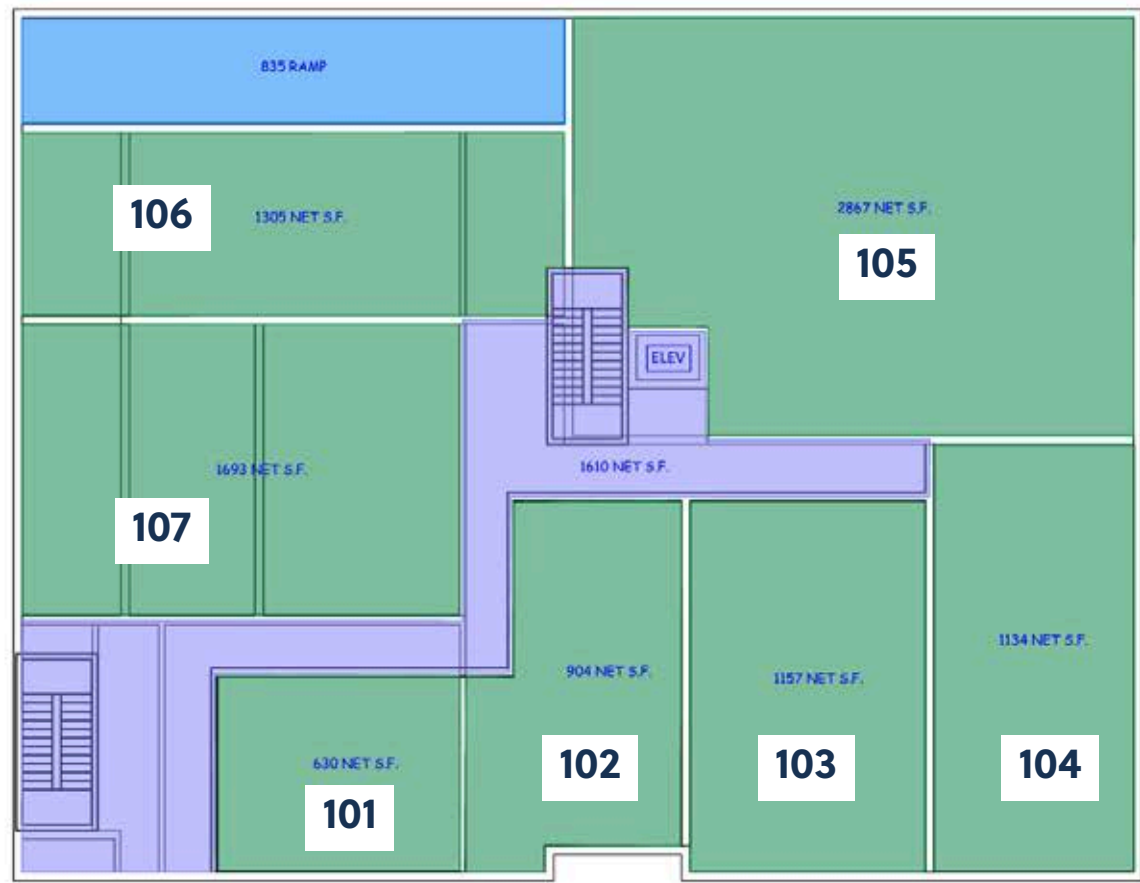
First Floor



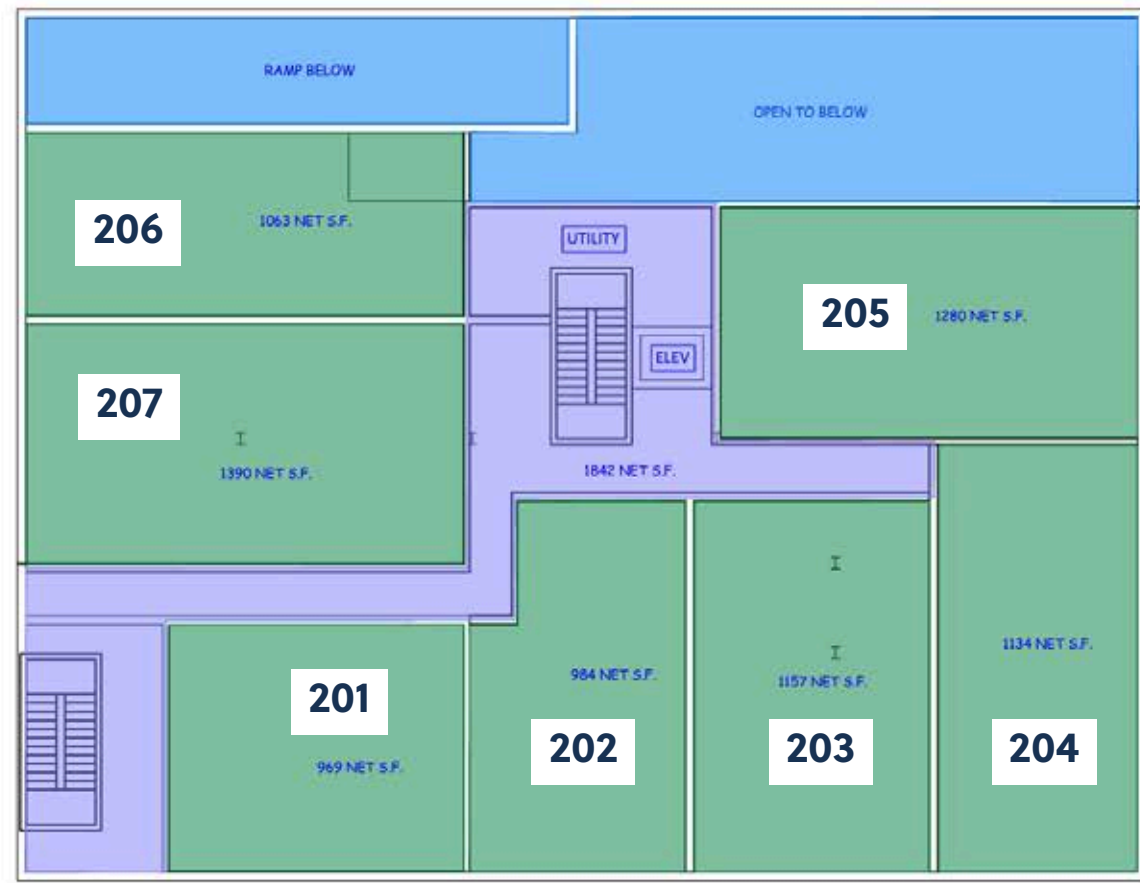
Second Floor



Floorplan Layout

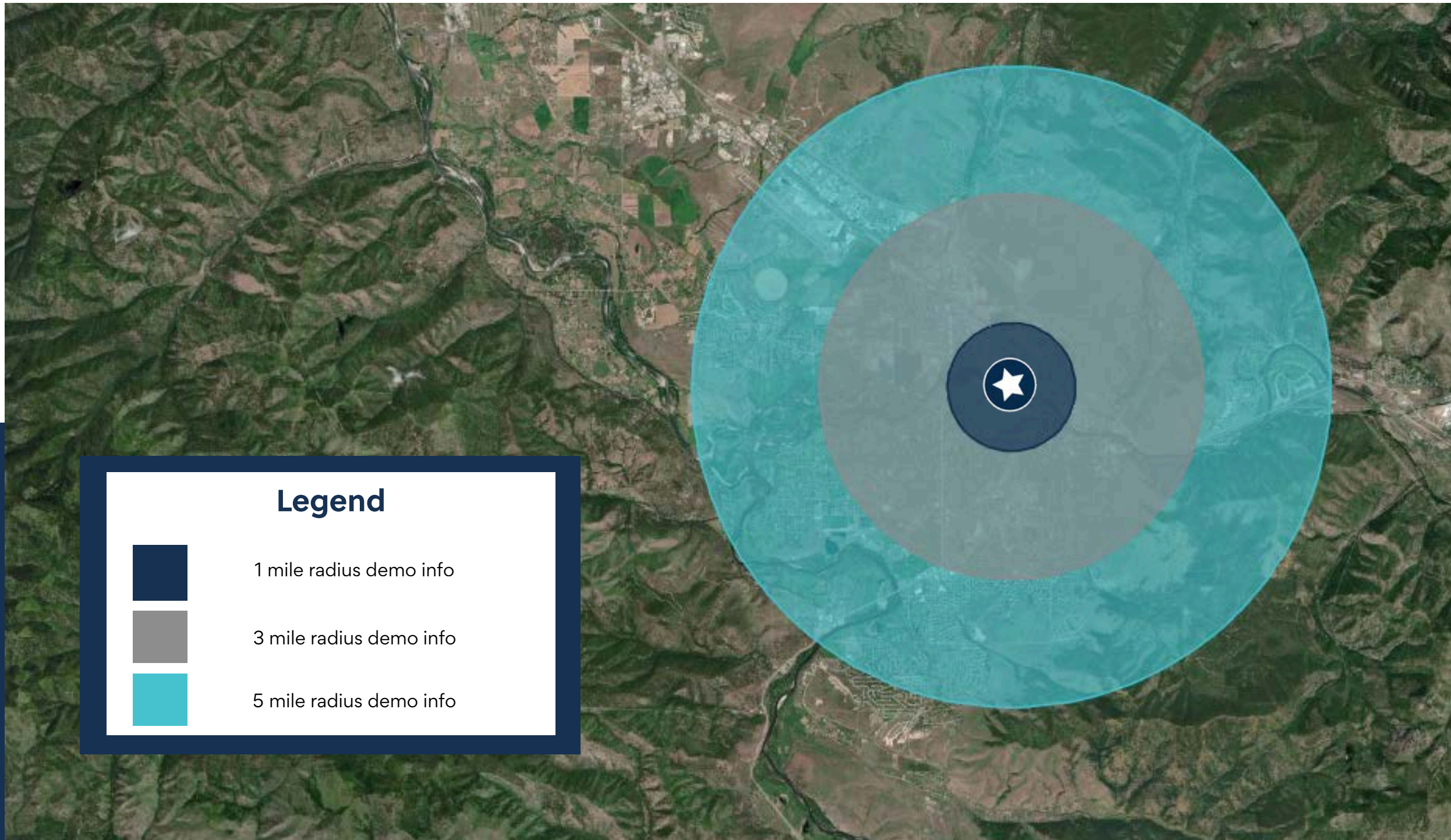


MAIN FLOOR
12,164 S.F. GROSS USABLE
13,000 S.F. GROSS FOOTPRINT



UPPER FLOOR
10,637 S.F. GROSS USABLE

Spaces Can Be Combined For Larger Plans



KEY FACTS

1 mile

13,762

Population

34.4

Median Age

1.9

Average Household Size

\$51,226

Median Household
Income

2,208

2023 Owner Occupied
Housing Units (Esri)

4,774

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



1,060

Total Businesses



12,403

Total Employees

HOUSING STATS

1 mile



\$341,344

Median Home Value



\$5,954

Average Spent on
Mortgage & Basics



\$911

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.5%)

The smallest group: \$150,000 - \$199,999 (1.6%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 9.7% | +2.5% | |
| \$15,000 - \$24,999 | 10.2% | +3.3% | |
| \$25,000 - \$34,999 | 9.6% | +3.0% | |
| \$35,000 - \$49,999 | 19.0% | +3.9% | |
| \$50,000 - \$74,999 | 20.5% | +5.0% | |
| \$75,000 - \$99,999 | 18.5% | +1.7% | |
| \$100,000 - \$149,999 | 9.3% | -6.8% | |
| \$150,000 - \$199,999 | 1.6% | -5.2% | |
| \$200,000+ | 1.7% | -7.3% | |

Bars show deviation from Missoula County

| Variables | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|
| 2022 Total Population | 13,762 | 62,334 | 88,674 |
| 2022 Household Population | 13,274 | 59,720 | 85,631 |
| 2022 Family Population | 6,938 | 35,629 | 56,540 |
| 2027 Total Population | 14,043 | 64,301 | 92,154 |
| 2027 Household Population | 13,555 | 61,687 | 89,111 |
| 2027 Family Population | 7,020 | 36,554 | 58,584 |

| Variables | 1 mile | 3 miles | 5 miles |
|-------------------------------|----------|----------|-----------|
| 2022 Per Capita Income | \$32,478 | \$38,180 | \$40,989 |
| 2022 Median Household Income | \$51,226 | \$56,390 | \$65,673 |
| 2022 Average Household Income | \$63,252 | \$81,923 | \$91,930 |
| 2027 Per Capita Income | \$38,364 | \$45,729 | \$48,940 |
| 2027 Median Household Income | \$59,069 | \$70,329 | \$79,331 |
| 2027 Average Household Income | \$74,018 | \$97,336 | \$108,900 |

Missoula Air Service

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

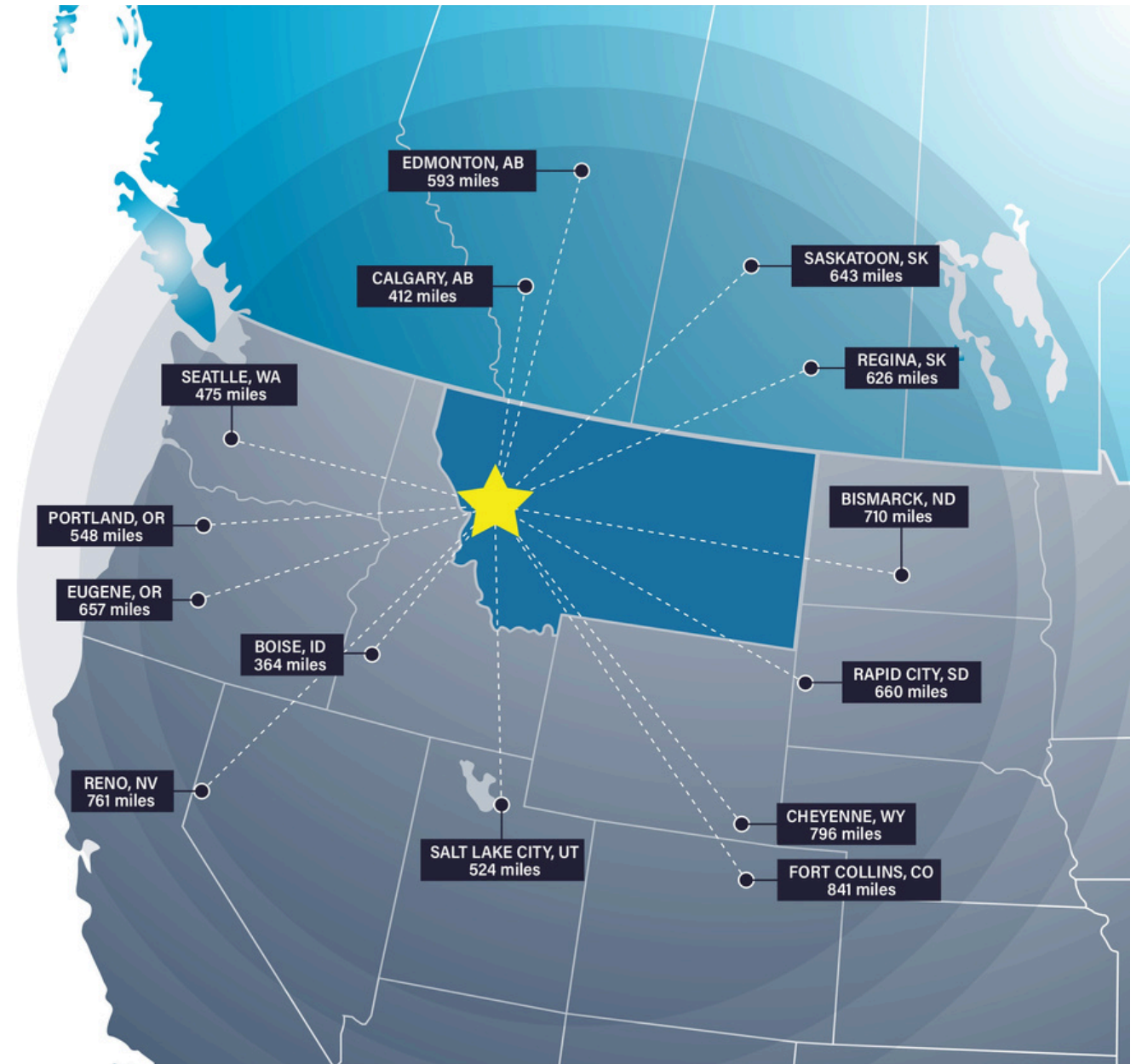


Missoula Access

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.



Access Across the Northwest

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+r 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



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

PEOPLE

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 Team



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.



CHRIS BRISTOL
Commercial Real Estate Advisor
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.



JOE TREDIK
Leasing Specialist

Joe 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. Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team.

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