



Lolo Peak Brewery  
Brewery, Taproom & Restaurant  
6201 Brewery Way  
Lolo, Montana





# Lolo Peak Brewery

6201 Brewery Way,  
Lolo, MT

Offering Memorandum

Presented by

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## Property Highlights



### Lolo Peak Brewery

- \$2,350,000 Gross sales 2023
- 6,831 square feet
- Indoor and outdoor seating
- Purpose Built in 2013
- Ample off-street parking
- Nearby retail and residential

### Offering Terms

- Offering Price: \$3,295,000
- Business (Brewery/Restaurant)
- Building, Land & FF&E
- Beer and Wine license with a gaming endorsement (gaming endorsement is currently not in use)

# Lolo Peak Brewery

Situated in the thriving town of Lolo, Montana, Lolo Peak Brewery represents a rare and exceptional investment opportunity within the craft beer and culinary industry. With its strategic location, loyal clientele base, and comprehensive offerings, Lolo Peak Brewery stands as a cornerstone of the local food and beverage scene.

From the moment patrons step inside, they are greeted by the inviting aroma of freshly brewed beer. With a diverse array of offerings, including renowned classics such as AlpenGlow Wheat Ale and Broken Top Pilsner, along with a curated selection of ciders, wines, and seltzers, the establishment caters to a wide spectrum of tastes.

Lolo Peak Brewery offers more than libations; the restaurant offers an immersive culinary experience. Renowned for its meticulously crafted, scratch-made menu, the establishment attracts both locals and tourists seeking a gastronomic adventure. Whether it's satisfying post-hike cravings or providing a memorable dining experience amidst the scenic beauty of the Bitterroot Valley, Lolo Peak Brewery consistently delivers.

The potential for growth and expansion is considerable, presenting a compelling opportunity for forward-thinking investors.

**Price - \$3,295,000**







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Lolo Peak Brewery's brewhouse operates at an impressive efficiency rating of approximately 95%. This is thanks to the utilization of top-of-the-line brewing equipment meticulously crafted by Marks Metalworks and Design, a prestigious manufacturer based in Vancouver, Washington. They are recognized as the leader in the industry, and their equipment ensures unparalleled beer quality, all while optimizing operations.

The brewing setup stands as a testament to their expertise, allowing for the production of up to 2,000 barrels per year with a single brewer. This streamlined approach not only enhances efficiency but also maintains exceptional quality standards without the need for additional brewing staff.

The custom malt handling system enhances operational efficiency by simplifying the grain mixing process. This strategic integration streamlines brewing operations, allowing for seamless execution and consistent output of high-quality brews.

In addition to our operational excellence, the Bitterroot Valley holds a prominent position among the top 5 fastest-growing counties in Montana. With numerous subdivisions currently underway or awaiting permits, the region presents ample opportunities for growth and development, further bolstering the potential of Lolo Peak Brewery within this flourishing market.



The recent completion and full occupancy of a neighboring 34-unit apartment complex have had a substantial positive impact on the business at Lolo Peak Brewery (LPB). This development has notably bolstered foot traffic and customer engagement at our establishment.

An upcoming project to construct a new 250-unit multifamily complex adjacent to Lolo Peak Brewery presents a promising opportunity for further growth. This development is poised to attract increased foot traffic and expand the customer base significantly.

The relocation of Lolo School will unlock the potential for the development of the current 30-acre site, paving the way for the creation of single-family homes, multifamily residences, and commercial properties. This transition offers exciting prospects for future expansion and diversification of LPB's offerings.

Additionally, the planned closure and redevelopment of the self-serve car wash on Ridgeway Drive, alongside the construction of a new Stockman Bank location, present additional avenues for growth and collaboration for LPB. These developments signify an evolving landscape that aligns with LPB's strategic objectives and presents opportunities for enhanced visibility and patronage.

The establishment of a new Lolo Drug store at the intersection of Hwy 93 and Glacier Drive further underscores the area's development trajectory and potential synergies for LPB. As the community continues to evolve and expand, LPB remains poised to capitalize on these developments and strengthen its position as a cornerstone of the local business landscape.







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# Missoula & Lolo by the Numbers

Accolades

**#2 Best Places to Live in the American West**

*Sunset Magazine*

**#10 America's Most Creative Small Cities**

*Creative Vitalilty Index*

**#4 Best Small Cities in America to Start a Business**

*Verizon*

**#9 Most Forward Thinking Cities in America**

*CNN Money*

**Gold Ranking for Bike Friendliness**

*One of only 38 cities in America—League of American Bicyclists*

**#6 Best Cities for Fishing**

*Rent.com*

**#1 City for Yoga**

*Apartment Guide*

**Top 10 City for Beer Drinkers**

**10.1% Population Growth Since 2010**

*Missoula ranks among the highest net migration cities in the US*

**54.3% Growth**

*Growth in the number of residents over age 25 with a bachelors degree or higher from 2010 to 2020*

**20.5% High Income Households**

*Of households have incomes over \$100,000 a year, up from 12.4% in 2010*

**52.6% Renter**

*Of residents are renter; 2.67% rental vacancy rate vs 5.6 in the US*

People



# Missoula & Lolo by the Numbers

## Access

### 16 Minutes

*Average commute time, vs 27 minutes in the US*

### 15.6%

*Walk or bike to work vs 3.1% in the US*

### 16 Non-Stop Destinations from MSO

*With an upgraded terminal under construction*

### 62 Miles

*Of bike lanes with a Gold rating from the League of American Bicyclists*

### 14 Routes

*Provide a bus network across the City of Missoula*

## Economy

### Diversity Among Top Employers

*The University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)*

### \$196,600,000

*Value of Missoula Residential Building Permits, 2021*

### 36% of New Jobs are Knowledge Jobs

*Of jobs created in Missoula between 2017-2018 were in knowledge based positions such as tech, advanced manufacturing and bioscience*

### Growing Tech Hub

*Cognizant, OnX Maps, Submittable, and Lumen Ad are some examples of tech firms that call Missoula home*





**Jessie Eagen - Broker/Owner  
Eagen Real Estate**

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Jessie's success in real estate has come from hard work, tenacity, creative solutions and the unique ability to bring buyers and sellers together. With 31+ years of experience and an extensive knowledge of the Western Montana real estate market, Jessie's goal is to provide a full-service real estate experience to serve the entire spectrum of clients that Montana has to offer.



**Curtis Strohl - Realtor  
Eagen Real Estate**

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Curtis will work hard to meet your goals and to make the process of buying or selling your home or commercial property as smooth, easy and enjoyable as possible. He knows that trust and communication are essential qualities for a Realtor, and his positive attitude and welcoming personality put clients and colleagues alike, at ease.



**Dorene Sain—Broker/Owner  
Alpine Real Estate**

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Dorene is the Broker/Owner of Alpine Realty. Her love of the outdoors and country living paved the trail to Montana from Southern California in 1976. Dorene worked in the recreation industry for 18 years managing the lodge at Lost Trail ski area prior to becoming a Broker. Skiing, horse back riding, community involvement and raising 5 children are some of Dorene's life pleasures.