



SterlingCRE
ADVISORS

Centrally Located Midtown Office/Retail Building

1622 South Avenue West
Missoula, Montana
±2,412 SF Commercial Building

Exclusively listed by:

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Opportunity Overview

Position your business for maximum visibility on South Avenue West, one of Missoula’s most active commercial corridors. Situated in the heart of the retail district between Southgate Mall and Tremper’s Shopping Center, this 2,412-square-foot property offers steady foot traffic, high vehicle counts, and convenient on-site parking for clients and staff.

Featuring adaptable interior spaces and permissive U-MU4 zoning, this property is ready to accommodate a wide variety of layouts. It is ideal for a professional services firm, medical office and service-based retail.

Key Highlights:
±2,412 SF Marketable Footprint: Highly sought-after size range for quality commercial tenants and small business owners.

Flexible U-MU4 Zoning: Zoning guidelines provide many possibilities for reconfigurations, renovations, or future uses.

High-Visibility Corridor: Located directly between two major retail anchors on South Avenue West.

Smart Financial Opportunity: Eligible for SBA financing programs, making property ownership more accessible for owner-occupiers.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	1622 South Avenue West Missoula Montana
Purchase Price	\$725,000
Property Type	Office
Building Size	±2,412 SF
Total Acreage	±0.164 Acres
Zoning	City of Missoula U-MU4
Utilities	City Water & Sewer
Price Per Square Foot	\$300.58/SF

1622 South Avenue West

\$725,000

Property Type	Office
Square Footage (per CAMA)	±2,412 square feet
Total Acreage	±.164 acres
Services	City water and sewer
Access	South Avenue West
Zoning	U-MU4
Geocode(s)	04-2200-29-4-05-08-0000
Property Taxes	\$13,970.61 (2025)
Traffic Count	±5,901 (AADT 2023)
Parking	±7 spaces



property line. Buyer and buyers agent will need to verify boundaries.



High visibility location along South Avenue West, between Tremper's Shopping Center and the Southgate Mall



Permissive U-MU4 zoning allows for a wide range of commercial uses and flexibility for renovations



Flexible space allows for a wide range of potential layouts; Currently laid out as 5 offices, reception and waiting room



Paved parking area with room for ± 7 cars which is alley-loaded for convenience



Property could be eligible for SBA financing programs for an owner-occupier

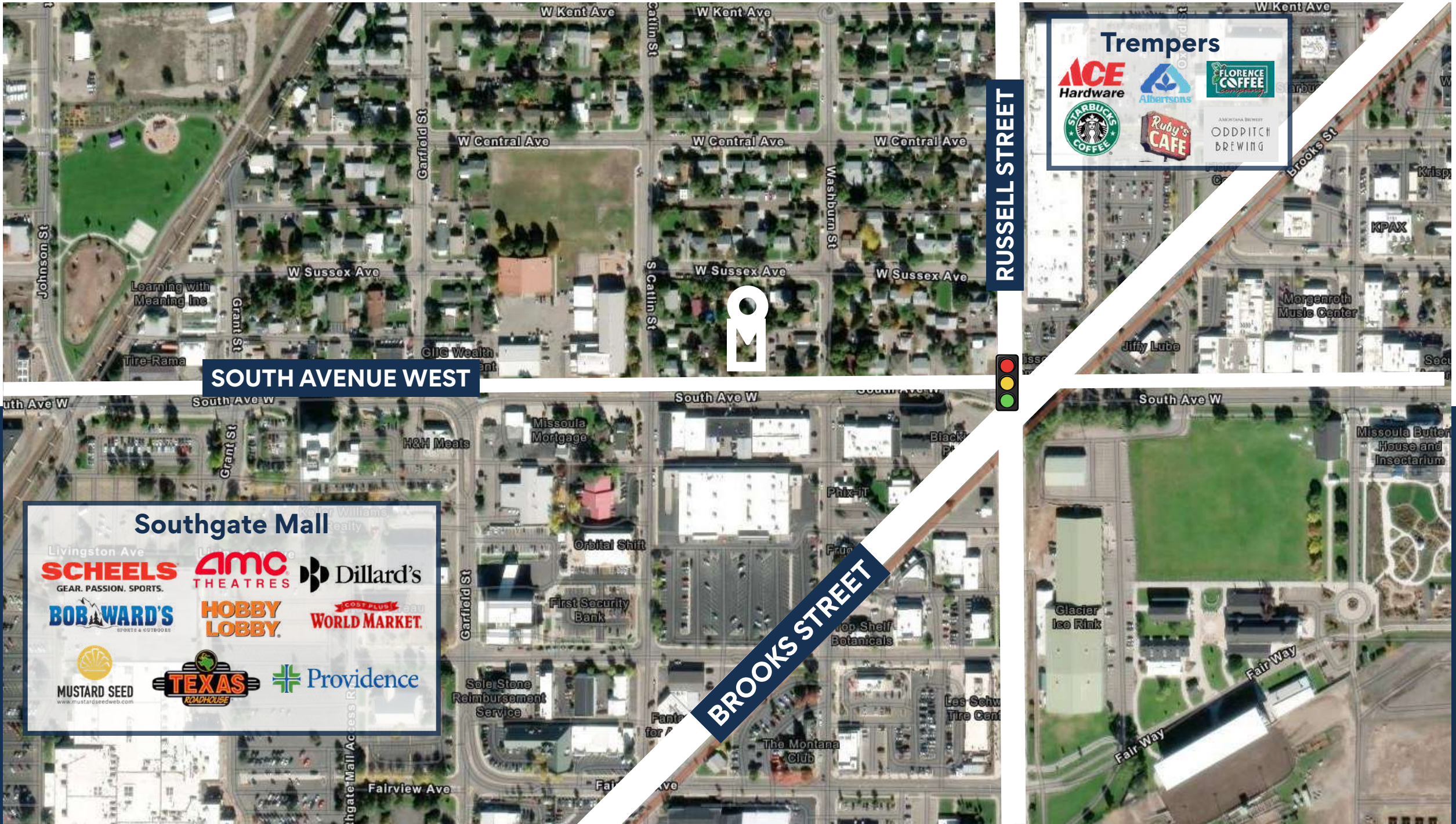
An aerial photograph of a suburban neighborhood. In the foreground, there's a large, open field on the left and a residential street with houses and trees. A large, dark blue rectangular overlay with the word "LOCATION" in white capital letters is centered in the middle of the image. The background shows a dense residential area with many houses and trees, extending towards a distant city skyline under a clear sky.

LOCATION

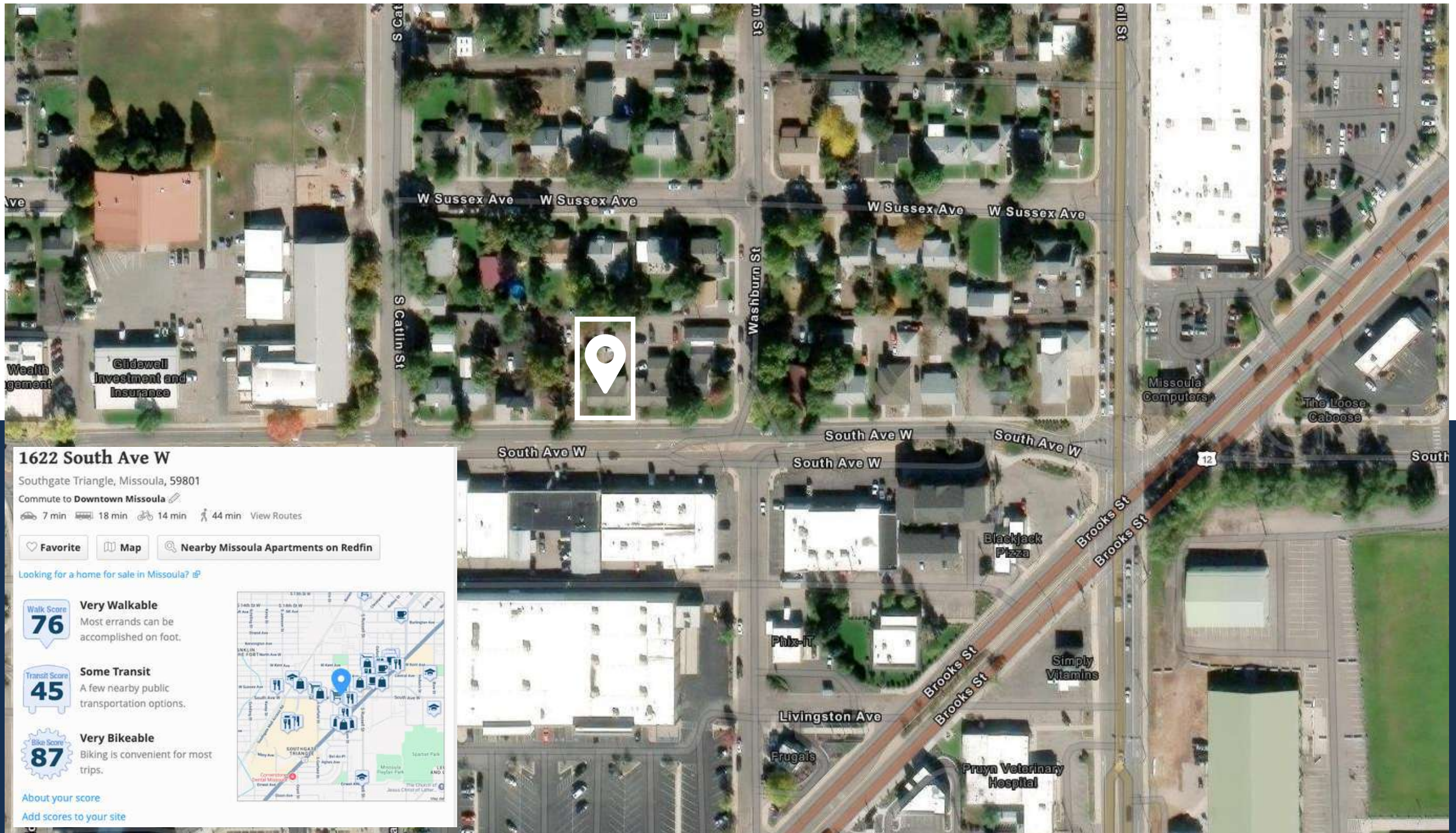


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Locator Map



1622 South Ave W

Southgate Triangle, Missoula, 59801

Commute to Downtown Missoula

7 min 18 min 14 min 44 min View Routes

Favorite Map Nearby Missoula Apartments on Redfin

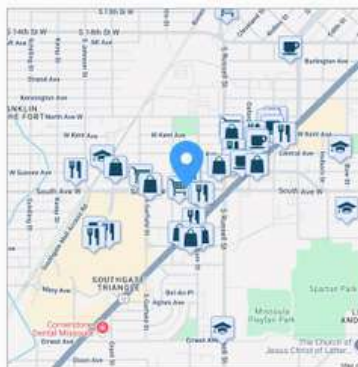
Looking for a home for sale in Missoula?

Walk Score
76
Very Walkable
Most errands can be accomplished on foot.

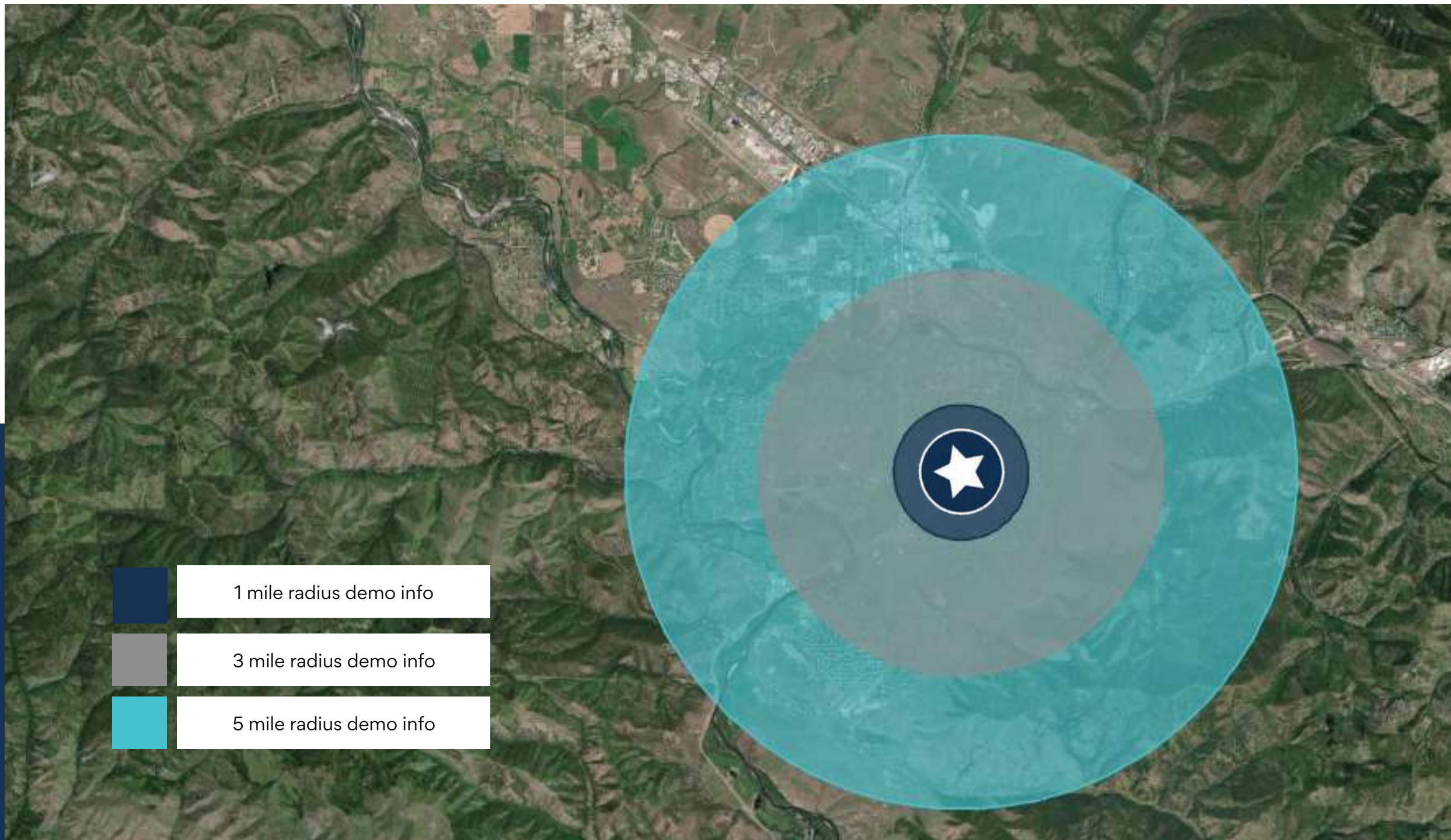
Transit Score
45
Some Transit
A few nearby public transportation options.

Bike Score
87
Very Bikeable
Biking is convenient for most trips.

About your score
Add scores to your site



Walk Score



KEY FACTS

1 mile

14,419

Population

35.0

Median Age

2.1

Average Household Size

\$53,149

Median Household Income

2,869

2023 Owner Occupied Housing Units (Esri)

3,927

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,280

Total Businesses



12,677

Total Employees

HOUSING STATS

1 mile



\$406,532

Median Home Value



\$7,684

Average Spent on Mortgage & Basics



\$932

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (16.8%)

The smallest group: \$150,000 - \$199,999 (4.7%)

1 mile

Indicator ▲	Value	Diff		
<\$15,000	11.8%	+4.6%		
\$15,000 - \$24,999	8.0%	+1.1%		
\$25,000 - \$34,999	10.6%	+4.0%		
\$35,000 - \$49,999	16.8%	+1.7%		
\$50,000 - \$74,999	15.7%	+0.2%		
\$75,000 - \$99,999	15.2%	-1.6%		
\$100,000 - \$149,999	12.4%	-3.7%		
\$150,000 - \$199,999	4.7%	-2.1%		
\$200,000+	4.7%	-4.3%		

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	14,419	64,409	88,981	2022 Per Capita Income	\$35,620	\$37,889	\$41,354
2022 Household Population	14,298	61,768	85,919	2022 Median Household Income	\$53,149	\$58,632	\$66,214
2022 Family Population	8,868	38,145	56,894	2022 Average Household Income	\$75,967	\$82,848	\$92,855
2027 Total Population	14,531	65,500	91,747	2027 Per Capita Income	\$43,168	\$45,124	\$49,330
2027 Household Population	14,410	62,859	88,685	2027 Median Household Income	\$66,679	\$72,739	\$79,633
2027 Family Population	8,866	38,450	58,352	2027 Average Household Income	\$91,630	\$97,759	\$109,852

PROPERTY DETAILS

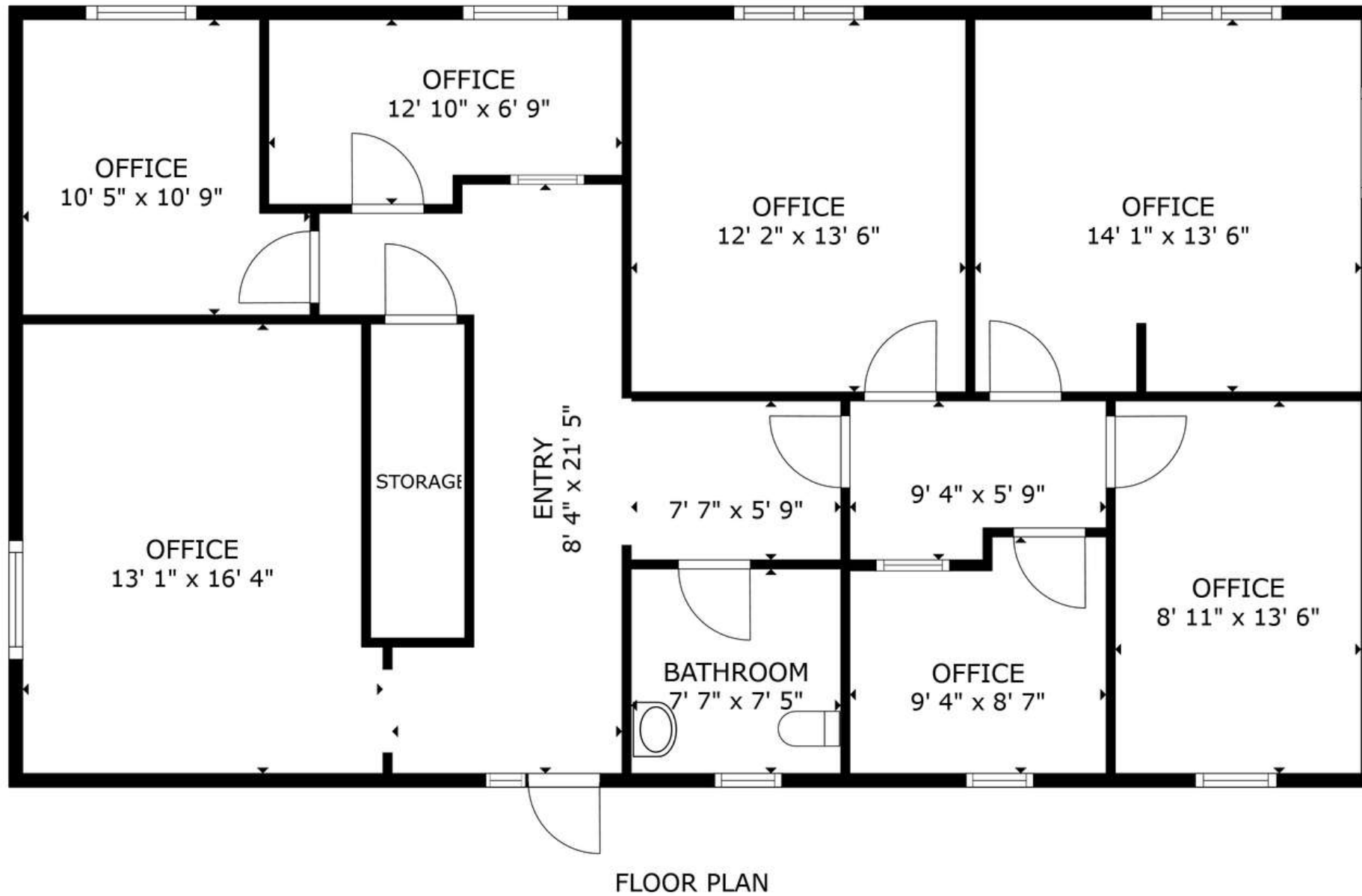


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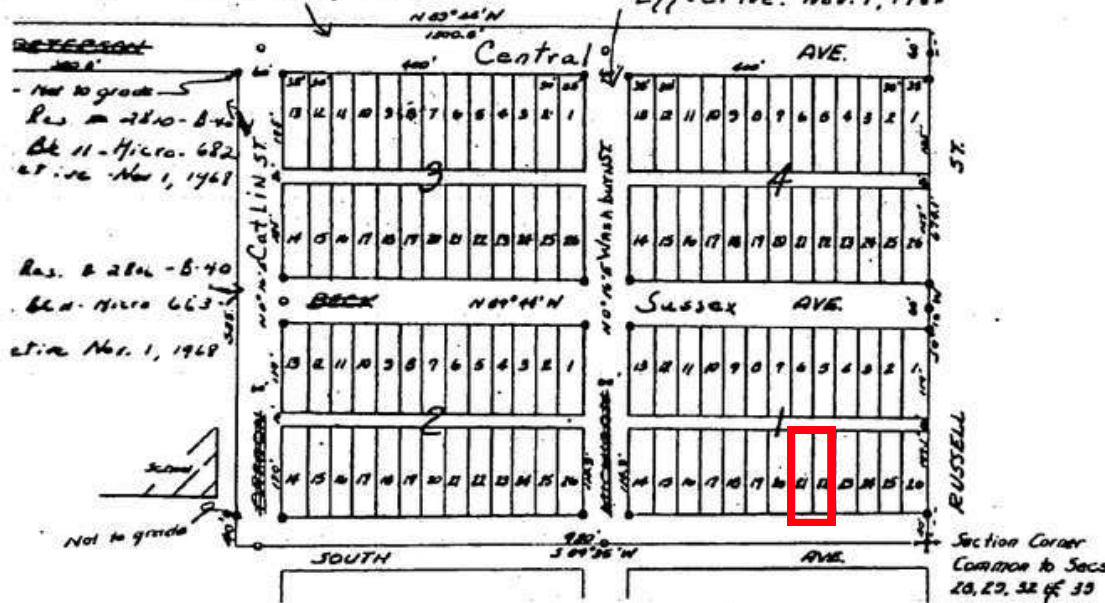






City Res. # 2808 - B. 40
Rec. Bk 11 - Micro 686
Effective Nov. 1, 1968

City Res. # 2809 - B. 40
Rec. Bk 11 - Micro - 687
Effective Nov. 1, 1968



LEGEND

- + Section Corner
- 4"x4" Concrete Post set to grade
- Iron Spike

DEDICATION

The SOUTH MISSOULA LAND COMPANY, a company organized and existing under the laws of the State of Montana does hereby certify that it is the sole owner and has caused to be surveyed, subdivided and platted into lots, blocks, pedestrian and vehicular thoroughfares as shown on the accompanying plat and certificate of survey hereunto annexed to be known as MCLEOD ADDITION and described as follows: A piece or parcel of land situated in the SW¹/₄ of Section 29, T.13N., R.19W., and more particularly described as follows: Beginning at the section corner common to Sections 28, 29, 32 & 33, T.13N., R.19W.; thence 58°-35'W a distance of 720 feet; thence N 0°-16'E a distance of 625 feet; thence N 89°-44'N a distance of 300.8 feet to the intersection with the east boundary of Butte Addition; thence N 0°-21'W along the east boundary of Butte

DISCLAIMER

THIS MAP IS PROVIDED FOR LOCATION PURPOSES TO OUR CUSTOMERS, AS A COURTESY ONLY. NO LIABILITY IS HEREBY ASSUMED BY STEWART TITLE OF MISSOULA, MONTANA, OR STEWART TITLE GUARANTY COMPANY, WHICH MAY RESULT FROM USE OF THIS MAP. R. J. Hale, being first duly sworn, on his oath that he is a Civil Engineer and a competent Surveyor made the survey herein platted in the County of State of Montana, that the annexed plat is a representation and diagram and that said plat is laid out according to law. He further certifies that the lines, dimensions, corners of this tract, lots, blocks, avenues, drives, streets and alleys as herein shown are a true representation and that monuments were set as indicated.

SURVEYED AND PLATTED JUNE

Signed R. J. HALE
Registration No. 265

State of Montana
County of Missoula

(ENGINEER'S SEAL)

Subscribed and sworn to before me this 30 day of JUNE 1950

ROBERT F. SWANBERG
Notary Public for the State of Montana
residing at Missoula, Montana

My commission expires AUG. 22, 1952

(NOTARY SEAL)

EXAMINED AND APPROVED

JUNE 14 1950

R. J. HALE

County Engineer
Missoula County, Montana

EXAMINED AND APPROVED

JULY 5, 1950

Located Outside of Flood Plain



Flood Plain

Subject Property: 1622 SOUTH AVE W

Parcel Geocode: 04220029405080000
Owner: ROCKAWAY INVESTMENTS LLC
[Missoula County Information System](#)

Title 22 Zoning Regulations:

Parcel Area: 6,994.09 sqft

Title 22 Zoning: U-MU4- Urban Mixed-Use - Community 2

Max Height: 100 ft
Max Buildable Floor Area by Unit and Parcel Area Estimation:
No FAR standards

Title 22 Zoning Overlay: Not Applicable

Activity Area: NOT REQUIRED. Subject Property IS within 1/4 mile of Park and/or Trailhead.

Previous Title 20 Zoning Regulations

Title 20 Zoning: RM1-35

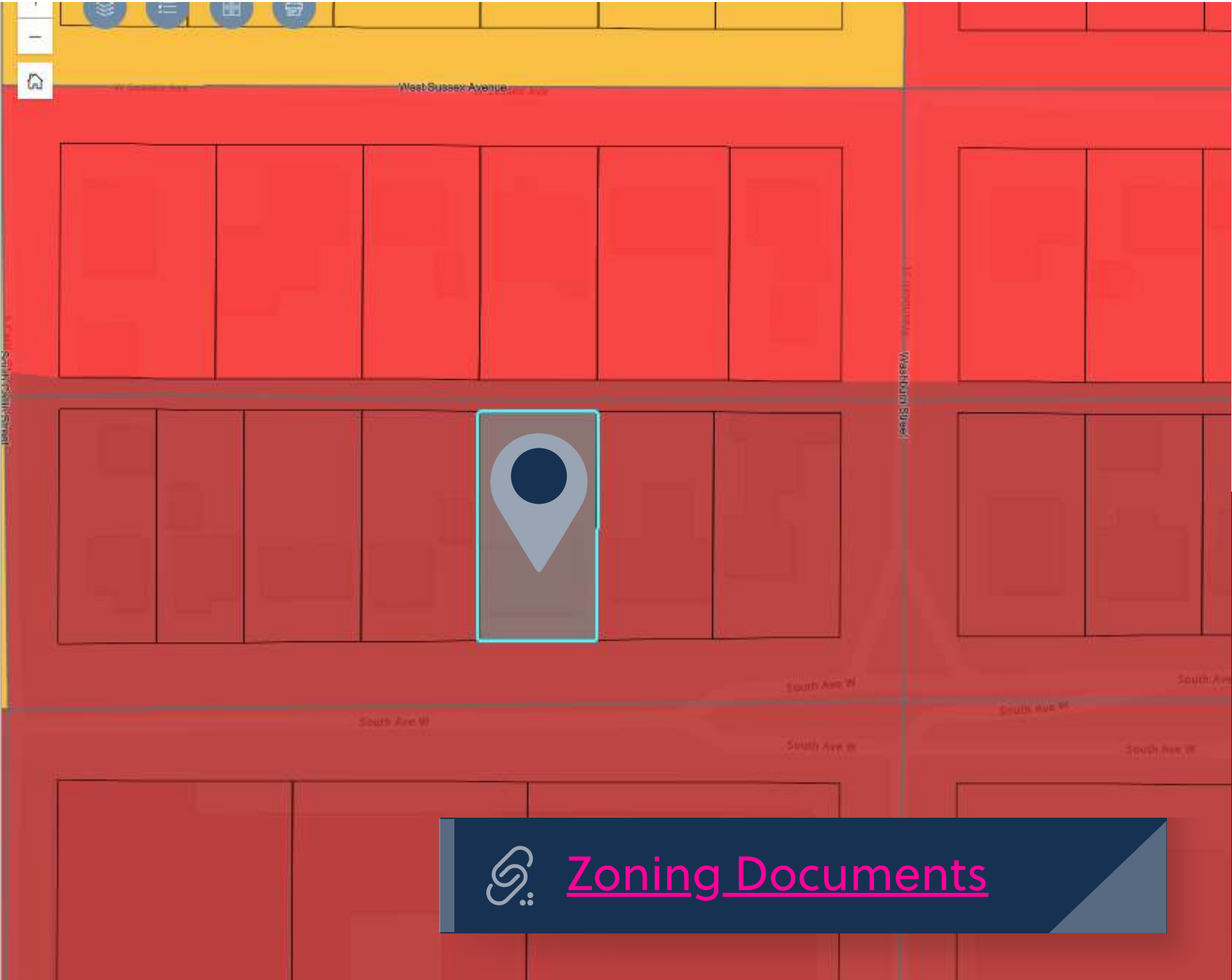
Title 20 Zoning Overlay: DE-C-2

Place and Street Type Information

Place Type: Urban Mixed-Use High

Adjacent Street Typologies: Community Mixed Use

Adjacent Trail Typologies: No planned trails adjacent to property.



[Zoning Documents](#)





MARKET OVERVIEW



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Missoula Office Market Data | Q2 2026

LEASING ACTIVITY | OFFICE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change	
County Average Lease Rate	\$20.15	\$17.27	-14.29%	↓
Downtown Average Lease Rate	\$20.99	\$18.29	-12.86%	↓
NNN Average	\$7.50	\$8.42	12.27%	↑
County Vacancy	7.81%	8.41%	0.6%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change	
County Average Sale Price PSF*	\$236.66	\$243.23	2.78%	↑
Condominium Average Sale Price PSF**	\$331.91	\$246.35	-25.78%	↓
Freestanding Average Sale Price SF**	\$280.96	\$252.07	-10.28%	↓
Average Days on Market	170	351	+106%	↑

All data covers the trailing 12 months
*Weighted Average **Non-weighted Average
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±1,101 SF
Permitting	±12,939 SF
Planning	±308,000
Completed 2026	±21,000



Missoula Retail Market Data | Q2 2026

LEASING ACTIVITY | RETAIL

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
County Average Lease Rate	\$20.77	\$20.05	-3.47% ↓
Downtown Average Lease Rate	\$21.33	\$19.49	-8.63% ↓
NNN Average	\$6.42	\$8.41	31.00% ↑
County Vacancy	3.40%	3.48%	0.08% ↑

All data covers the trailing 12 months
*Weighted Average **Non-weighted Average
Lease data is based on NNN or NNN Equivalent

SALES ACTIVITY | RETAIL

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
County Average Sale Price PSF*	\$376.46	\$198.18	-47.36% ↓
Condominium Average Sale Price PSF**	NA	\$207.02	NA ↓
Freestanding Average Sale Price SF**	\$405.46	\$315.74	-22.13% ↓
Days on Market	333	351	5.41% ↑

RETAIL DEVELOPMENT PIPELINE

Construction	0 SF
Permitting	±22,093 SF
Planning	±254,000
Completed YTD 2026	±16,214 SF



Missoula Air Service

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

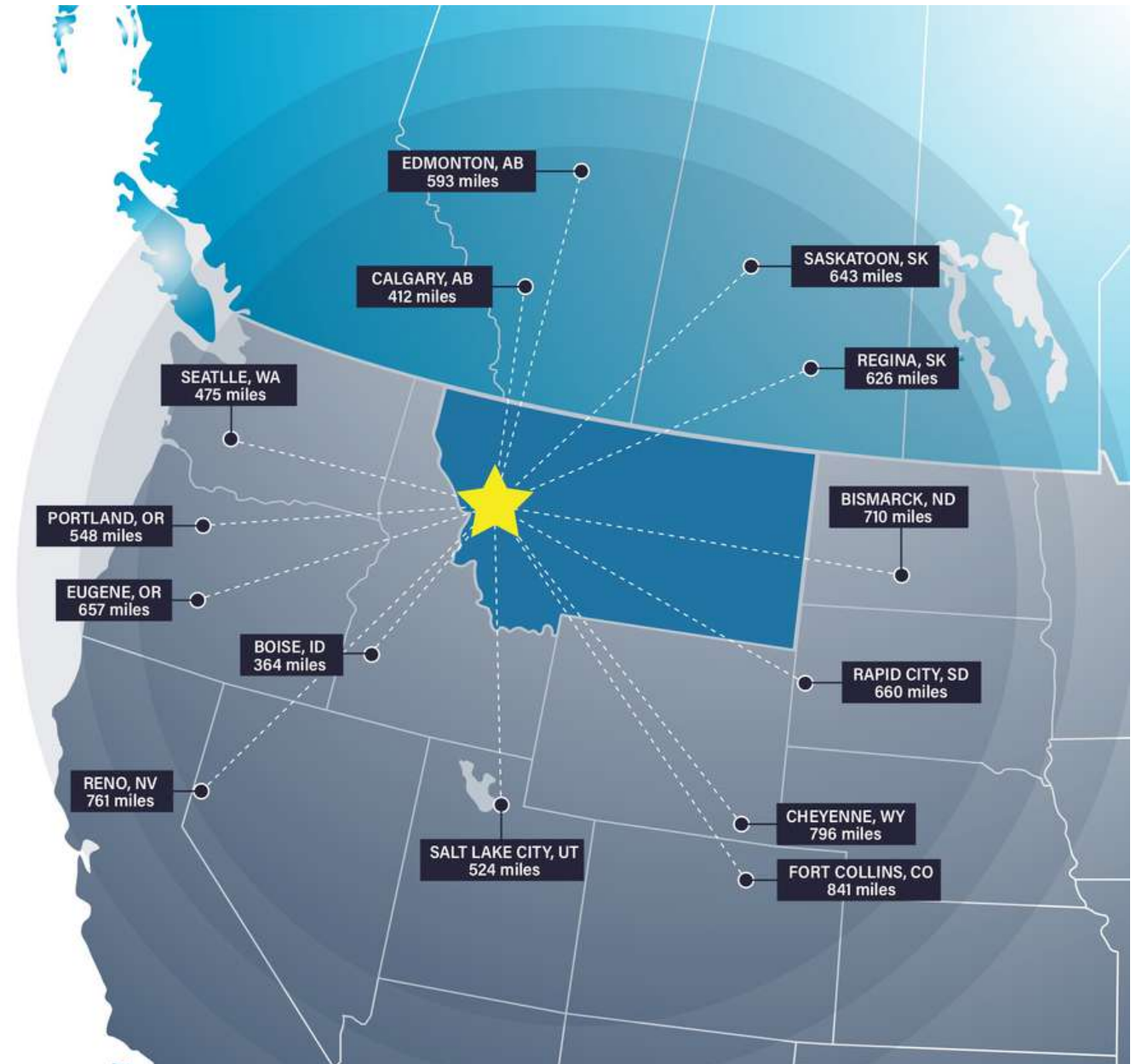


Missoula Access

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

2,500+ employees

Missoula County Public Schools

1,200+ employees

Providence St. Patrick Hospital

1000+ employees

BNSF Railway

300+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

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

Fast Growing GDP

The state of Montana had the 5th fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida



Brokerage Advisors



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.



BRANDON MCMAHON
Commercial Real Estate Advisor

Brandon McMahon brings an owner-operator's perspective to leasing, sales, investment, and development in Missoula, built on five years running a commercial portfolio of his own. Licensed in real estate and property management, he evaluates a building on operating costs, tenant mix, and capital needs.

Disclaimer & Limiting Conditions

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.