



SterlingCRE
A D V I S O R S

Freestanding Midtown Office/Retail & Warehouse For Sale
2120 Dixon Avenue
Missoula, Montana
±3,326 SF | Office/Retail/Warehouse

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to present an outstanding opportunity to acquire a ±3,326 square foot mixed-use property in the heart of Midtown Missoula. Located just off Brooks Street, this flexible building features a balanced layout of office/retail, and warehouse space, ideal for a wide range of business uses.

Positioned on a ±0.13-acre lot, the property includes private paved parking in the front and rear, along with additional street parking. Its C1-4 commercial zoning allows for diverse commercial applications, including professional office, service retail, studio space, or light industrial. The building was remodeled in 2007 and remains in excellent condition, offering immediate functionality for owner-users or local tenants.

2120 Dixon Avenue benefits from its central Midtown location, surrounded by established neighborhoods, retail centers, and service businesses. It lies within Missoula's Urban Renewal District and qualifies for Tax Increment Financing (TIF), providing potential financial incentives for future site improvements.

This is a rare opportunity to acquire a versatile, well-located commercial asset in one of Missoula's most active and evolving districts.

Address 2120 Dixon Avenue
Missoula, Montana 59801

Purchase Price \$1,050,000 (\$315/SF)

Property Type Office/Retail; Warehouse

Total Acreage ±0.13 acres (±5,663 SF)

**Building Size
(per CAMA)**
±1,918 SF Office/Retail
±1,408 SF Warehouse
±3,326 Total Square Feet

Building Features
Bullpen workspace w/ wood floors
Kitchen/break area
Server room/print area
Heated warehouse space
Floor drain
Grade level loading doors
3-phase power to property line
Loading access off rear alley

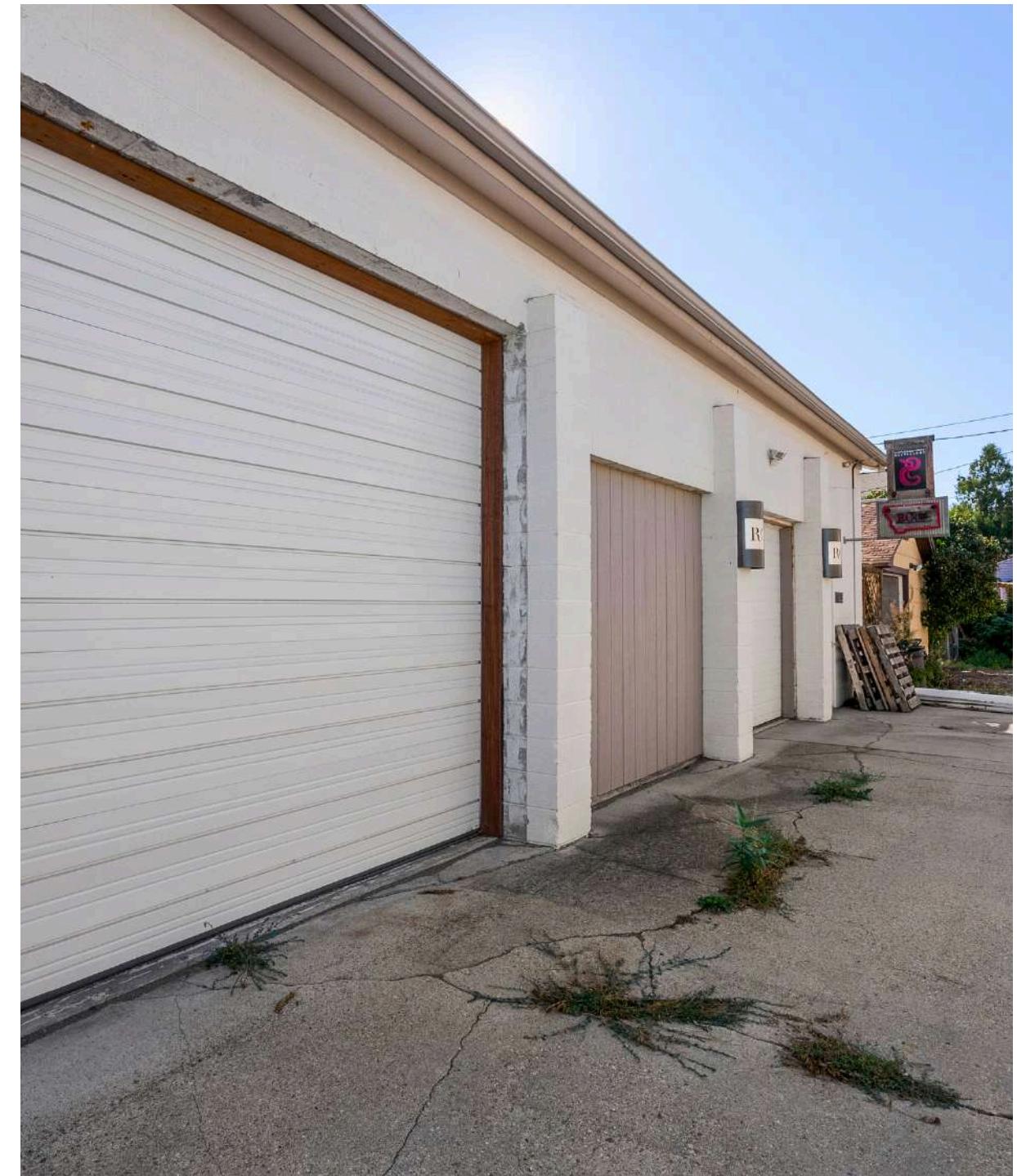
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour Main](#)

 [3D Tour Shop](#)



Interactive Links

2120 Dixon Avenue

\$1,050,000 (\$315/SF)

Building SF (per CAMA)	$\pm 1,918$ SF Office/Retail <u>$\pm 1,408$ SF Warehouse</u> $\pm 3,326$ Total Square Feet
Geocode	04-2200-32-3-49-10-0000
Year Built/Renovated	1956; Remodeled 2007
Zoning	C1-4 (Commercial Neighborhood)
Access	Dixon Avenue and the Adjacent Alleyway
Services	Missoula City Water and Sewer
Taxes	\$13,814.52 (2025)
Parking	Front: 3 Private Paved Spaces Back: Paved Parking Pad
Traffic Count (AADT)	24,024 VPD US 12, btwn Mall Entrance & Havre Ave



Property Details



Centrally located and highly visible mixed-use property in Missoula's Midtown



Heated warehouse space, 3-phase power, floor drains, grade level loading and alley access



Permissive neighborhood commercial (C1-4) zoning



Private parking in front and back of building with additional street parking



Located in Missoula's Urban Renewal and a Tax Increment Financing district (TIF)

Opportunity Highlights



LOCATION



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Regional Map



Locator Map

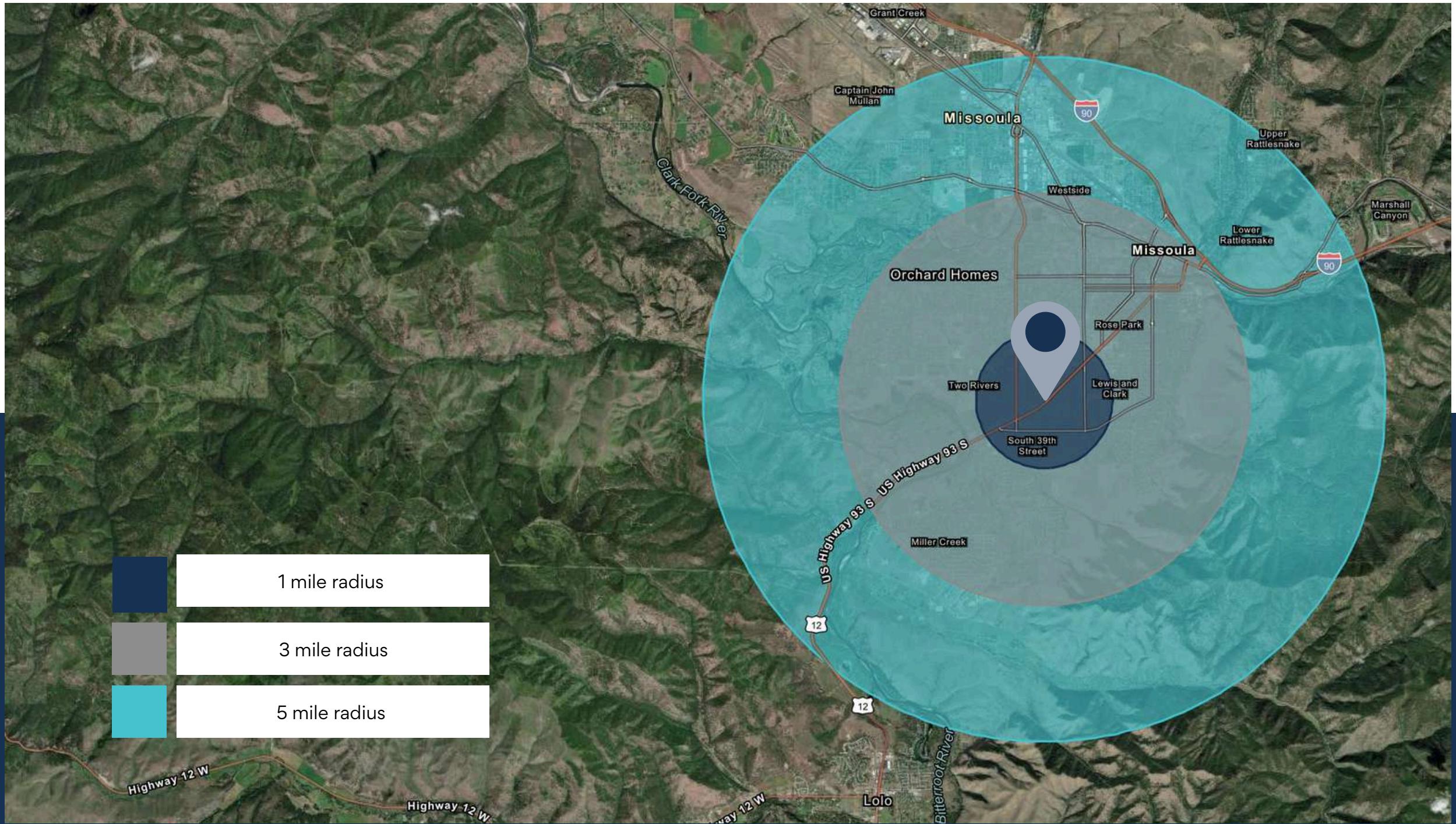


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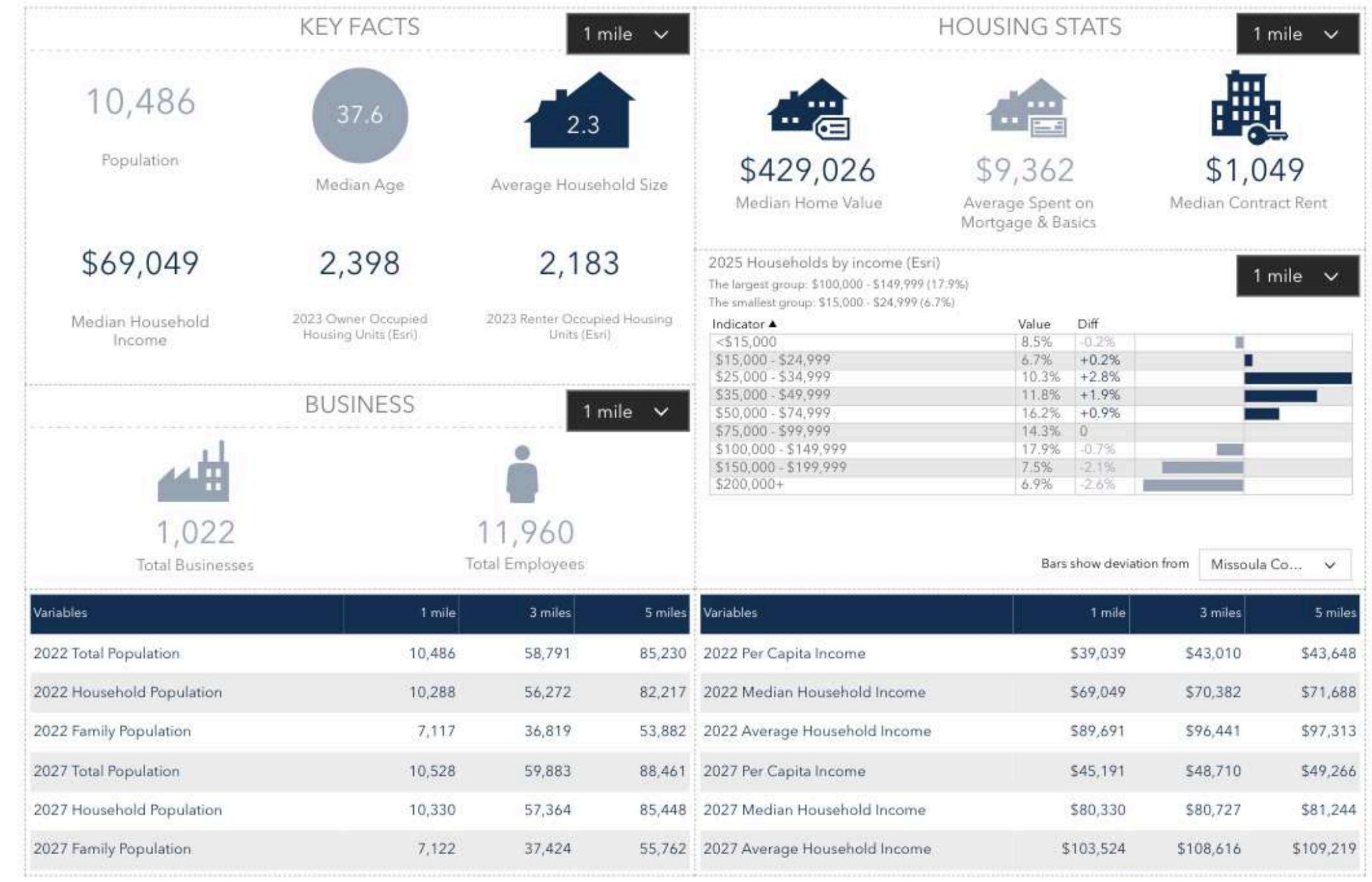
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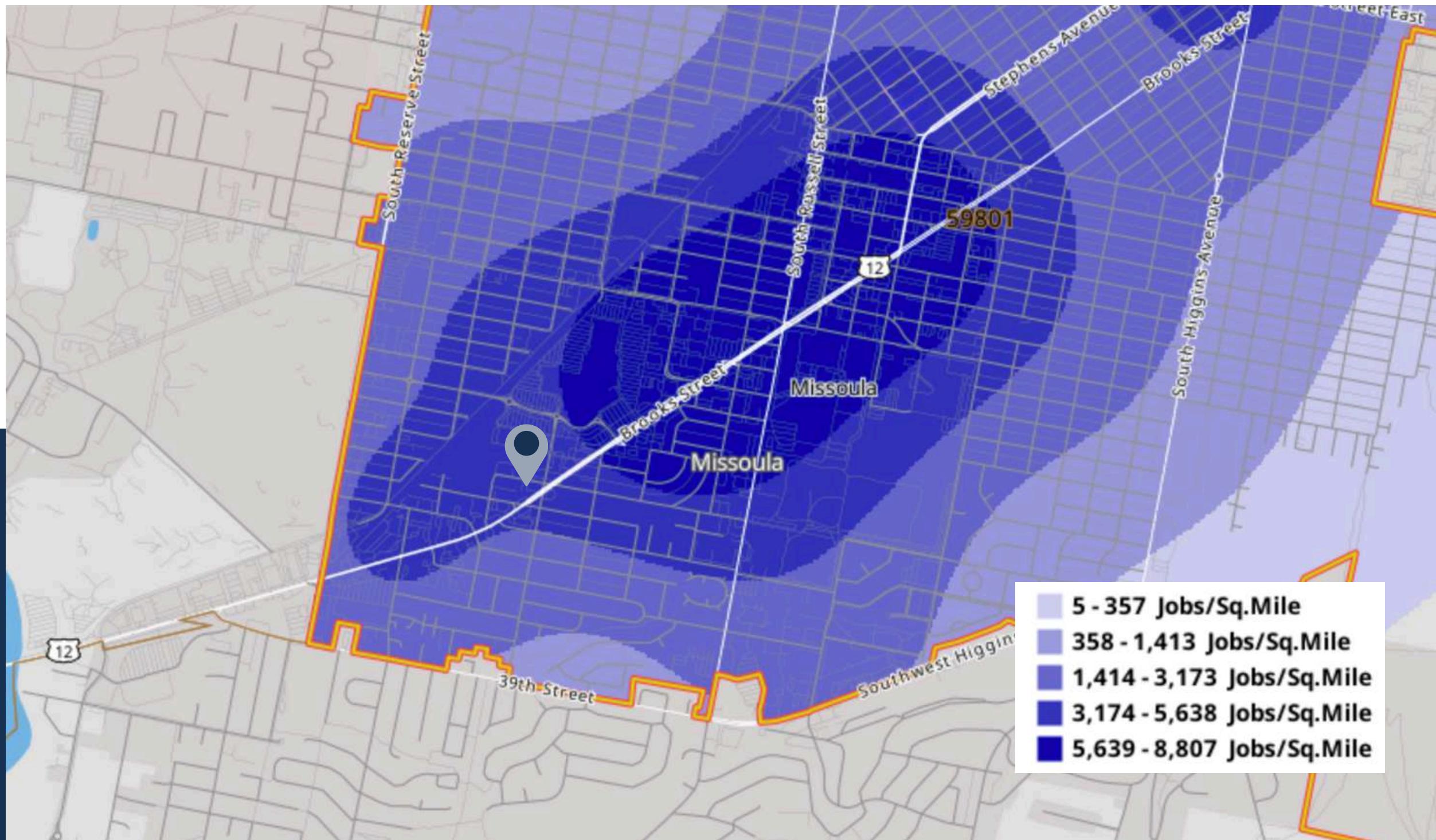


Retailer Map



Key Facts





Area Employment Heat Map



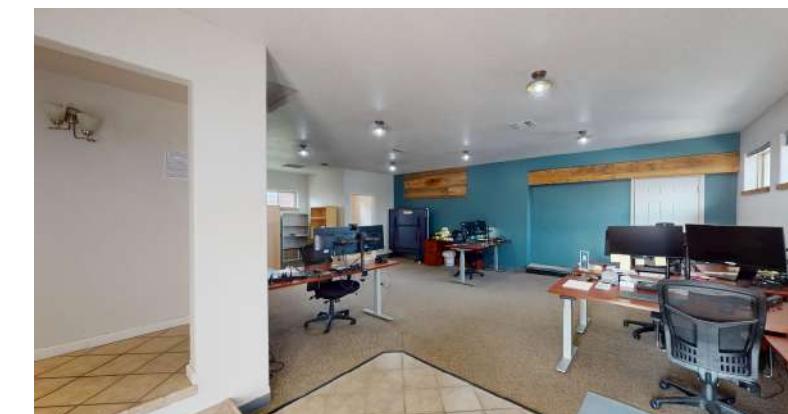
PROPERTY DETAILS



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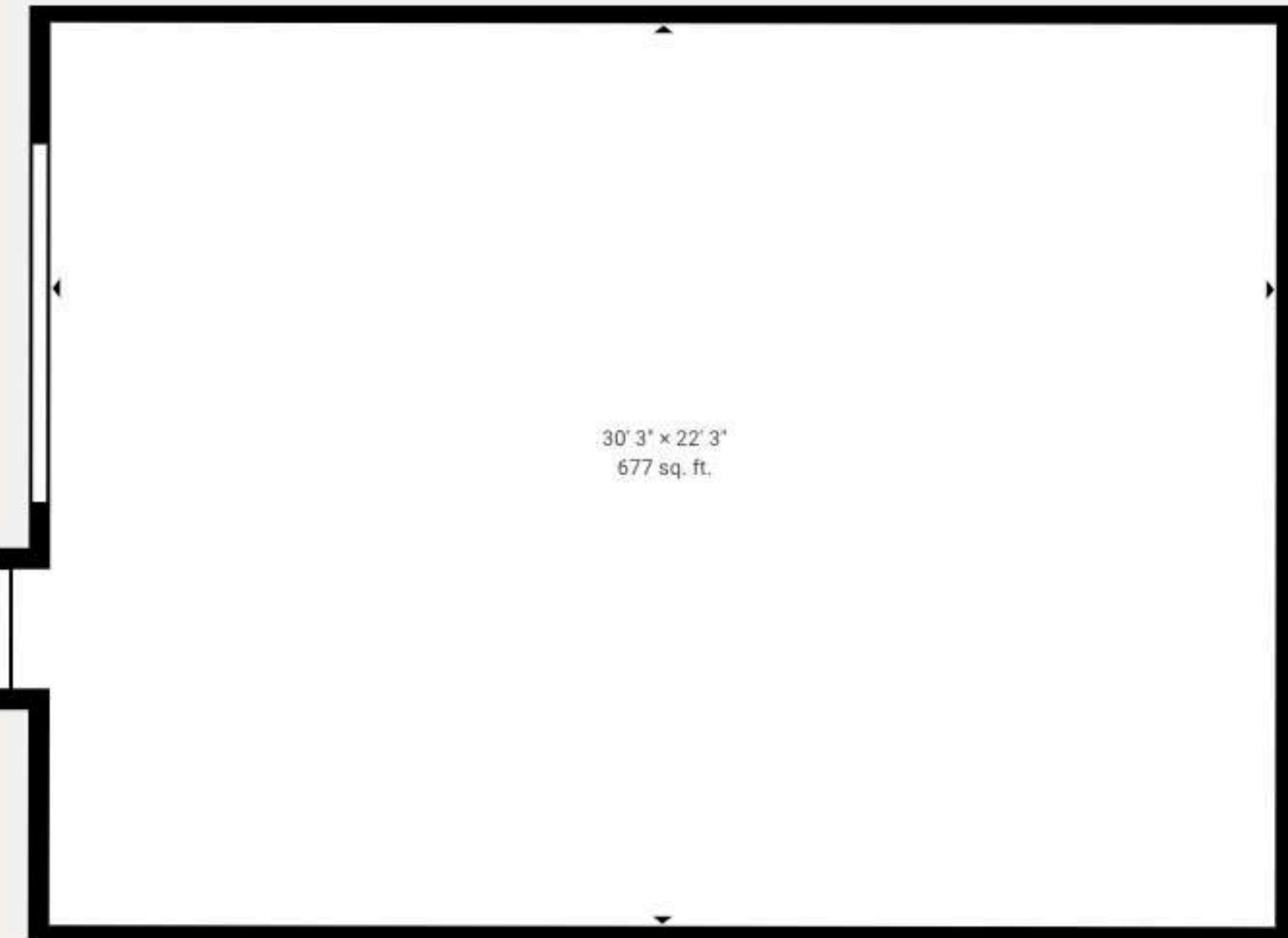


Photos





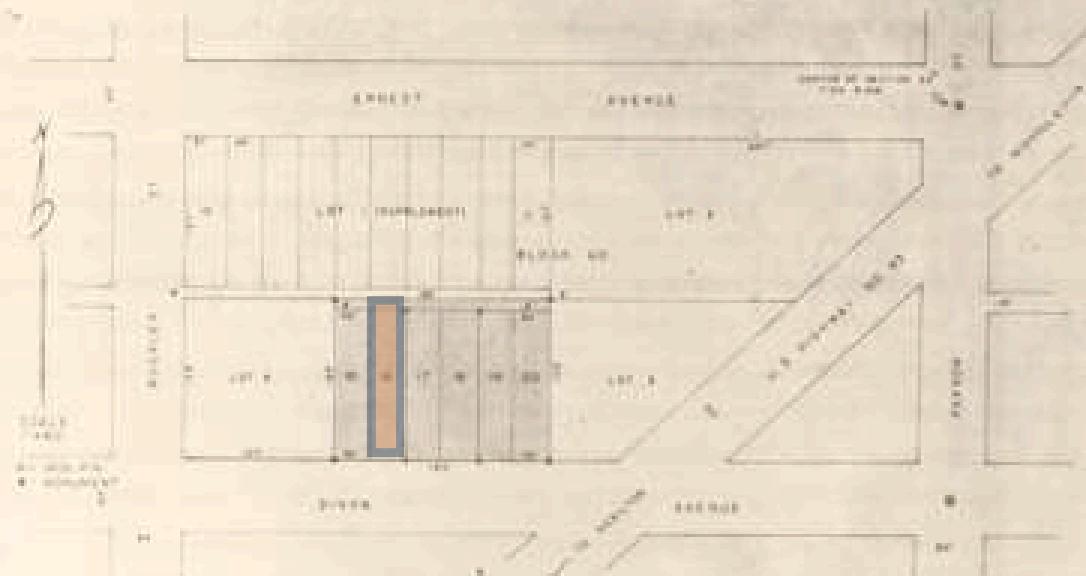




30' 3" x 22' 3"
677 sq. ft.

LON ADDITION

A SUPPLEMENT OF BLOCK 60 EAST 180 FEET OF LOT 4
CARLINE ADDITION TO MISSOULA, MONTANA



Mr. George E. Thompson and others in business, and wife, of record, have been granted by an authority mentioned and granted and
said offices, permission and authority (hereinafter referred to as the "proprietors") over and possession of the lands hereinunder for the following pur-
pose, which is to establish a place or town or place of business known as "LON ADDITION" of Missoula, Montana, and also government grants or rights
for such land or place or town or place of business, mentioned above, for the sum of \$100.

Further that the same place to be used as the address and the name of the town or place of business, and for all purposes for advertising purposes
and otherwise, greater and better to the use of the said owners.

In witness whereof, the said proprietors and wife, have and do sign the same this 1st day of October,

George E. Thompson and wife

State of Montana
County of Missoula
In the city of Missoula, Montana, on the 1st day of October, 1911, a copy of the prop-
erty of George E. Thompson and wife, hereinabove mentioned, is filed in the office of the Clerk of the County of Missoula, Montana, and is to be the property
of George E. Thompson and wife, hereinabove mentioned, for the sum of \$100.

In witness whereof, I have hereunto set my hand and affixed my seal this day and year first written,

George E. Thompson
George E. Thompson, Owner
of LON ADDITION, Montana

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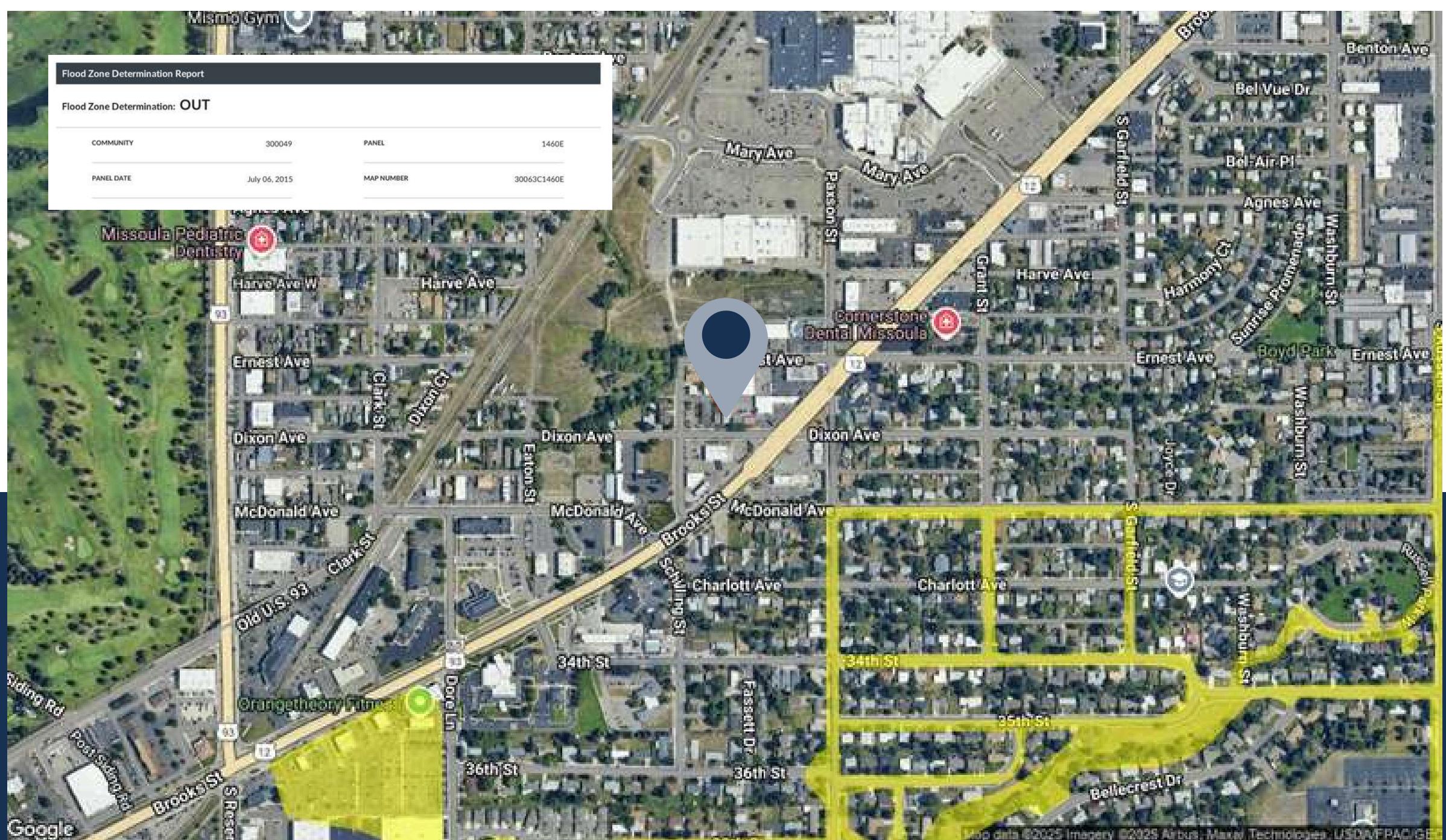
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Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

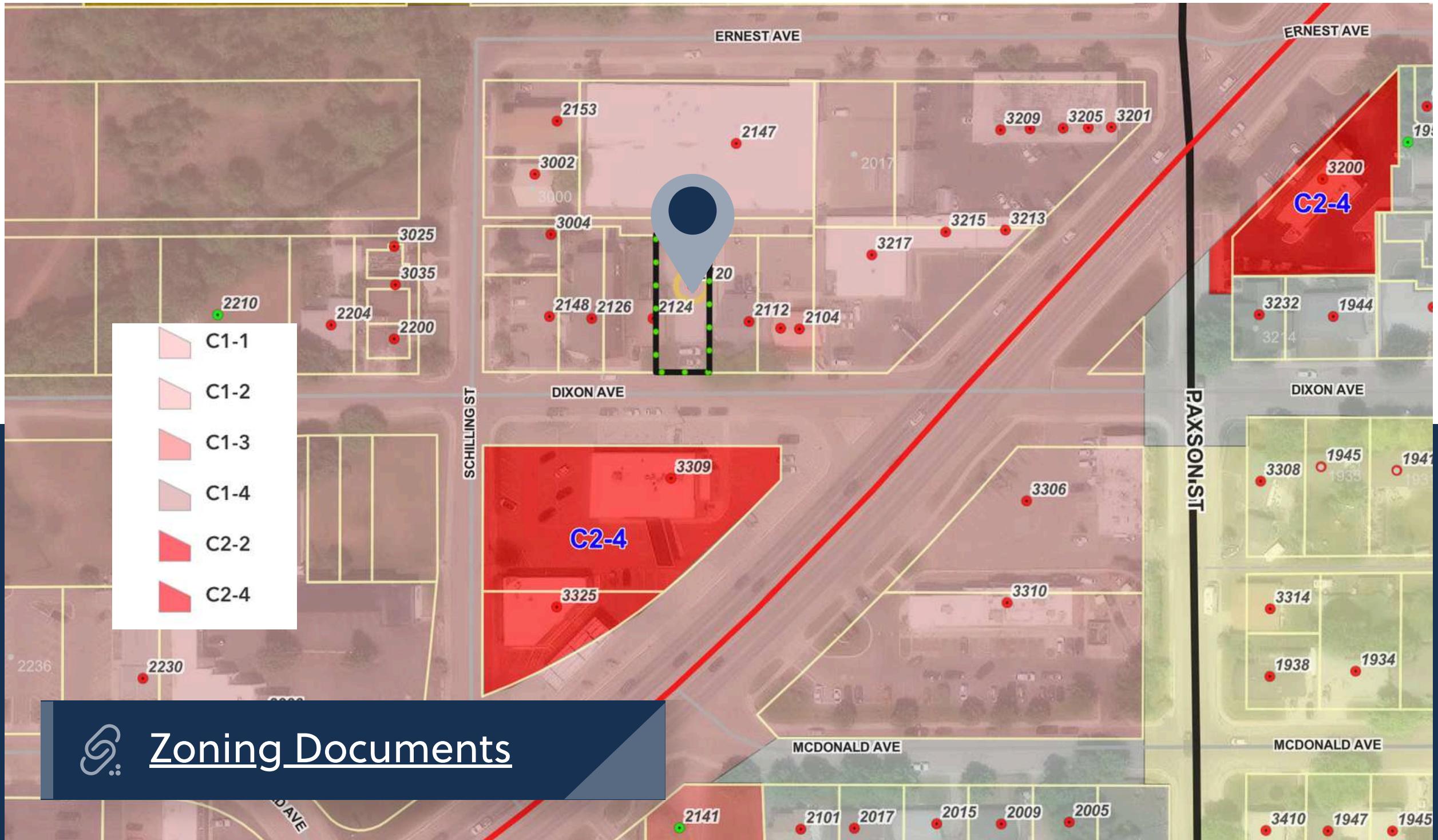
Flood Plain

Soil Map—Missoula County Area, Montana

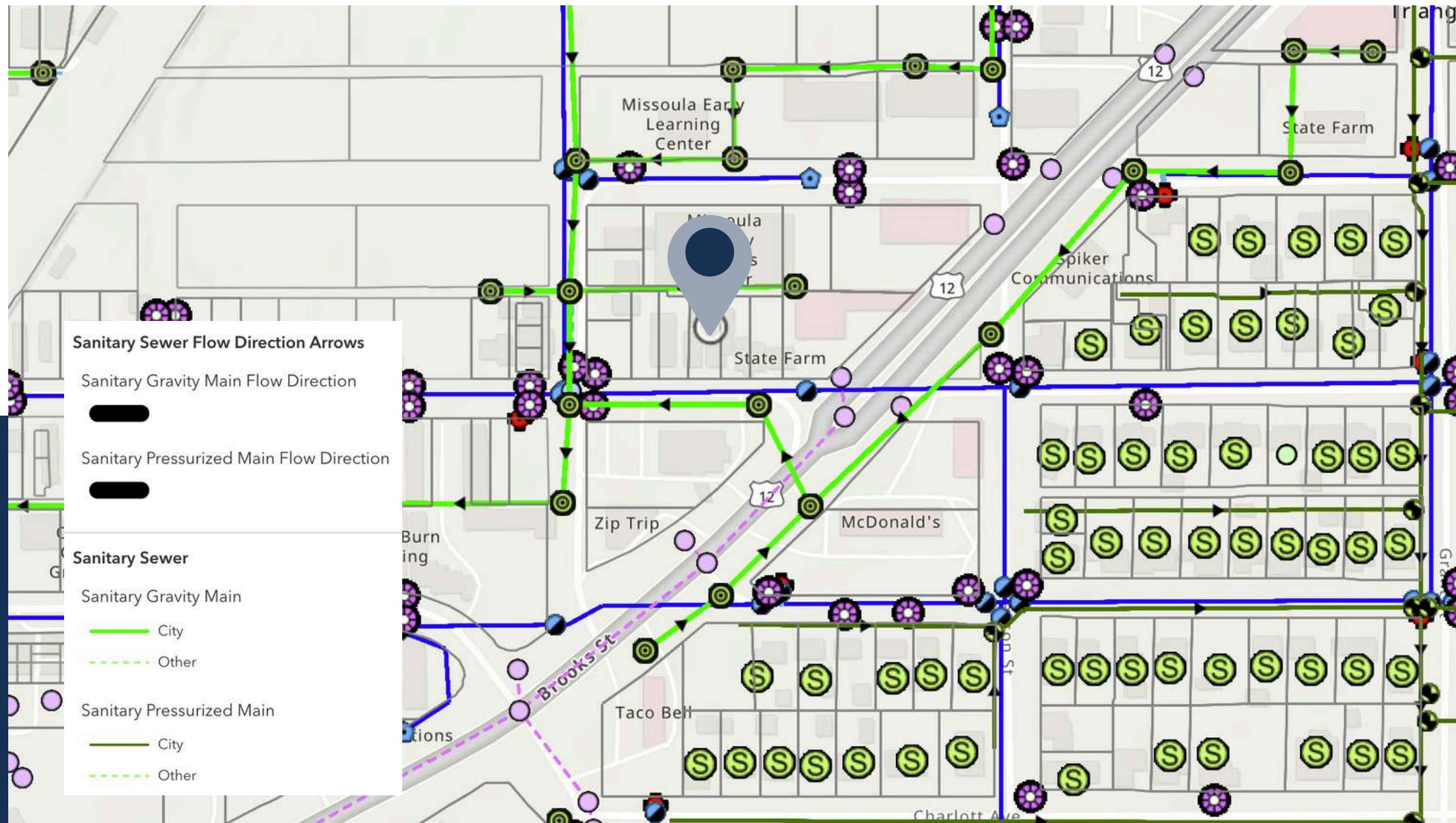


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	0.7	100.0%
Totals for Area of Interest		0.7	100.0%



Zoning



Utilities Map



MARKET OVERVIEW



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Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change	
County Average Lease Rate	\$18.19	\$20.15	10.78%	↑
Downtown Average Lease Rate	\$19.65	\$20.99	6.82%	↑
NNN Average	\$6.38	\$7.50	17.55%	↑
County Vacancy	6.39%	7.81%	1.42%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change	
County Average Sale Price PSF	\$224.70	\$295.92	31.70%	↑
Condominium Average Sale Price PSF	\$174.61	\$331.91	90.09%	↑
Freestanding Average Sale Price SF	\$274.79	\$280.96	2.25%	↑

All data covers the trailing 12 months

Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±44,000 SF
Completed 2024	±0 SF



Missoula Retail Market Data | Q3 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change
County Average Lease Rate	\$22.68	\$20.77	-8.42% 
Downtown Average Lease Rate	\$25.18	\$21.33	-15.29% 
NNN Average	\$6.67	\$6.42	-3.75% 
County Vacancy	2.95%	3.40%	0.45% 

SALES ACTIVITY | RETAIL

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change
County Average Sale Price PSF	\$303.55	\$405.46	33.57% 
Condominium Average Sale Price PSF	\$395.91	NA	NA
Freestanding Average Sale Price SF	\$266.61	\$405.46	52.08% 

All data covers the trailing 12 months

Lease data is based on NNN or NNN Equivalent

RETAIL DEVELOPMENT PIPELINE

Construction	±12,000 SF
Permitting	±17,480 SF
Planning	±33,8800 SF
Completed YTD 2025	±1,000 SF



Missoula Air Service

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

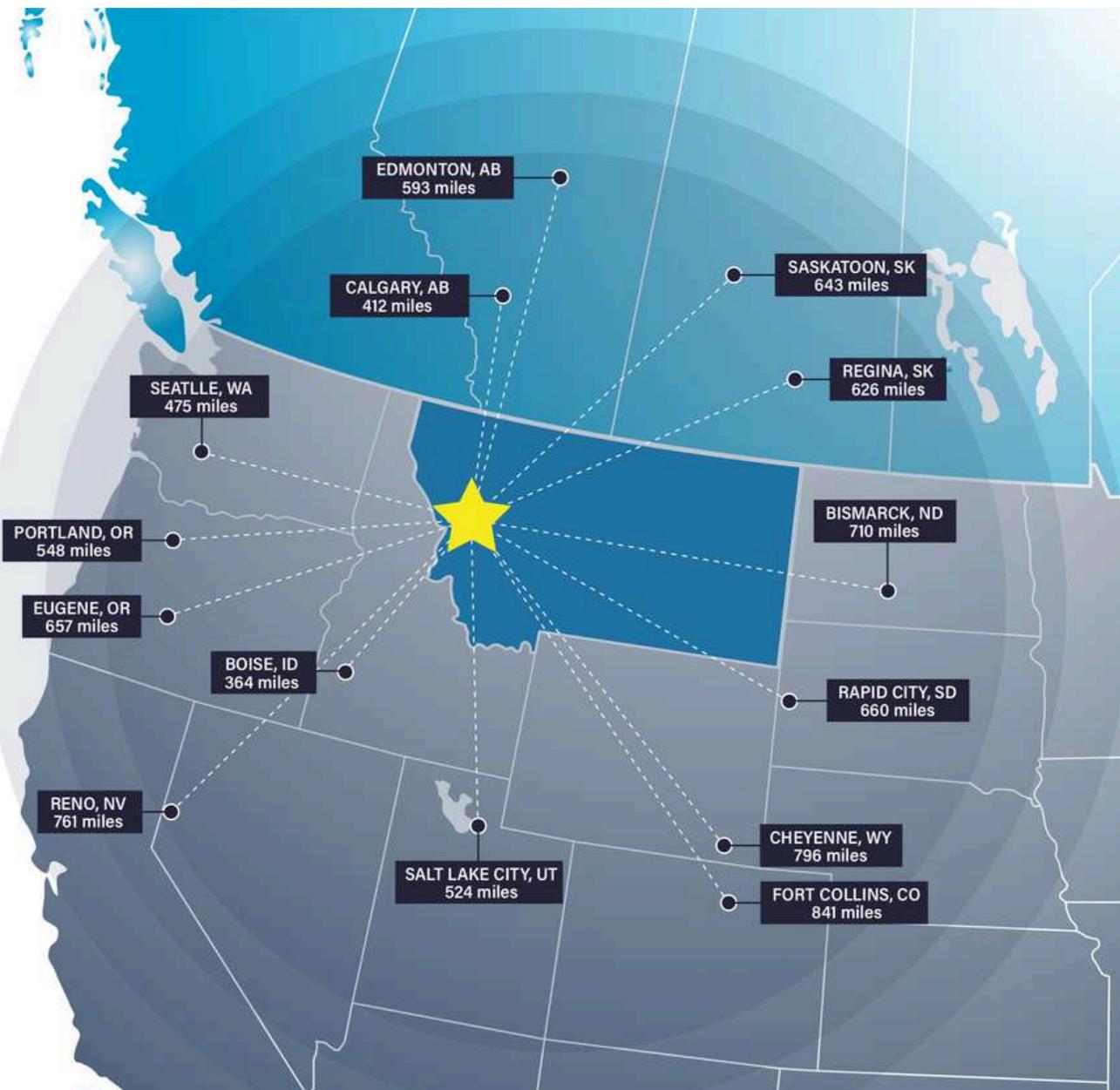


Missoula Access

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

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant



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



About Missoula

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

WE 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 Advisor & Team



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CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



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.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

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.