



Cover image is a conceptual rendering of proposed improvements anticipated in spring 2026. Subject to change.



SterlingCRE
ADVISORS

For Lease | Modern Retail & Flex Suites - High Traffic West Broadway Corridor

1401 West Broadway, Phase 1
Missoula, Montana
Suites from 964 SF to 21,756 SF

Exclusively listed by:
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Opportunity Overview

1401 West Broadway Street presents an early-entry opportunity to lease in an area and building undergoing a significant transformation. Spanning approximately 21,756 square feet across two levels, the building is being repositioned with a new façade and substantial interior upgrades, redefining its presence along the West Broadway corridor.

The ground level will feature street-level retail/office space designed with bright, open layouts and a range of square footages, allowing tenants to tailor their space. The first floor has access to grade level loading. Above, the elevator serviced second level will offer modern office space, creating an efficient and contemporary environment well-suited for professional users seeking proximity to downtown Missoula.

The property benefits from on-site parking and permissive commercial zoning, supporting a wide range of office and retail uses. Located along West Broadway Street, an area slated for continued investment and infrastructure improvements under the West Broadway Master Plan, the site offers strong visibility and accessibility. Its central location provides convenient connections to North Russell Street, Downtown Missoula, and the North Reserve Street Commercial Corridor.

As redevelopment progresses, 1401 West Broadway Street is emerging as a great opportunity for retailers and office users looking to establish a presence in a revitalizing, high-exposure corridor with long-term growth potential.

Phase 1 includes ground floor retail and flex suites ranging from ±964 SF to ±3,071 SF. Future phases include second floor office suites.



Address	1401 West Broadway
Property Type	Retail & Office Mixed-Use
Lease Rate	\$18.00/SF NNN Shell
Estimated NNN	Est \$5.40/SF
Total Square Feet	± 21,756 Square Feet
Total Acreage	±0.34 Acres

Property Details

Address	1401 West Broadway Street
Property Type	Retail, Flex Warehouse, Office
Total Acreage	±0.34 acres
Services	Missoula City water and sewer
Access	West Broadway Street
Zoning	C2-4: Neighborhood Commercial (City of Missoula) Future Zoning: Downtown Transition
Geocode	04-2200-21-2-19-04-0000
Traffic Count	±21,704 (AADT 2023)
Year Built	1976 (Remodeled 2026)
Parking	±22 parking spaces in private lot





Centrally located office and retail property with $\pm 21,756$ square feet of flexible space including ground floor retail and office



Renovations including a redesigned facade are planned for Spring of 2026



Offers on-site parking and permissive 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

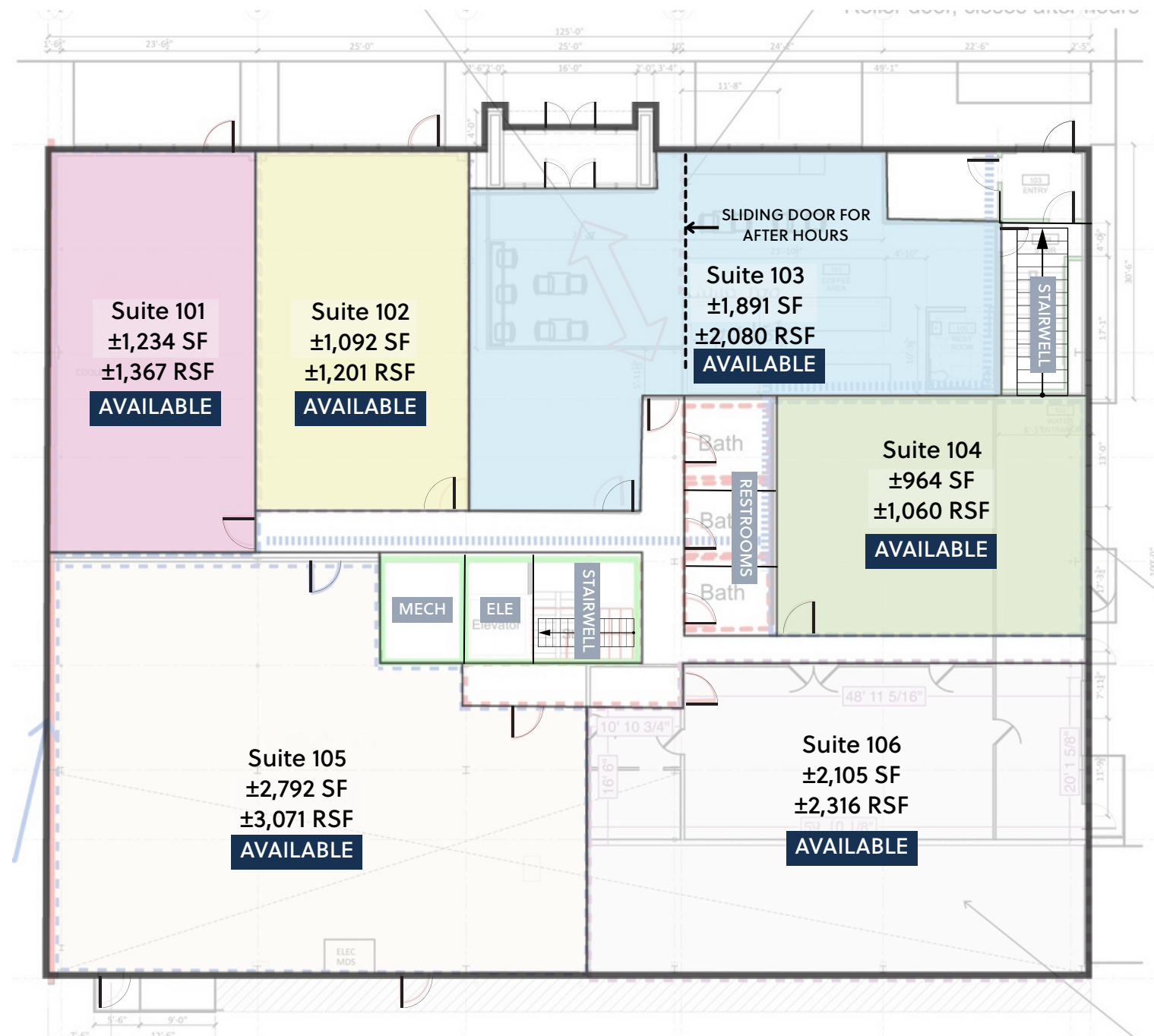
Centrally Located Retail, Office & Flex Space

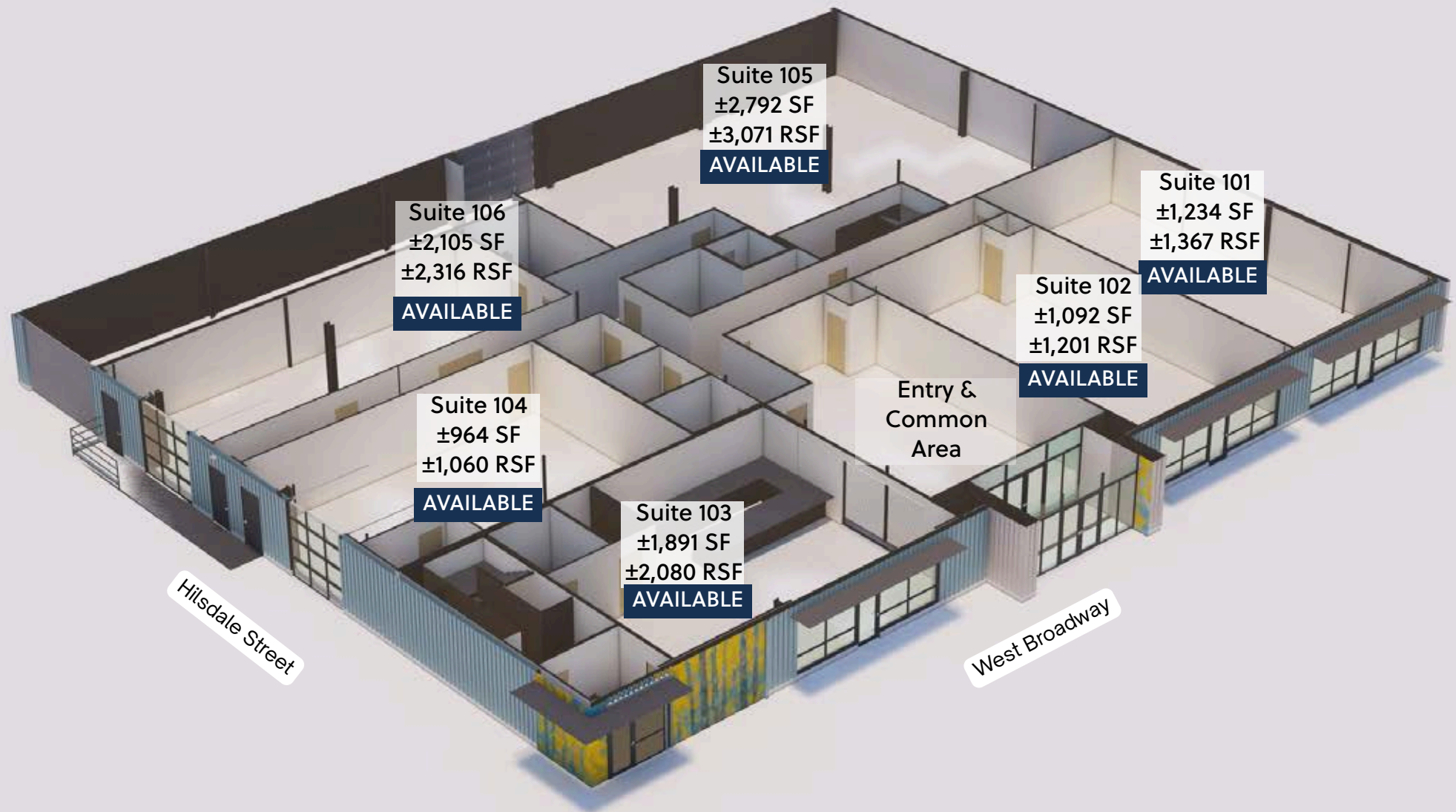
Located on West Broadway Street in an area slated for significant revitalization, this property benefits from enhanced infrastructure projects proposed in the West Broadway Master Plan. Centrally located with proximity to North Russell Street, Downtown Missoula, and the North Reserve Street Commercial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



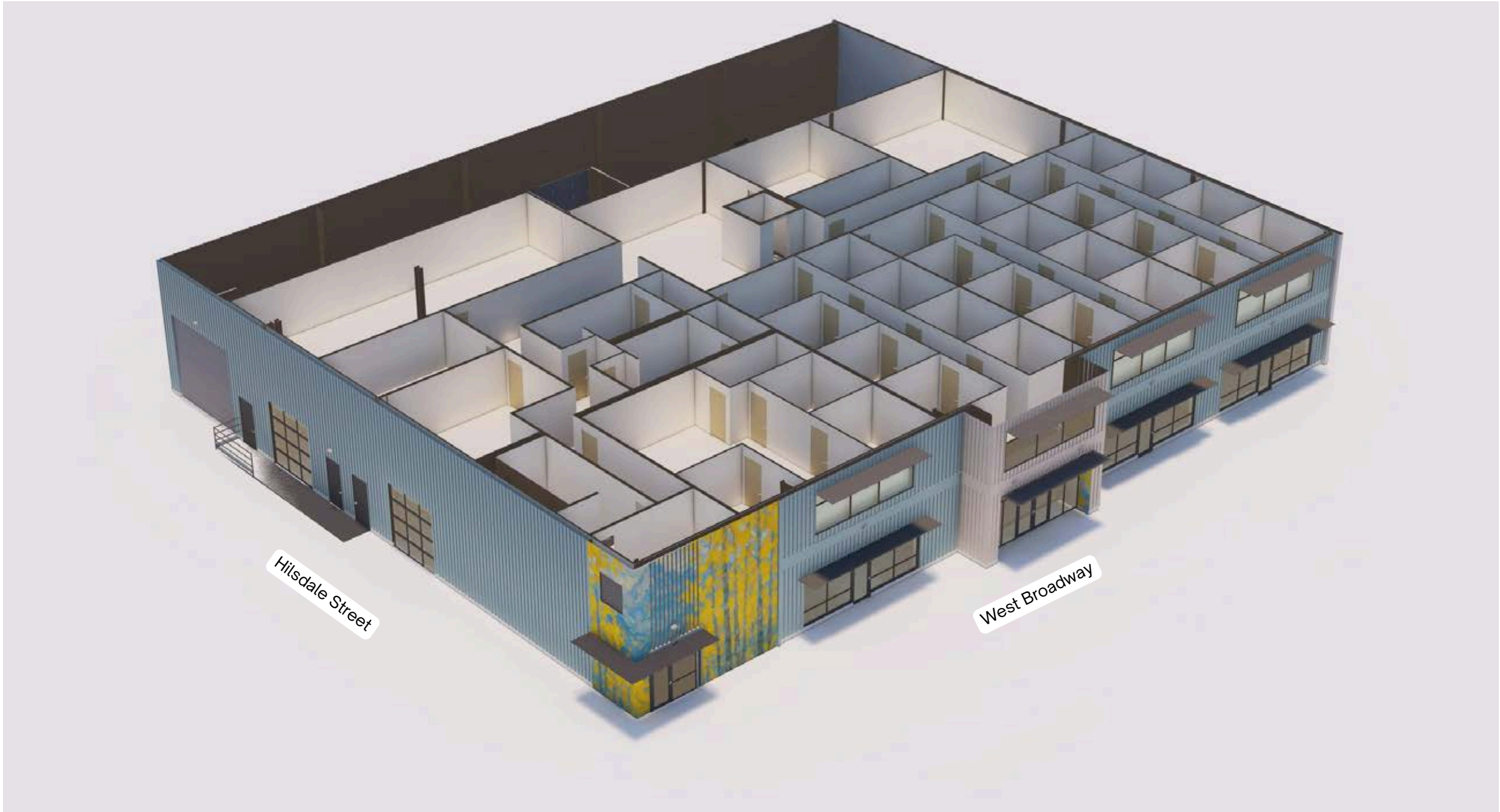
Available Suites

Suite	Size	RSF	Notes
101	±1,243 SF	±1,367 RSF	Fronts West Broadway with entrances on West Broadway and from building interior
102	±1,092 SF	±1,201 RSF	Fronts West Broadway with entrances on West Broadway and from building interior
103	±1,891 SF	±2,080 RSF	Access from building main entrance on West Broadway. Interior rolling door can be closed off hours
104	±964 SF	±1,060 RSF	Fronts Hilsdale, features a roll up door
105	±2,792 SF	±3,071 RSF	Flex warehouse/workshop space
106	±2,105 SF	±2,316 RSF	Flex warehouse/workshop space

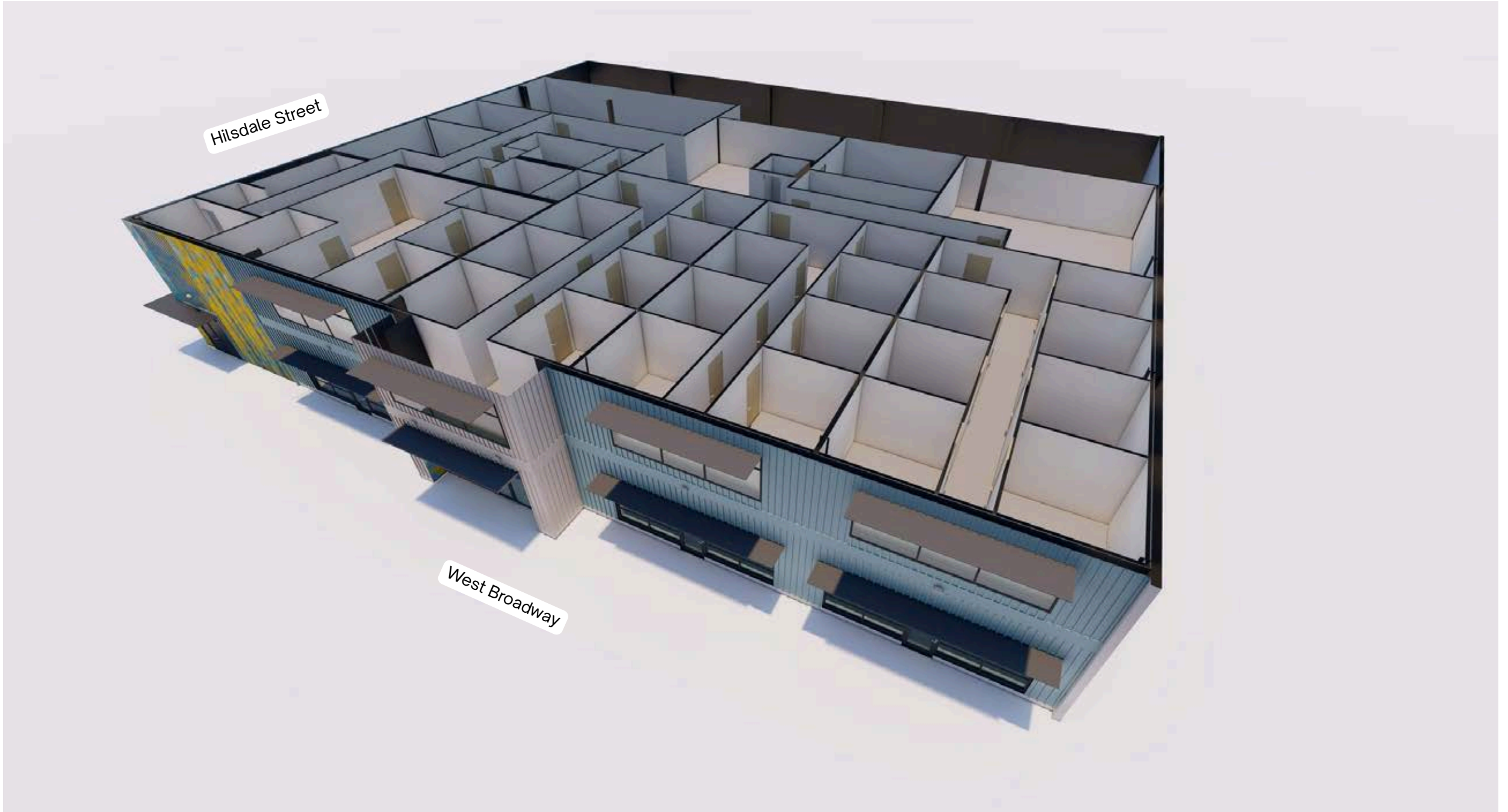




First Floor Plan

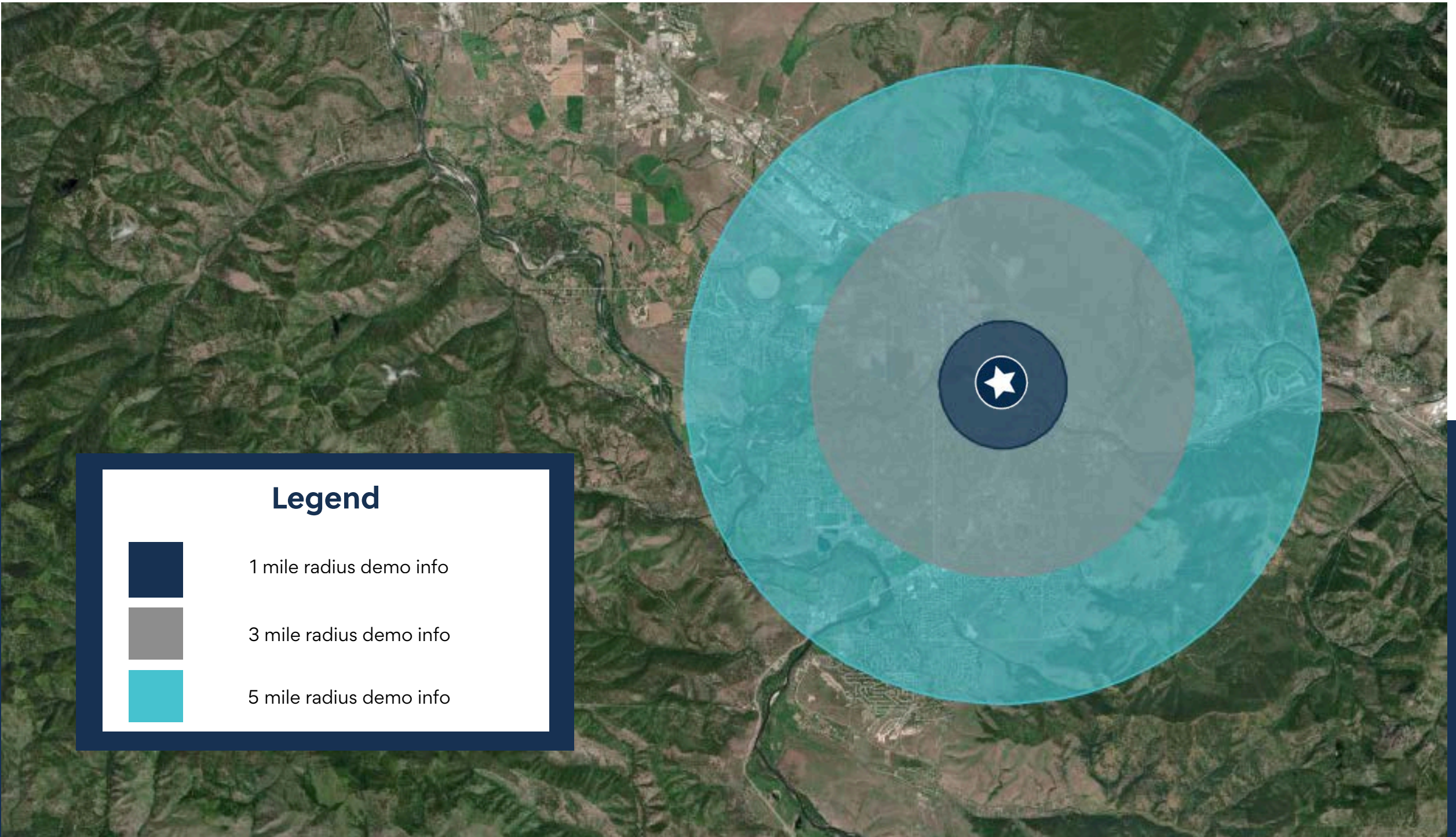


Second Floor Office Future Phase



Hilsdale Street

West Broadway



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

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%)

1 mile

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

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	13,762	62,334	88,674	2022 Per Capita Income	\$32,478	\$38,180	\$40,989
2022 Household Population	13,274	59,720	85,631	2022 Median Household Income	\$51,226	\$56,390	\$65,673
2022 Family Population	6,938	35,629	56,540	2022 Average Household Income	\$63,252	\$81,923	\$91,930
2027 Total Population	14,043	64,301	92,154	2027 Per Capita Income	\$38,364	\$45,729	\$48,940
2027 Household Population	13,555	61,687	89,111	2027 Median Household Income	\$59,069	\$70,329	\$79,331
2027 Family Population	7,020	36,554	58,584	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.

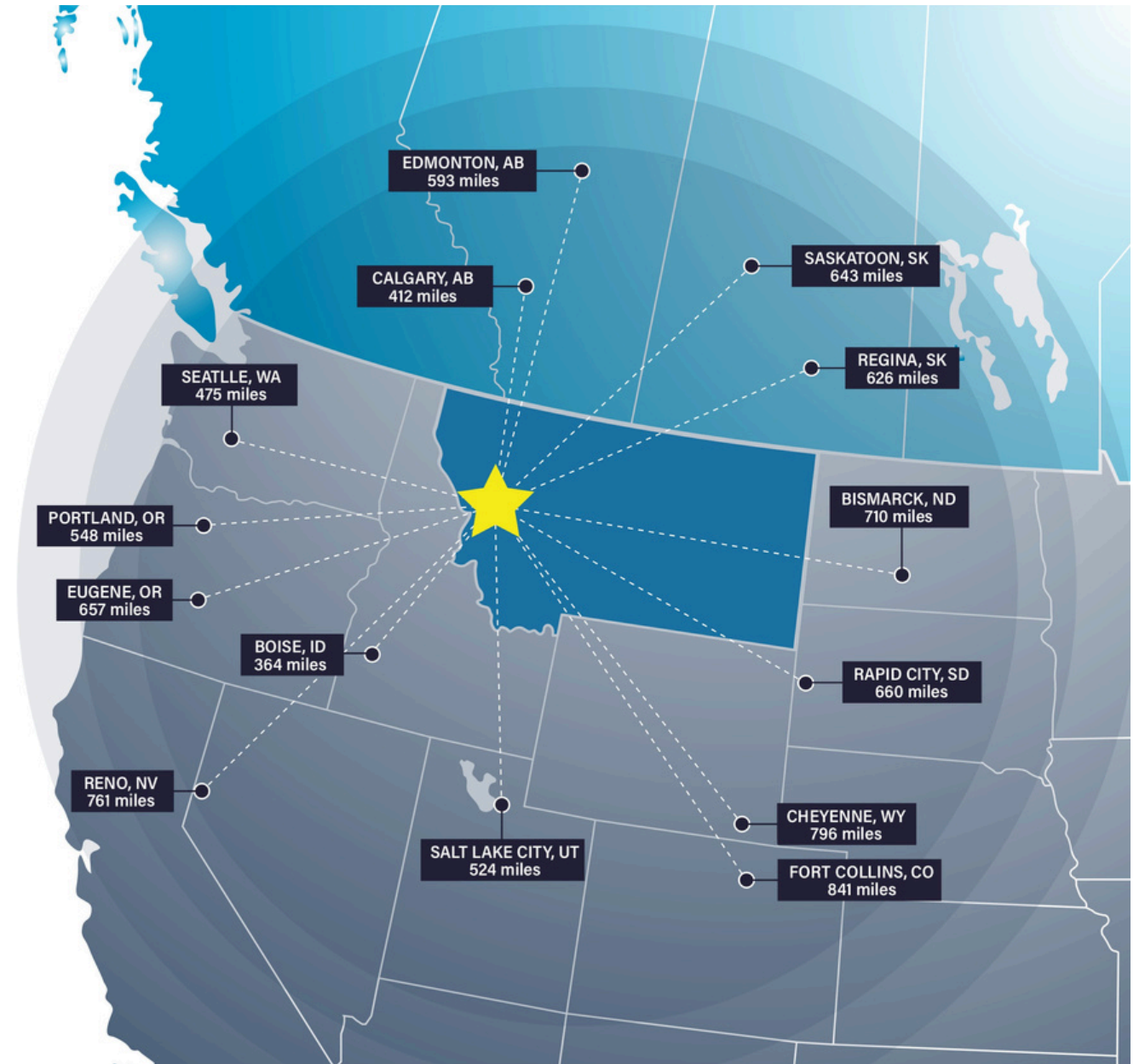


Missoula Access

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.



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

PatientOne



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

2024 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 2025- 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

#10 Most Creative Small Cities in America

WESTAF / Creative Vitality Suite (Creative Vitality List)

#2 America's Best Towns to Visit in 2025

CNN

PEOPLE

4.8% Population Growth - 2019-2024

Missoula County has seen consistent population growth over the past two decades

Median Age 38 Years Old

The median age in the US is 39

55.3% Degreed

Associates degree or higher, 19.9% have a graduate level degree

37.7% High Income Households

Incomes over \$100,000 a year

43.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

Demographics are for Missoula County | 2024 ACS 1 Year Estimates

ACCESS

17.6 Minutes

Average Commute Time

7.7% Multimodal Commuters

Walk or bike to work

12.1% Worked From Home

Lived in Missoula County/worked from home

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

93 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- Ranked second in the nation for high-tech GDP growth between 2018 and 2023.



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.



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.

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