



**SterlingCRE**  
ADVISORS

## Retail Sublease Opportunity on Brooks Street

2621 Brooks Street  
Missoula, Montana

±3,800 Square Feet | Traditional Retail

Exclusively listed by:  
**Claire Matten, CCIM | SIOR**  
Claire@SterlingCREadvisors.com  
406.360.3102

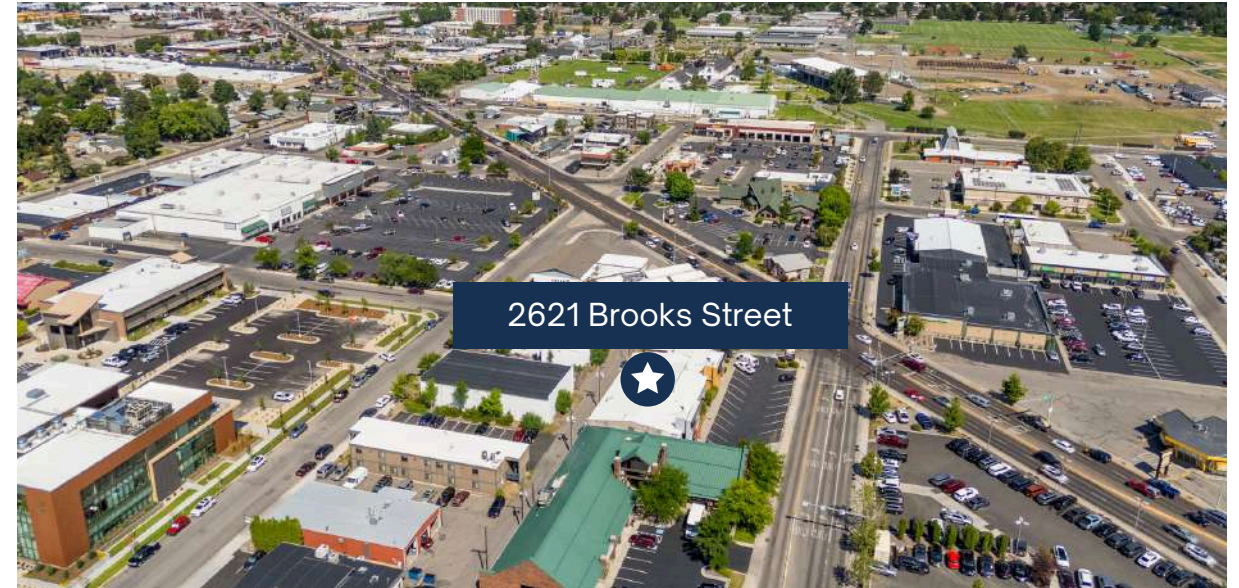
# Opportunity Overview

Take advantage of a rare sublease opportunity along Missoula's high-traffic Brooks Street corridor. This ±3,800 SF retail space offers exceptional visibility, onsite parking, and a flexible layout well-suited for a variety of retail or service-based users. Strategically positioned near Southgate Mall, the Missoula County Fairgrounds, and a dense mix of national retailers, restaurants, medical offices, and professional businesses, this location provides access to one of Missoula's most active commercial zones.

The existing layout features a functional mix of open sales floor space, back-of-house storage, a private office or utility areas. The space is ideal for retail, wellness, or light service uses seeking strong exposure and convenience without the cost of full buildout.

With a prime location just off Brooks Street, the property benefits from excellent exposure to local traffic, favorable zoning classification, and a built environment primed for turnkey operations or adaptive redevelopment. Whether continuing its legacy as a specialty retail anchor or transitioning to new commercial applications, 2621 Brooks stands as a versatile asset in a prominent Missoula retail corridor.

While the sublease opportunity runs through August of 2027, ownership is open to a longer term for an approved tenant. Don't miss out on one of the most competitive retail lease rates in town.



<b>Address</b>	2621 Brooks Street, Unit A Missoula, Montana 59801
<b>Property Type</b>	Retail
<b>Lease Rate</b>	\$4,500.57/Month (\$14.21/SF, Modified Gross)
<b>Additional Terms</b>	Pro rata share (45%) of utilities
<b>Total Square Feet</b>	±3,800 Square Feet
<b>Master Lease</b>	Initial Term Expires: August 31 <sup>st</sup> , 2027 Master Landlord is open to longer term

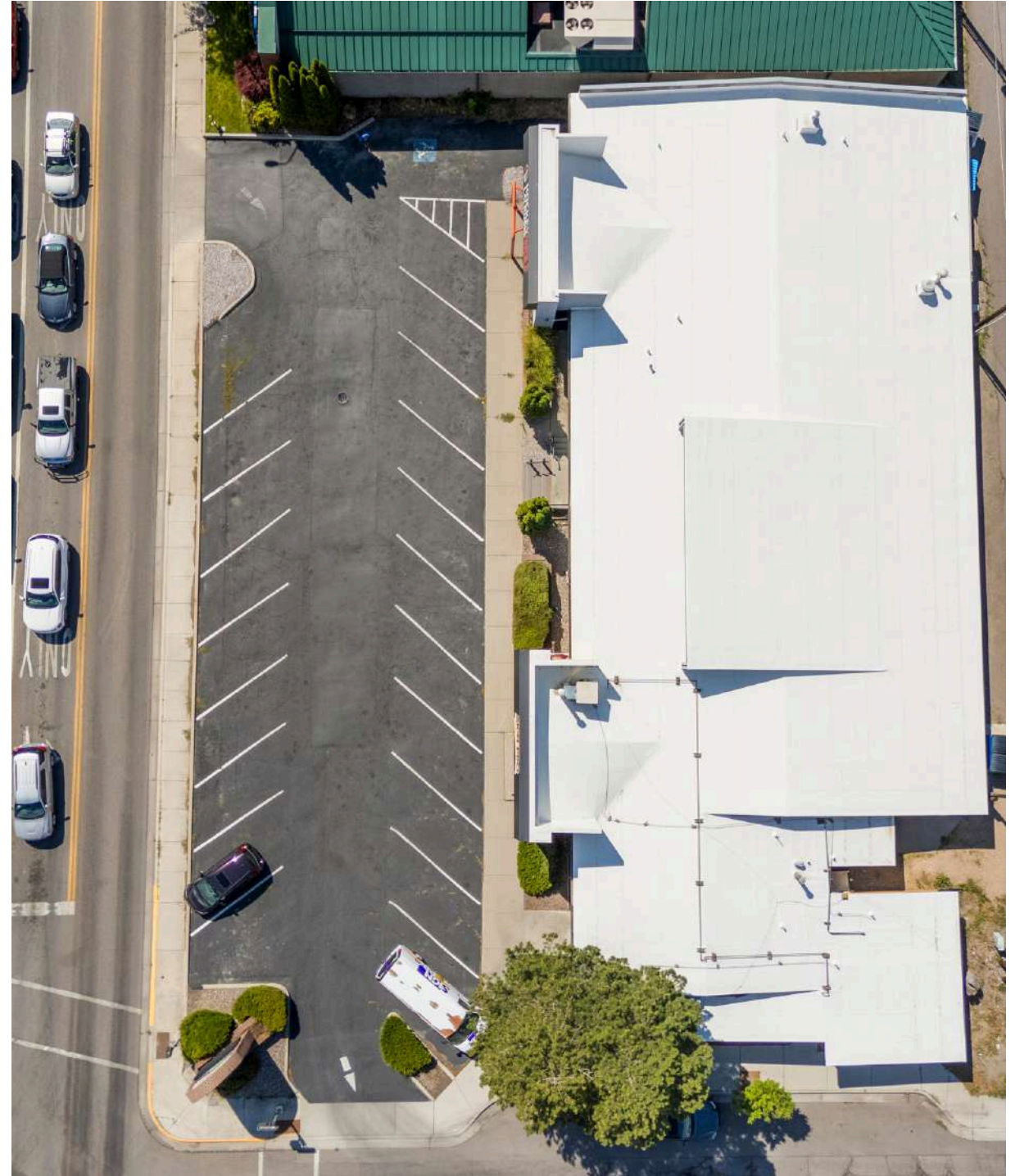
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

# Property Details

<b>Address</b>	2621 Brooks Street, Unit A Missoula, Montana 59801
<b>Property Type</b>	Retail
<b>Total Square Footage</b>	±3,800 Square Feet
<b>Services</b>	City of Missoula Water/Sewer
<b>Access</b>	Via Fairview Avenue
<b>Zoning</b>	U-MU4; City of Missoula
<b>Geocode</b>	04-2200-32-1-43-13-0000
<b>Traffic Count (2024 AADT)</b>	5,887 VPD (Fairview Ave) 23,236 VPD (Brooks Street)
<b>Year Built</b>	1950; Remodeled in 2005
<b>Parking</b>	Shared Parking-Private Paved Lot





**Established Commercial & Retail Hub**



**High Visibility Signage Potential (Negotiable)**



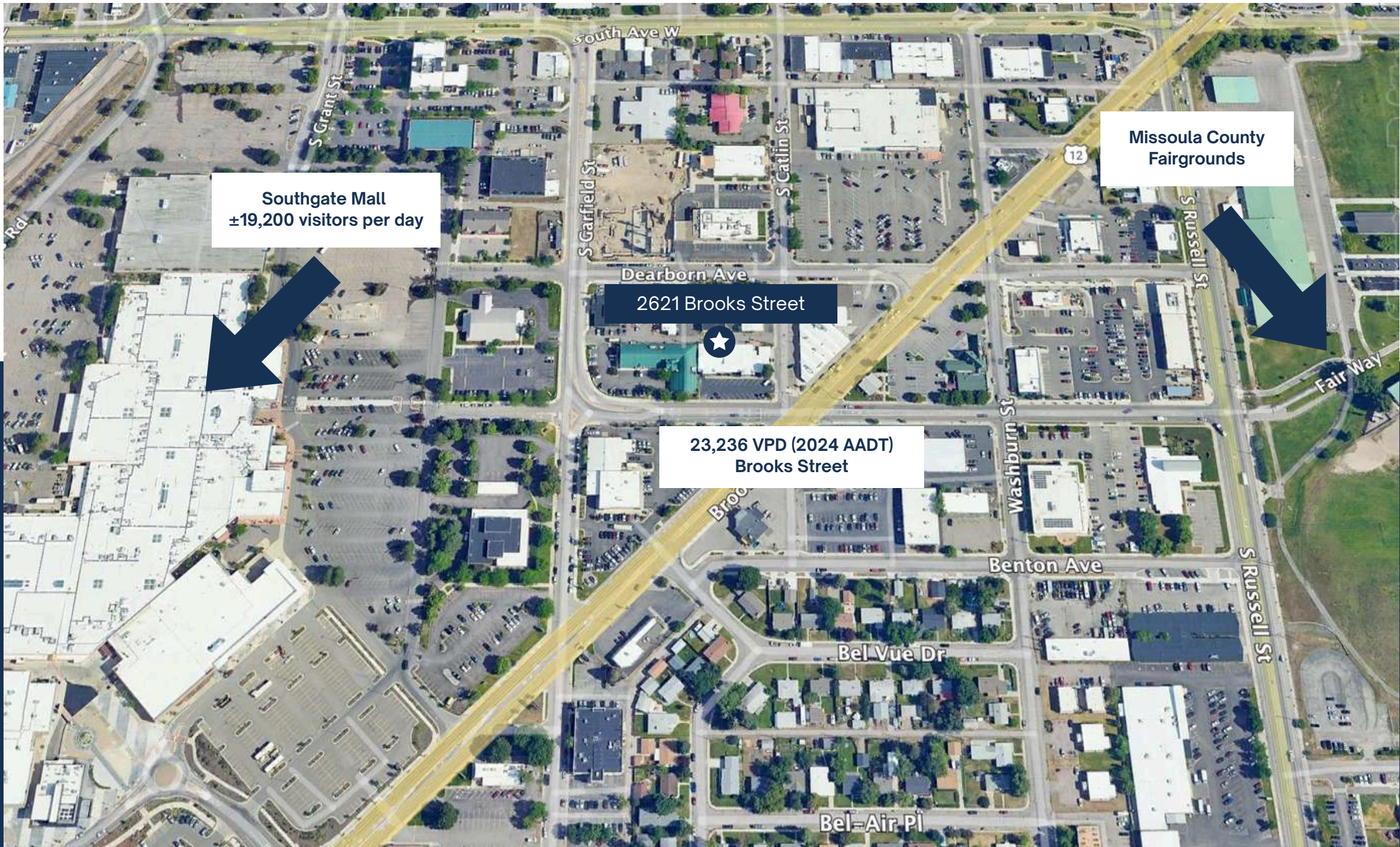
**High-Traffic Corridor**



**Dedicated Onsite Parking**



**Plug-and-Play Sublease at Highly Competitive Lease Rate**



Southgate Mall  
±19,200 visitors per day

2621 Brooks Street

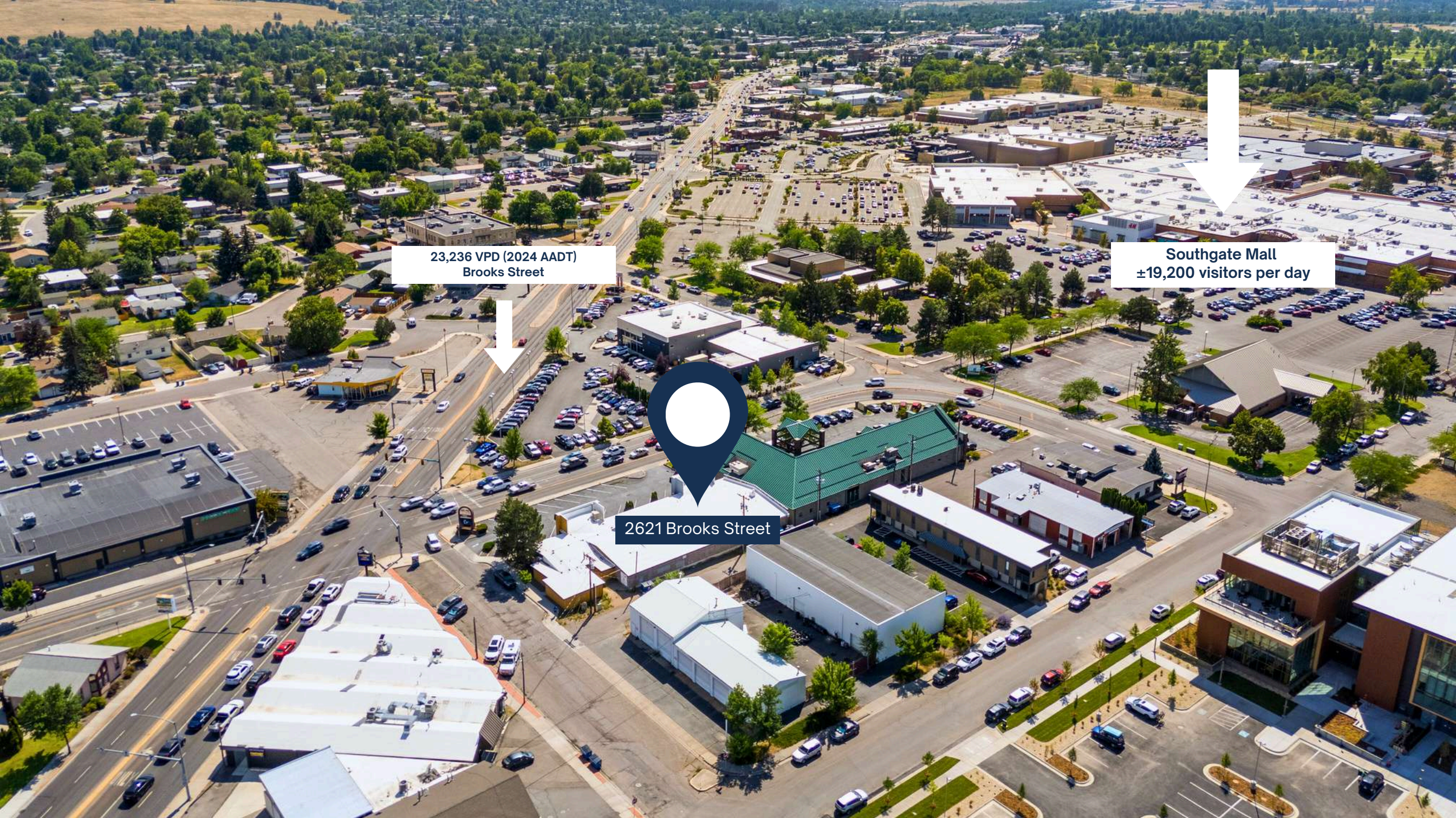
23,236 VPD (2024 AADT)  
Brooks Street

Missoula County  
Fairgrounds

Location Overview



Retailer Map



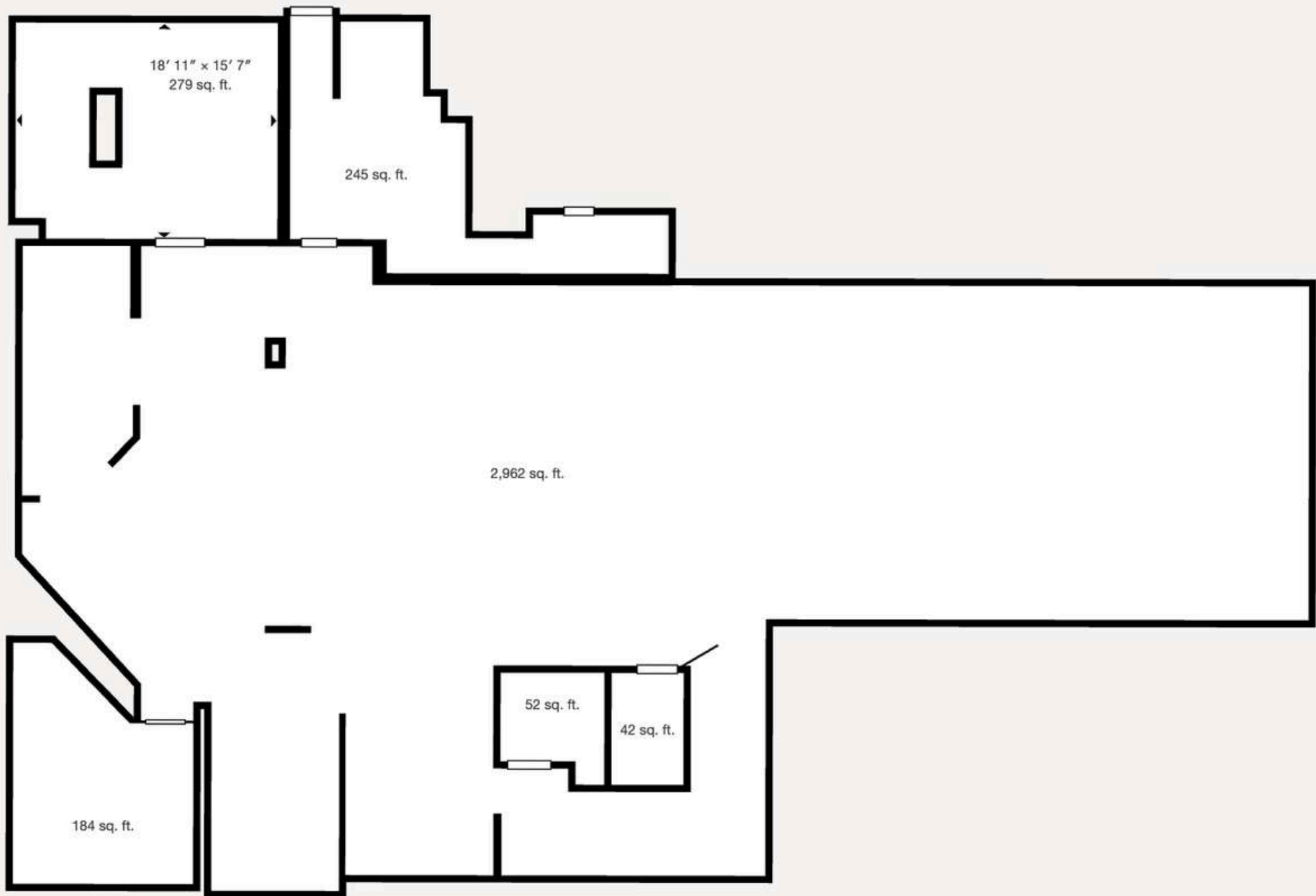
23,236 VPD (2024 AADT)  
Brooks Street

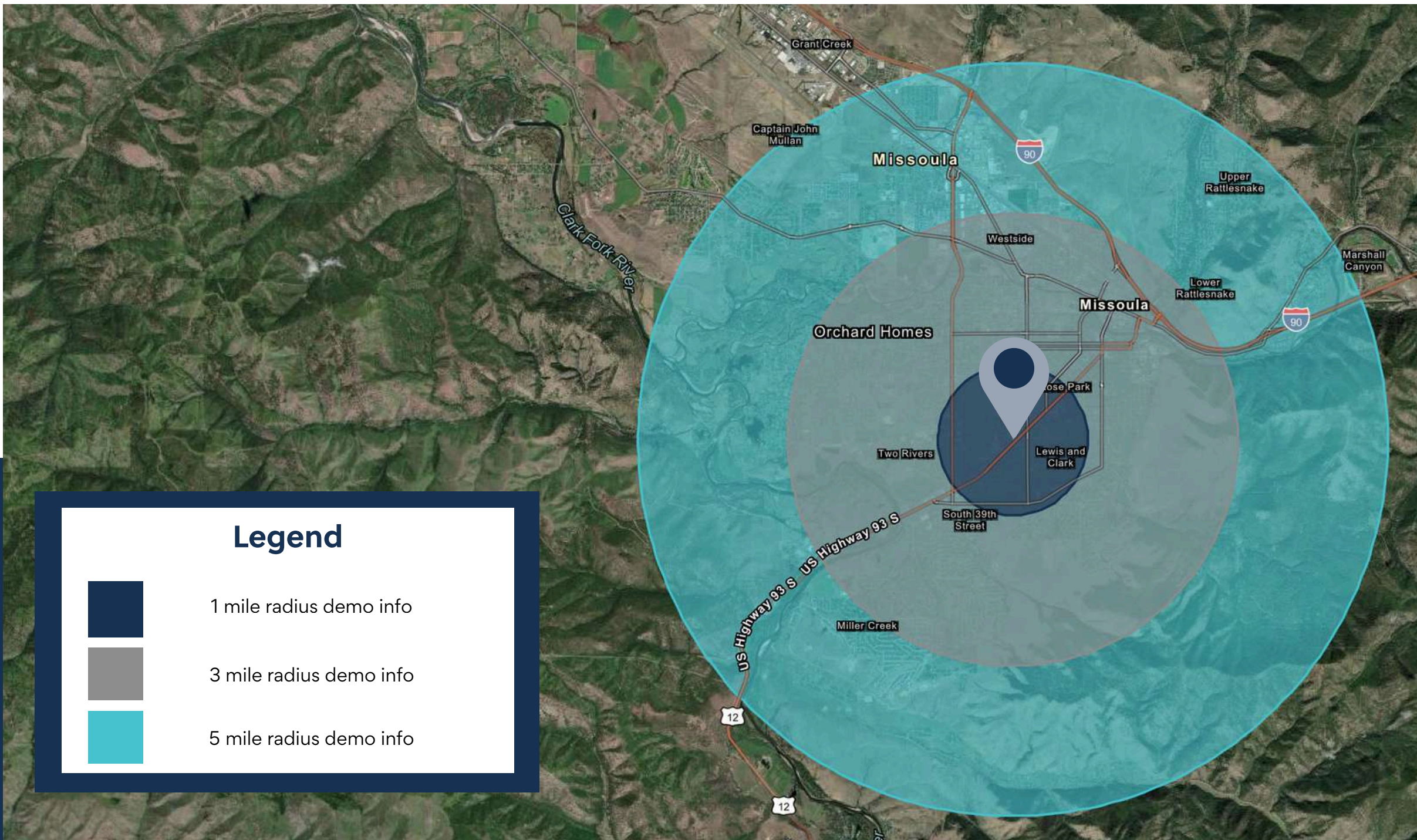
Southgate Mall  
±19,200 visitors per day

2621 Brooks Street









### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

# Key Facts

## KEY FACTS

1 mile

234

Population

50.0

Median Age

2.6

Average Household Size

\$66,382

Median Household Income

83

2023 Owner Occupied Housing Units (Esri)

6

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



2

Total Businesses



5

Total Employees

## HOUSING STATS

1 mile



\$221,875

Median Home Value



\$9,639

Average Spent on Mortgage & Basics



\$329

Median Contract Rent

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (34.8%)

The smallest group: \$25,000 - \$34,999 (1.1%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	6.7%	-2.6%	<div style="width: 6.7%;"></div>
\$15,000 - \$24,999	3.4%	-5.1%	<div style="width: 3.4%;"></div>
\$25,000 - \$34,999	1.1%	-6.0%	<div style="width: 1.1%;"></div>
\$35,000 - \$49,999	12.4%	-0.3%	<div style="width: 12.4%;"></div>
\$50,000 - \$74,999	34.8%	+15.7%	<div style="width: 34.8%;"></div>
\$75,000 - \$99,999	12.4%	-2.0%	<div style="width: 12.4%;"></div>
\$100,000 - \$149,999	20.2%	+1.3%	<div style="width: 20.2%;"></div>
\$150,000 - \$199,999	1.1%	-4.4%	<div style="width: 1.1%;"></div>
\$200,000+	6.7%	+2.2%	<div style="width: 6.7%;"></div>

Bars show deviation from Newaygo Co... ▼

Variables	1 mile	3 miles	5 miles
2022 Total Population	234	4,049	10,757
2022 Household Population	234	4,047	10,728
2022 Family Population	197	3,308	8,733
2027 Total Population	239	4,162	11,001
2027 Household Population	239	4,160	10,972
2027 Family Population	201	3,388	8,898

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$36,559	\$35,077	\$34,512
2022 Median Household Income	\$66,382	\$69,359	\$67,607
2022 Average Household Income	\$86,401	\$88,781	\$87,180
2027 Per Capita Income	\$39,554	\$38,032	\$37,726
2027 Median Household Income	\$71,170	\$74,877	\$73,850
2027 Average Household Income	\$92,363	\$96,095	\$95,006

# Missoula Retail Market Data | Q4 2025

## LEASING ACTIVITY | RETAIL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	\$23.64	\$19.00	-19.63% ↓
Downtown Average Lease Rate	\$25.56	\$18.85	-26.25% ↓
NNN Average	\$6.54	\$6.87	5.05% ↑
County Vacancy	3.32%	3.87%	0.55% ↑

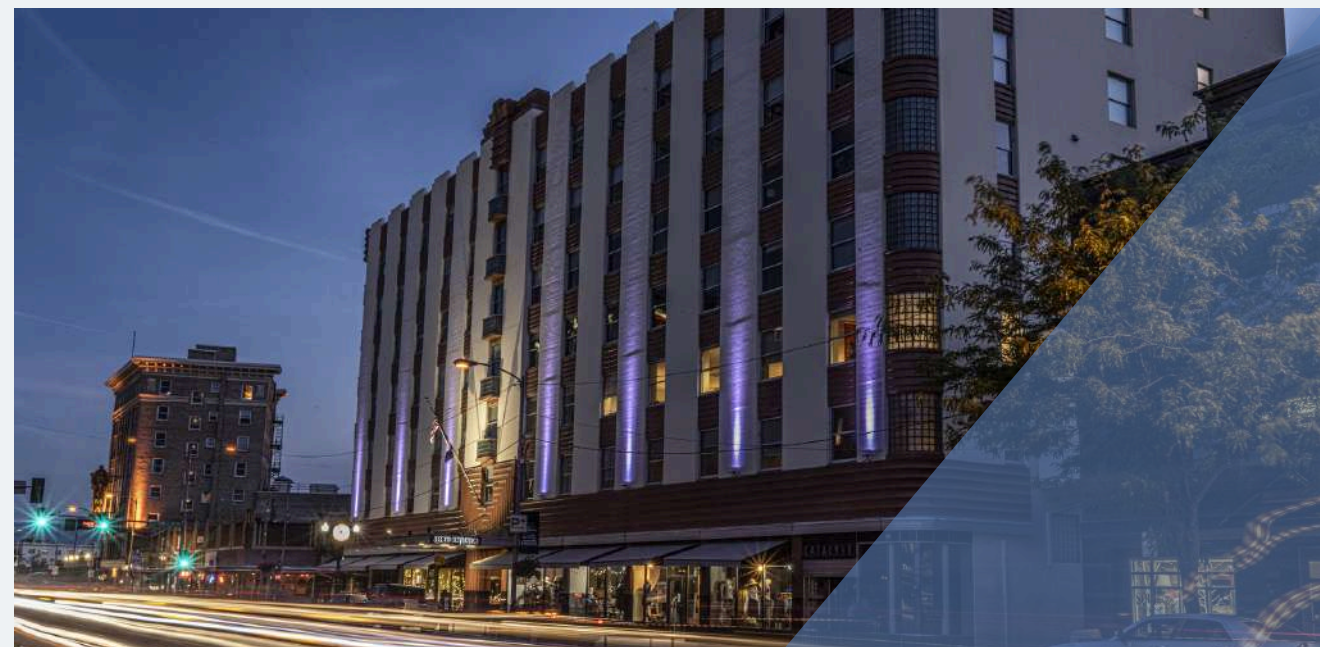
## SALES ACTIVITY | RETAIL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF	\$356.87	\$294.58	-17.45% ↓
Condominium Average Sale Price PSF	\$402.03	NA	NA
Freestanding Average Sale Price SF	\$404.04	\$308.58	-23.63% ↓

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## RETAIL DEVELOPMENT PIPELINE

Construction	±12,480 SF
Permitting	±8,500 SF
Planning	±78,880 SF
Completed YTD 2025	±21,253 SF



# Missoula Air Service

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

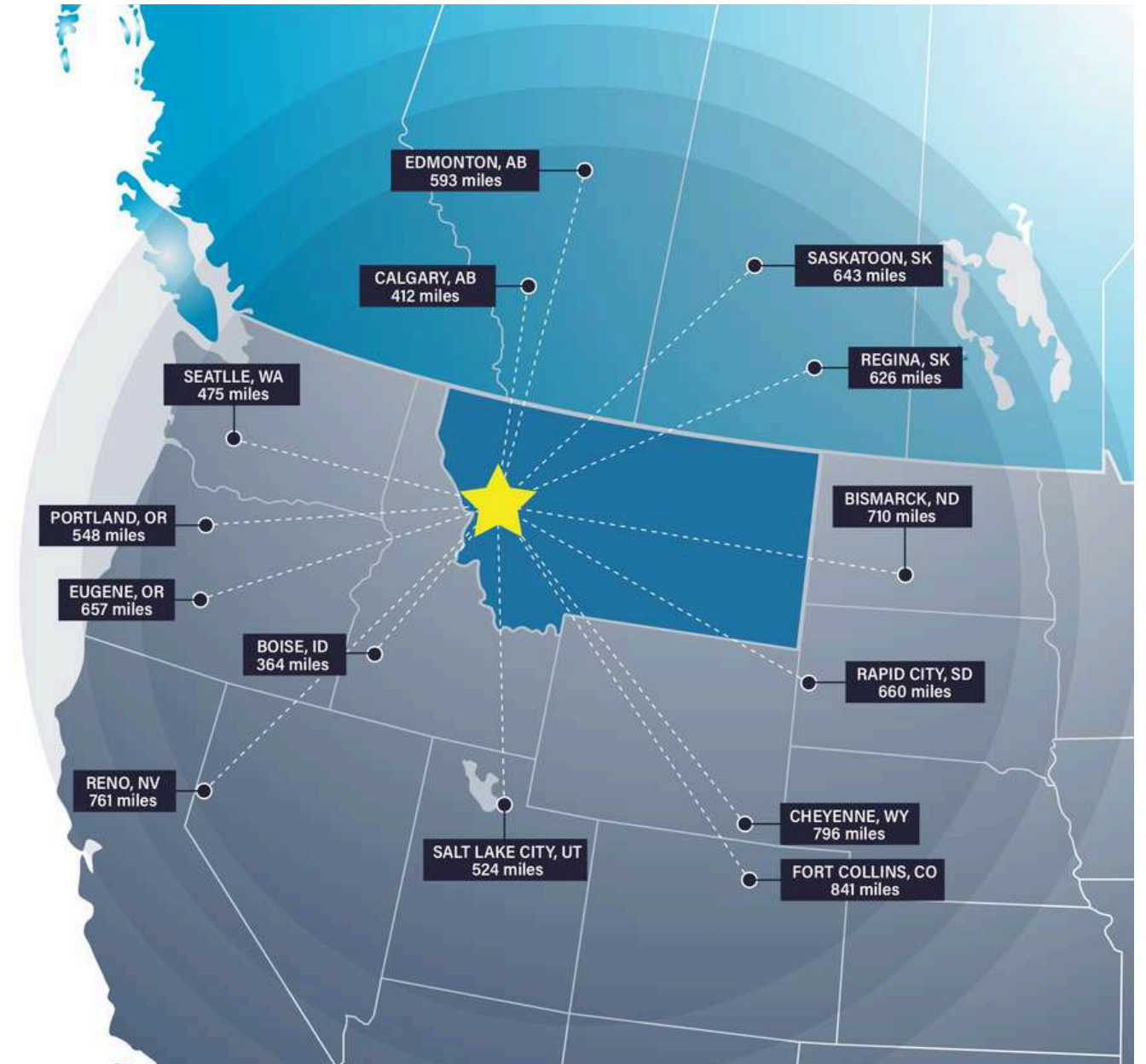


# Missoula Access

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.



# 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](http://lmi.mt.gov) & Zippia | [zippia.com](http://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



# Brokerage Advisor & Team



**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

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.