



Boundary lines are approximate



**SterlingCRE**  
ADVISORS

## Exceptional Midtown Opportunity in Missoula

2601 Garfield Street  
Missoula, Montana

±1.46 acres | ±19,008 SF with Drive-Thru

Exclusively listed by:

**Matt Mellott, CCIM | SIOR**  
406.203.3950  
Matt@SterlingCREadvisors.com



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# Opportunity Overview

SterlingCRE Advisors is pleased to present this rare opportunity for office space with parking in Midtown Missoula. This ±19,008 SF building sits on a ±1.46 acre parcel and includes three (3) drive-thru bays with a private parking lot. The property is conveniently located within the Southgate Triangle, adjacent to Southgate Mall.

Your business will benefit from the high-traffic Southgate Mall Access Road and is just a block away from the ±23,376 daily drivers along the Brook Street Commercial Corridor. Surrounding commercial businesses include Dillards, Texas Roadhouse, Hobby Lobby, The Trailhead, and many more.

The site has permissive commercial zoning (City of Missoula, C1-1) and has ADA-accessible amenities, including an elevator.

This site would be ideal for medical office, professional office or retail. Financial institutions are not permitted.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

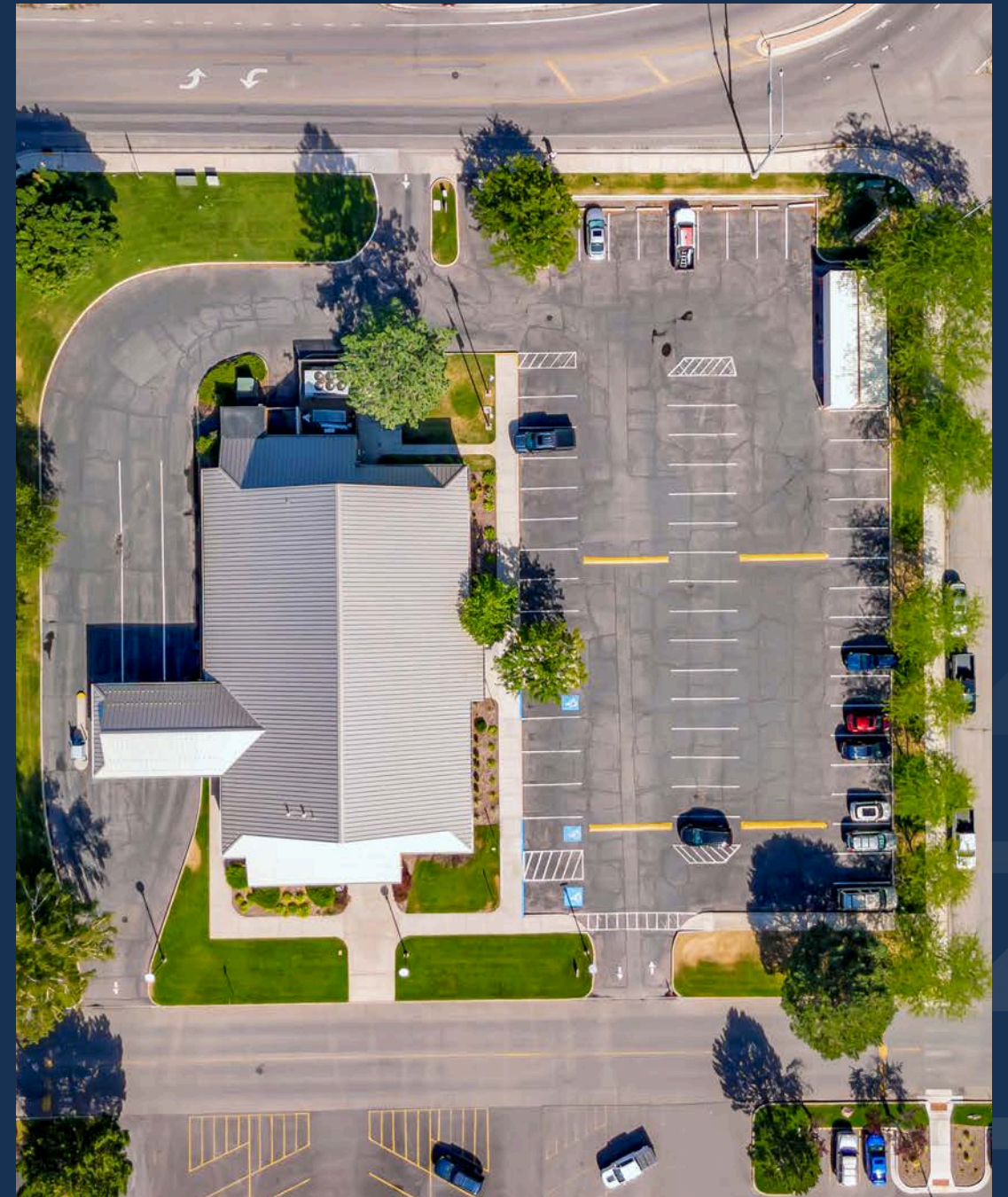
 [3D Tour](#)

<b>Address</b>	2601 Garfield Street
<b>Purchase Price</b>	\$4,940,000
<b>Property Type</b>	Office
<b>Total Acreage</b>	±1.46 acres
<b>Building Size</b>	± 19,008 SF

# 2601 Garfield Street

\$4,940,000

<b>Building SF</b>	±19,008 SF
<b>Geocode</b>	04-2200-32-1-21-17-0000
<b>Year Built/Renovated</b>	1979/2009
<b>Zoning</b>	C1-1 (Neighborhood Commercial)
<b>Access</b>	Garfield Street
<b>Services</b>	City water and sewer
<b>Taxes</b>	\$71,356.01 (2024)
<b>Parking</b>	Large, private parking lot
<b>Traffic Count</b>	±4,771 (AADT 2023)
<b>Drive-Thru Bays</b>	3 Drive-Thru Bays



Property Details



Boundary lines are approximate.



**Located in Midtown Missoula, adjacent to Southgate Mall, with proximity to South Avenue and the Brooks Street commercial corridor**



**Equipped with 3 full drive-thru bays, and elevator access**



**Permissive neighborhood commercial (C1-1) zoning**



**Ample parking in private lot**

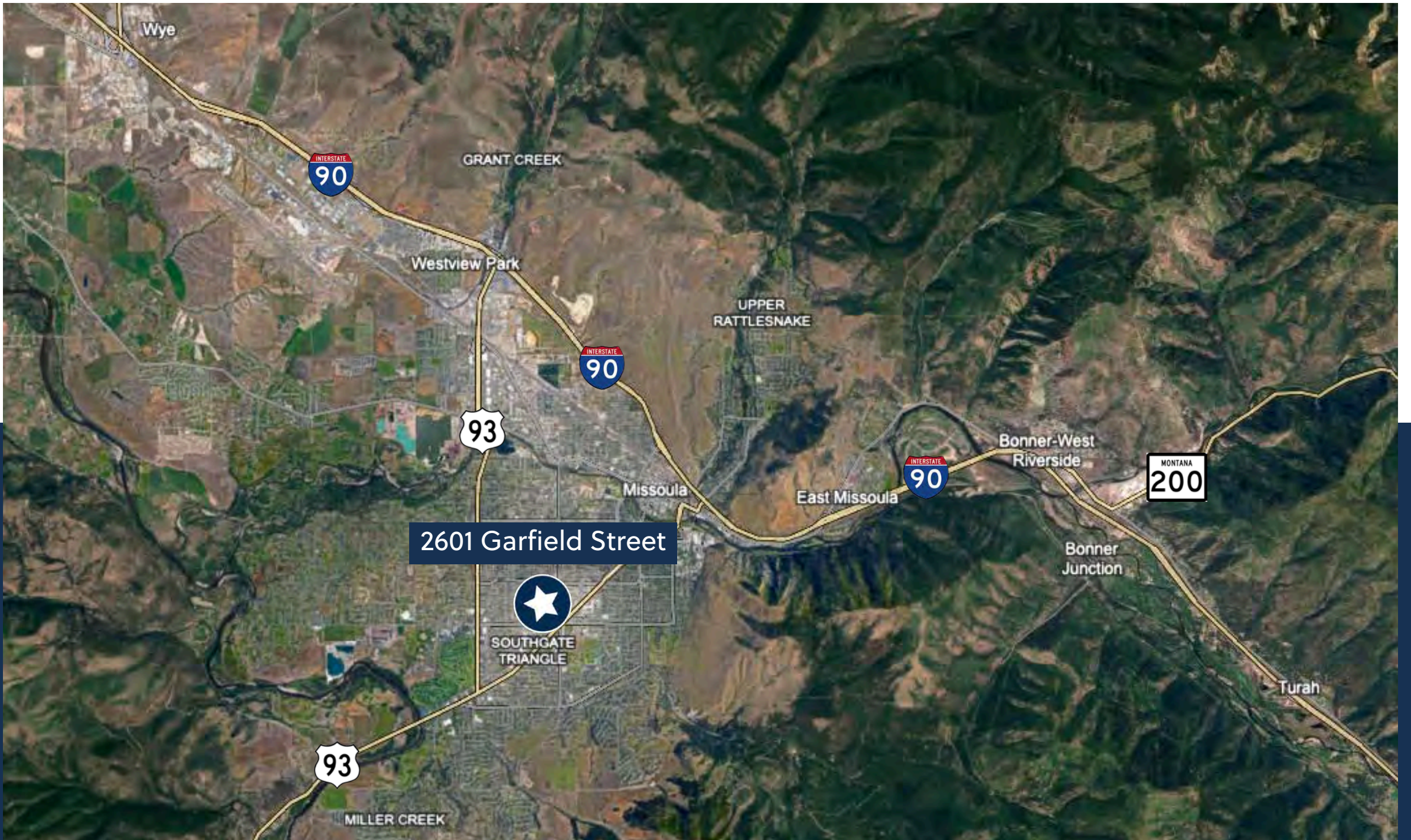


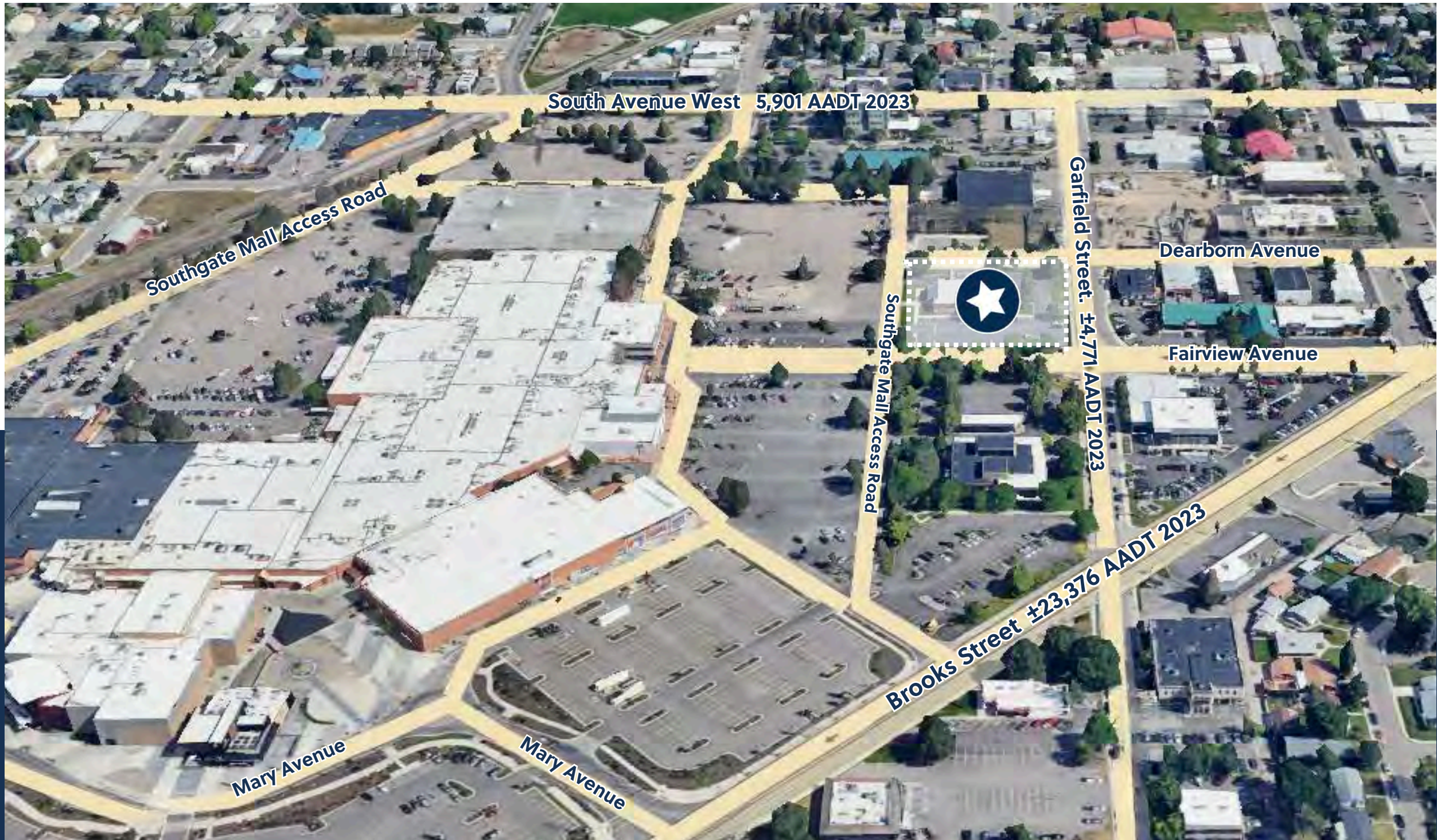
**Proximity to major retailers, restaurants, and more**

# LOCATION



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South Avenue West 5,901 AADT 2023

Southgate Mall Access Road

Garfield Street 4,771 AADT 2023

Dearborn Avenue

Fairview Avenue

Southgate Mall Access Road

Brooks Street 23,376 AADT 2023

Mary Avenue

Mary Avenue

Boundary lines are approximate

Locator Map





**Dillard's**

**SCHEELS**  
EMPLOYEE OWNED

**SOUTHGATE  
MALL**

**AMC  
THEATRES**

**HOBBY  
LOBBY**

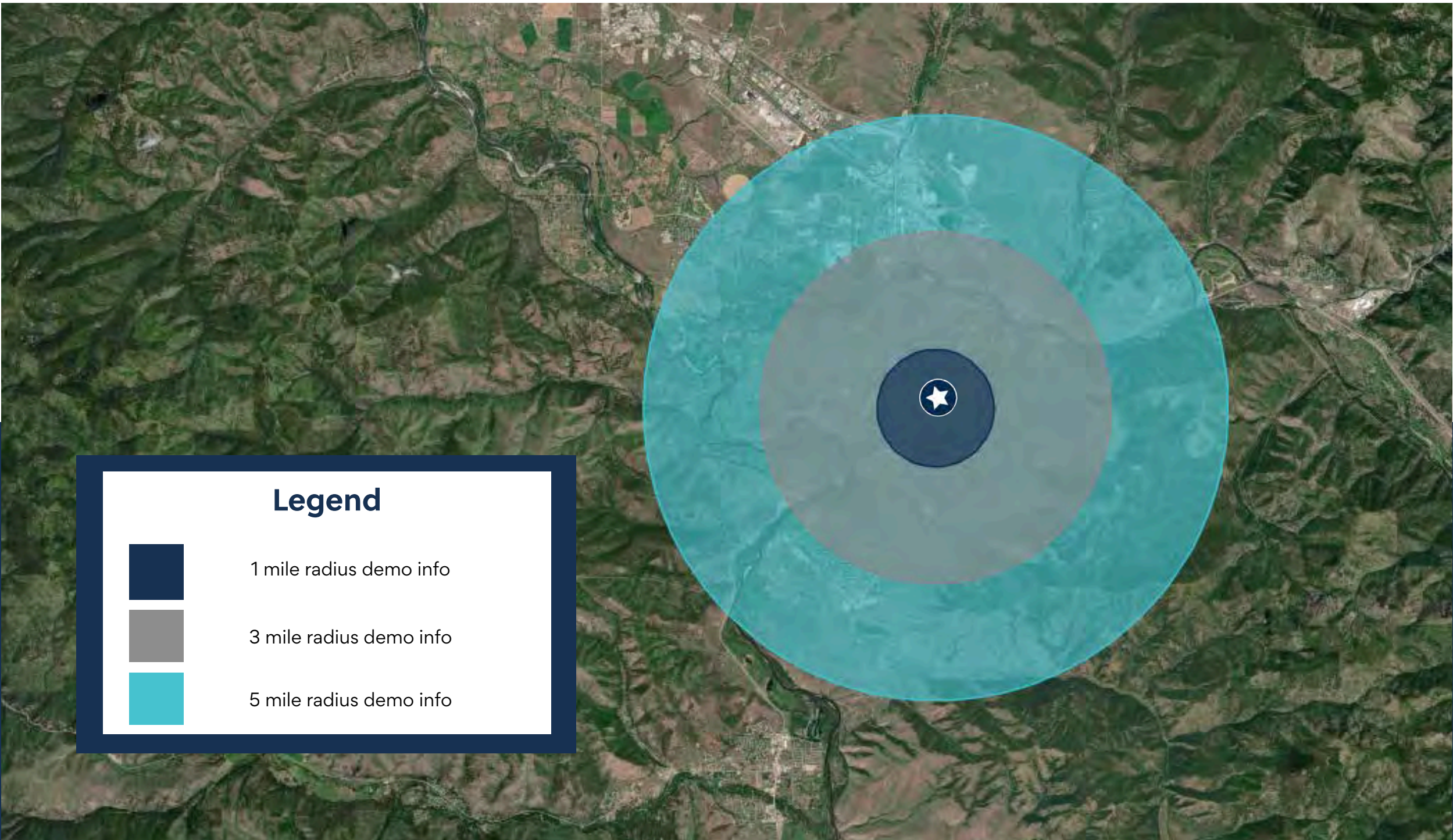
**Do it  
Best**

**B&W**  
SINCE 1917  
**COST PLUS  
WORLD MARKET**

**BROOKS ST**

Boundary lines are approximate

Retailer Map



### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile

12,913

Population

35.5

Median Age

2.1

Average Household Size

\$53,819

Median Household Income

2,525

2023 Owner Occupied Housing Units (Esri)

3,395

2023 Renter Occupied Housing Units (Esri)



1,355

Total Businesses



14,295

Total Employees

## BUSINESS

1 mile

## HOUSING STATS

1 mile



\$400,939

Median Home Value



\$7,853

Average Spent on Mortgage & Basics



\$936

Median Contract Rent

### 2024 Households by income (Esri)

1 mile

The largest group: \$75,000 - \$99,999 (16.0%)

The smallest group: \$150,000 - \$199,999 (3.8%)

Indicator ▲	Value	Diff
<\$15,000	11.9%	+4.7%
\$15,000 - \$24,999	8.0%	+1.1%
\$25,000 - \$34,999	11.0%	+4.4%
\$35,000 - \$49,999	15.9%	+0.8%
\$50,000 - \$74,999	15.4%	-0.1%
\$75,000 - \$99,999	16.0%	-0.8%
\$100,000 - \$149,999	12.8%	-3.3%
\$150,000 - \$199,999	3.8%	-3.0%
\$200,000+	5.2%	-3.8%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	12,913	62,637	88,283
2022 Household Population	12,705	59,944	85,223
2022 Family Population	8,063	37,617	56,348
2027 Total Population	13,000	63,495	91,006
2027 Household Population	12,792	60,802	87,947
2027 Family Population	8,055	37,856	57,778

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$35,388	\$38,051	\$41,293
2022 Median Household Income	\$53,819	\$59,911	\$66,040
2022 Average Household Income	\$76,885	\$84,299	\$92,651
2027 Per Capita Income	\$42,934	\$45,297	\$49,260
2027 Median Household Income	\$68,353	\$74,730	\$79,497
2027 Average Household Income	\$92,888	\$99,523	\$109,616

# PROPERTY DETAILS



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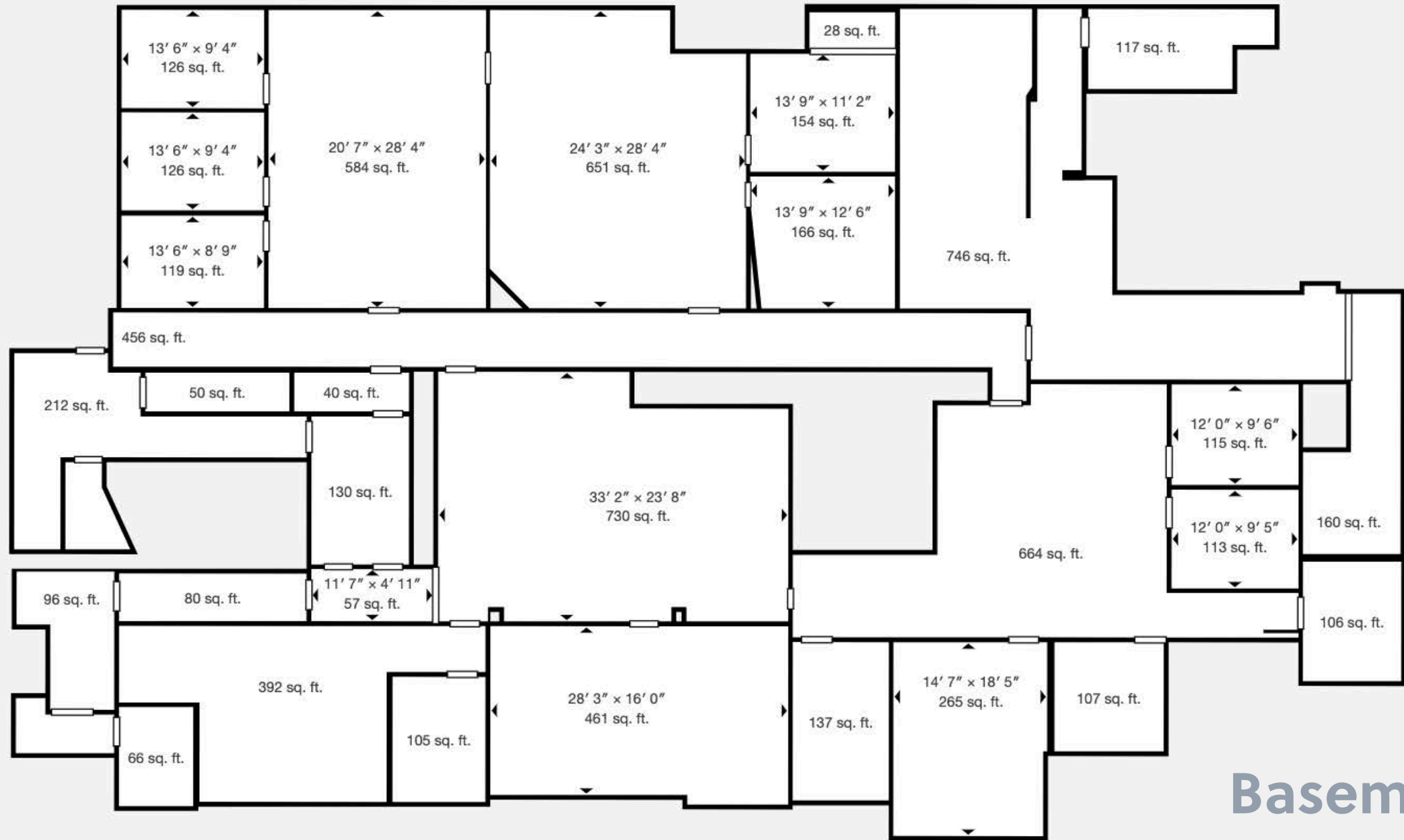
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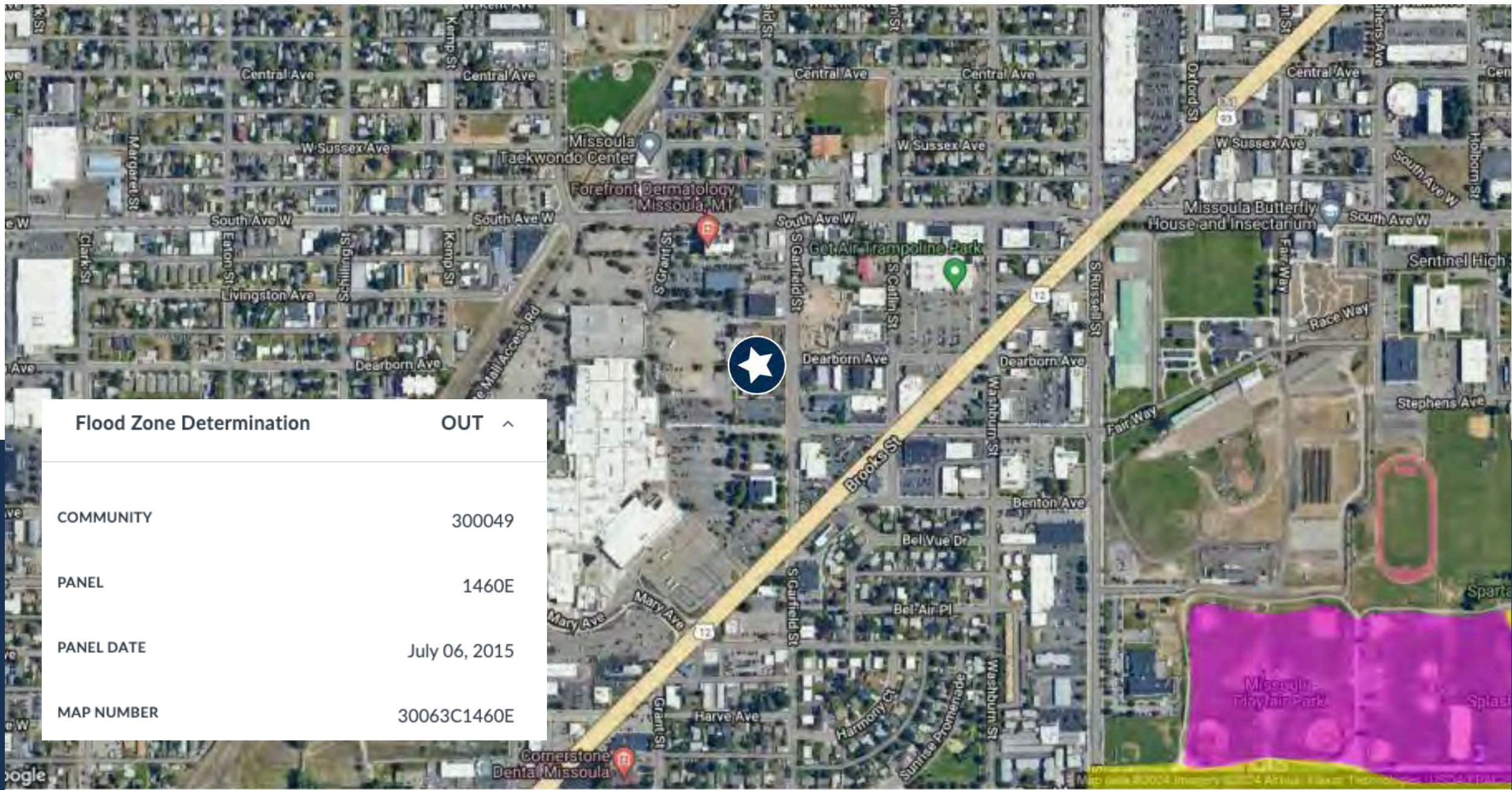
1st Floor

Approximate representation of layout



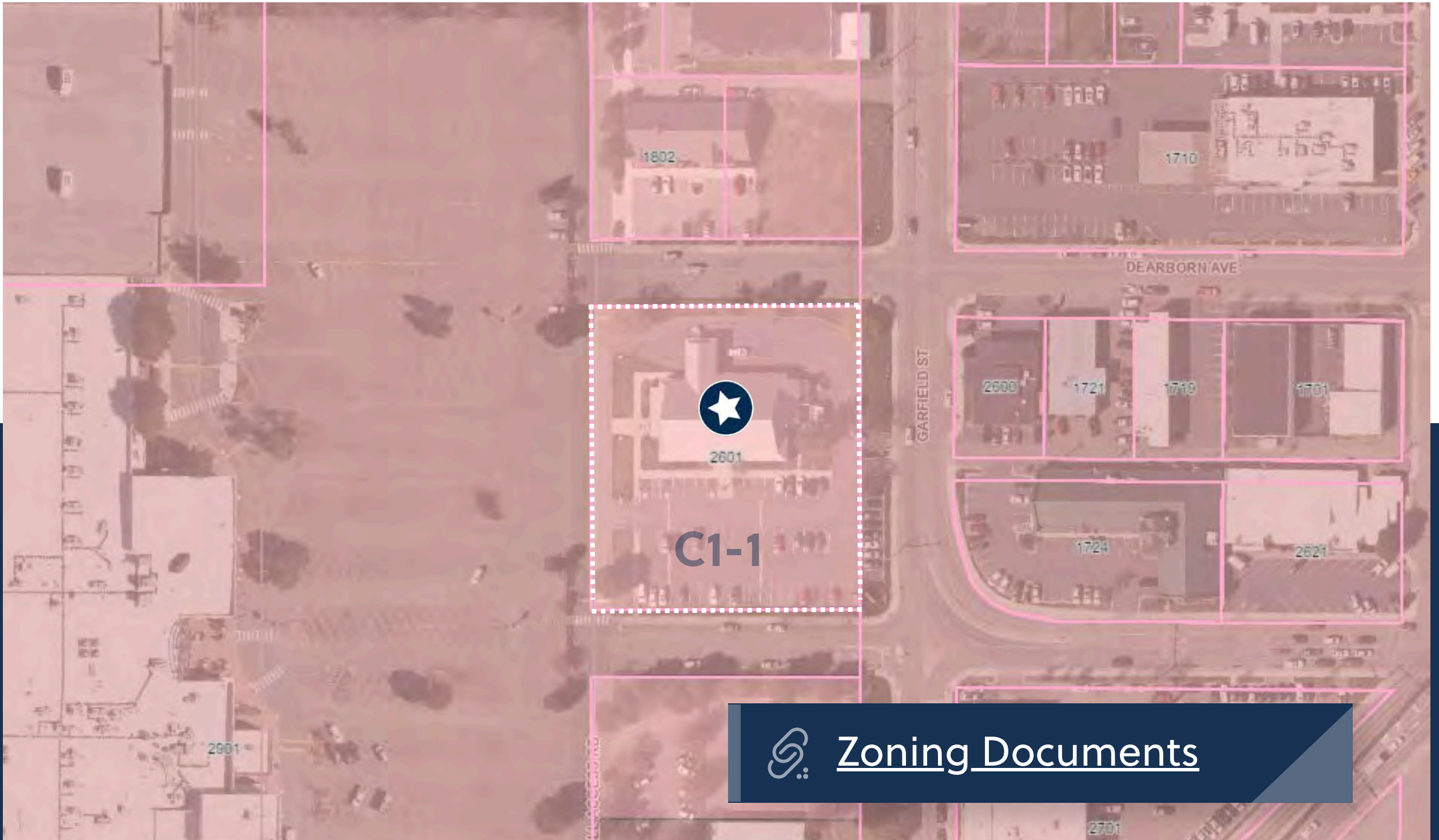
# Basement

Approximate representation of layout

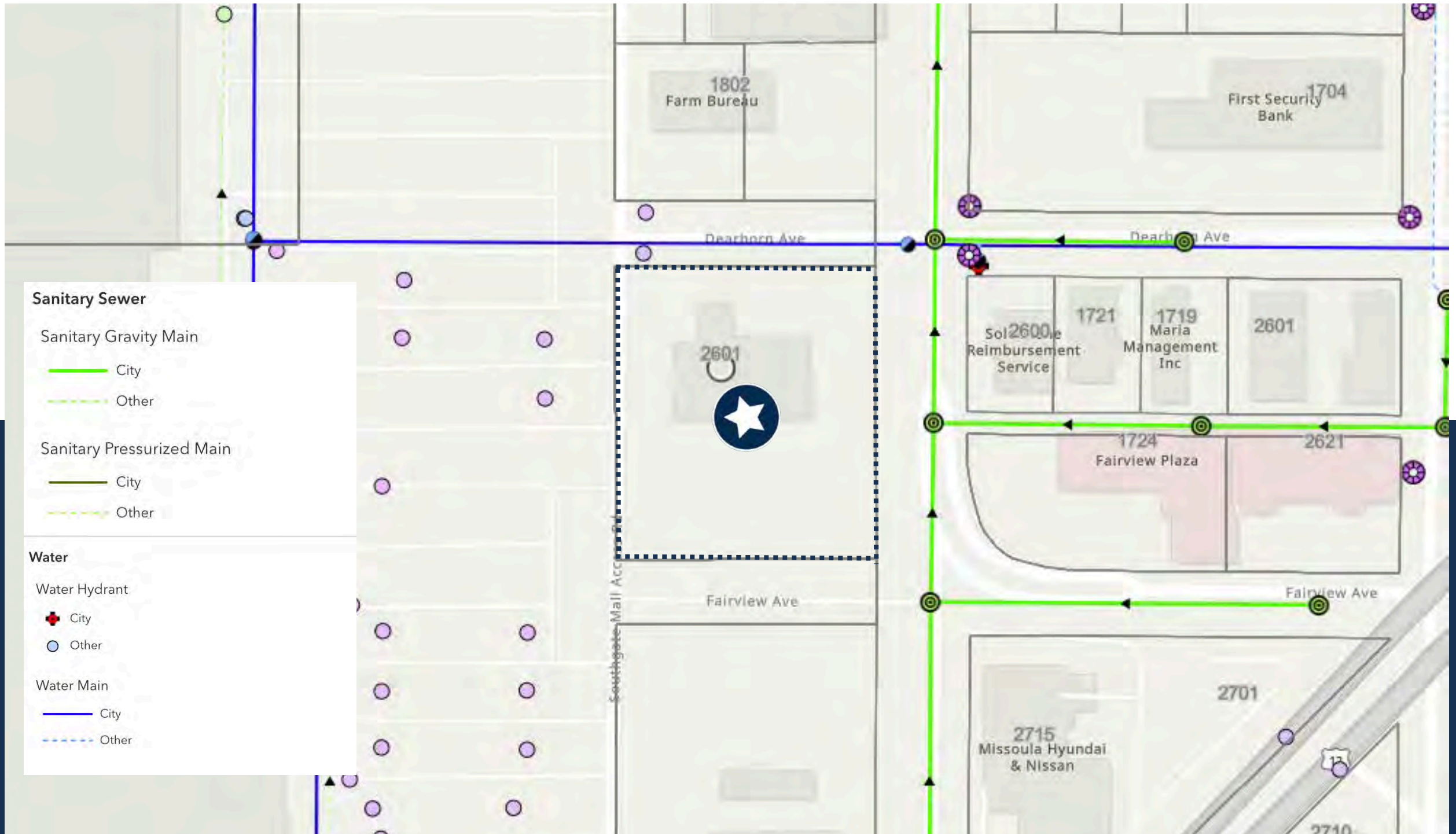


<b>Flood Zone Determination</b>	<b>OUT</b> ^
COMMUNITY	300049
PANEL	1460E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1460E

**Flood Zones:** ■ X500 or B Zone ■ A Zone ■ V Zone ■ D Zone / Floodway X CBRA



[Zoning Documents](#)





# MARKET OVERVIEW



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# Missoula Air Service

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

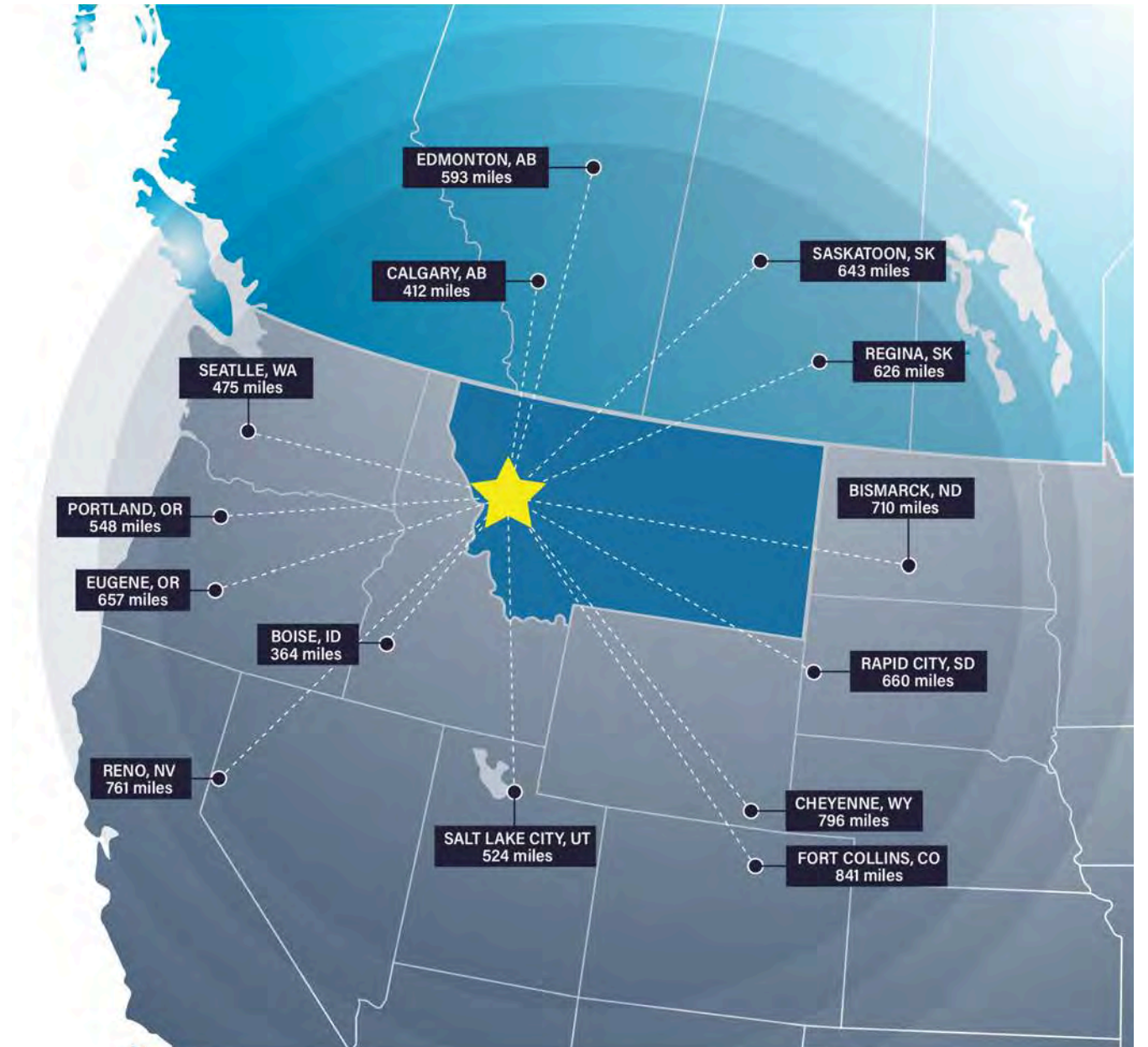


# Missoula Access

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

## **#1 Most Fun City for Young People**

Smart Assets

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

Sunset Magazine

## **Top 10 Medium Cities for the Arts**

2023 Southern Methodist University

## **#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

## **Top 10 Cities for Beer Drinkers**

2015, 2016, 2017, 2019, 2022

## **International Public Library of 2022**

The International Federation of Library Associations World Congress

# 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 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.



**CHRIS BRISTOL**  
Commercial Real Estate Advisor  
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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