

LEASE

1116 GRAND AVE

1116 Grand Ave Billings, MT 59102



LEASE RATE

\$11.00 SF/yr

MONTHLY RENT

\$3,681/MO + Utilities

AVAILABLE SF

2,850 SF



CLICK TO VIEW VIDEO

Erik Caseres

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Nathan Matelich, CCIM

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Take advantage of this exceptional opportunity to lease an established salon space in a high-traffic area. Located at 1116 Grand Ave, Suite 101, this 2,850 SF salon is designed to accommodate a thriving business with minimal upfront investment. Avoid the costly buildout of a new salon and bring your vision to life in a fully equipped space. This space is ideal for a new salon owner looking to establish their brand or an expanding salon seeking additional space. With all essential infrastructure in place, this is an excellent opportunity to revamp and refresh the space under new ownership.

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	2,850 SF
Nets:	Estimated at \$4.50 SF
Monthly Rent	\$3,681/MO + Utilities

PROPERTY HIGHLIGHTS

- Established Salon Setup – Ready for immediate use, featuring essential salon amenities.
- Five Hair Sinks – Conveniently positioned for multiple stylists.
- Eight Hair Stations – Spacious and functional layout to accommodate a growing clientele.
- Three Private Rooms – Perfect for spa treatments, esthetician services, or additional styling space.
- Dispense Room with Additional Sink – Streamline operations with dedicated space for product preparation.
- Multiple Storage Areas – Ample room to keep supplies organized.
- Separate Break Area – Located across the common area hallway, includes laundry hookups for added convenience.
- High-Traffic Location – Positioned in a bustling area to attract walk-ins and grow your client base.

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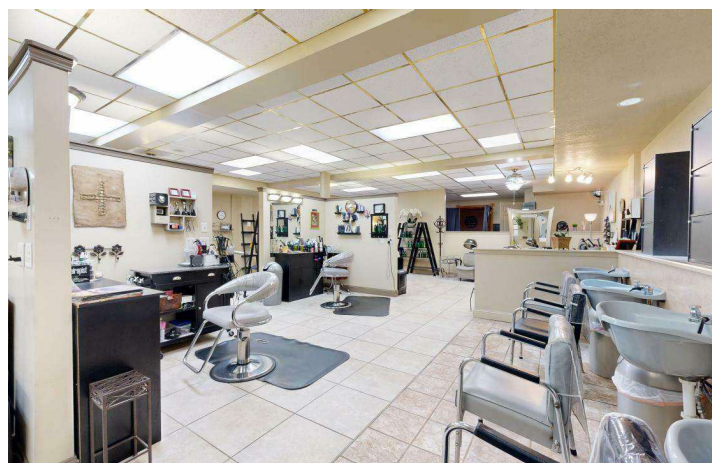
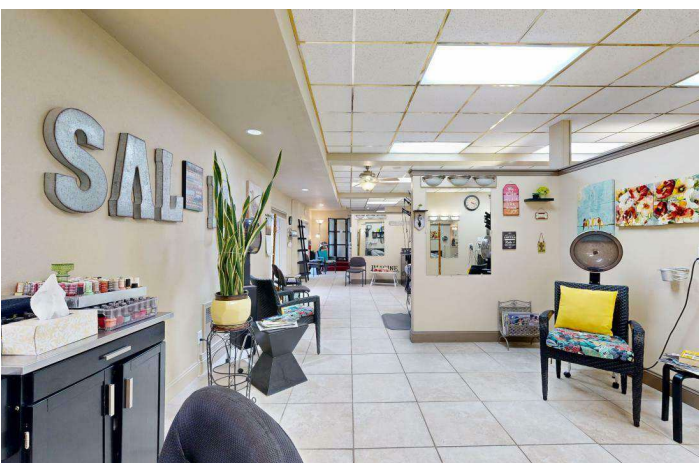
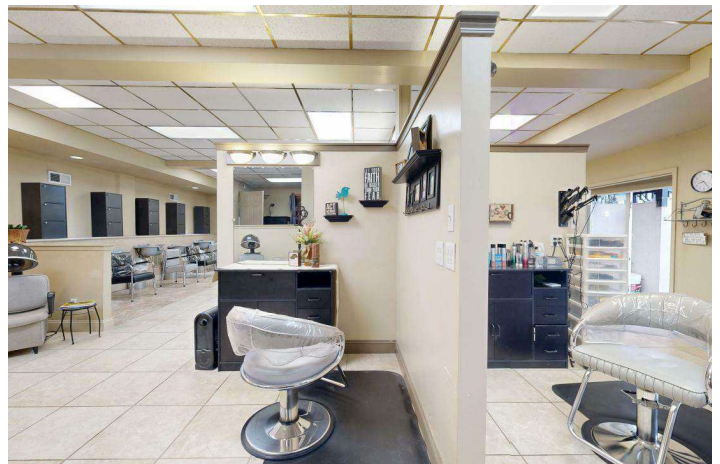
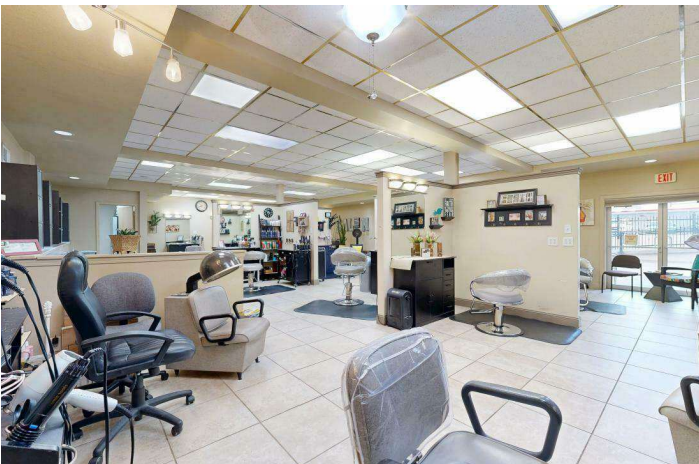
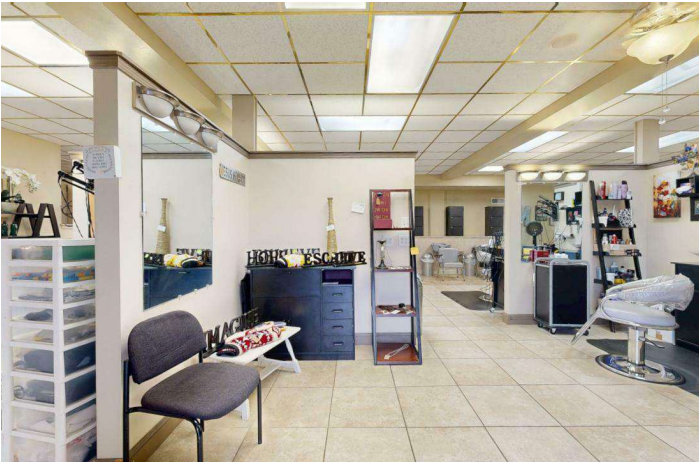


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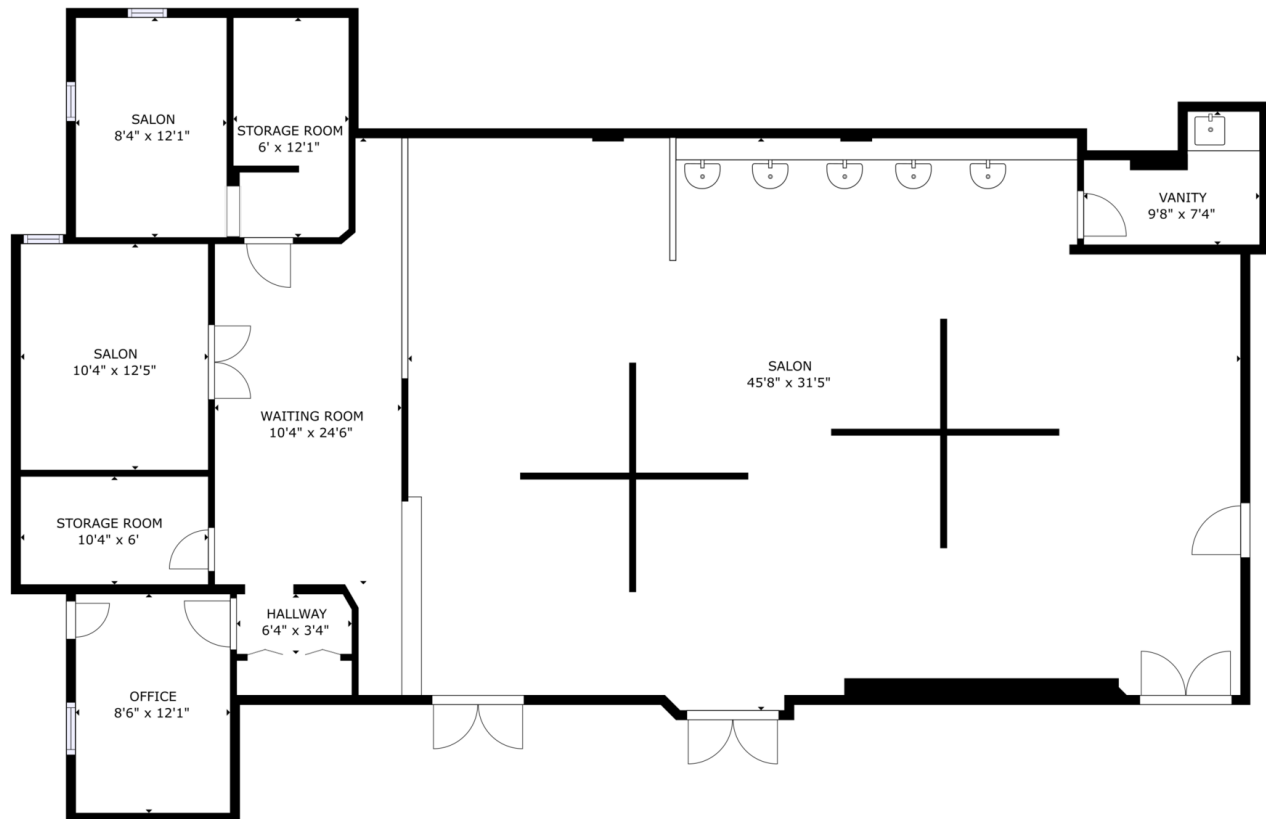


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GROSS INTERNAL AREA
FLOOR 1: 2175 sq ft
TOTAL: 2175 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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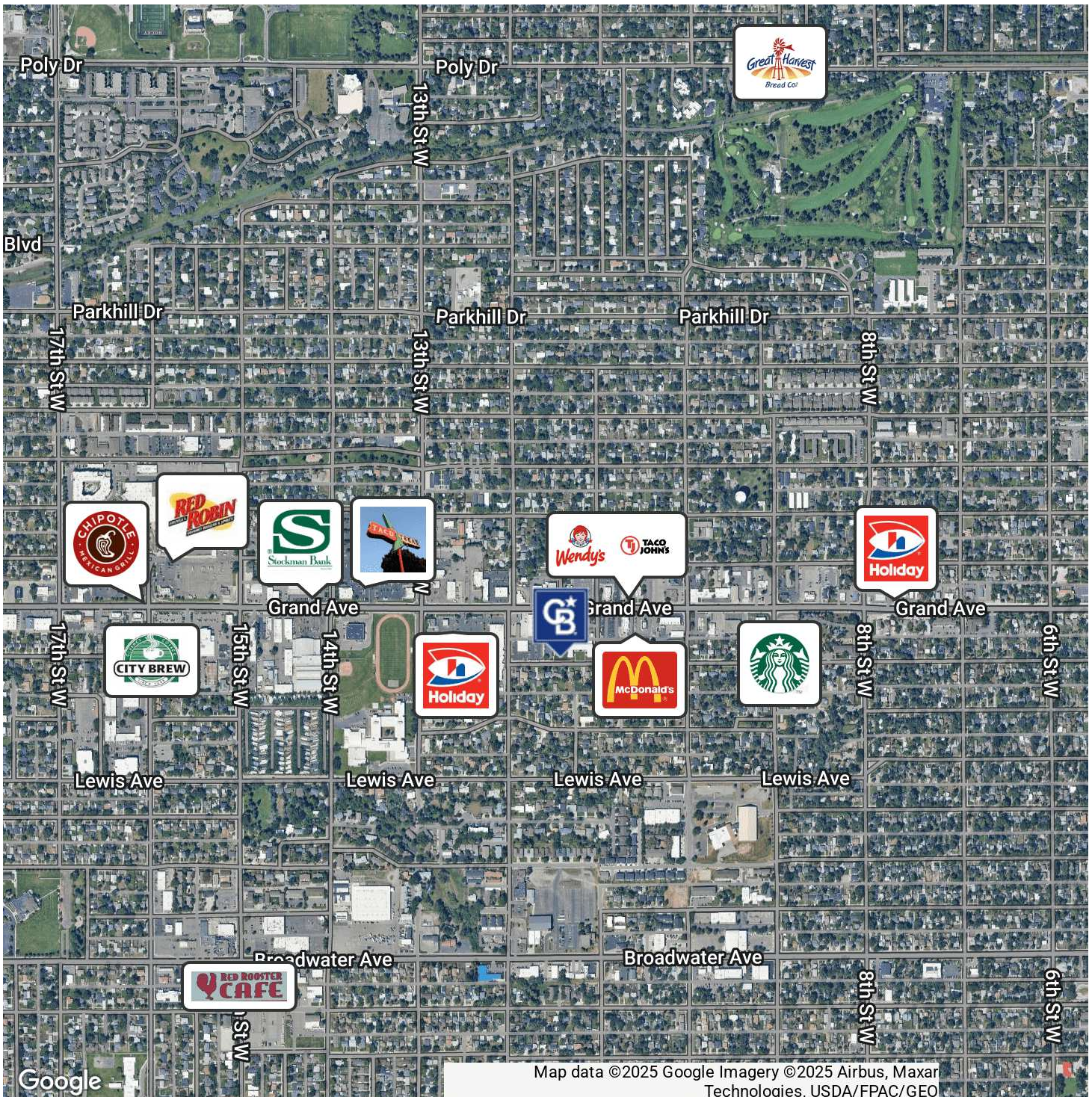


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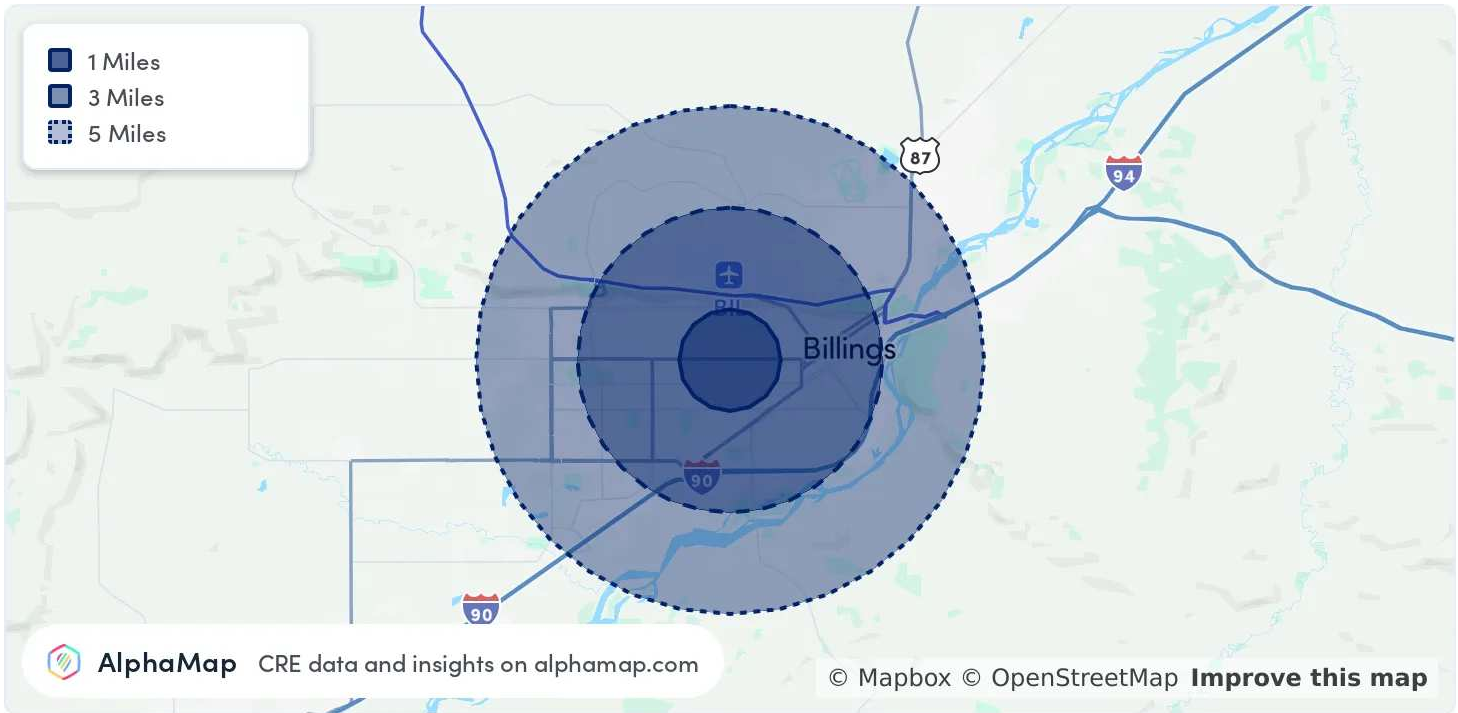


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,251	69,569	112,351
Average Age	40	41	41
Average Age (Male)	39	40	39
Average Age (Female)	41	42	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,578	30,296	47,973
Persons per HH	2.1	2.3	2.3
Average HH Income	\$86,903	\$85,567	\$91,324
Average House Value	\$355,630	\$367,967	\$387,844
Per Capita Income	\$41,382	\$37,203	\$39,706

Map and demographics data derived from AlphaMap

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ERIK CASERES

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PROFESSIONAL BACKGROUND

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBC, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

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MT #RRE-RBS-LIC-45092

PROFESSIONAL BACKGROUND

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer - camping, boating, fly fishing, skiing and everything in between. He got a bachelor's degree in Biochemistry from Loras College in Dubuque, IA and then completed an MBA in both Finance & Health Care Administration in Chicago. During this time he had the opportunity to work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand its sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada.

When he isn't spending time with his wife and 5 kids camping/fly fishing or on a ski hill, Nathan tries to stay involved in his local community by staying active at his church and attending business networking events to see how he can be a resource to other small business owners.

Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. Nathan became a partner at Coldwell Banker Commercial CBS in January 2018 where he has consistently been a top producer earning the Bronze Circle of Distinction in 2019 & 2020, the Platinum Circle of Distinction in 2021 and the Gold Circle of Distinction in both 2022 & 2023, selling over \$50 million of commercial real estate. In 2022, Nathan earned his CCIM designation which is the equivalent of a Masters in Commercial Real Estate and remains the gold standard for commercial real estate professionals. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

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Besides being passionate about Real Estate, Nathan is also passionate about helping others succeed. He wrote and published a book sharing his secret to success - "Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market".

Nathan prides himself at being an expert at listing retail, office, industrial and multi-family properties and selling them faster and at a higher sales price. Because Nathan does what he loves, he feels like he will never have to "work" another day in his life.

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