



SterlingCRE
ADVISORS

Prime Retail Space in Paxson Plaza

2700 Paxson Street, Unit A
Missoula, Montana

±3,687 Square Feet | Retail Storefront

Exclusively listed by:

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Opportunity Overview

2700 Paxson Street, also known as Paxson Plaza, is a prime retail center located within the Southgate Triangle at the heart of Midtown Missoula. Unit A is $\pm 3,687$ square feet and ready for your retail store.

This highly coveted location features on-site dedicated parking and permissive neighborhood commercial (C1-4) zoning. It is just steps away from the Southgate Mall and AMC Dine-In Theater and adjacent to neighboring local businesses, including The Dram Shop, Big Dipper Ice Cream, and Double K Ranch Deli.



Address	2700 Paxson Street, Unit A, Missoula
Property Type	Retail
List Rate	\$27.00/SF plus NNN
Estimated NNN	$\pm \$7.65$ /SF for taxes, insurance and maintenance
Square Footage	$\pm 3,687$ Square Feet

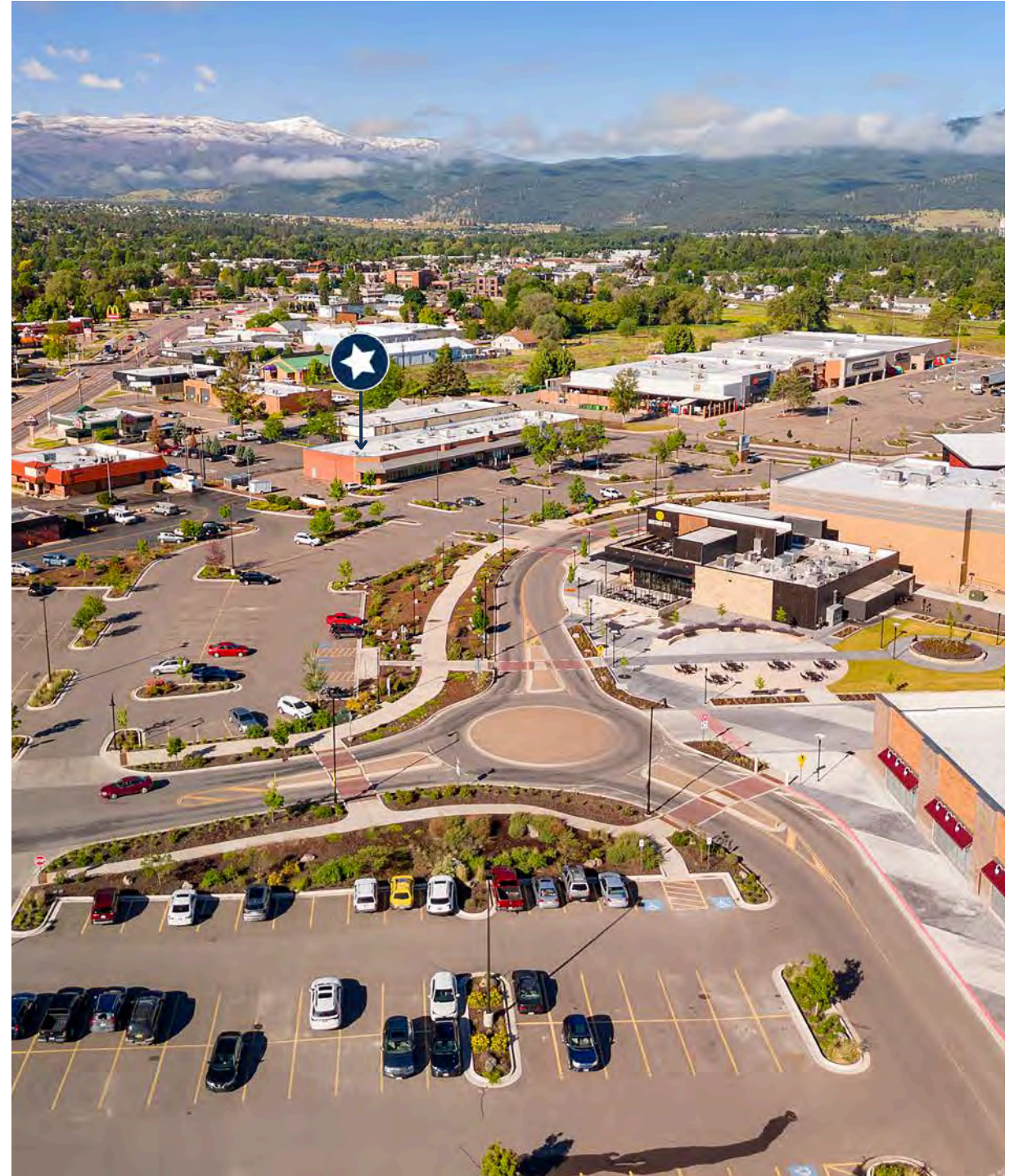
Interactive Links

 Link to Listing

 Street View

 3D Tour

 Video

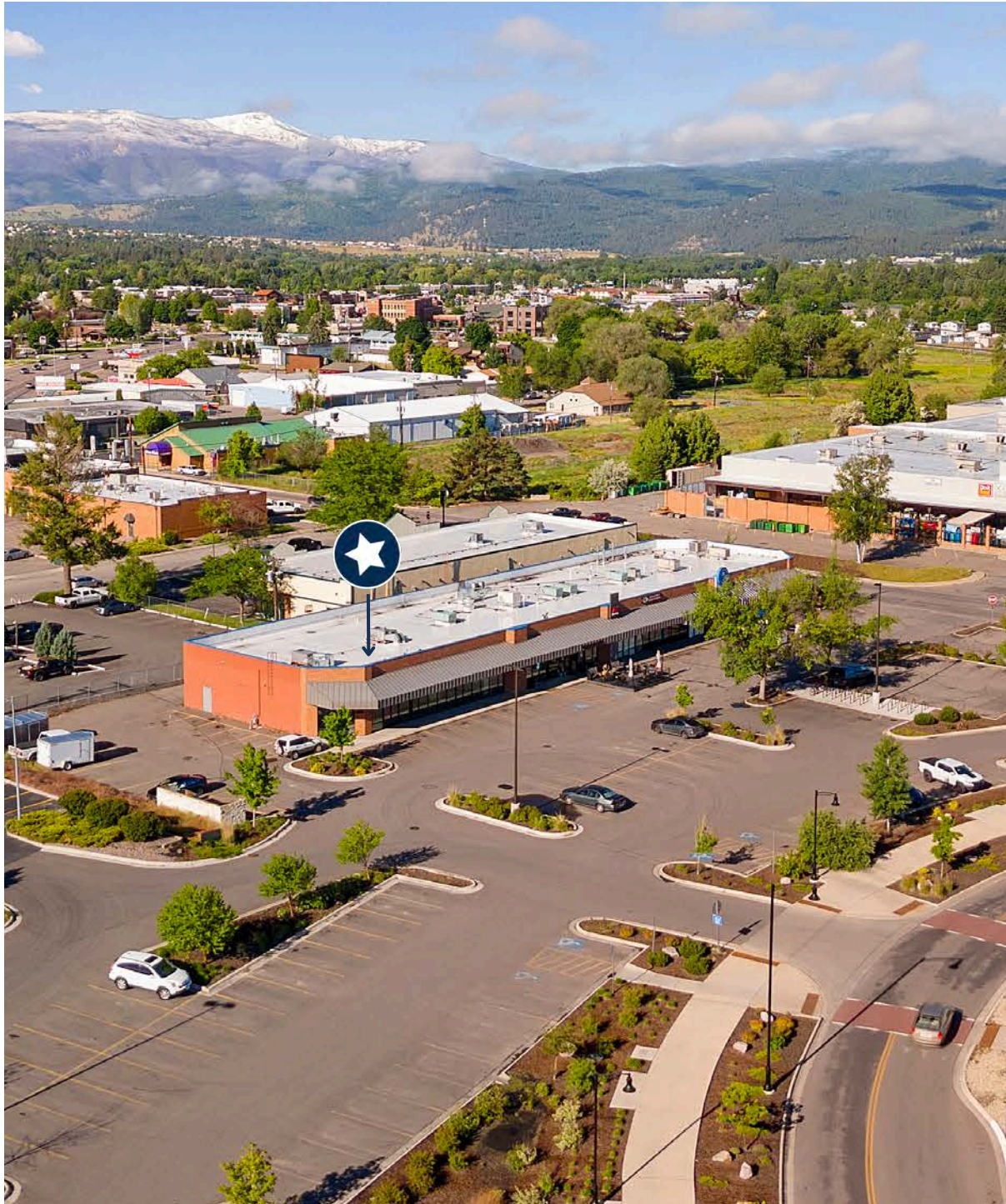


Interactive Links

Property Details

Address	2700 Paxson Street
Property Type	Retail
Total Square Footage (Building Total)	±14,486 SF
Services	Missoula city water and sewer
Access	Paxson Street via Brooks Street
Zoning	C1-4 (Neighborhood Commercial)
Geocode	04-2200-32-1-12-28-0000
Year Built	1985 (Remodeled 2015)
Parking	Dedicated and shared parking





Proximity to Brooks Street is less than .25 miles



Close to restaurants and shopping



Centrally located in the Southgate Triangle



Dedicated parking lot



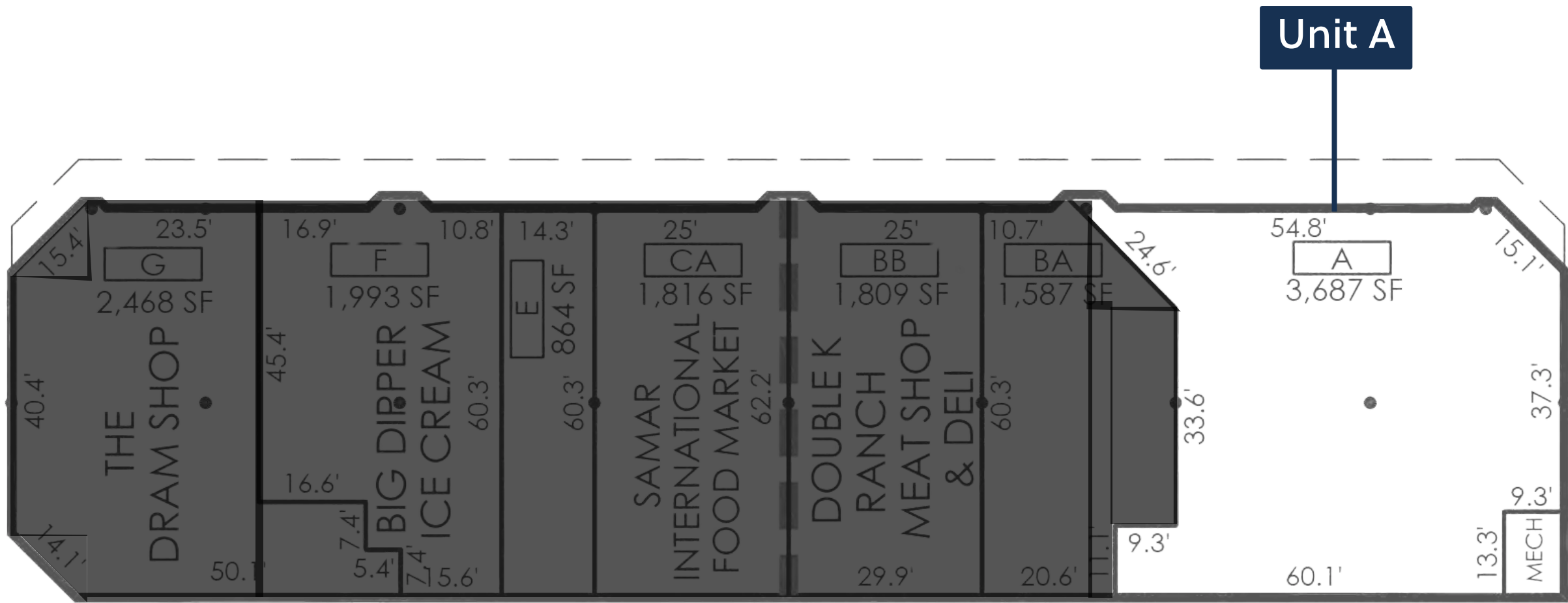
C1-4 (Neighborhood Commercial) Zoning

Prime Retail Space

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Unit A



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

11,176

Population

35.7

Median Age

2.2

Average Household Size

\$56,845

Median Household Income

2,408

2023 Owner Occupied Housing Units (Esri)

2,614

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,154

Total Businesses



12,615

Total Employees

HOUSING STATS

1 mile



\$309,337

Median Home Value



\$9,218

Average Spent on Mortgage & Basics



\$877

Median Contract Rent

2023 Households by income (Esri)

1 mile

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	10.7%	+1.1%	
\$15,000 - \$24,999	7.6%	+0.3%	
\$25,000 - \$34,999	14.4%	+5.7%	
\$35,000 - \$49,999	11.1%	-1.4%	
\$50,000 - \$74,999	17.4%	+0.8%	
\$75,000 - \$99,999	14.0%	+1.0%	
\$100,000 - \$149,999	12.4%	-2.3%	
\$150,000 - \$199,999	4.7%	-2.7%	
\$200,000+	7.7%	-2.6%	

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	11,176	61,866	84,890	2022 Per Capita Income	\$38,338	\$40,150	\$41,732
2022 Household Population	10,994	59,161	81,878	2022 Median Household Income	\$56,845	\$57,862	\$59,912
2022 Family Population	7,096	35,820	51,433	2022 Average Household Income	\$87,573	\$90,149	\$93,575
2027 Total Population	11,335	62,991	87,073	2027 Per Capita Income	\$45,135	\$46,954	\$48,903
2027 Household Population	11,153	60,286	84,061	2027 Median Household Income	\$66,596	\$68,516	\$72,105
2027 Family Population	7,139	36,186	52,418	2027 Average Household Income	\$102,711	\$104,876	\$108,956

Missoula Air Service

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

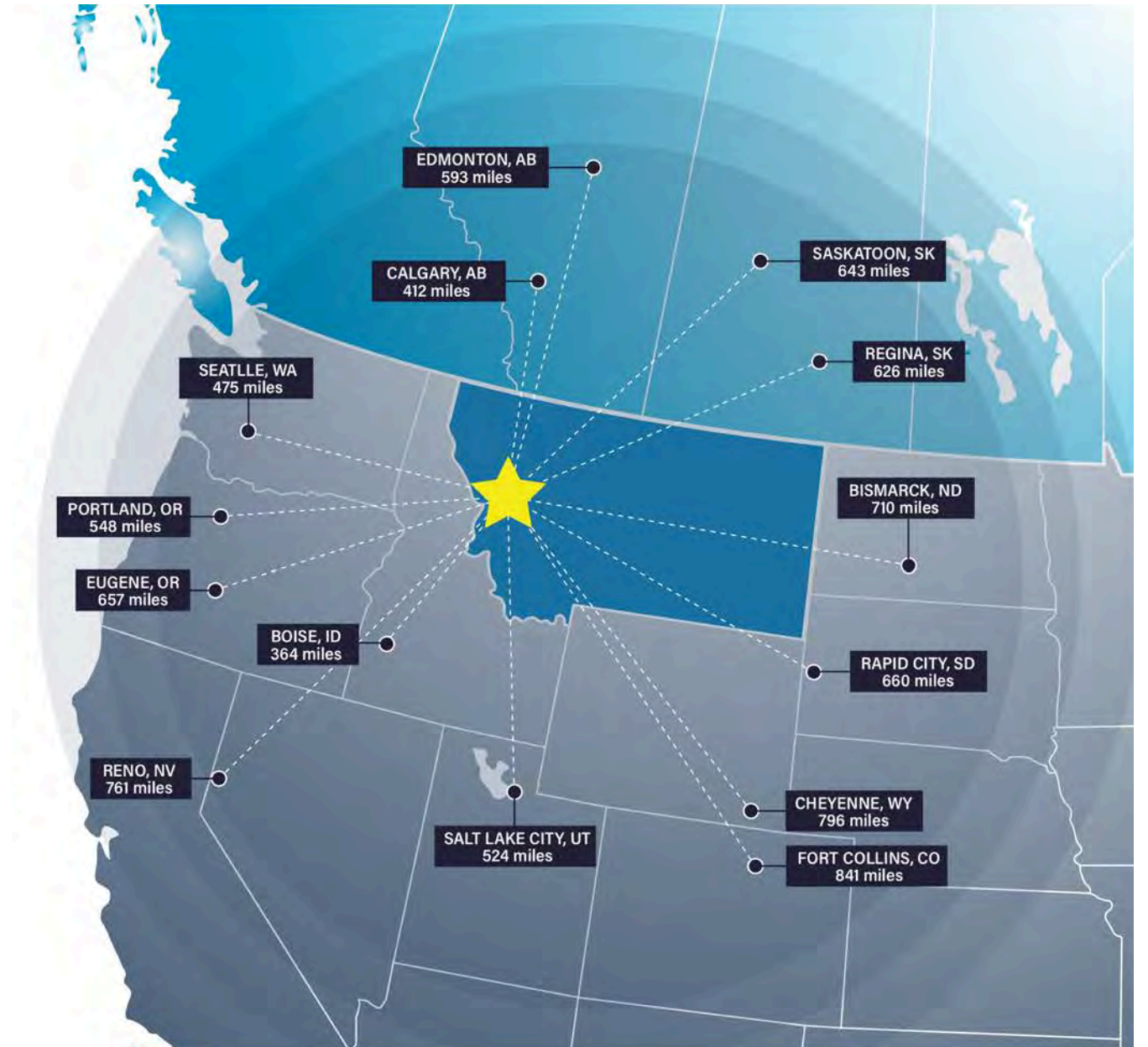


Missoula Access

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 & Zippia | 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 Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



CHRIS BRISTOL
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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