

**SterlingCRE**  
ADVISORS

## Turnkey Retail or Office Space on West Broadway

**400 West Broadway, Suite 103**  
**Missoula, Montana**  
±948 SF | Retail Suite

Exclusively listed by:  
**Connor McMahon**  
Connorl@SterlingCREadvisors.com  
406.370-6424



# Opportunity Overview

Located at the corner of Orange Street and West Broadway, Suite 103 at 400 West Broadway offers ±948 square feet of functional retail or office space. This ground-floor suite includes two private offices, a reception or open retail area, and a private restroom. With C1-4 Neighborhood Commercial zoning and access to a shared off-street parking lot, the space is well-suited for a variety of business uses.

Positioned along a high-traffic corridor with ±11,600 vehicles per day (AADT 2024), the property provides excellent visibility and convenient access to Missoula’s core arterials. Nearby amenities include restaurants, coffee shops, professional services, and residential neighborhoods—making it a strategic location for customer-facing businesses.

The suite is available for immediate occupancy and offers a professional, well-maintained setting for tenants seeking a prominent and accessible location.



Address	400 West Broadway, Suite 103 Missoula, Montana 59802
Property Type	Retail; Office
Lease Rate	\$24.00/SF NNN
Estimated NNN	TBD
Total Square Feet	±948 Square Feet
Total Acreage	0.09 Acres



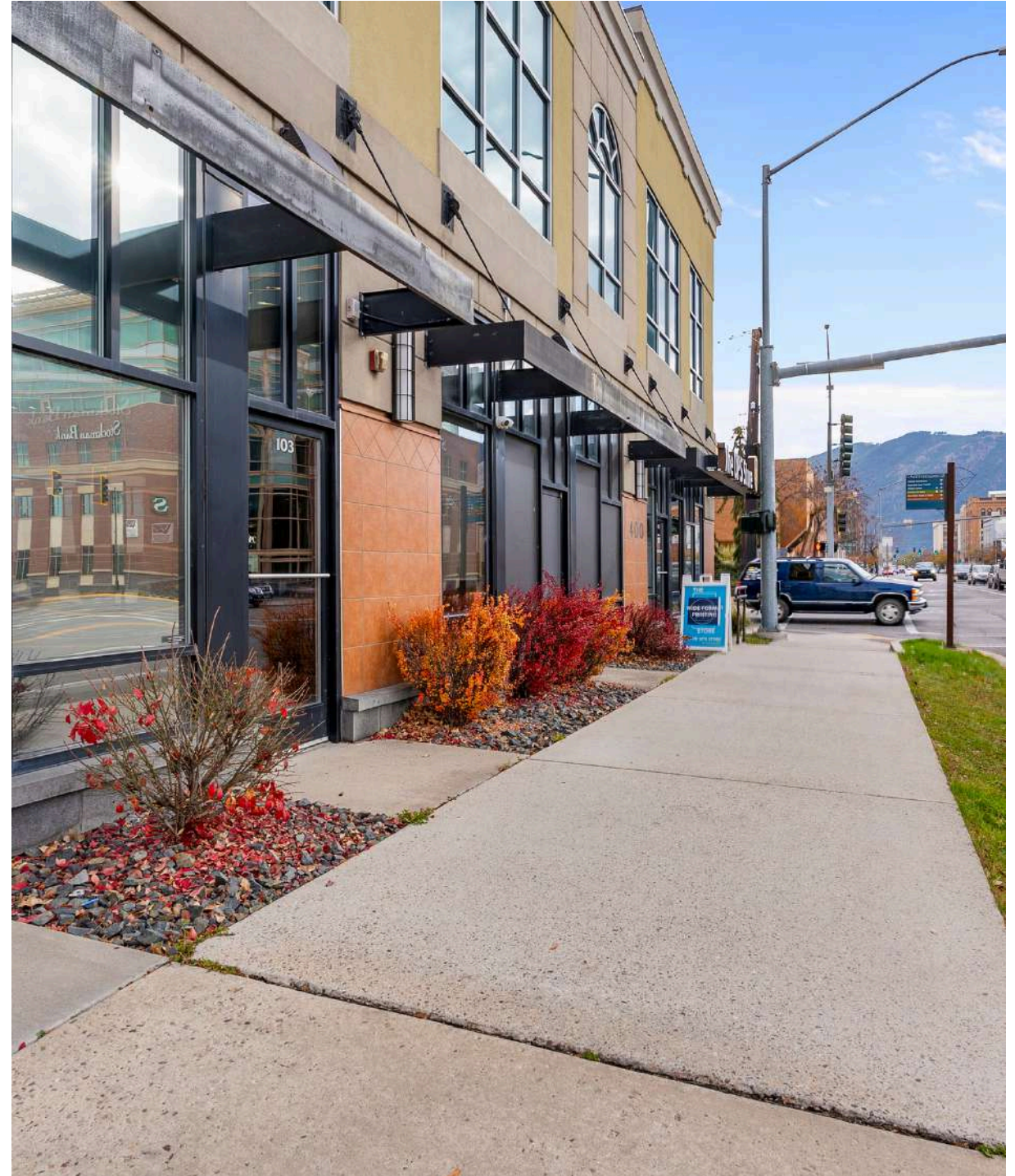
# Interactive Links

 [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

Address	400 West Broadway, Suite 103 Missoula, Montana 59802
Property Type	Retail; Office
Total Square Footage	±948 Square Feet
Services	City Water and Sewer; Broadband
Access	via Broadway & Orange Street
Zoning	C1-4 (Neighborhood Commercial)
Geocode	04-2200-21-1-31-03-7002
Suite Layout	Two (2) Entry Doors Two (2) Private Offices Reception/Retail Area Private Bathroom
Traffic Count	±11,608 VPD (AADT 2024)
Year Built	2005
Parking	Shared Surface Lot (located directly behind building)







**Prime corner location at Orange Street & West Broadway**



**Two private offices + reception/open retail area**



**Excellent access to I-90, Reserve Street, and downtown Missoula**



**Shared off-street parking behind the building**



**C1-4 Neighborhood Commercial zoning allows for a range of uses**



# High-Visibility Retail Space for Lease







Retailer Map

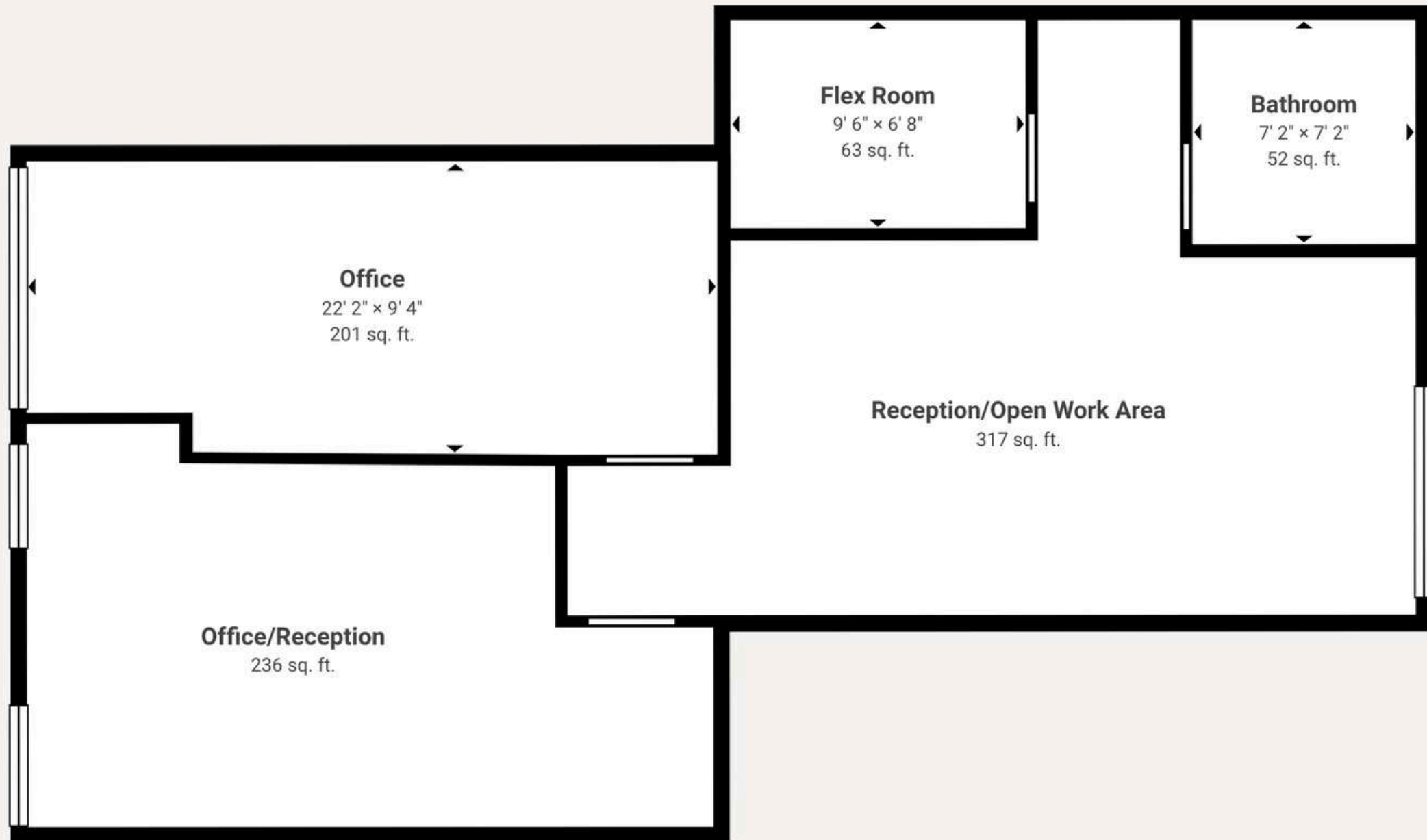














## Legend



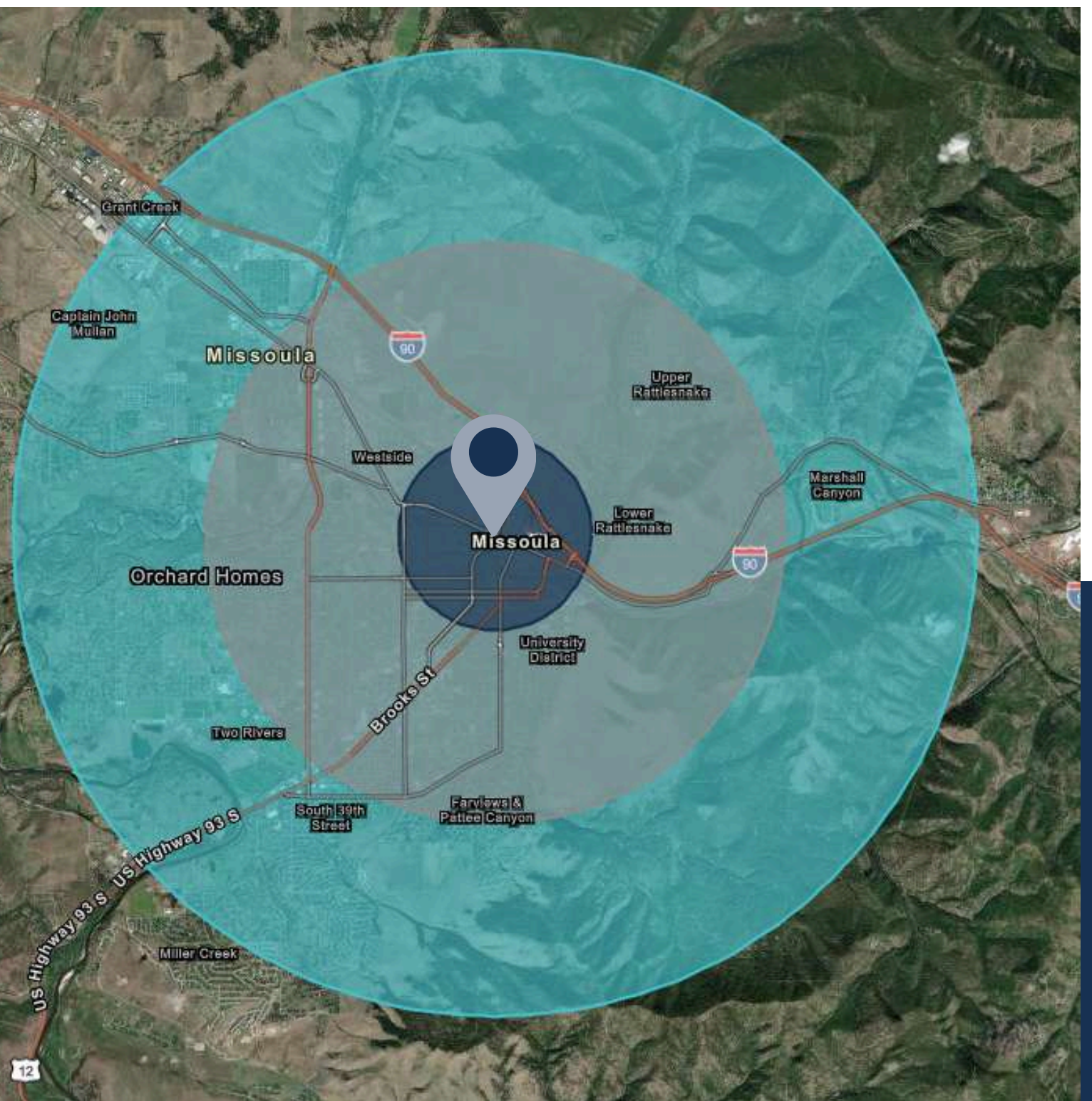
1 mile radius demo info



3 mile radius demo info

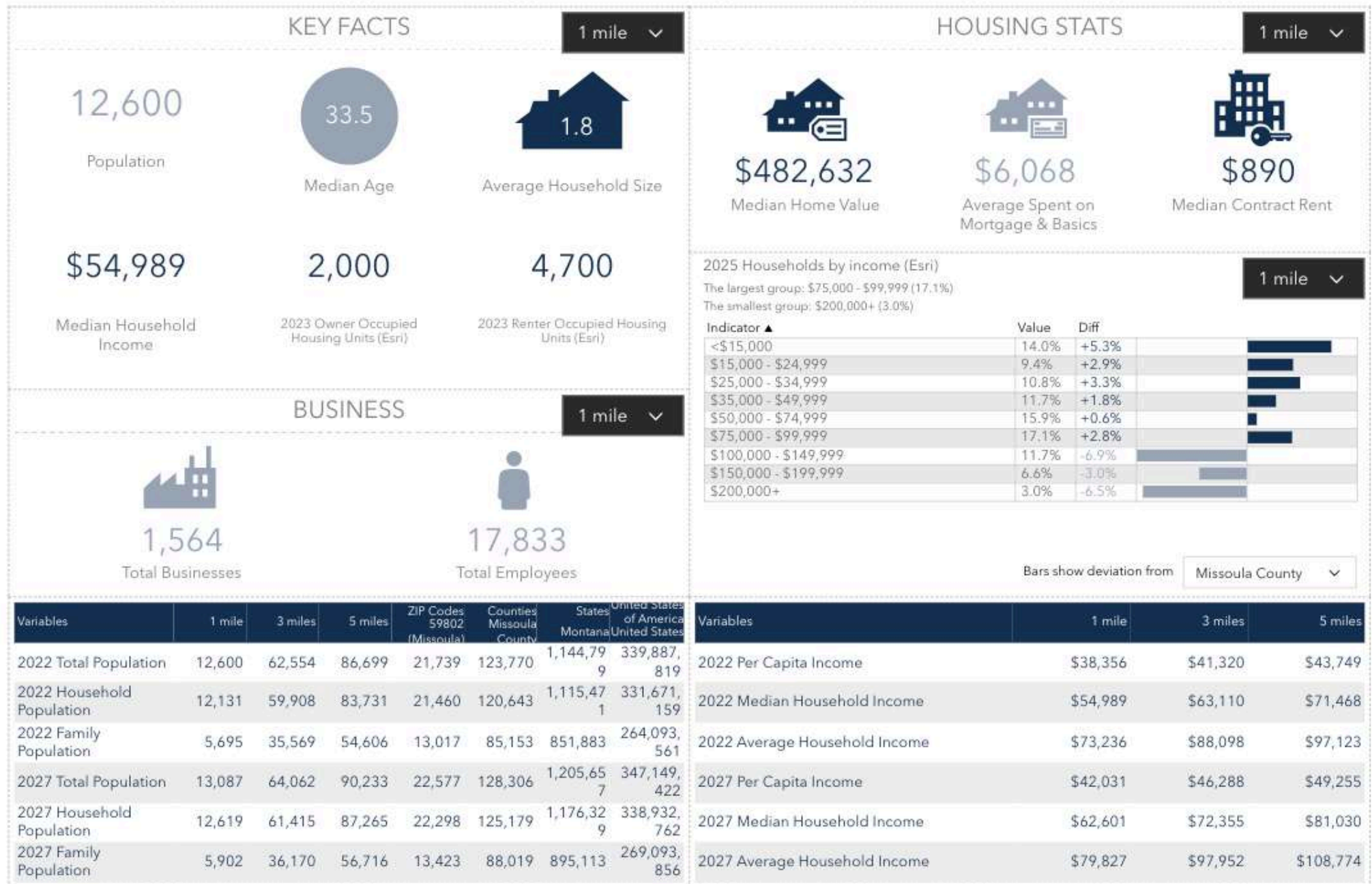


5 mile radius demo info





# Key Facts



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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# Missoula Retail Market Data | Q3 2025

## LEASING ACTIVITY | RETAIL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Lease Rate	\$23.17	\$20.09	-13.29% ↓
Downtown Average Lease Rate	\$24.44	\$19.58	-19.89% ↓
NNN Average	\$6.70	\$6.69	-0.15% ↓
County Vacancy	2.90%	3.81%	0.91% ↑

## SALES ACTIVITY | RETAIL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Sale Price PSF	\$365.71	\$351.53	-3.88% ↓
Condominium Average Sale Price PSF	\$395.91	NA	NA
Freestanding Average Sale Price SF	\$357.08	\$351.53	-1.55% ↓

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

## RETAIL DEVELOPMENT PIPELINE

Construction	±4,000 SF
Permitting	±17,480 SF
Planning	±78,880 SF
Completed YTD 2025	±21,253 SF





# Missoula Office Market Data | Q3 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

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

## OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±6,000 SF
Completed 2025	±10,394 SF





# Missoula Air Service

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



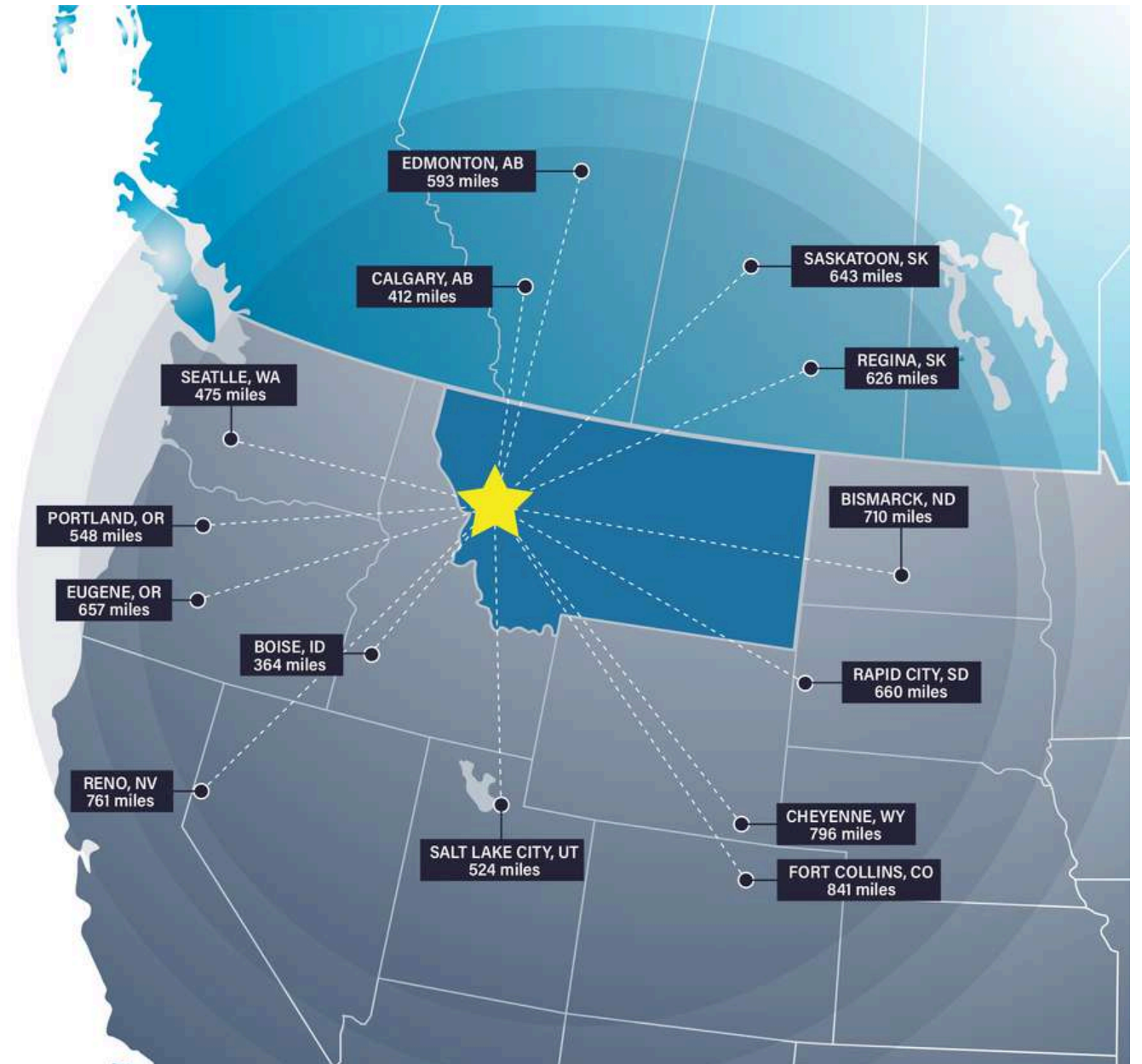


# Missoula Access

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.



Access Across the Northwest



# 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)





**#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

**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



**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.



**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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