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SterlingCRE
A D V I S O R S

Retail/Office Opportunity

1518 South Avenue West
Missoula, Montana
.197 acres | ±2,164 SF

Exclusively listed by:
Connor McMahon
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Connor@SterlingCREadvisors.com



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Opportunity Overview

SterlingCRE Advisors is pleased to present a versatile retail or office opportunity at 1518 South Avenue West in Missoula.

Situated on the North end of South Avenue West near the intersection of high-traffic South Russell Street and the Brooks Street commercial corridor, this property offers excellent visibility, ensuring strong exposure for businesses looking to capture the attention of potential clients and customers.

Positioned near Southgate Mall and Trempers Shopping Center, the location benefits from consistent traffic and exposure. With B2-1 (Community Business) zoning, this site is well-suited for professional office or retail use.

Additionally, the property presents a compelling opportunity for an owner-user or investor looking to reposition the site for modern office or retail development. With direct access from South Avenue, on-site parking, and proximity to public transit, this location offers both immediate business potential and long-term investment value.

Seller willing to provide financing for the right buyer, please inquire for further details.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	1518 South Avenue West
Purchase Price	\$699,000
Property Type	Office, Retail
Total Acreage	Acreage: ±0.197 (±8,581 SF)
Building Size	±2,164 SF

1518 South Avenue West

\$699,000

Building SF	±2,164 SF
Geocode	04-2200-29-4-06-09-0000
Year Built	1961
Zoning	B2-1 Community Business
Access	South Avenue West
Services	City water and sewer
Taxes	\$13,520.90 (2025)
Parking	Private Lot with ±10 Spaces
Traffic Count	±5,901 (2023 AADT)





High-visibility location on South Avenue West with strong traffic exposure to the intersection of South Russell Street and Brooks Street



Prime positioning near Southgate Mall and Trempers Shopping Center ensures visibility to potential clients and customers



Versatile B2-1 zoning (City of Missoula) allows for retail or professional office use



On-site parking and easy access to South Avenue West and Brooks Street Corridor provide convenience for customers and employees



Seller financing available for well qualified buyer at Seller's discretion



LOCATION



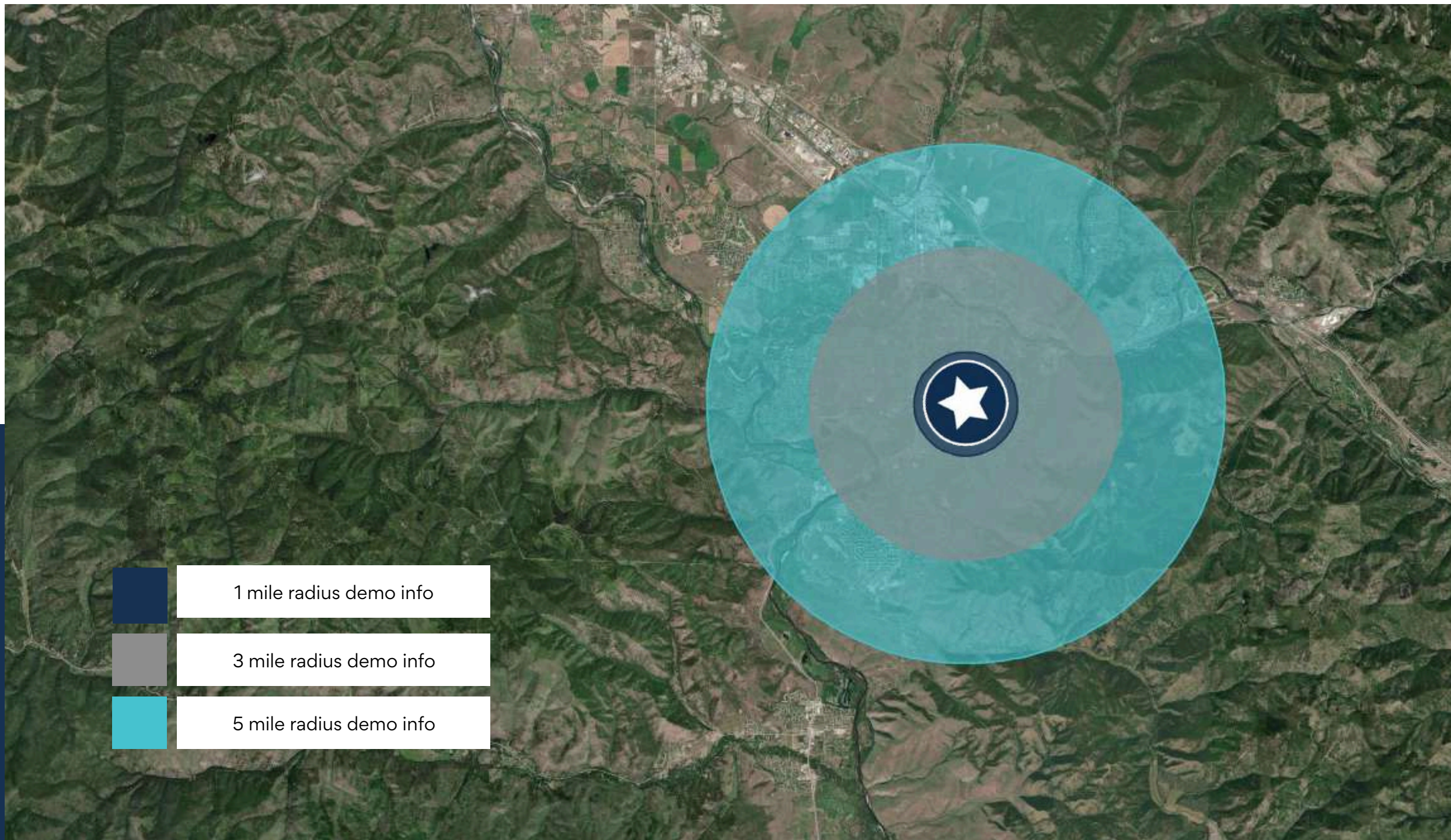
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Locator Map



Retailer Map



KEY FACTS

1 mile

14,315

Population

35.0

Median Age

2.1

Average Household Size

\$53,255

Median Household Income

2,821

2023 Owner Occupied Housing Units (Esri)

3,849

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,264

Total Businesses



12,672

Total Employees

HOUSING STATS

1 mile



\$413,047

Median Home Value



\$7,790

Average Spent on Mortgage & Basics



\$928

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.6%)

The smallest group: \$200,000+ (4.8%)

1 mile

Indicator ▲	Value	Diff		
<\$15,000	11.2%	+4.0%		
\$15,000 - \$24,999	7.6%	+0.7%		
\$25,000 - \$34,999	10.6%	+4.0%		
\$35,000 - \$49,999	17.6%	+2.5%		
\$50,000 - \$74,999	15.7%	+0.2%		
\$75,000 - \$99,999	14.9%	-1.9%		
\$100,000 - \$149,999	12.5%	-3.6%		
\$150,000 - \$199,999	4.9%	-1.9%		
\$200,000+	4.8%	-4.2%		

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	14,315	64,383	88,704	2022 Per Capita Income	\$36,028	\$37,877	\$41,376
2022 Household Population	14,215	61,741	85,642	2022 Median Household Income	\$53,255	\$58,595	\$66,190
2022 Family Population	8,813	38,100	56,676	2022 Average Household Income	\$76,610	\$82,819	\$92,888
2027 Total Population	14,422	65,475	91,450	2027 Per Capita Income	\$43,648	\$45,115	\$49,355
2027 Household Population	14,321	62,833	88,388	2027 Median Household Income	\$66,755	\$72,684	\$79,593
2027 Family Population	8,808	38,406	58,121	2027 Average Household Income	\$92,380	\$97,734	\$109,883

An aerial photograph of a town, likely in a mountainous region. The foreground shows residential houses and a parking lot with several cars. The middle ground features a large commercial building with a flat roof and a parking lot. The background is dominated by rolling green hills and mountains under a clear blue sky. A semi-transparent dark blue banner with the text "PROPERTY DETAILS" is overlaid across the center of the image.

PROPERTY DETAILS



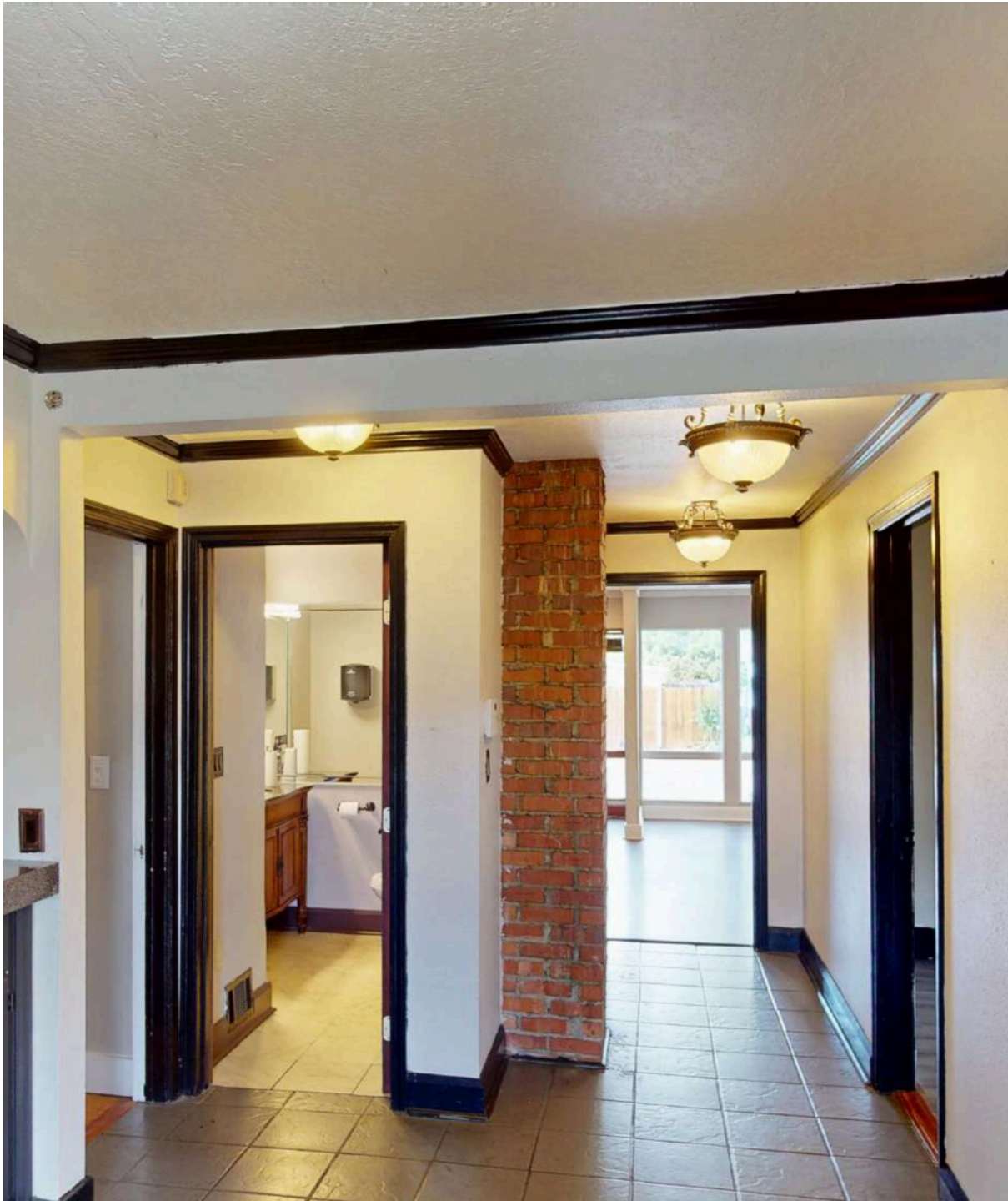
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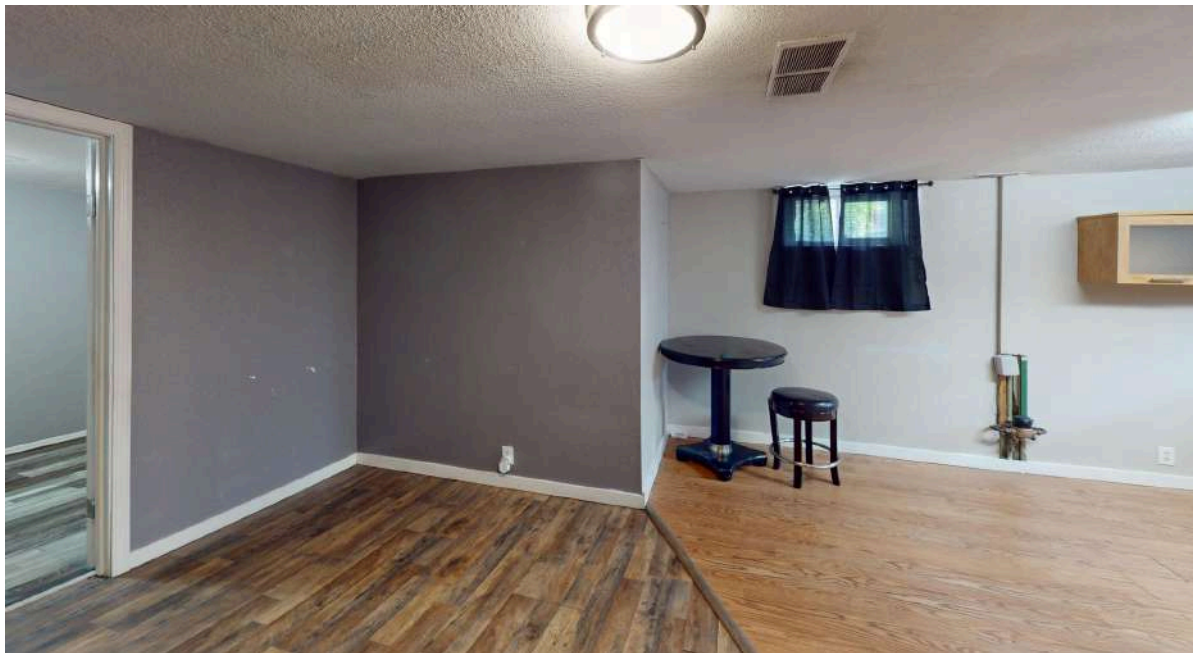


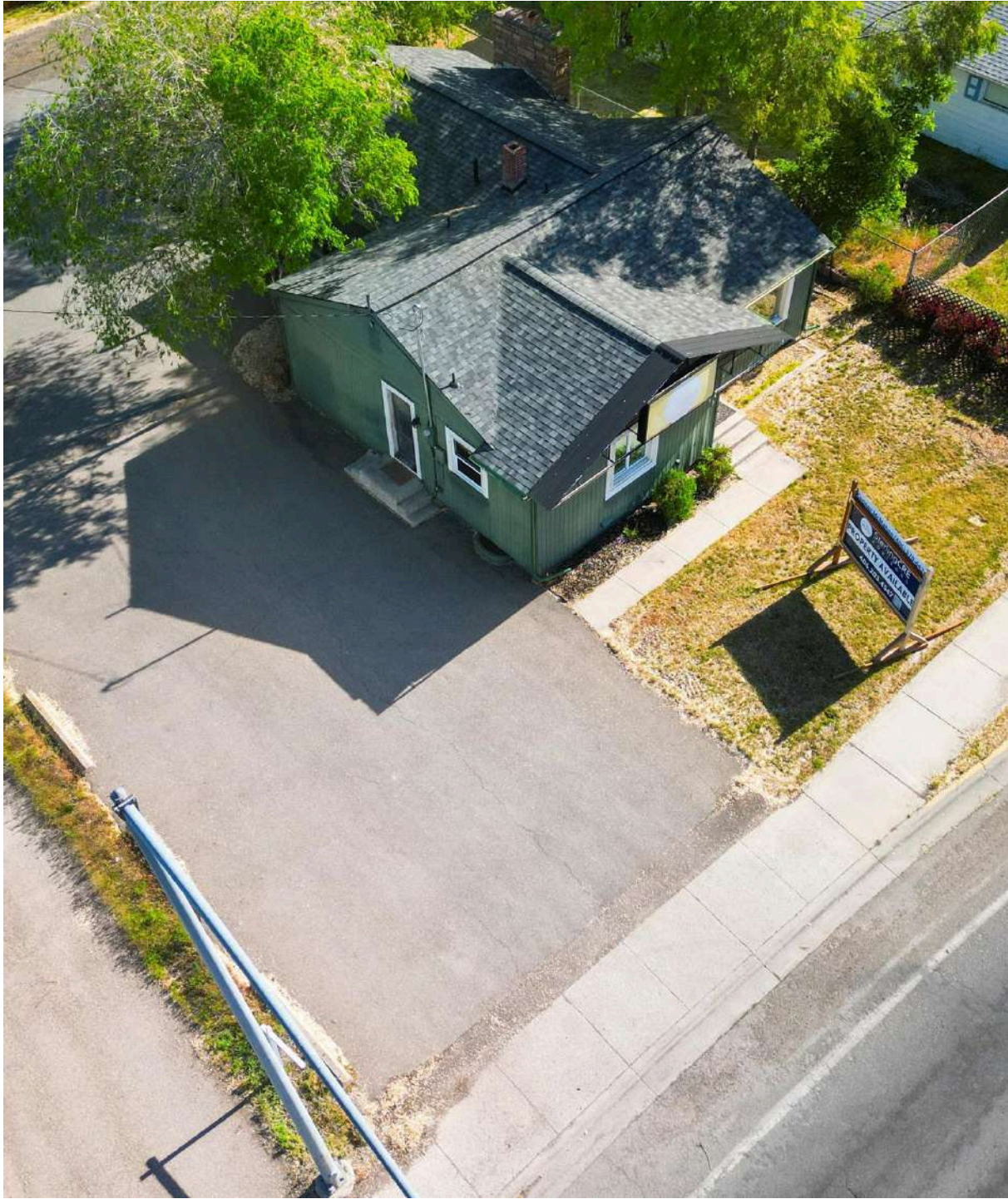


Boundary lines are approximate

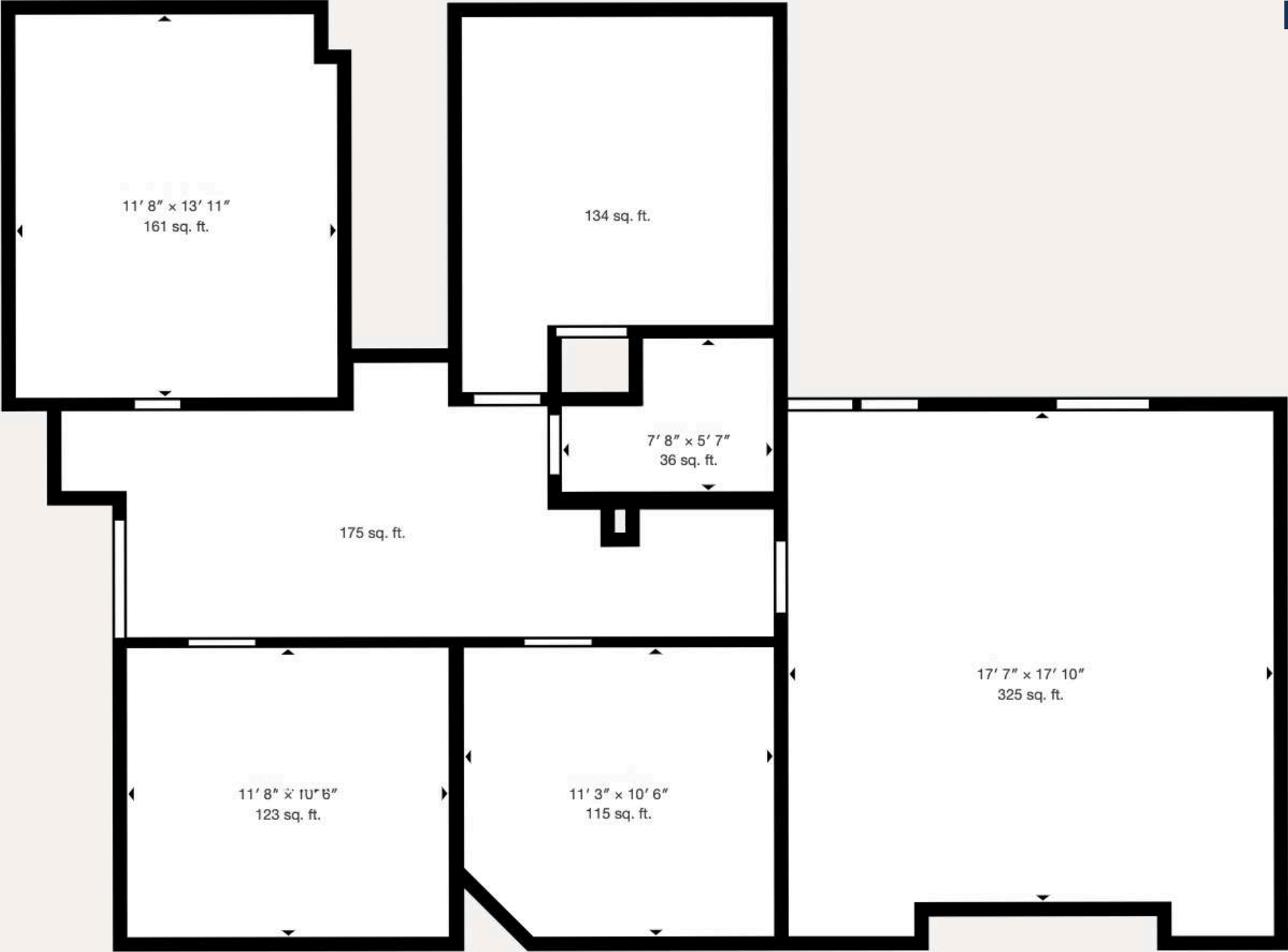




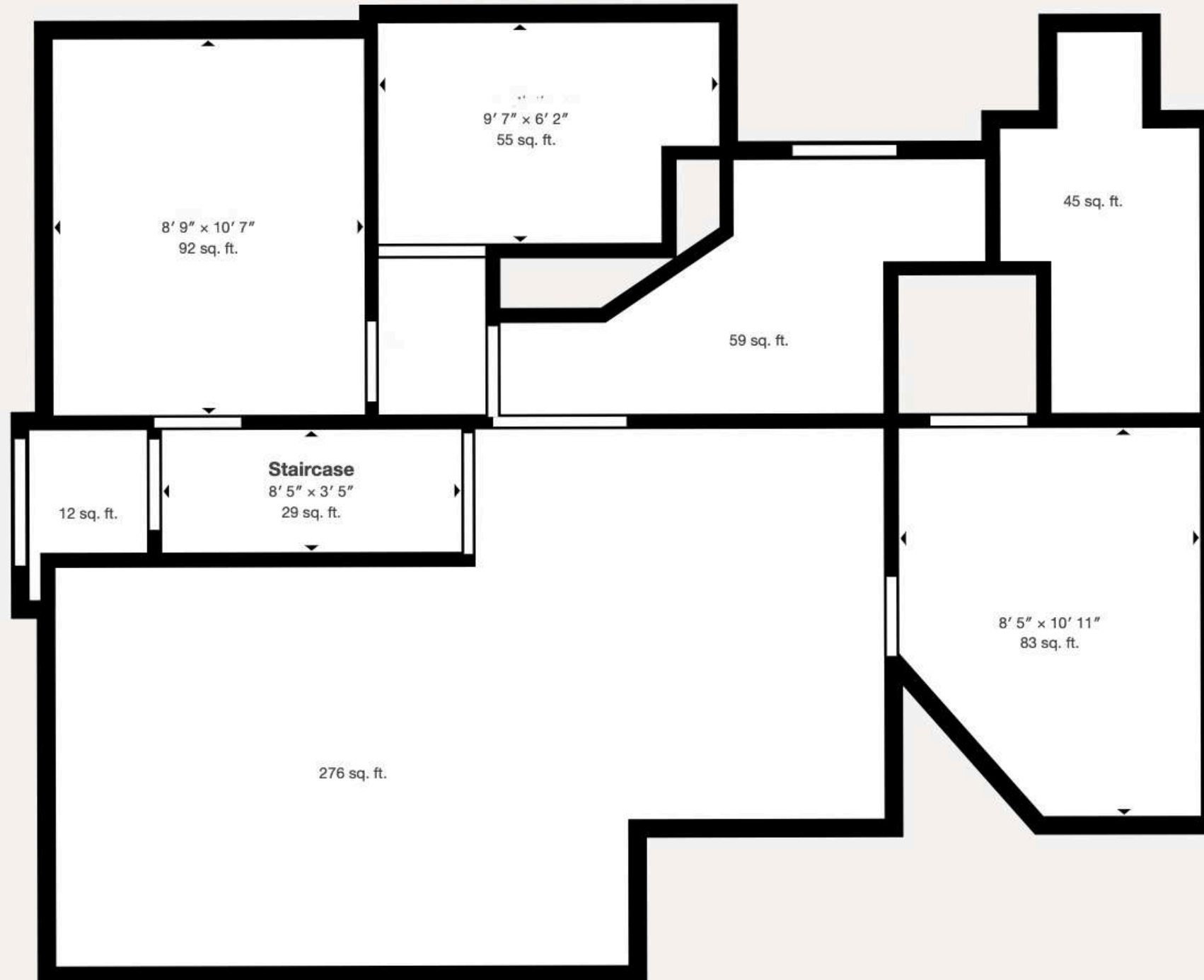


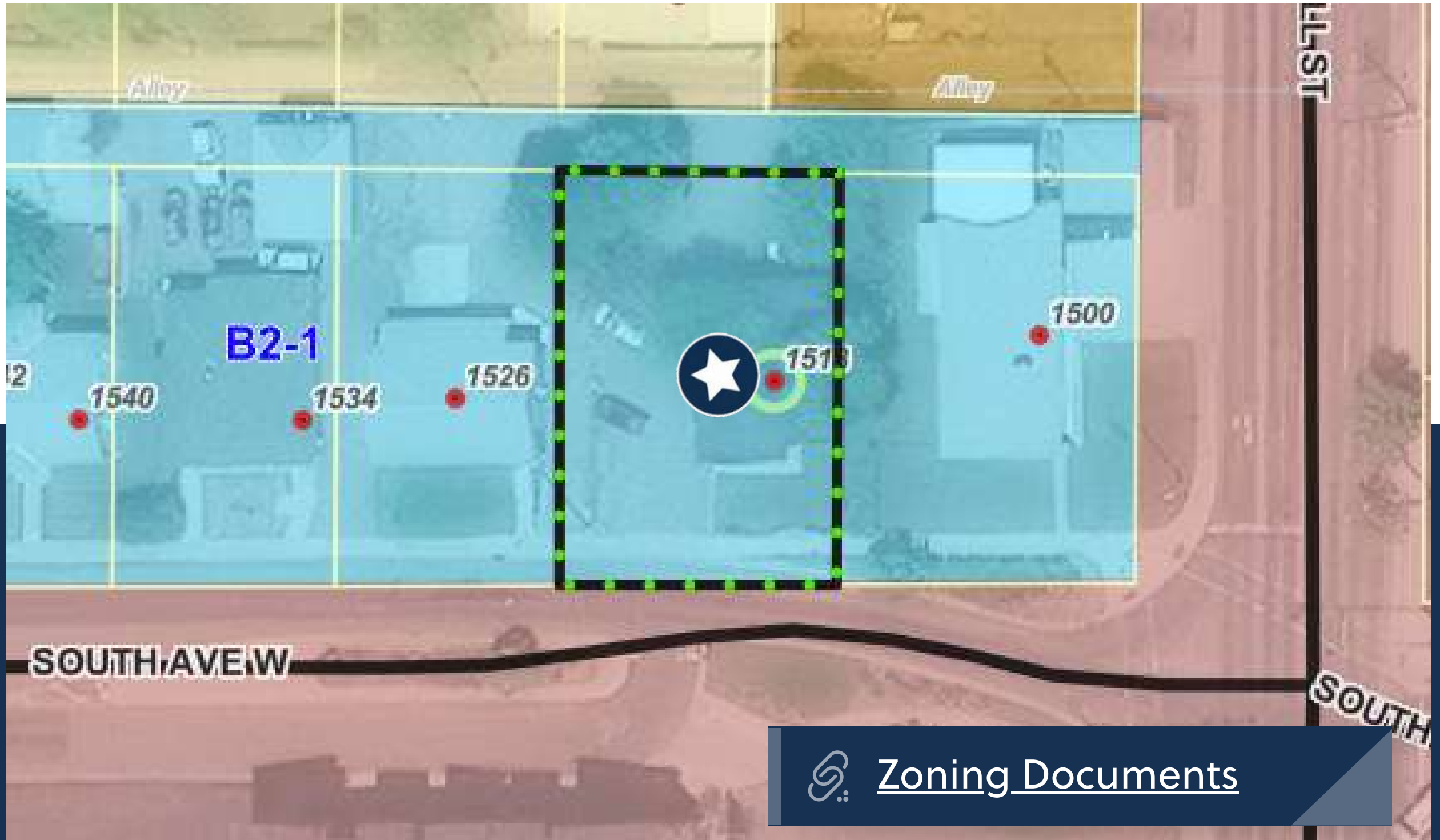


Main Floor



Basement





[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.



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 & Zippia | 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



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.

Disclaimer & Limiting Conditions

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.