



SterlingCRE
A D V I S O R S

Midtown Office/Retail & Warehouse For Lease

**2120 Dixon Avenue
Missoula, Montana**

±3,326 SF | Office/Retail/Warehouse

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to offer a $\pm 3,326$ square foot mixed-use building for lease in the heart of Midtown Missoula, just off Brooks Street. The property features a flexible mix of office/retail and warehouse space, suitable for a variety of business uses.

The ± 0.13 -acre site includes private paved parking in the front and rear, along with street parking. C1-4 zoning allows for professional office, service retail, studio, showroom, or light industrial uses. Remodeled in 2007 and well maintained, the building is move-in ready.

Located in a highly accessible Midtown setting near established retail and service businesses, 2120 Dixon Avenue offers a rare opportunity to lease versatile space in one of Missoula's most active submarkets.



Address	2120 Dixon Avenue Missoula, Montana 59801
Property Type	Office/Retail; Warehouse
Lease Rate	\$18.00/SF NNN
Estimated NNN	\$6.91/SF
Total Square Feet	$\pm 1,918$ SF Office/Retail <u>$\pm 1,408$ SF Warehouse</u> $\pm 3,326$ Total Square Feet
Total Acreage	± 0.13 acres ($\pm 5,663$ SF)

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



Property Details



Address	<u>±1,918 SF Office/Retail</u> <u>±1,408 SF Warehouse</u> ±3,326 Total Square Feet
Property Type	Office/Retail; Warehouse
Total Acreage	±0.13 acres (±5,663 SF)
Services	Missoula City Water and Sewer
Access	Dixon Avenue and the Adjacent Alleyway
Zoning	C1-4 (Commercial Neighborhood)
Geocode	04-2200-32-3-49-10-0000
Property Features	Bullpen workspace w/ wood floors Kitchen/break area Heated warehouse space Floor drain Grade level loading doors 3-phase power to property line Loading access off rear alley
Traffic Count	±24,024 VPD (AADT)
Year Built	1956; Remodeled 2007
Parking	Front: 3 Private Paved Spaces Back: Paved Parking Pad



Centrally located and highly visible mixed-use property in Missoula's Midtown



Heated warehouse space, 3-phase power, floor drains, grade level loading and alley access



Permissive neighborhood commercial (C1-4) zoning



Private parking in front and back of building with additional street parking



Located in Missoula's Urban Renewal and a Tax Increment Financing district (TIF)

Opportunity Highlights



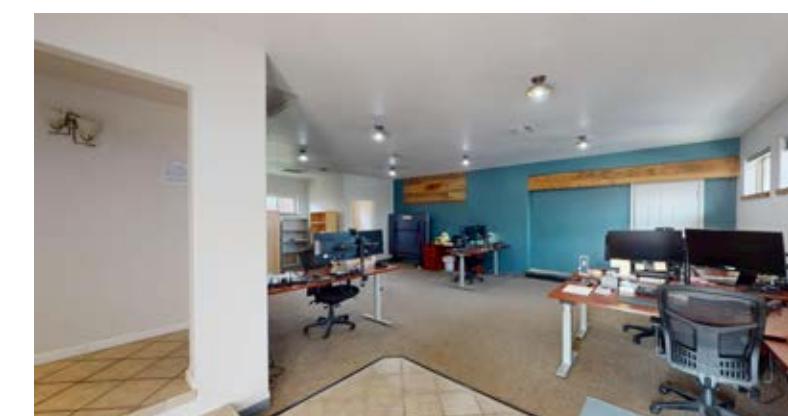
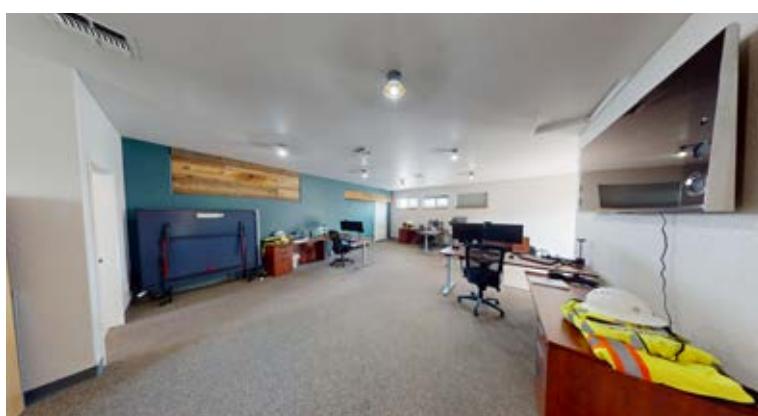
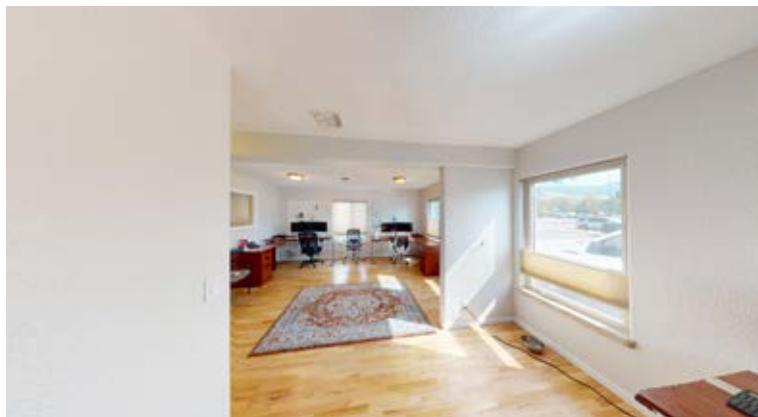
Location Overview



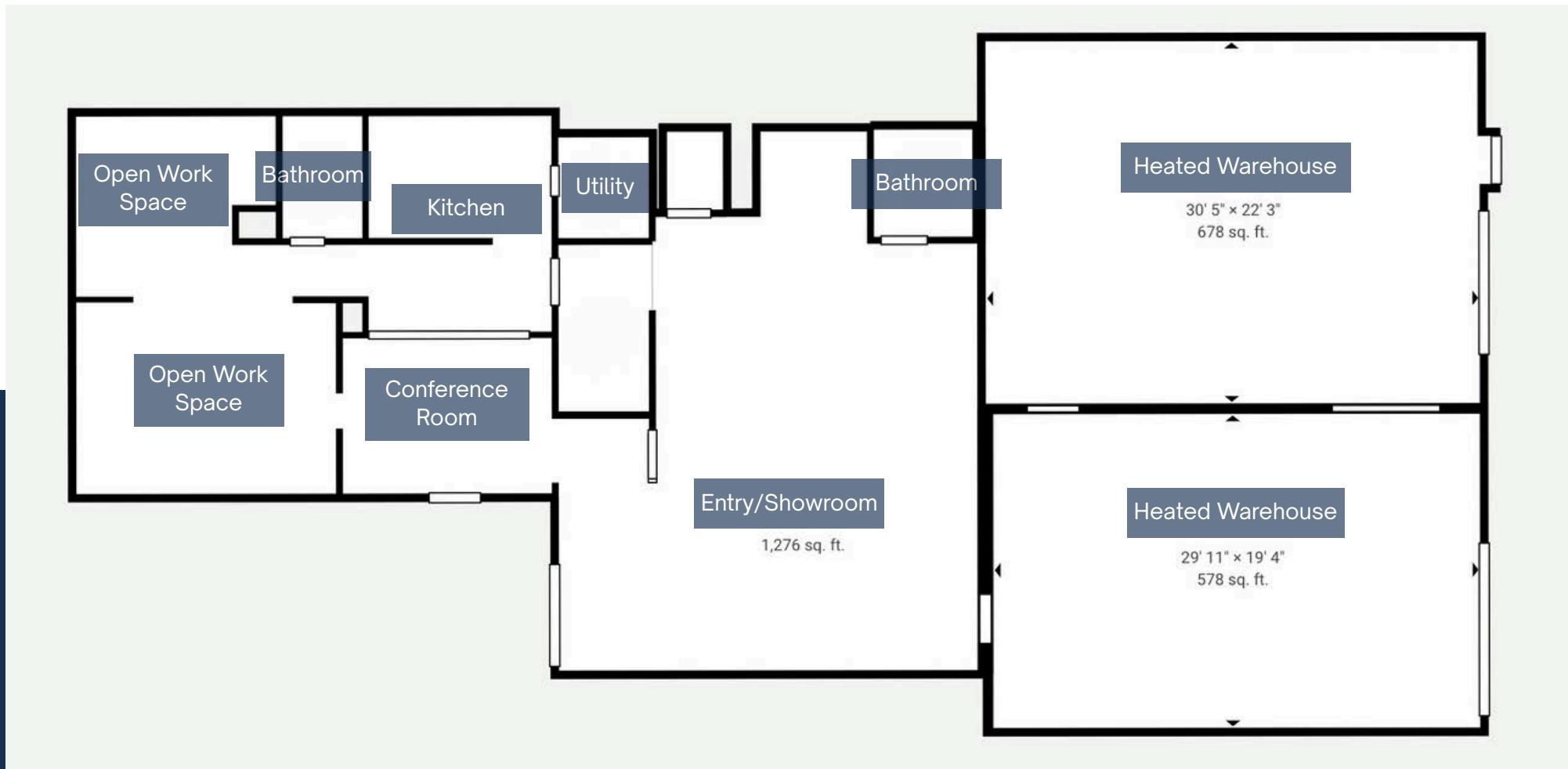
Retailer Map

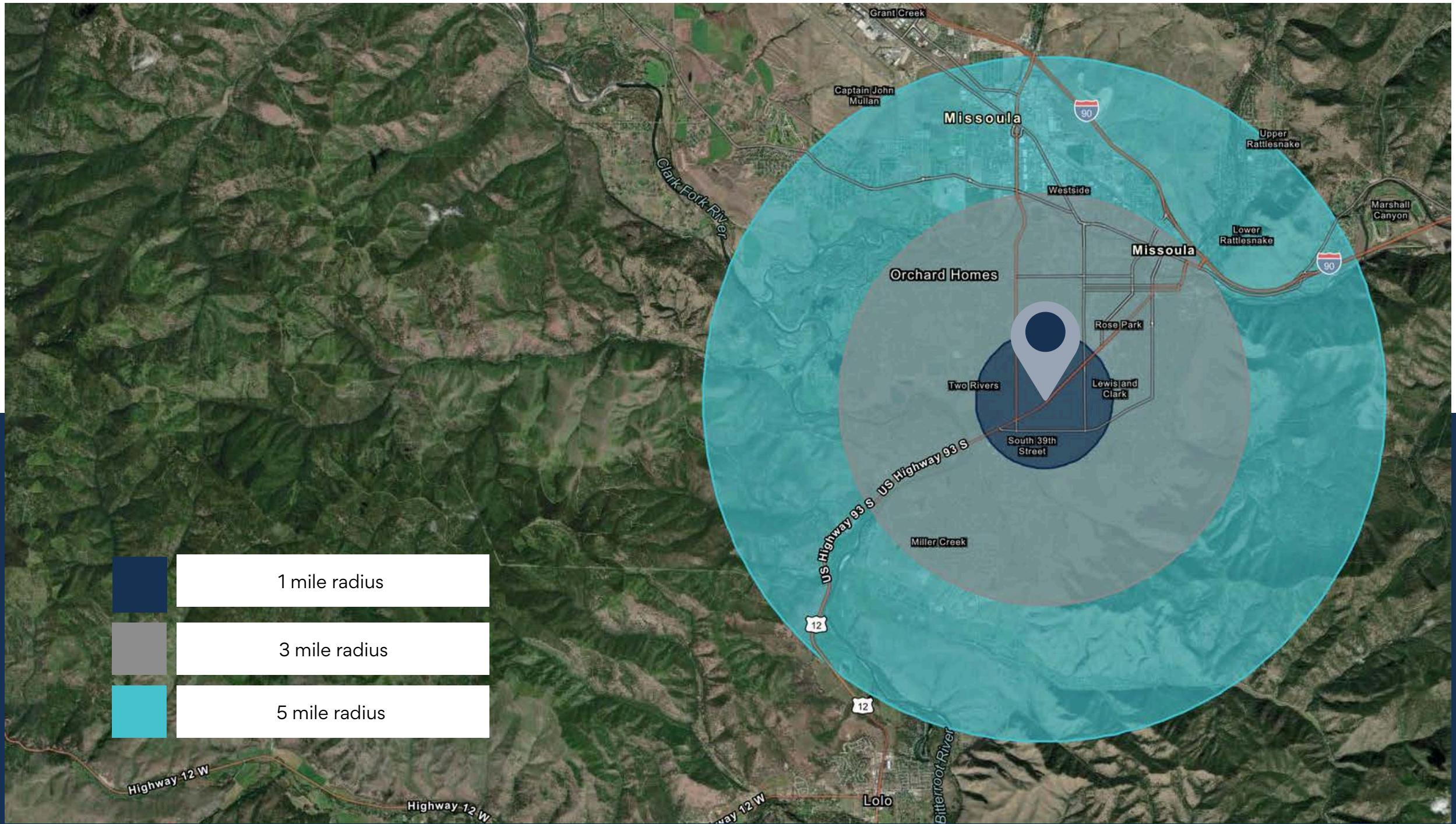


Photos

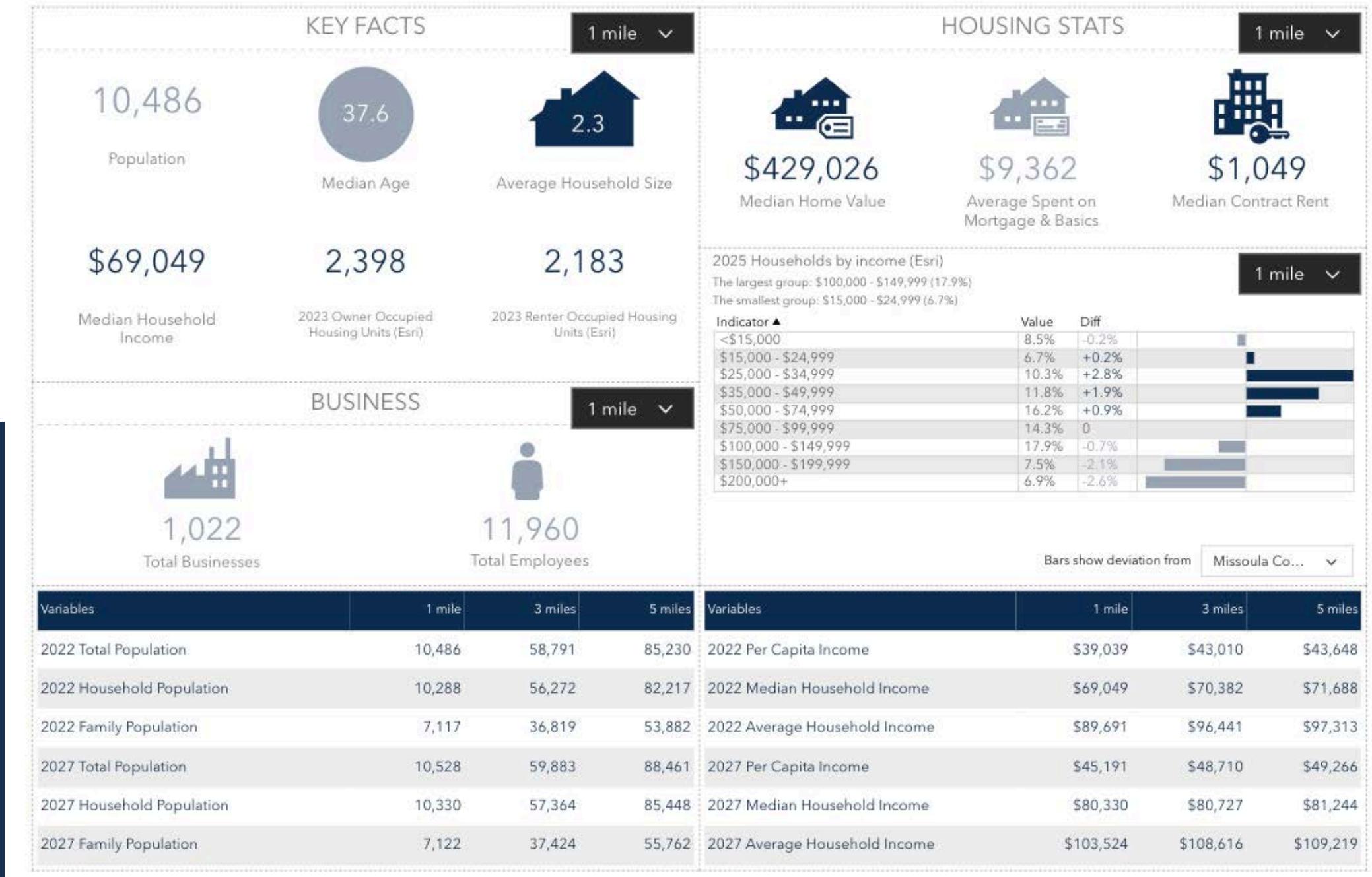








Key Facts



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 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 Air Service

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

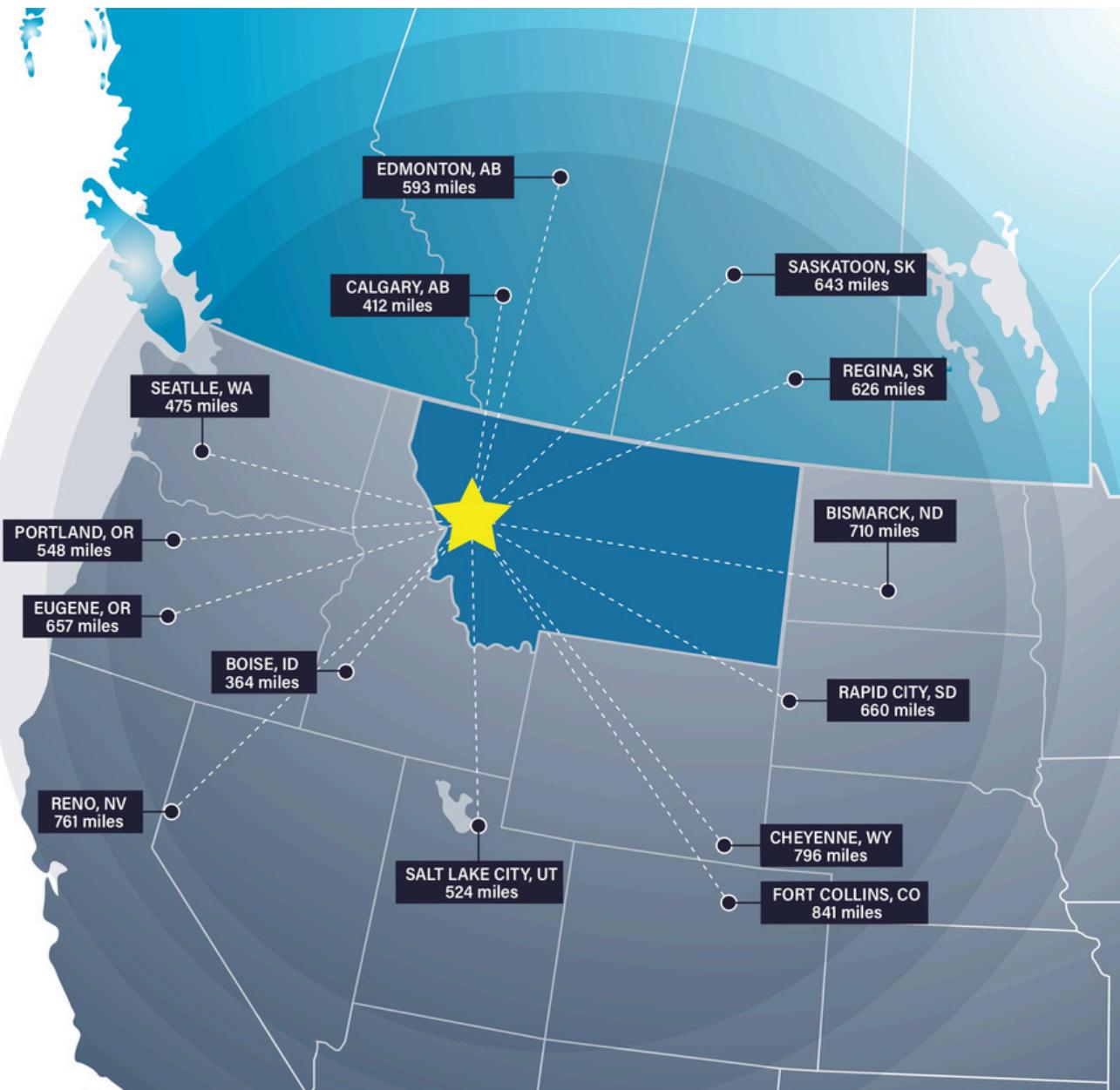


Missoula Access

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+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia.com



About Missoula

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

WE 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 & Team



CLAIRE MATTEN, CCIM | SIOR Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



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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