



AVAILABLE FOR LEASE

Centrally Located Flex/Retail Space in Midtown Missoula

1110 South Avenue West
Missoula, Montana 59801

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SterlingCRE
A D V I S O R S

EXECUTIVE SUMMARY



SterlingCRE
ADVISORS



SterlingCRE is proud to present 1110 South Avenue West, an expansive retail and warehouse space in Missoula's Midtown submarket.

This hard to find centrally located retail space with warehouse space stretches across ±5,600 square feet with two (2) grade level doors, restrooms, secure storage space and a clearspan storefront. Create the retail concept best for your business while having onsite storage/warehouse for product deliveries and distribution.

Surface parking is offered directly in front of the suite, and a tenant improvement allowance is negotiable with acceptable lease terms. Adjacent users include office, retail and warehouse space.

The brand new Butterfly House and Missoula Fairgrounds are located directly across the street, and nearby restaurants, grocery, shopping and auto service make this location an ideal hub for employees and customers alike.

Bring your ideas to this blank slate and capture a hard to find flex/warehouse property in the heart of Missoula, Montana.

**1110 South Avenue West
Missoula, Montana, 59801**

Offered at \$14.00/SF/YR + NNN

Warehouse Space: Two (2) Grade Level Doors

Retail Space: Natural Sunlight

Location: High Visibility with Ample Parking



View Listing



View 3D Tour



Street View



NOTE: If the video and 3D Tour do not launch, you may need to update your PDF software or use the links to the left to launch media in your browser.

PROPERTY DETAILS



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1110 South Avenue West Missoula, Montana 59801

Offered at \$14.00/SF NNN

| | |
|---------------------------|-----------------------------------------------------------------------|
| Property Type: | Retail Warehouse |
| Total Square Feet: | ±5,600 RSF |
| Total Acreage: | ±0.23 (±10,410 SF) |
| Access: | South Ave W via Brooks Street |
| Zoning: | C1-1, City of Missoula |
| Geocode: | 04220028303020000 |
| Property Taxes: | \$12,638.45 |
| Traffic Counts: | South Ave W: ±8,165 (AADT 2022) Brooks Street: ±27,361 (AADT 2022) |
| Loading: | Two (2) grade level doors |
| Clear Height: | 12' (to be verified) |
| NNN Estimate: | \$4.76/SF/YR |





**Easily accessible site in the heart of
Midtown Missoula, Montana**



City of Missoula water and sewer



**C1-1 zoning permits a variety of
commercial uses**



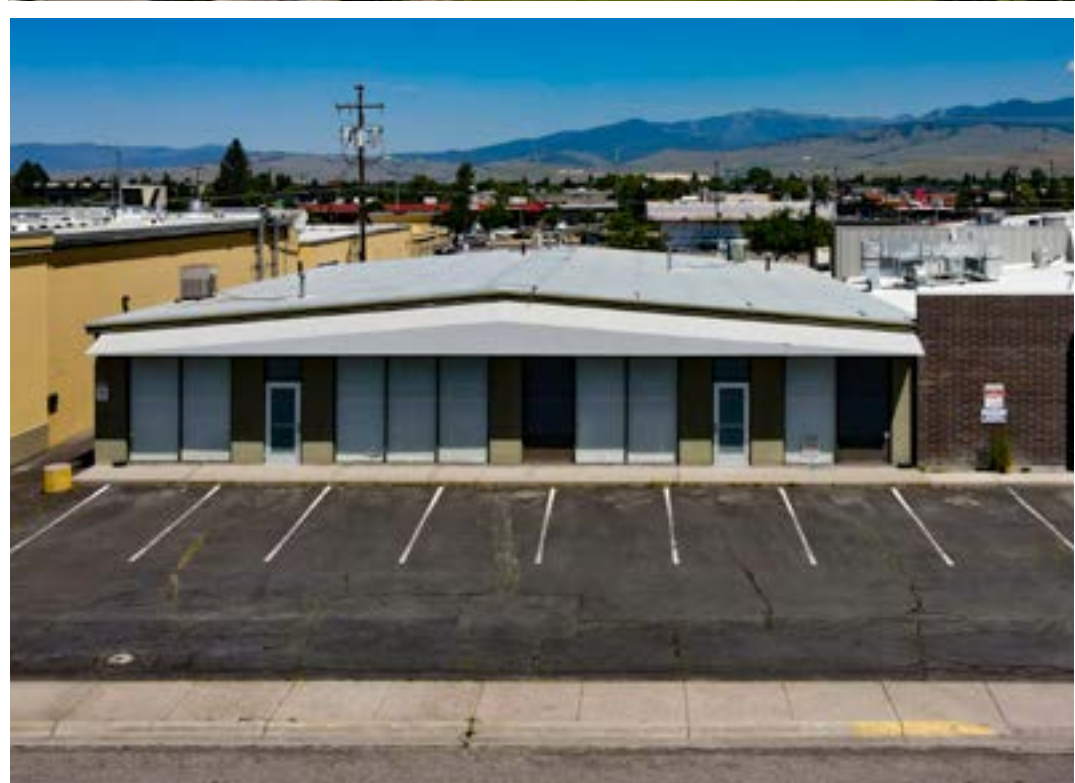
**Expansive and versatile warehouse and
retail space**

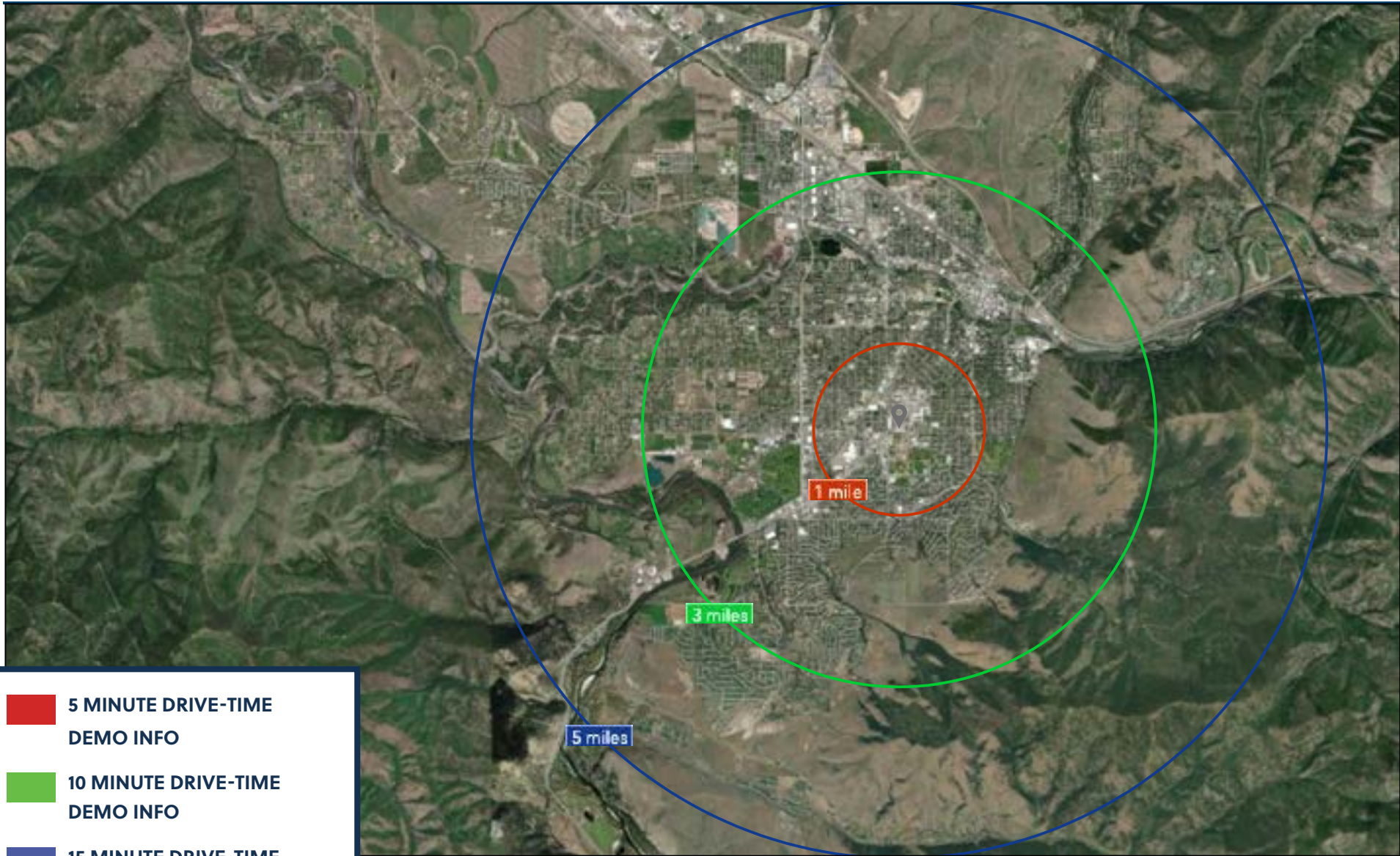


**Alley access for easy ingress/egress
access**



**Flexibility to customize space to suit
your needs**





**5 MINUTE DRIVE-TIME
DEMO INFO**

**10 MINUTE DRIVE-TIME
DEMO INFO**

**15 MINUTE DRIVE-TIME
DEMO INFO**

January 29, 2024

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DEMOGRAPHICS



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Key Facts

1110 South Avenue West, Missoula, Montana, 59801

KEY FACTS

1 mile

14,564

Population



Median Age



Average Household Size

\$52,025

Median Household Income

2,834

2022 Owner Occupied Housing Units (Esri)

4,102

2022 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,229

Total Businesses



11,612

Total Employees

HOUSING STATS

1 mile



\$327,973

Median Home Value



\$7,709

Average Spent on Mortgage & Basics



\$846

Median Contract Rent

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$200,000+ (5.3%)

1 mile

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 12.6% | +3.0% | |
| \$15,000 - \$24,999 | 7.7% | +0.4% | |
| \$25,000 - \$34,999 | 14.1% | +5.4% | |
| \$35,000 - \$49,999 | 13.7% | +1.2% | |
| \$50,000 - \$74,999 | 16.7% | +0.1% | |
| \$75,000 - \$99,999 | 12.4% | -0.6% | |
| \$100,000 - \$149,999 | 11.3% | -3.4% | |
| \$150,000 - \$199,999 | 6.2% | -1.2% | |
| \$200,000+ | 5.3% | -5.0% | |

Bars show deviation from Missoula County

| Variables | 1 mile | 3 miles | 5 miles | Variables | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|-------------------------------|----------|----------|-----------|
| 2022 Total Population | 14,564 | 62,576 | 86,640 | 2022 Per Capita Income | \$36,831 | \$38,579 | \$42,057 |
| 2022 Household Population | 14,424 | 59,958 | 83,604 | 2022 Median Household Income | \$52,025 | \$55,184 | \$60,365 |
| 2022 Family Population | 8,210 | 34,886 | 52,725 | 2022 Average Household Income | \$79,161 | \$85,354 | \$94,407 |
| 2027 Total Population | 14,915 | 63,752 | 88,890 | 2027 Per Capita Income | \$43,600 | \$45,180 | \$49,308 |
| 2027 Household Population | 14,775 | 61,134 | 85,854 | 2027 Median Household Income | \$60,501 | \$64,641 | \$72,907 |
| 2027 Family Population | 8,324 | 35,223 | 53,753 | 2027 Average Household Income | \$93,336 | \$99,426 | \$109,983 |

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2023, 2028, 2017-2021.

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MARKET OVERVIEW

MISSOULA



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ACCOLADES

#1 MOST FUN CITY FOR YOUNG PEOPLE

Smart Asset

#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

#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 % DEGREEED

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, Healthcare

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 growth in construction, professional, scientific, and manufacturing businesses over the past decade.

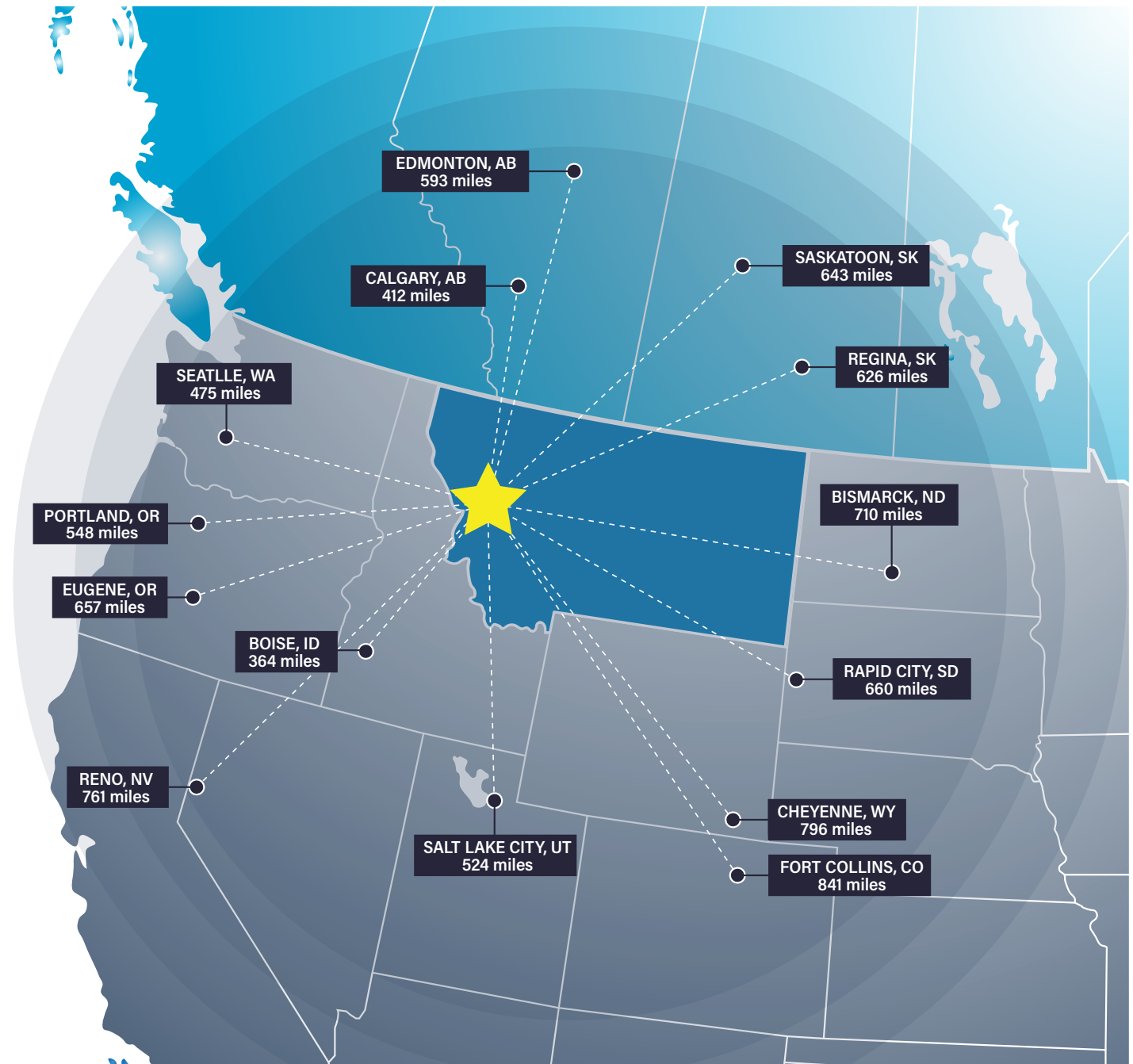
GROWING NUMBER OF TECHNOLOGY COMPANIES

Cognizant, onX, Submittable, and Lumenad are some tech firms in Missoula

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.



MISSOULA INTERNATIONAL AIRPORT OFFERS DIRECT FLIGHTS TO MAJOR CITIES ON THE WEST COAST AND IN THE MIDWEST



MARKETING TEAM



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ADVISORS



Matt Mellott, CCIM/SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



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 retail/office, and self-storage properties.



Ryan Springer, CCIM
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.



Connor McMahon
Commercial Real Estate Advisor

From commercial fishing deck boss to awards as a Power Broker of the Year and CREXI Platinum Broker, Connor McMahon doesn't do anything halfway. His background in commercial real estate started in property management and migrated to the retail sector. With over \$135 million in transaction volume under his belt, Connor understands the complexity of the sector.



Casey Rose, CCIM
Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



Carly Chenoweth
Commercial Real Estate Advisor |
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.

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