



SterlingCRE
ADVISORS

Retail Ready at Southgate For Lease

2700 Paxson Street, Suite D
Missoula, Montana
± 1,859 SF | Retail Opportunity

Exclusively listed by:
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Opportunity Overview

Discover an exceptional retail opportunity at 2700 Paxson Street, Suite D, strategically located in the heart of Missoula’s thriving Southgate Retail Location. This well-positioned suite offers high visibility, strong foot traffic, and immediate proximity to Southgate Mall—Missoula’s premier shopping destination attracting millions of annual visitors.

Unit D features a highly functional layout ideal for a wide range of retail uses, with large display windows, ample signage exposure, and convenient parking for customers. Surrounded by national retailers, dining establishments, and established service providers, this location places your business in the center of one of Missoula’s most dynamic commercial corridors.

Whether you're expanding your brand or launching a new concept, 2700 Paxson Street, Suite D delivers the visibility, accessibility, and foot traffic essential for retail success.



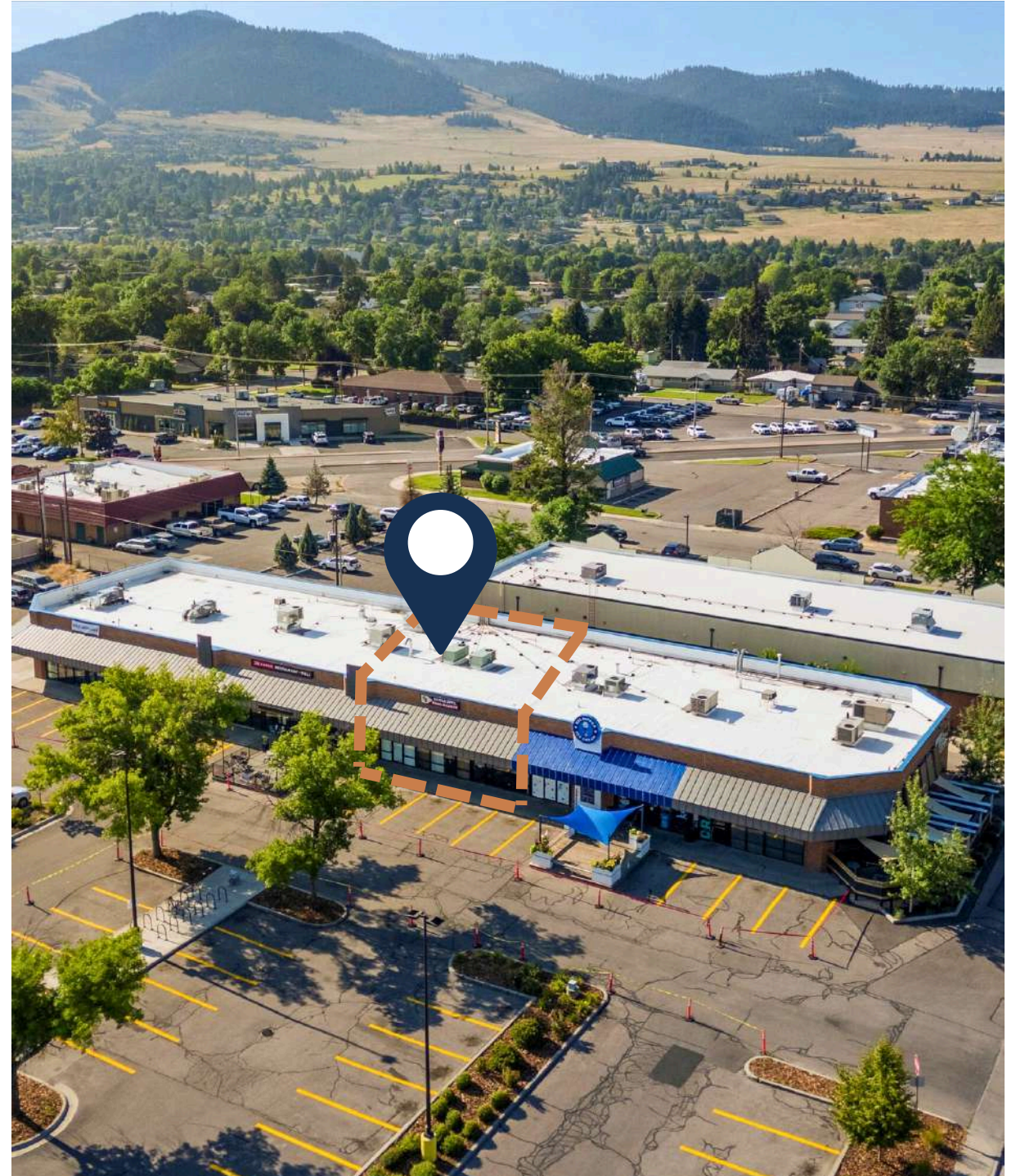
Address	2700 Paxson Street, Suite D Missoula, Montana 59801
Property Type	Retail
Lease Rate	\$18.00-\$24.00/SF NNN
Estimated NNN	±\$7.65/SF for taxes, insurance and maintenance
Rentable Square Feet	± 1,859 Square Feet

Interactive Links

 [Link to Listing](#)

 [Street View](#)

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	2700 Paxson Street, Suite D Missoula, Montana 59801
Property Type	Retail
Rentable Square Feet	± 1,859 Square Feet
Total Square Footage (Building Total)	±14,486 SF
Services	City Water and Sewer
Access	Paxson Street and Mary Avenue Two (2) Suite Entrances
Zoning	<u>C1-4 (City of Missoula)</u> <u>Link to Zoning Code</u>
Estimated NNN	±\$7.65/SF for taxes, insurance and maintenance
Traffic Count	Brooks Street: 24,024 VPD (AADT 2024)
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

Opportunity Highlights

Prime Retail Space

Paxson Plaza, is a prime retail center located within the Southgate Triangle at the heart of Midtown Missoula. 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.



Retailer Map



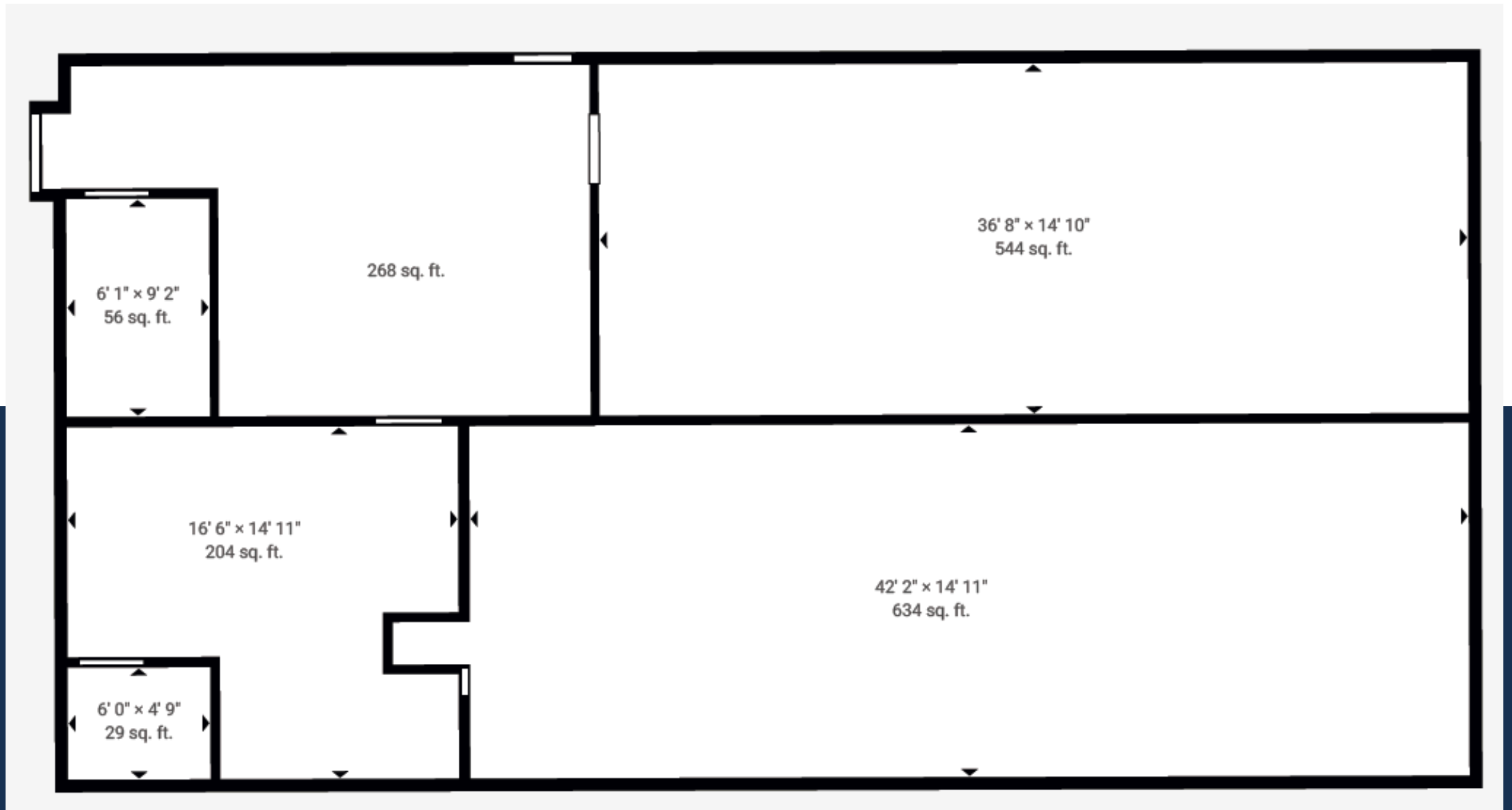


Southgate Mall
16,400 visitors per day
(Missoula Midtown Association)

Subject



SterlingCRE
ADVISORS





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)

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

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

1 mile

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 Missoula County

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 Retail Market Data | Q1 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Lease Rate	\$22.54	\$22.51	-0.13% ↓
Downtown Average Lease Rate	\$25.25	\$21.00	-16.83% ↓
NNN Average	\$6.50	\$6.84	5.23% ↑
County Vacancy	2.61%*	3.14%	+0.53% ↑

*Vacancy is for 2023

SALES ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Sale Price PSF	\$211.53	\$432.43	104.43% ↑
Condominium Average Sale Price PSF	\$389.79	\$402.03	3.14% ↑
Freestanding Average Sale Price SF	\$181.82	\$436.23	139.92% ↑

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

RETAIL DEVELOPMENT PIPELINE

Construction	±8,000 SF
Permitting	±21,480 SF
Planning	±10,000 SF
Completed YTD 2025	±10,394 SF



Missoula Air Service

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

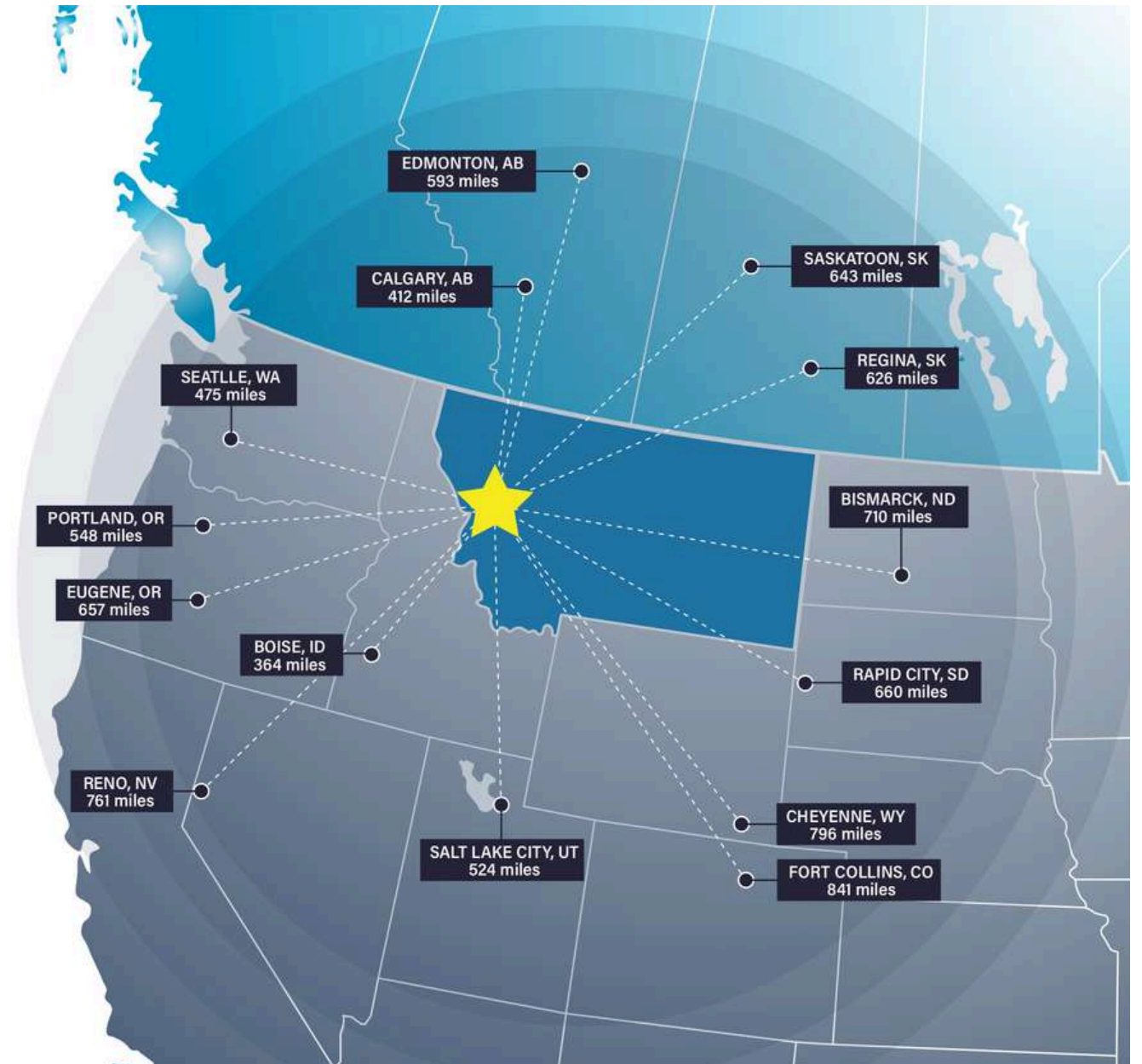


Missoula Access

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 & 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 Advisors & 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.



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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