

RETAIL OPPORTUNITY

# N 19TH AVE & W MAIN ST

*N 19th Ave & W Main St, Bozeman, MT 59715*

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MONTANA **& Co.**

commercial investment retail



PROPERTY DESCRIPTION

Join Cheba Hut in this multi-tenant boutique retail center located in the busiest commercial hub of Bozeman, Montana at the corner of N 19th Avenue and Main Street. This project offers a rare opportunity to customize your space in one of the most dynamic retail corridors in the state. With extremely tight market vacancy and exceptional access, this center is ideal for service, retail, and food users seeking a premier Bozeman location.

PROPERTY HIGHLIGHTS

- Highly visible location
- Versatile space for customization
- Excellent access and traffic circulation
- Ample on-street and off-street parking
- Surrounded by major national retail tenants

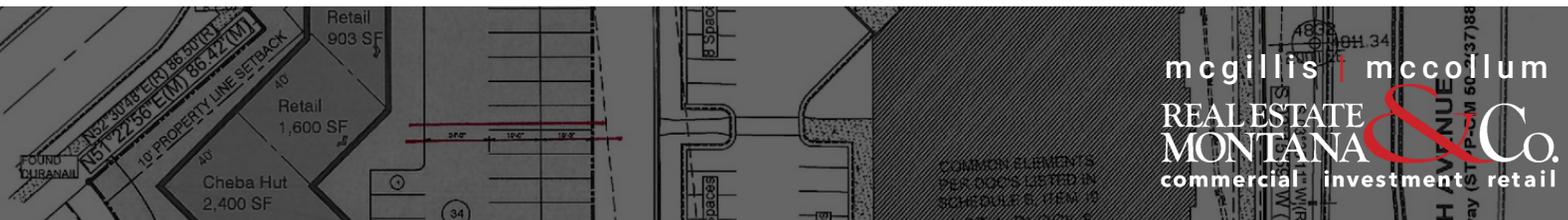
OFFERING SUMMARY

Lease Rate:	\$55.00 SF/yr (NNN)
Available SF:	903 - 2,503 SF
Lot Size:	0.74 Acres

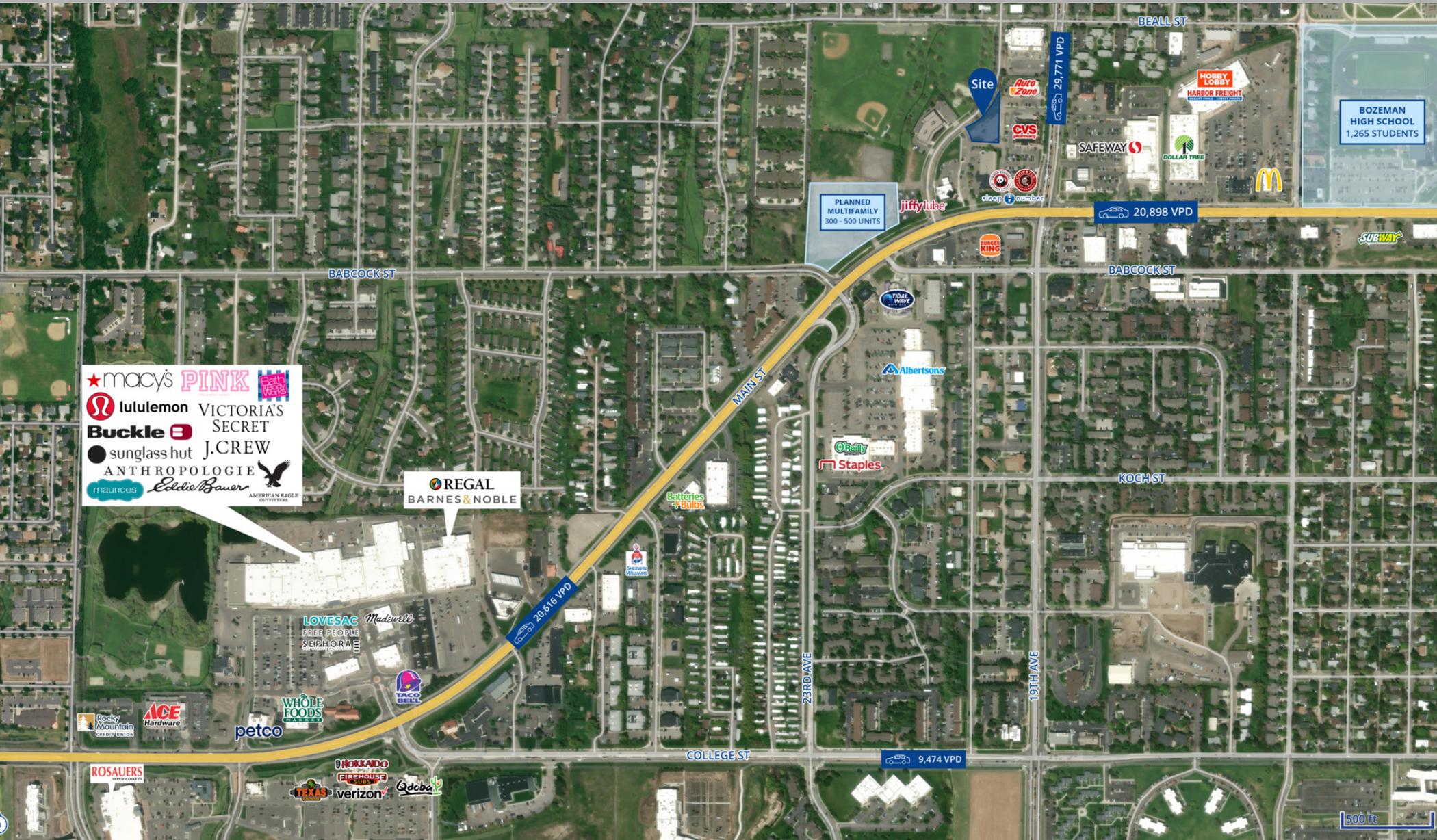
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,303	24,071	28,479
Total Population	16,740	59,412	70,862
Average HH Income	\$88,332	\$117,082	\$127,475

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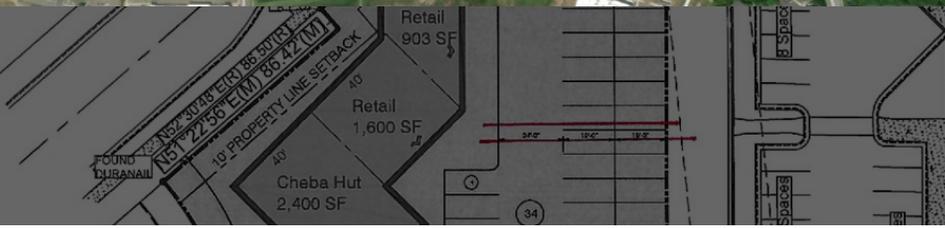
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- ★ macy's PINK
- lululemon VICTORIA'S SECRET
- Buckle B
- sunglass hut J-CREW
- ANTHROPOLOGIE
- maurices Eddie Bauer AMERICAN EAGLE OUTFITTERS

REGAL  
BARNES & NOBLE

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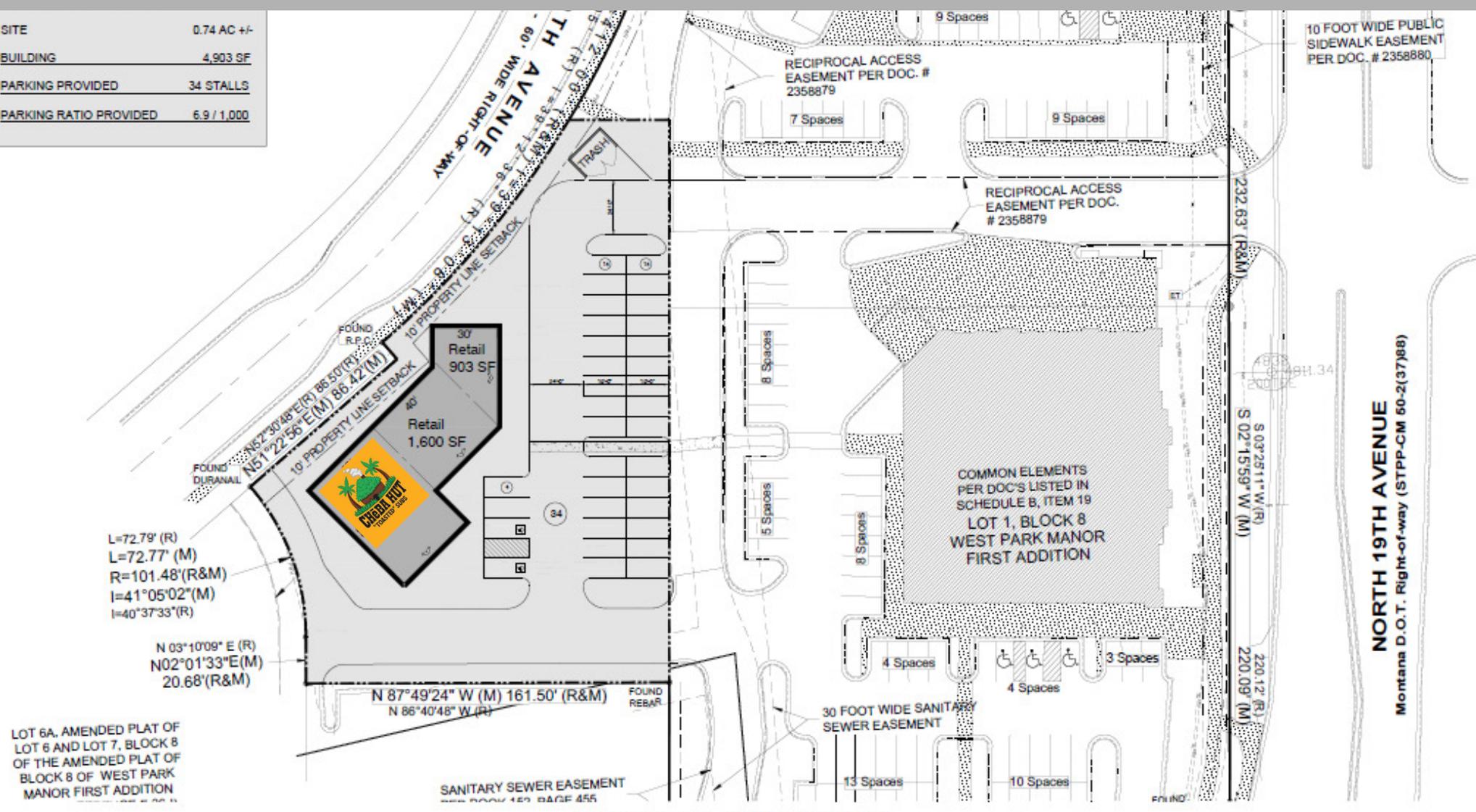
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# AVAILABLE RETAIL SPACE

N 19TH AVE & W MAIN ST  
BOZEMAN, MONTANA

SITE	0.74 AC +/-
BUILDING	4,903 SF
PARKING PROVIDED	34 STALLS
PARKING RATIO PROVIDED	6.9 / 1,000



LOT 6A, AMENDED PLAT OF LOT 6 AND LOT 7, BLOCK 8 OF THE AMENDED PLAT OF BLOCK 8 OF WEST PARK MANOR FIRST ADDITION

North 19th Ave. & West Main St.  
Bozeman, MT

Site Scheme - A

DATE: 10/20/2025  
33 JOB #: 25-045

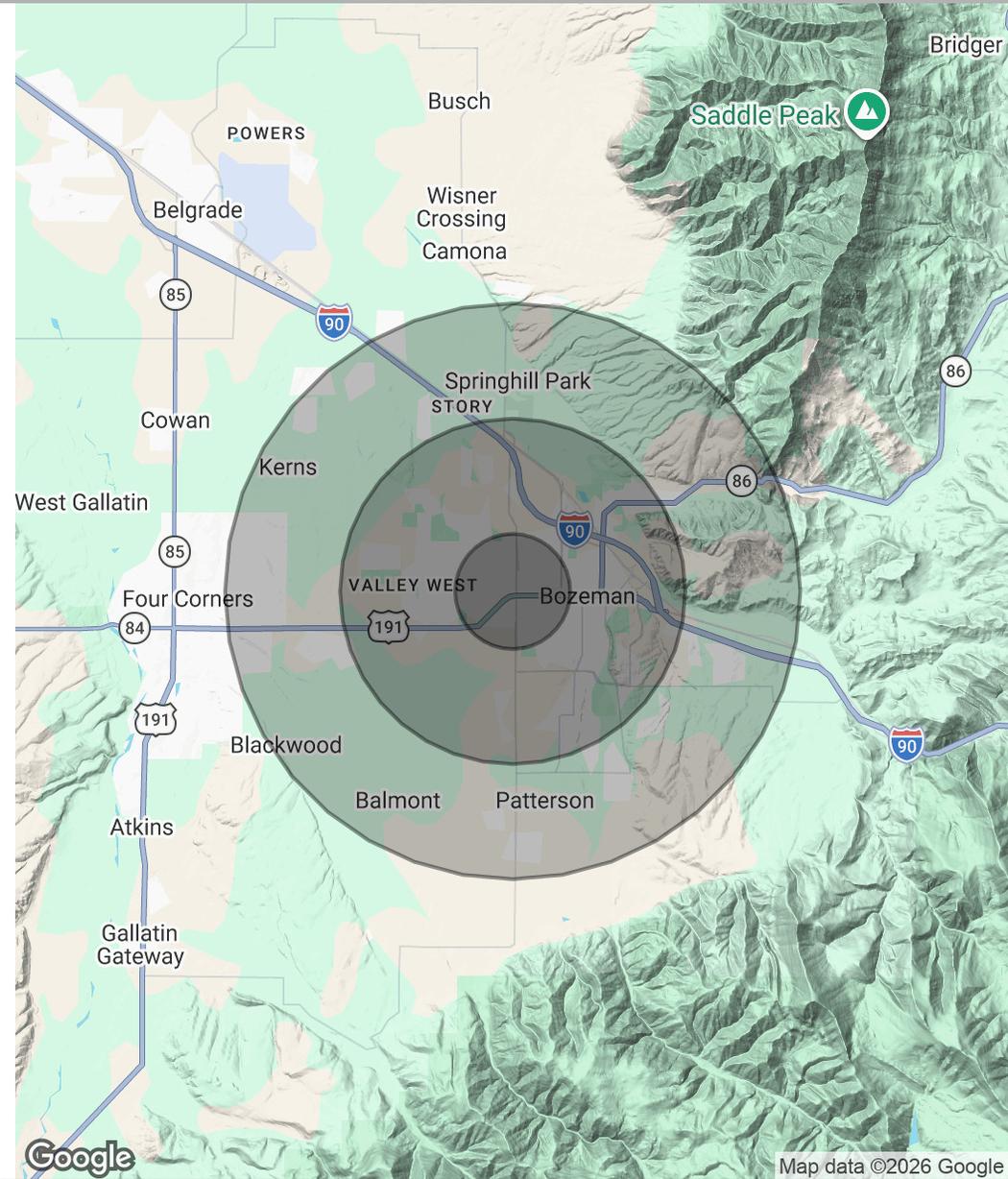
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,740	59,412	70,862
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,303	24,071	28,479
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$88,332	\$117,082	\$127,475
Average House Value	\$544,286	\$654,980	\$701,013

Demographics data derived from AlphaMap

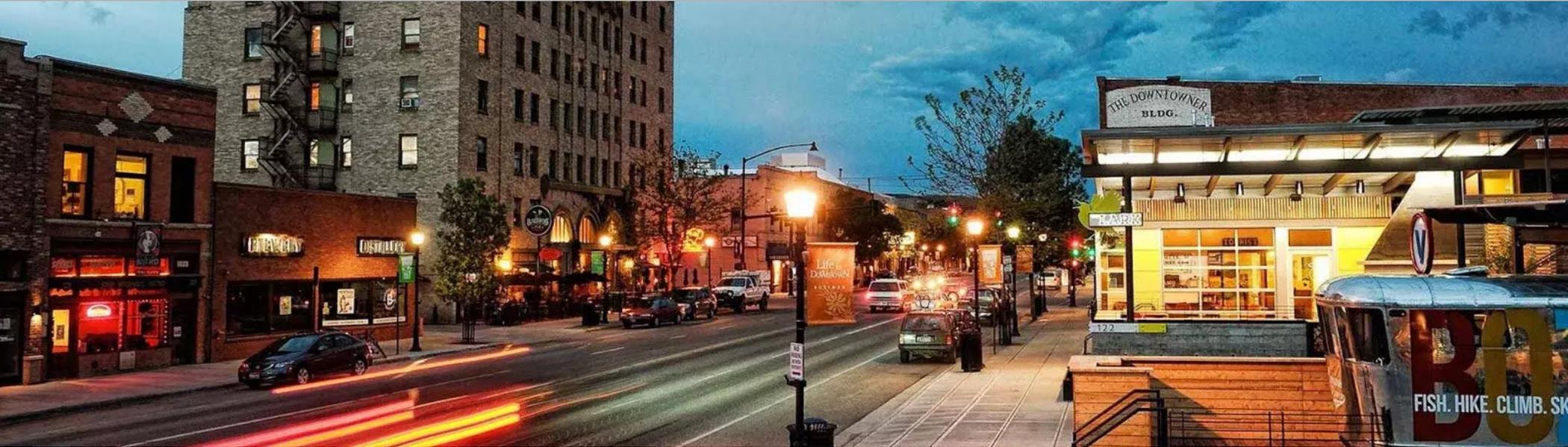


Map data ©2026 Google

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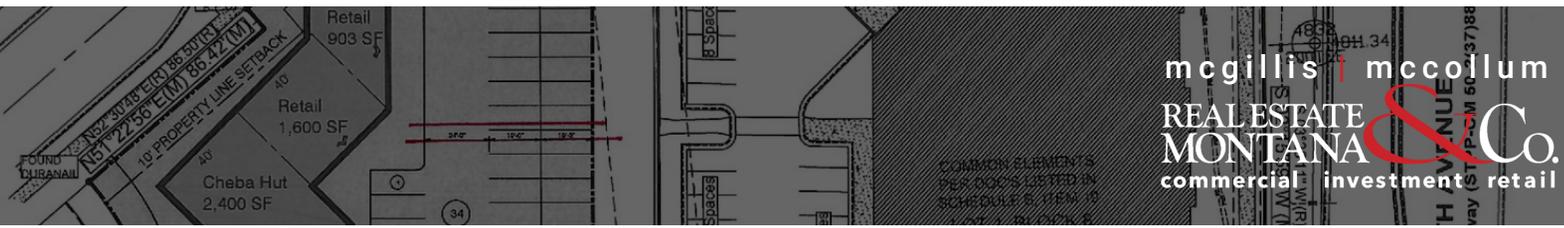
LOCATION DESCRIPTION

Bozeman is one of the fastest-growing micropolitan areas in the United States, with Gallatin County surpassing 125,000 residents and posting year-over-year population growth that consistently ranks among the highest in Montana. The market benefits from a young, highly educated workforce anchored by Montana State University's 16,000+ students and growing research sector. Median household incomes remain well above state averages, supporting strong retail performance and continued demand from national and regional tenants. Commercial vacancy in the Bozeman market remains exceptionally tight, often below 3-4% in prime corridors, driving new construction and record absorption. The 19th Avenue and Main Street intersection is the city's highest-traffic commercial corridors, offering superior visibility and access to Bozeman's expanding residential neighborhoods, tourism base, and core employment centers.

LOCATION DETAILS

Sub Market	Bozeman
County	Gallatin County
Cross Streets	N 19th & W Main Street
Nearest Highway	Interstate 90
Nearest Airport	Bozeman International Airport

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