

THE FOUNDRY

RETAIL DISTRICT

A VENTURE WEST DEVELOPMENT PROJECT

BOZEMAN, MONTANA
MSA

RETAIL SPACE FOR LEASE

PROPERTY LOCATION AND OVERVIEW

The Retail District will be located within The Foundry, a 196-acre, grocery-anchored, mixed-use project with 586-single family homes and 378 apartments

PROPERTY OVERVIEW

- The population of the Bozeman MSA is 126,409, with an annual growth rate over 2.5% and a 50% increase since 2010. Housing has not kept up with demand, as there are 7,000+ housing units needed to accommodate the area’s tremendous growth. Bozeman has been the fastest-growing micropolitan city in the U.S. for the past six years.
- The Foundry offers a regional draw and easy access right in the heart of the Gallatin Valley’s growth. Jackrabbit Lane is one of the busiest roads in the state of Montana with over 23,000 cars per day passing our site. The Foundry will deliver a much-needed grocery store, modestly priced housing, hospitality, restaurant, and retail service amenities.

LOCATION OVERVIEW

- Located on Jackrabbit Lane, right off a new signalized intersection, The Foundry is only 10 minutes from Bozeman, with over 23,000 cars passing daily.
- The Foundry is located 3/4 mile south of Interstate 90 (I-90) on the primary corridor between Yellowstone International Airport, Yellowstone National Park, and Big Sky, Montana.
- Bozeman Yellowstone International Airport set a record in 2023 with 2.46 million passengers traveling through the airport, an increase from 2022, which saw 2.26 million passengers. The airport is located 3 miles from The Foundry.
- Belgrade’s unemployment rate is currently 1.8%, significantly below the U.S. average. Since 2020, Belgrade’s growth rate has averaged 4.84% annually making it the fastest-growing city in the State of Montana.



PROJECT OVERVIEW

PROPERTY OVERVIEW

Venture West Development is pleased to present a new grocery anchored retail development at The Foundry in the greater Bozeman Montana MSA. The project includes ground-up developments for a Rosauers Supermarket, a Chase Bank and two multi-tenant retail buildings of up to 7,150 contiguous square feet both with drive-thru end caps. The current building for lease is located on lot 13 and has three in-line spaces available between Chipotle and Jimmy Johns.

HIGHLIGHTS

- \$50 per square foot (NNN) .
- 1,113 square foot minimum size up to 3,344 square foot contiguous.
- \$40 per square foot tenant improvement allowance above landlords work letter.
- Lighted intersection.
- Shared parking with over 4.5 stalls per 1,000 square feet.
- Over 65,000 trips per day at full build out.
- Building signage available.
- Retail district anchored by 59,641 square foot Rosauers grocery store.

[Flyover Video Click Here](#)

[Map Link Click Here](#)

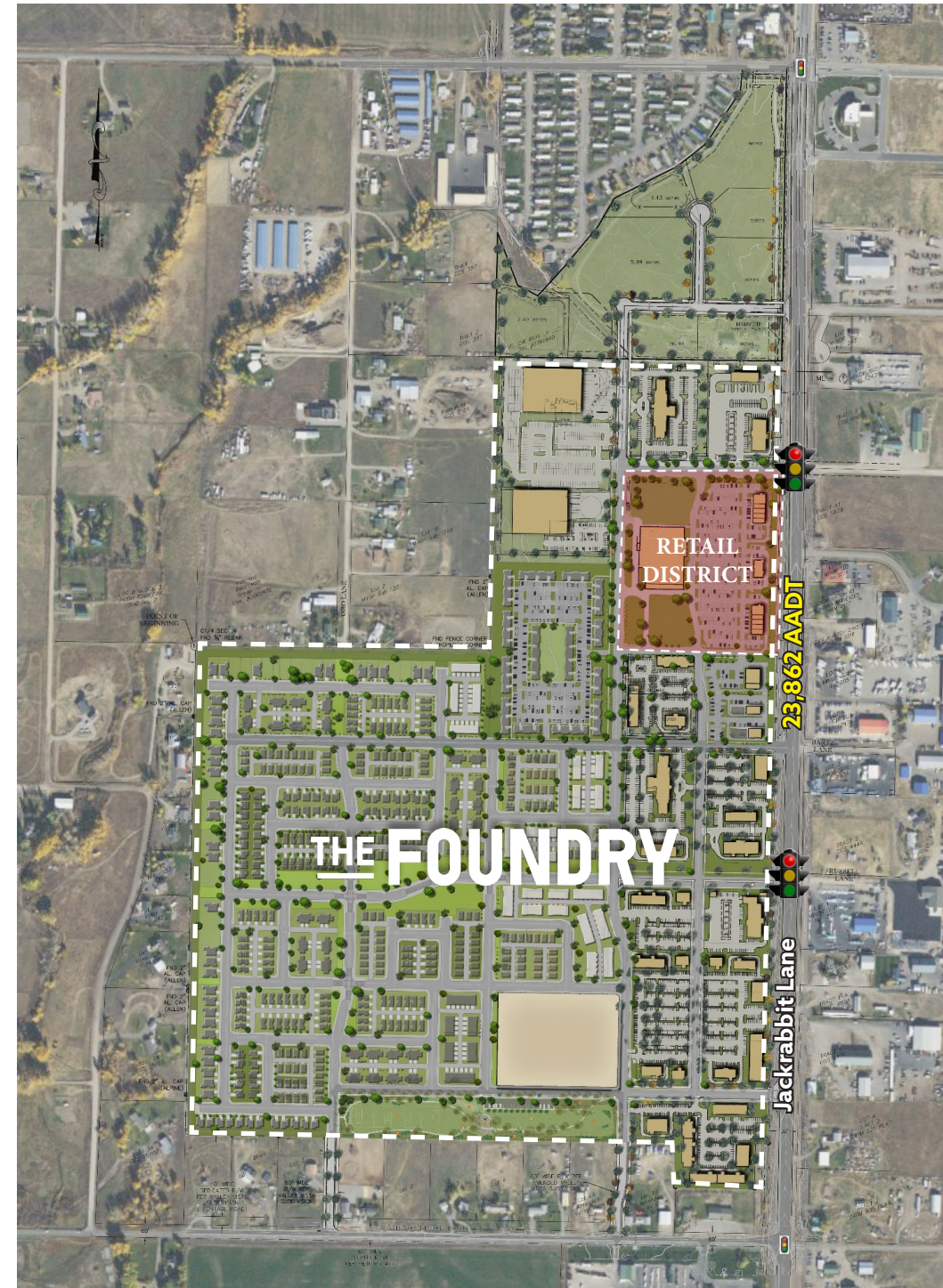
\$40 PSF
AVAILABLE TENANT
IMPROVMENTS



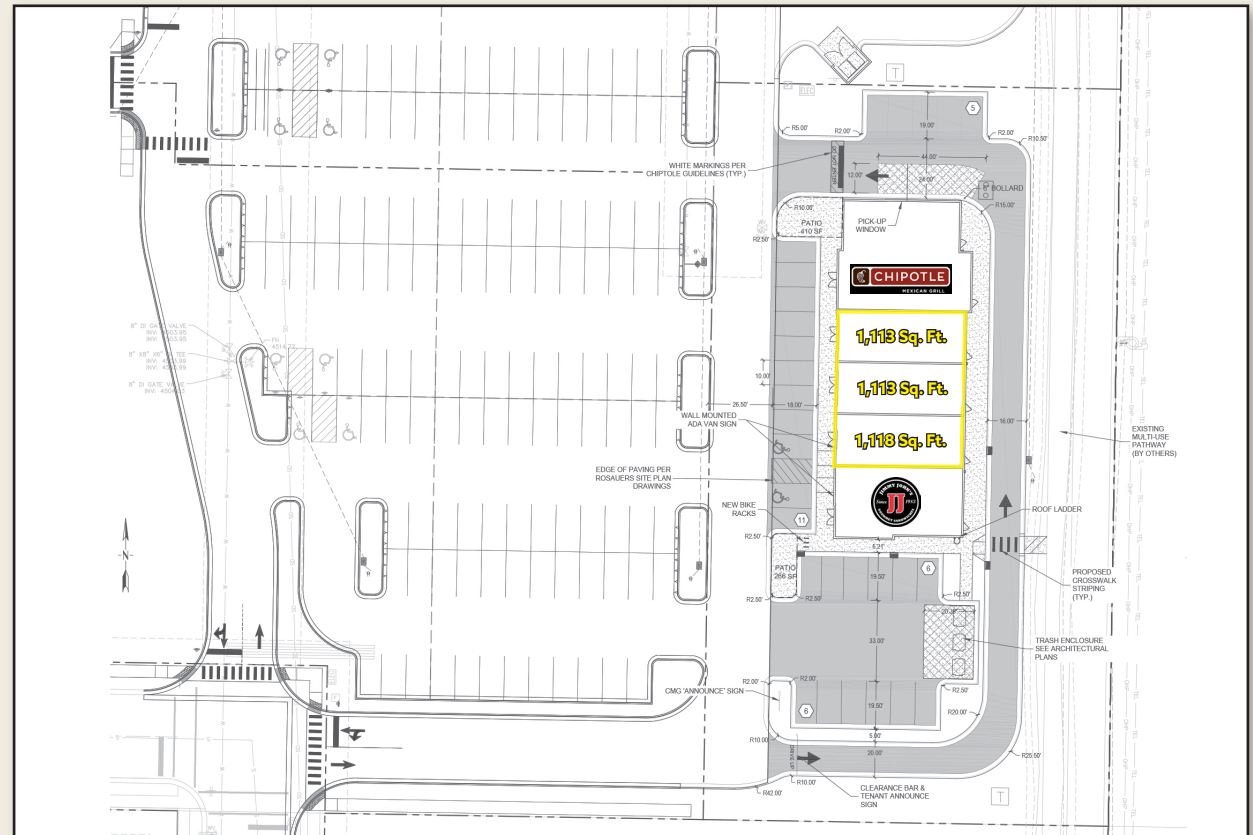
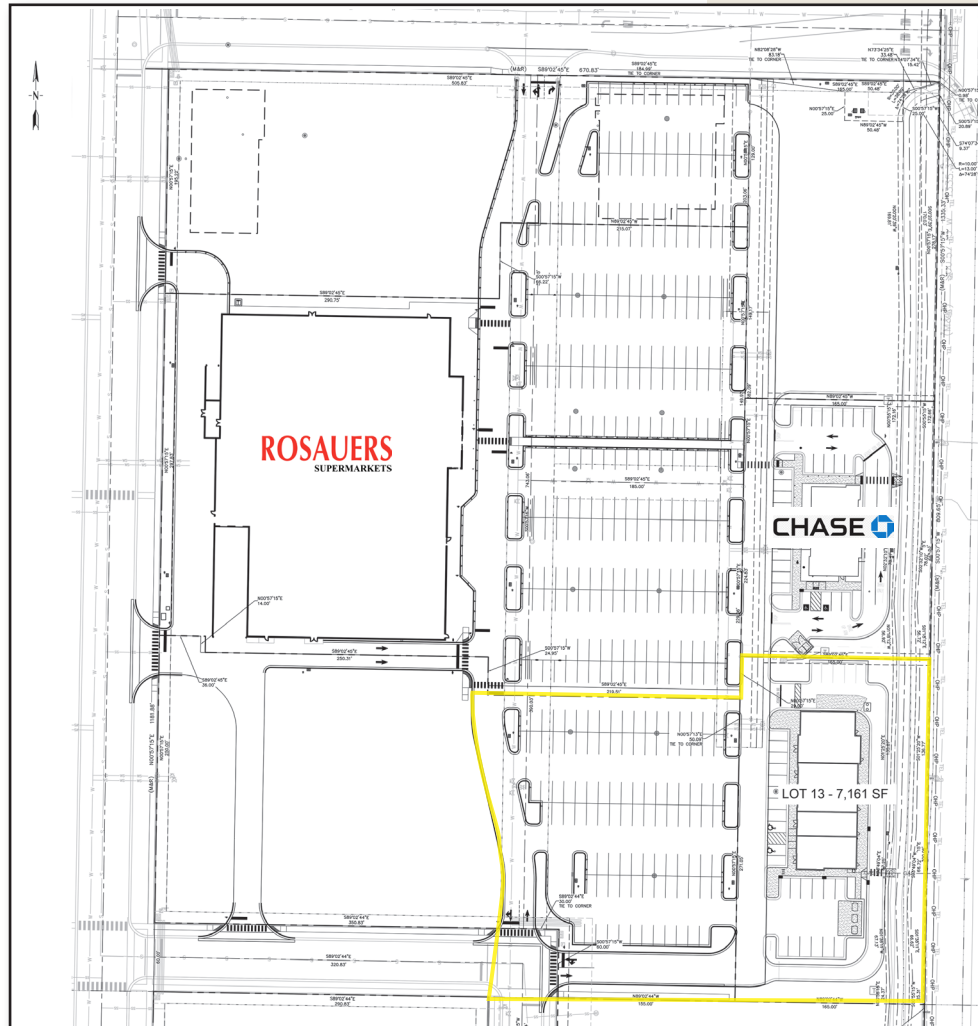
3,344
AVAILABLE
CONTIGUOUS SF



4.5:1000
PARKING
RATIO



LOT 13 SITE/FLOOR PLAN



RETAILER MAP



AREA DEVELOPMENT



TRAVEL TIMES



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