



SterlingCRE
ADVISORS

Retail Space for Lease on Vibrant 'Hip Strip' Corner

501 South Higgins Avenue
Missoula, Montana

±3,000 Square Feet | Retail Space

Exclusively listed by:
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Opportunity Overview

Retail Space in the Heart of Missoula

Position your business in one of Missoula’s most dynamic commercial districts. Located on high-visibility South Higgins Avenue, this two-story retail suite offers excellent exposure and flexible functionality to support a wide range of retail or service-oriented uses.

Situated along a walkable, bike-friendly thoroughfare adjacent to the Clark Fork River, this address benefits from heavy pedestrian traffic and proximity to dining, hospitality, and University of Montana attractions


Zoned for mixed-use in the Riverfront neighborhood, the location draws a diverse population including students, professionals, tourists, and residents seeking urban convenience.

The corner ground-level suite is ideal for retail or service concepts, and gains character from the vibrant Hip Strip block. Neighboring residential units provide consistent on-site foot traffic, augmented by broader neighborhood activity. Dedicated parking is available.

Proven Walkability: The area earns a Walk Score of 93/100—declared a “walker’s paradise”—with good transit access (Score 54)

Close proximity to restaurants, breweries, the University, and outdoor green spaces creates a steady flow of patrons.

Address	501 South Higgins Avenue
Property Type	Retail
Lease Rate	\$4,200/Month Gross
Total Square Feet	Street Level: ±1,000 RSF Below Grade: ±2,000 RSF Total: ±3,000 RSF
Traffic Count	Bike Score: 100/100 Walk Score: 93/100 Traffic Count: 13,591 VPD (2024)

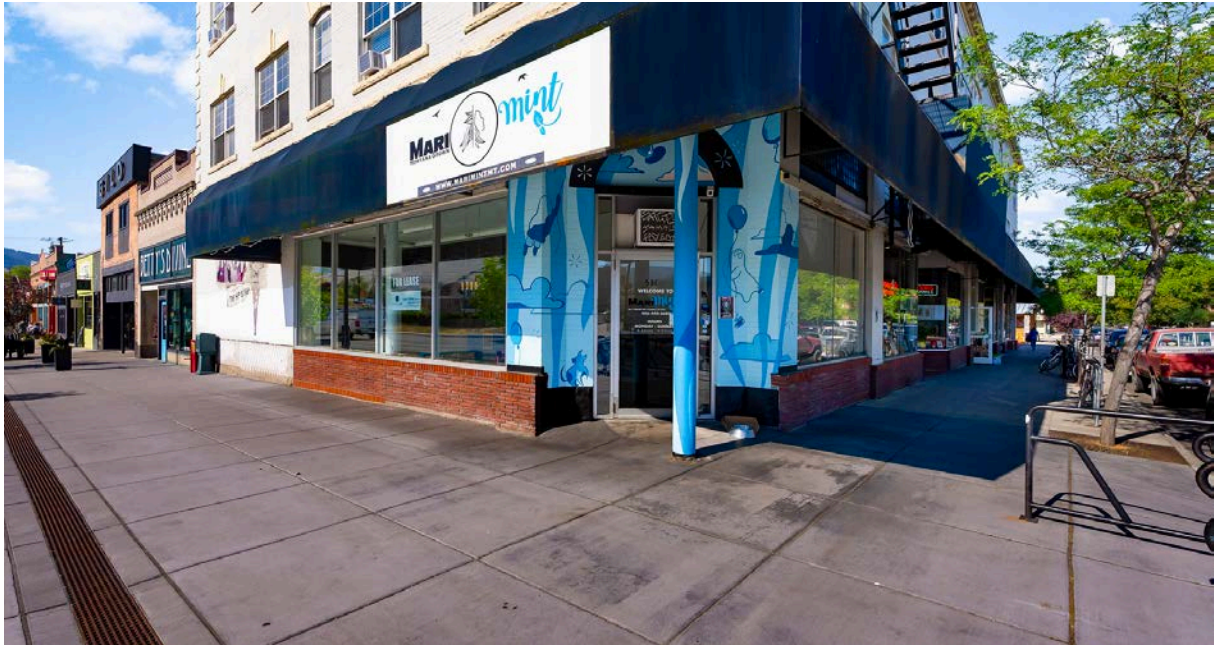
 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Property Details

Address	501 South Higgins Avenue, Missoula
Property Type	Retail
Total SF	±3,000 RSF
Services	City Water & Sewer
Access	Enter off South Higgins Avenue
Zoning	C1-4
Geocode	04-2200-21-4-28-11-0000
Traffic Count	±13,591 AADT On South Higgins
Year Built	1910
Parking	Dedicated Parking and On-Street





High visibility corner location on Missoula's Hip Strip



Pedestrian-friendly setting surrounded by a mix of popular shops and restaurants



Main retail is open, with large storefront windows to attract shoppers into the space



Dedicated parking available upon request



Spacious basement area is ideal for storage, offices, & staff break areas

Opportunity Highlights

Centrally Located Retail Space for Lease

Located in the heart of Missoula, Montana. Walkable to Downtown Missoula.



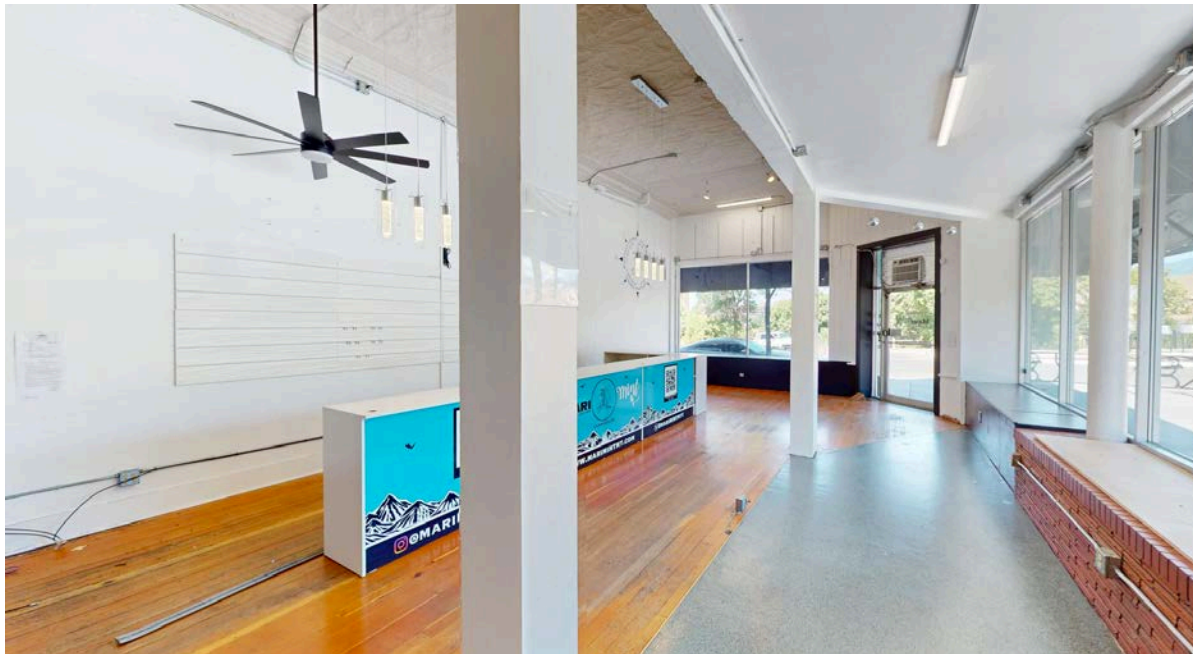
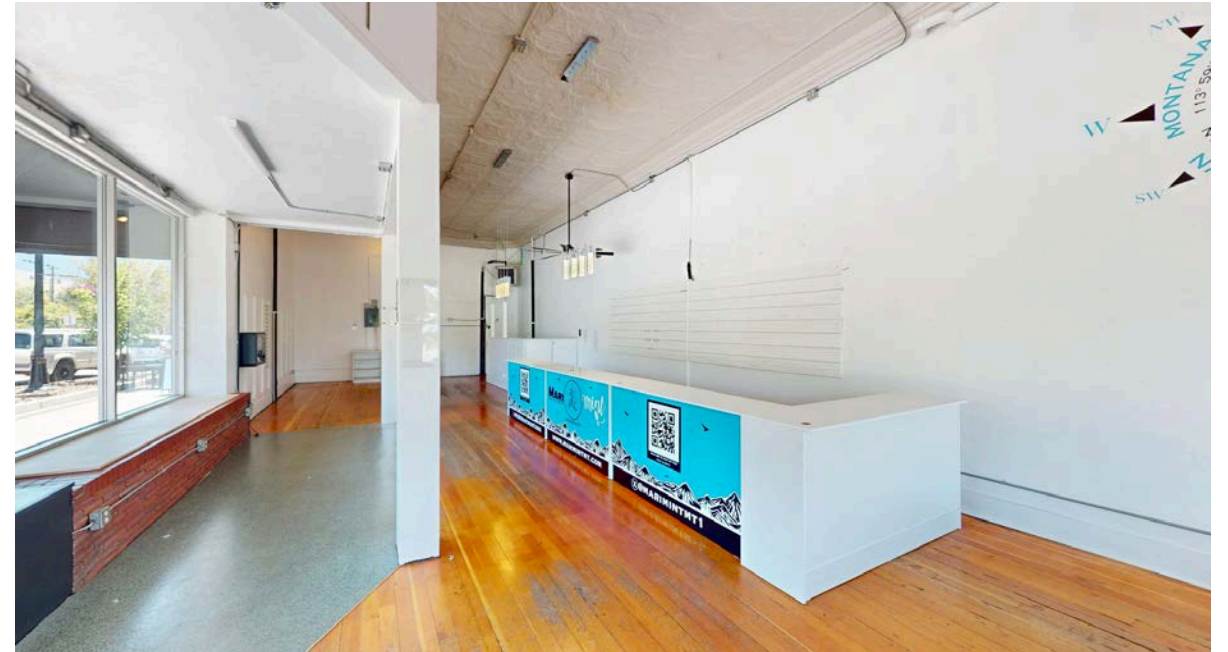
Location Overview



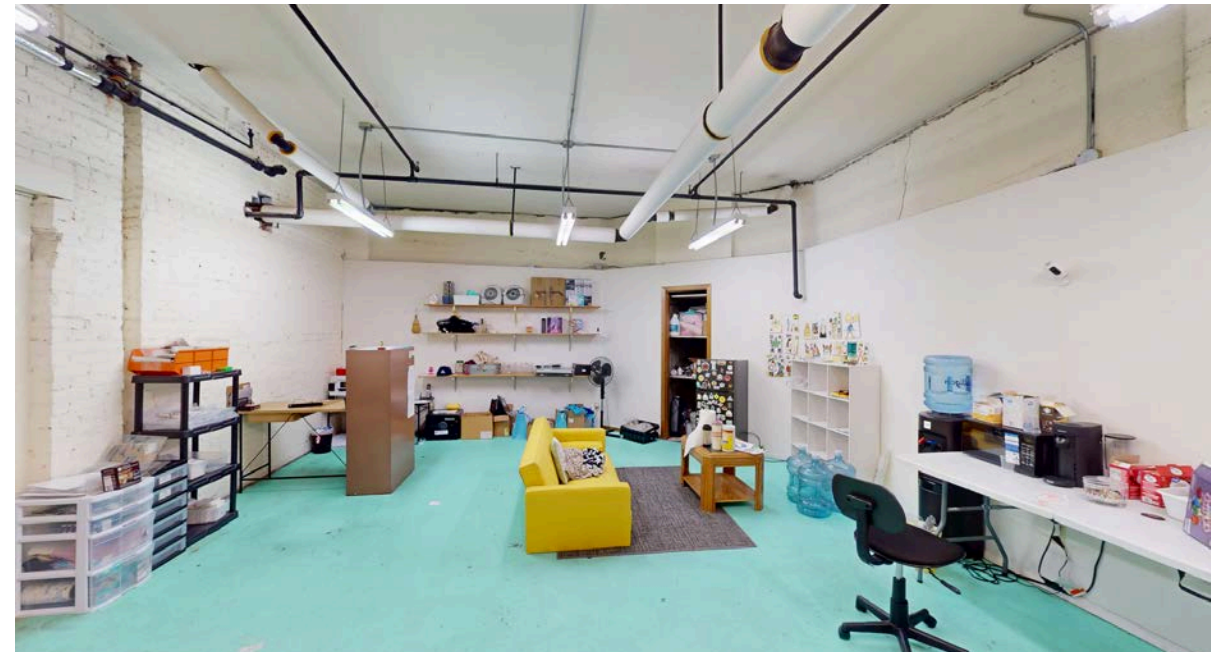
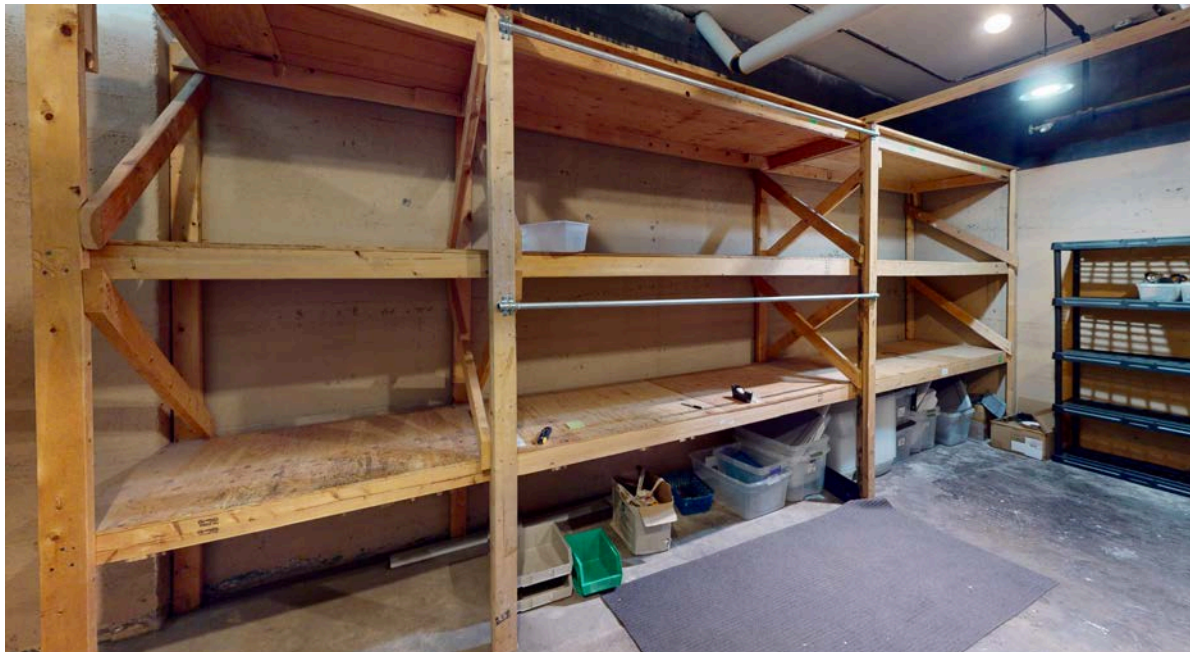
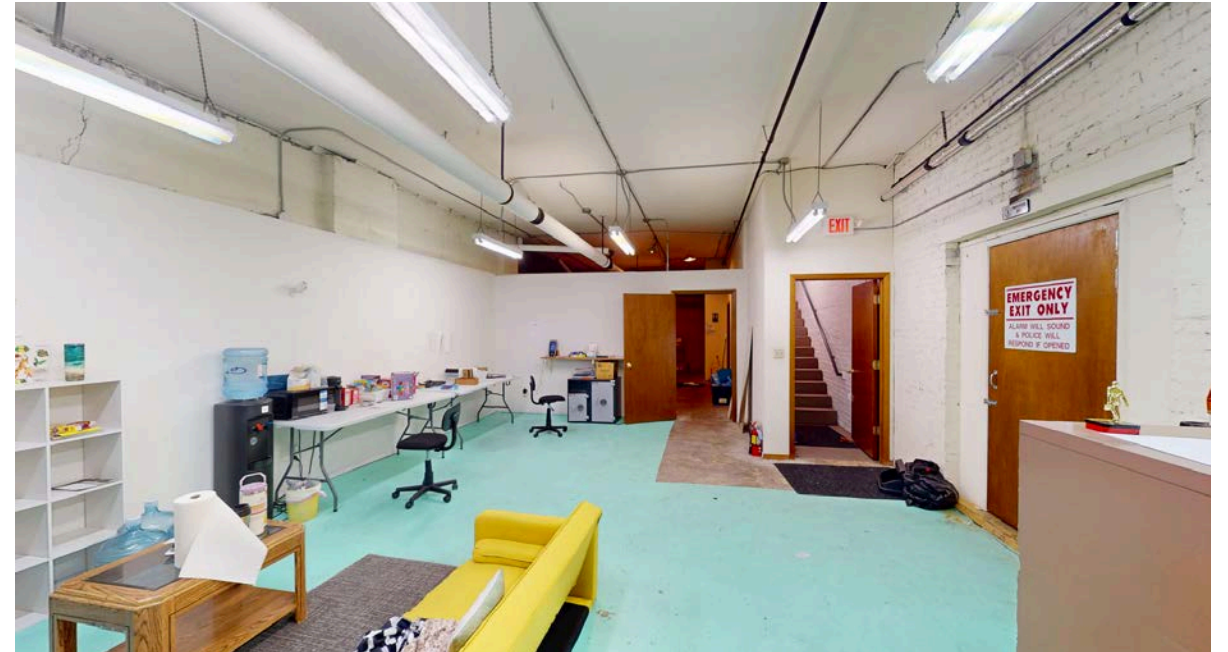
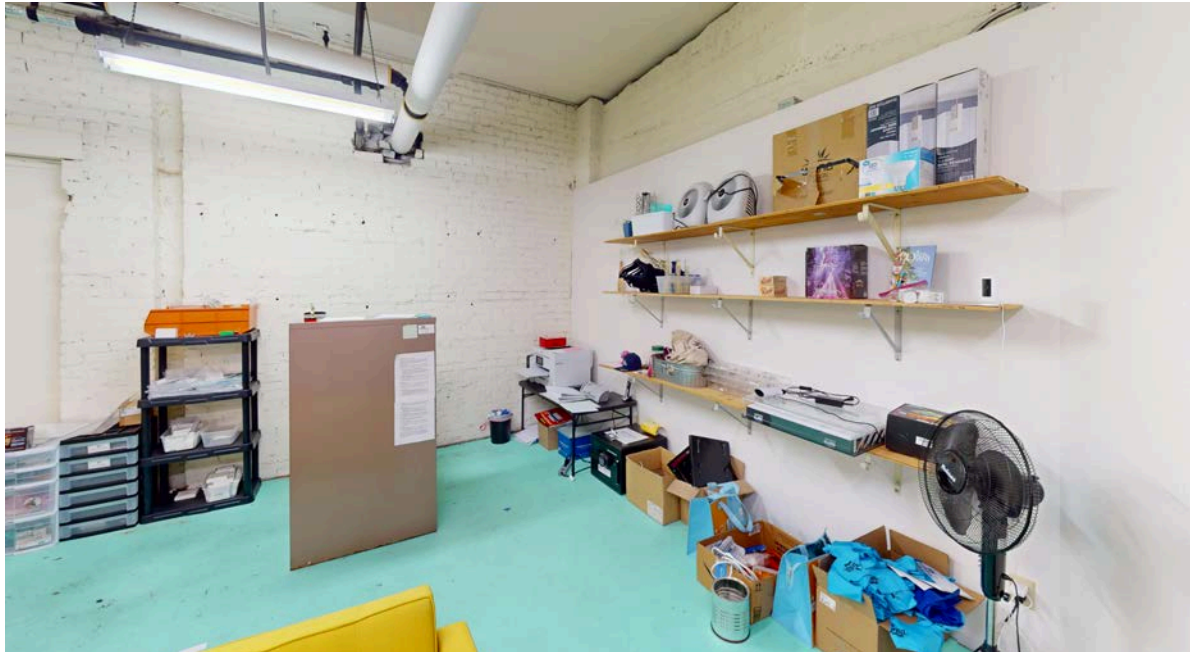
Retailer Map



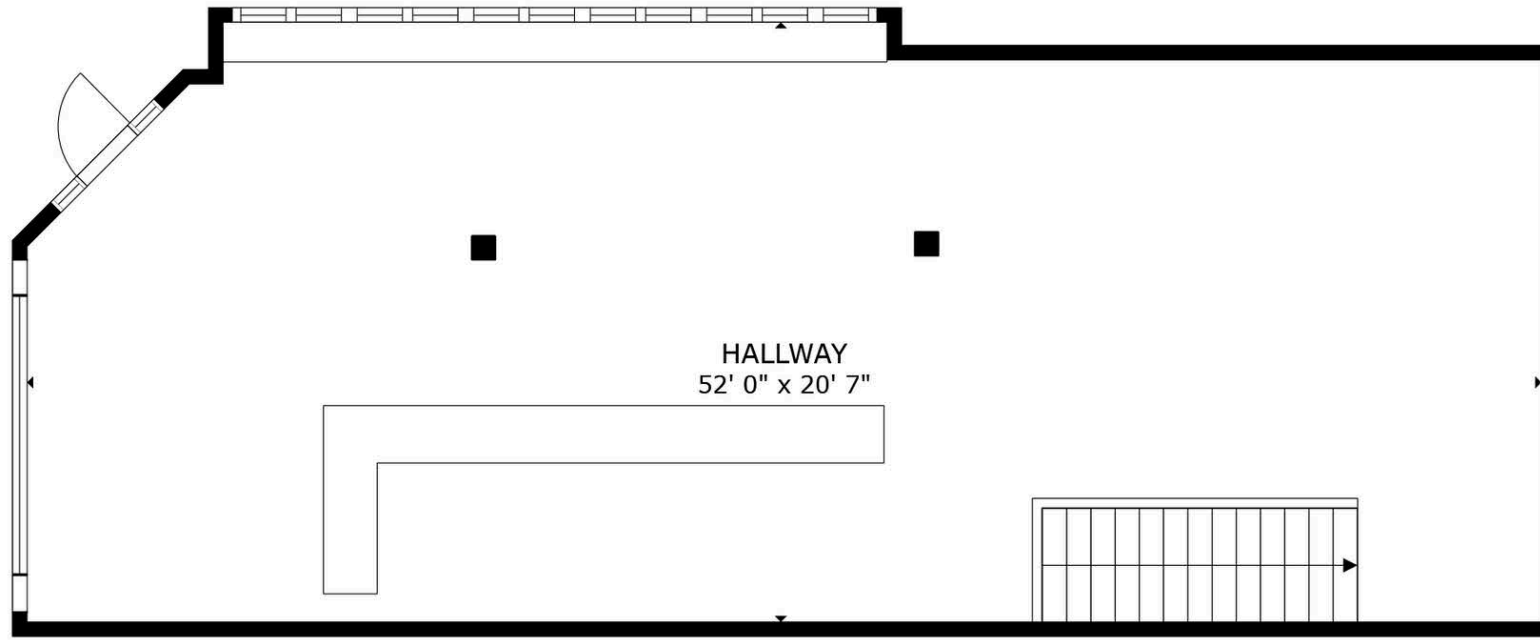
Exterior

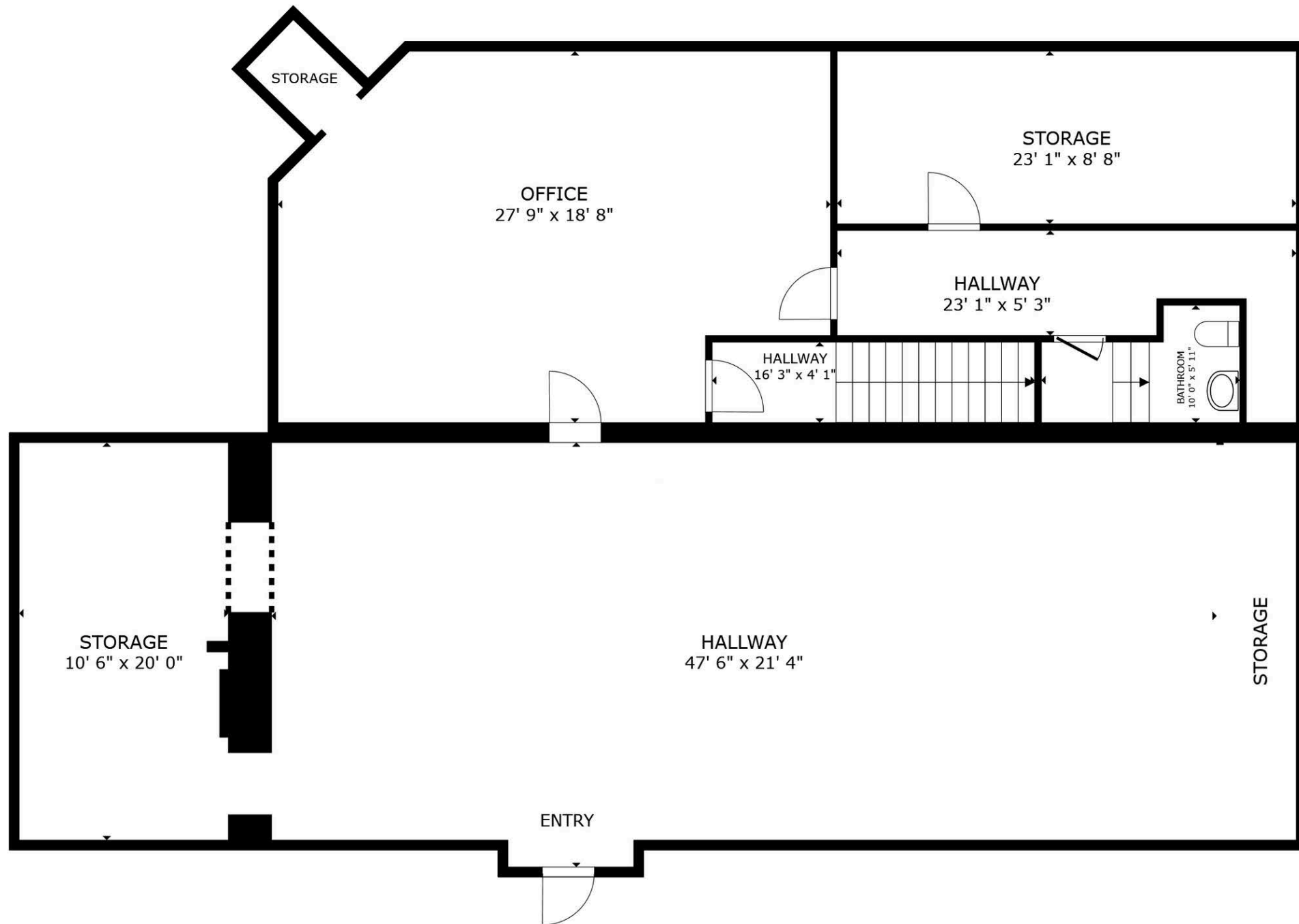


Street Level Retail Space

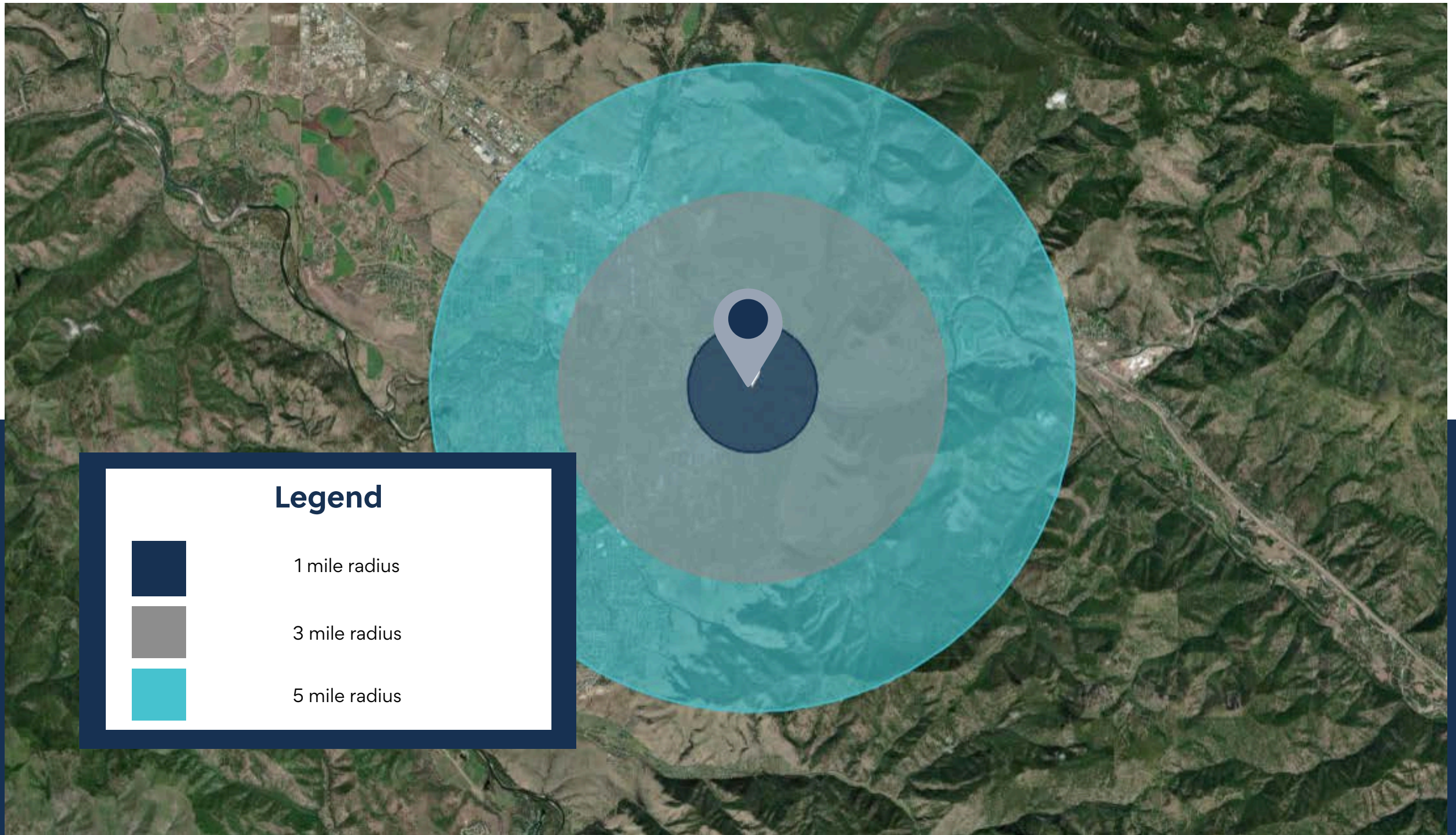


Basement Level Space





Basement Level Floor Plans



Legend



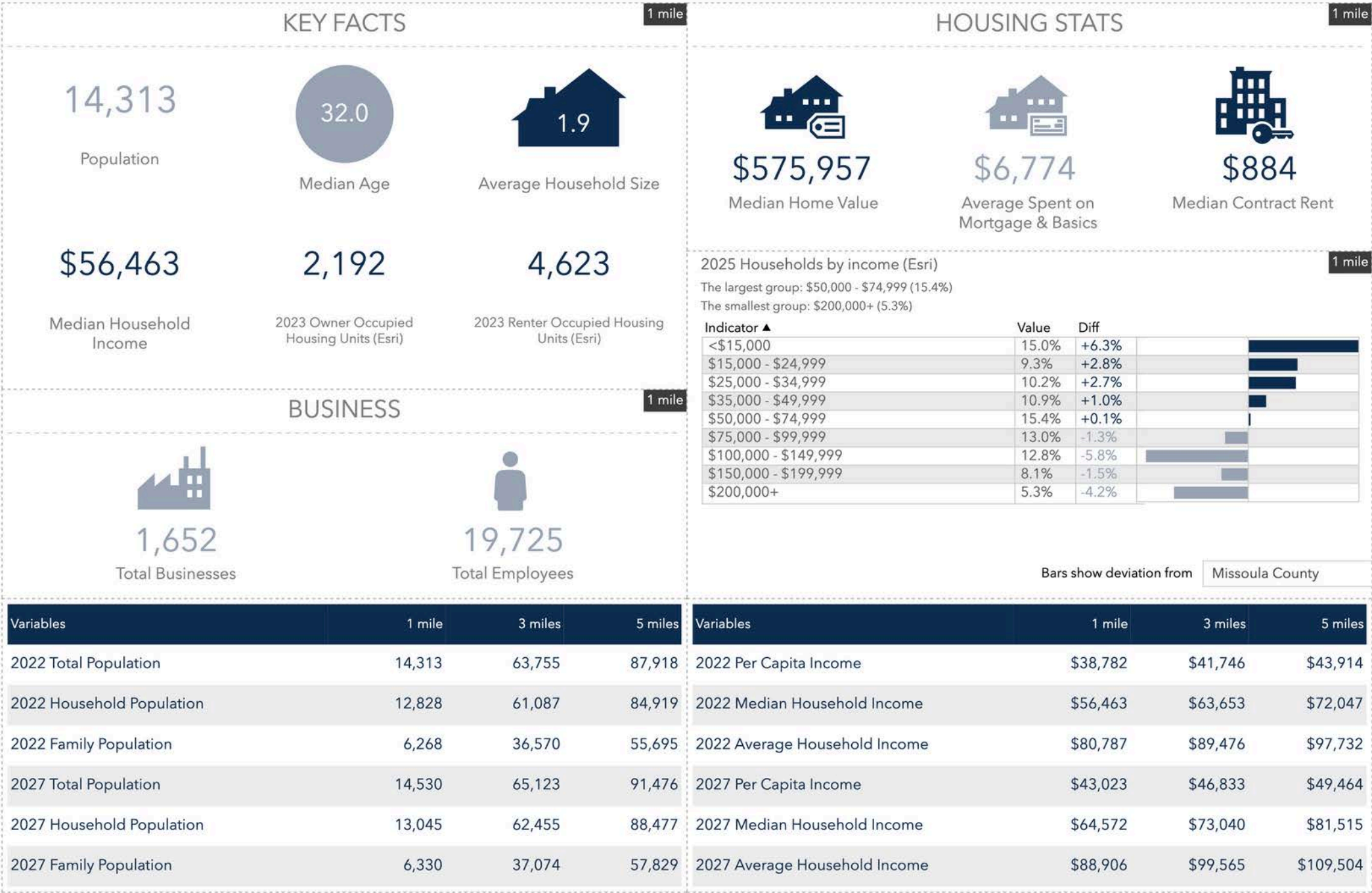
1 mile radius



3 mile radius



5 mile radius



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

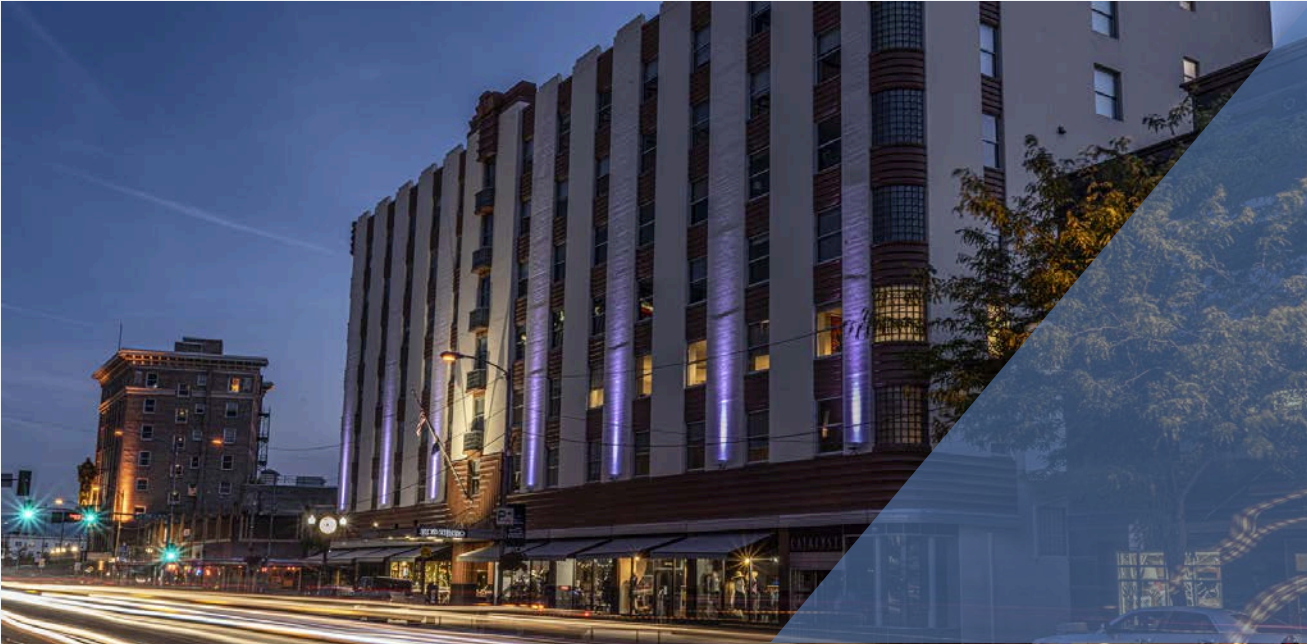
SALES ACTIVITY | RETAIL

	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.

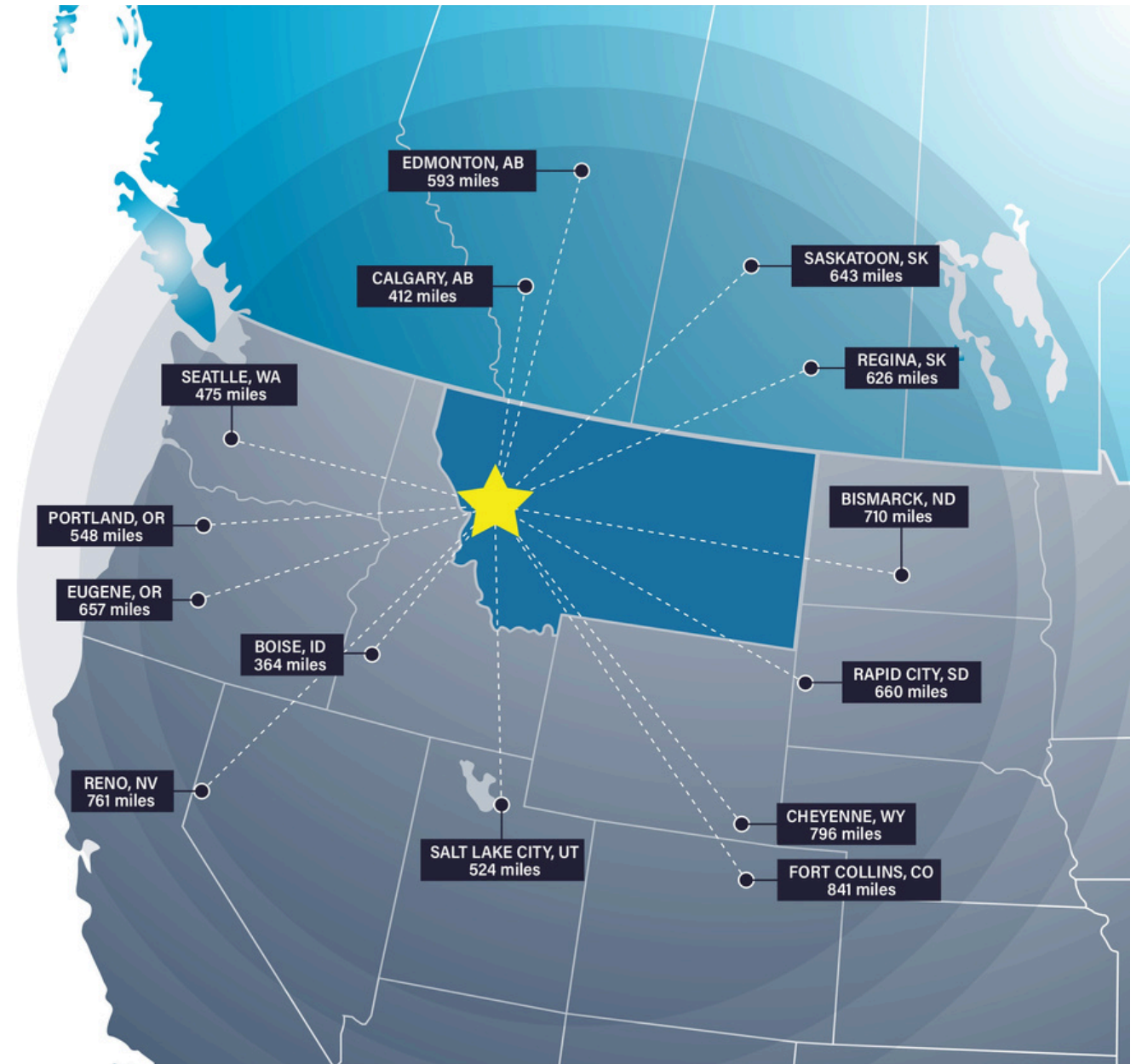


Missoula Access

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



#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

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 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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