

LEASE

511 24TH STREET WEST

Billings, MT 59102



LEASE RATE

\$3,145 per month

Nathan Matelich, SIOR, CCIM
(406) 781-6889

George Warmer, SIOR, CCIM
(406) 855-8946

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Lease Rate

**\$3,145 PER
MONTH**

OFFERING SUMMARY

Building Size:	58,285 SF
Available SF:	2,500 SF
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- 2,500 SF Retail Space
- Large Retail Showroom
- Stock Room / Receiving Area
- 1 Restroom
- Full Exterior Remodel Underway (Fall 2026 Completion)
- \$12 NNN
- NNN = \$3.10 PSF

LOCATION OVERVIEW

This open floorplan retail space sits in one of Billings' most accessible West End corridors and is ready for immediate occupancy. The 2,500-square-foot space is ideal for local and national retailers alike and the building itself is receiving a full exterior remodel in Fall 2026 for a modern, updated presence. With easy access to dining, banking, retail, and major commuter routes, this space offers an excellent location and a professional setting for a growing business. Ideally suited for wireless and electronics retailers, shoe stores, apparel and western wear boutiques, shipping and print centers, pet supply, bike, ski and fly shops, florists and bakeries, furniture and home décor showrooms, and small-format grocery or specialty food users — all uses that benefit from the dedicated back stock and receiving room.

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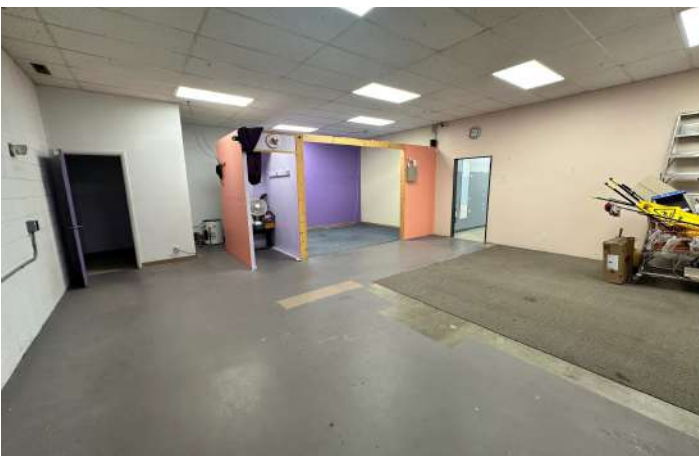


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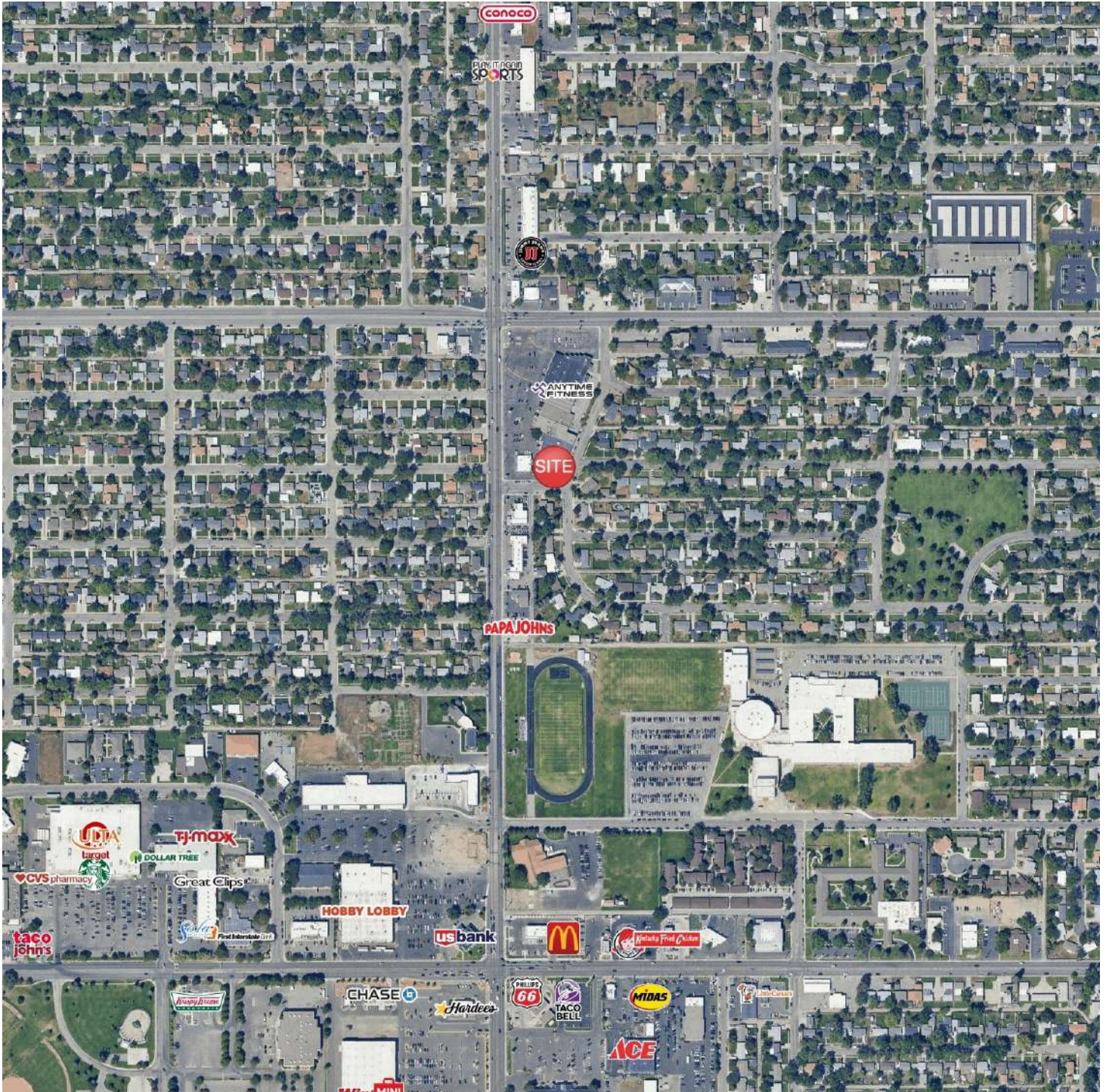


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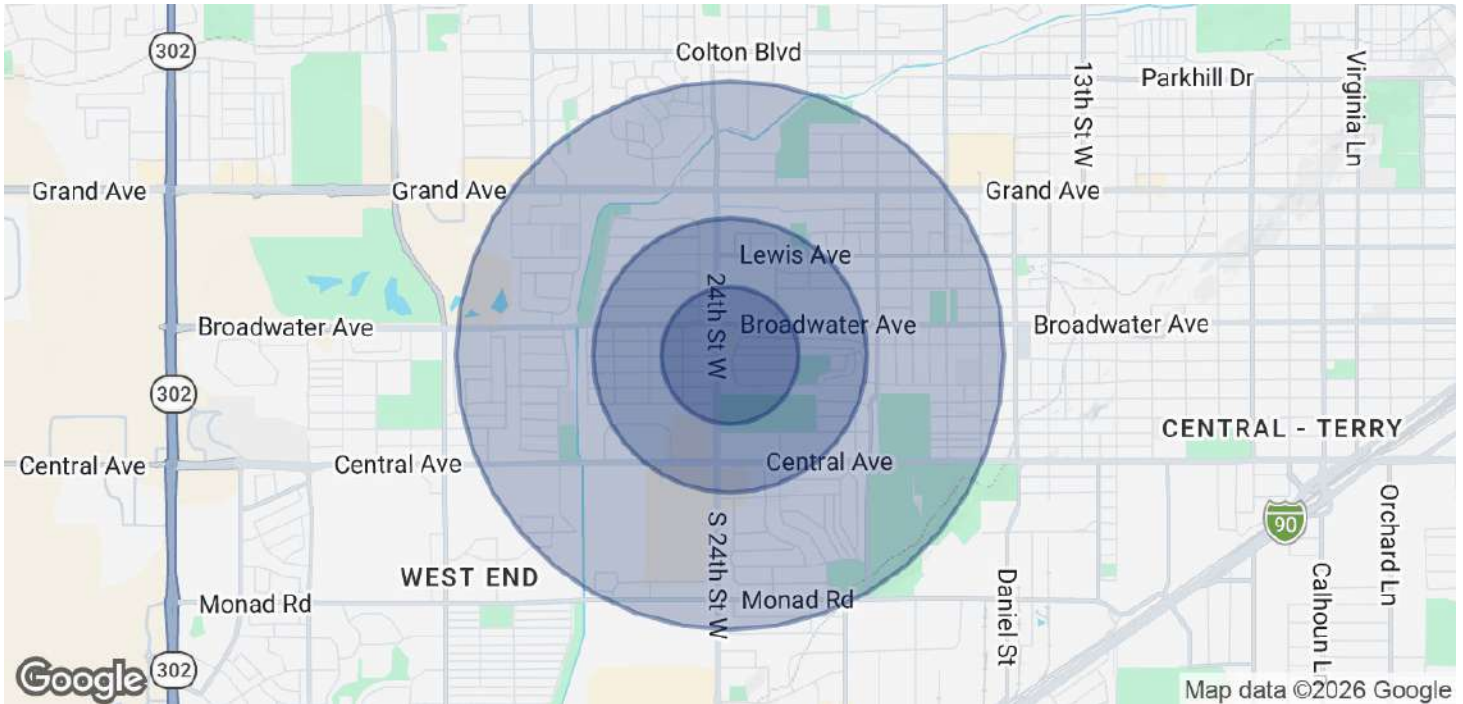


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	680	2,953	11,373
Average Age	43.9	42.2	41.8
Average Age (Male)	43.2	41.8	40.7
Average Age (Female)	45.2	42.9	44.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	291	1,296	4,969
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$88,729	\$88,991	\$98,564
Average House Value	\$334,845	\$334,297	\$319,587

2023 American Community Survey (ACS)

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NATHAN MATELICH, SIOR, CCIM

Principal | Broker

nathan@cbcmontana.com

Direct: (406) 781-6889 | Cell: (406) 781-6889

MT #RRE-BRO-LIC-69991

PROFESSIONAL BACKGROUND

Nathan Matelich is a partner with Coldwell Banker Commercial CBS and a top-producing commercial real estate broker specializing in retail, office, industrial, and multifamily properties. Since joining the firm in 2015, he has completed more than \$250 million in commercial real estate transactions across Montana.

Nathan became a partner in 2018 and has consistently been recognized for his production, earning the Bronze Circle of Distinction (2019, 2020), the first Platinum Circle of Distinction in Montana (2021), the Gold Circle of Distinction (2022, 2023, 2025), and the Silver Circle of Distinction (2024).

In 2022, Nathan earned the prestigious CCIM designation, the commercial real estate industry's gold standard for investment analysis. In 2026, he achieved the SIOR designation, a global recognition awarded to top-performing brokers who demonstrate exceptional production, ethics, and expertise.

Notable transactions include:

- \$10 million retail/mall sale
- \$8 million and \$4 million self-storage sales
- \$7 million, 500 acre college campus sale
- \$5 million business sale (no real estate included)
- Development land sales ranging from \$350,000 – \$7 million
- Multiple financial institution sales for \$4 million +
- Ongoing multifamily sales from \$300,000 – \$2 million
- Valuation services for nine regional financial institutions

Nathan is also an active real estate investor and the author of the best-selling book *Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market*.

For Nathan, real estate isn't just a profession — it's what he was built to do.

MEMBERSHIPS

SIOR, CCIM

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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GEORGE WARMER, SIOR, CCIM

Principal | Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR

Member: CCIM

Board Member: Metra Park

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Active Member of West End Rotary

Recognition: CBC Halter Case Award 2024

Recognition: Top 2% Producer, Platinum Circle of Distinction

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