



SterlingCRE
ADVISORS

Offering Memorandum

3708 North Reserve Street

±7,012 SF Retail/Office Building For Sale

Exclusively listed by:

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SterlingCRE
ADVISORS

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Executive Summary

SterlingCRE Advisors is pleased to present 3708 North Reserve Street in Missoula, Montana. The subject property offers an exceptional opportunity to acquire a well-equipped office/retail building with highly sought after drive-thru capability. Located just off North Reserve Street, this property is situated on ±0.658 acres along Missoula's busiest corridor directly in the path of growth.

The subject property consists of a two-story, ±7,012 SF former bank location featuring a triple drive-thru and well-maintained interior. The building was constructed in 2007 among a corridor of retail pad sites including neighbors such as Panda Express, IHOP, and the Hilton Garden Inn. Within close proximity lies an Old Chicago Pizza, Jiffy Lube, Firestone Tires, Smitty's Car Wash, Dairy Queen Grill and Chill along with several hotel chains including Courtyard Marriott, Holiday Inn Express, Staybridge Suites, and Homewood Suites.

The fully finished basement is elevator serviced and boasts a break room with appliances, conference room, bullpen area and ample storage. The main floor features a well-lit inviting lobby/waiting area, four (4) private offices, teller stations, safe and tube system. Restrooms are featured on both levels which creates an opportunity for a multi-tenant situation if desired.

Address	3708 North Reserve Street, Missoula MT 59808
Purchase Price	\$2,200,000
Property Type	Retail/Office
Building Size	±7,012 SF
Total Acreage	±0.658 (±28,662 SF)
Construction Type	Wood Frame
Elevator	Yes

Interior Buildout

- Four (4) Private Offices
- Teller Stations
- Bullpen/Call Center
- Inviting Lobby
- Conference Room
- Restrooms on Each Level
- Three (3) Lane Drive-Thru
- Monument Signage

Interactive Links



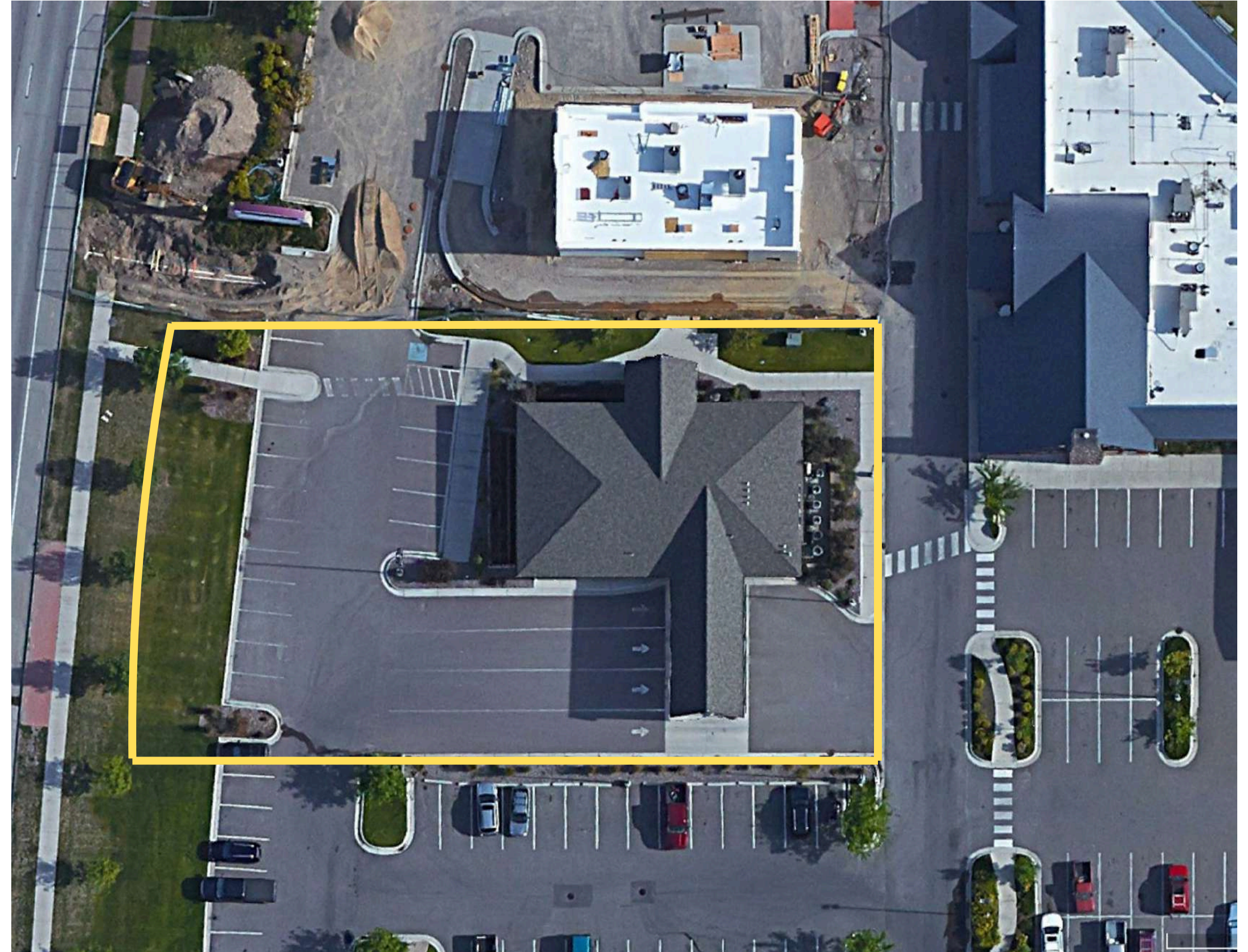
[Link to Listing](#)



[Street View](#)



[3D Tour](#)



Note: If there are issues with video launch, you may need to update your PDF software or use the links above

3708 North Reserve Street

Offered at \$2,995,000

Building Size	±3,506 SF Above Grade ±3,506 SF Below Grade ±7,012 SF Total
Geocode	04-2200-08-2-03-25-0000
Year Built	2007
Zoning	LU-MU; City of Missoula
Access	Howard Raser, Stockyard via North Reserve
Services	City water and sewer
Taxes	\$56,148.45 (2025)
Parking	Surface
Traffic Count	25,881 (2022 AADT)
Interstate Proximity	±0.8 miles



Property Details



Located \pm 0.8 miles from the Interstate 90 Interchange and six (6) minutes from downtown Missoula



Equipped with city water and sewer



Permissive LU-MU zoning



Three (3) lane drive-thru



Surrounded by restaurants, hotels and other businesses



Daily Traffic count of 25,881 (2022 AADT)



LOCATION

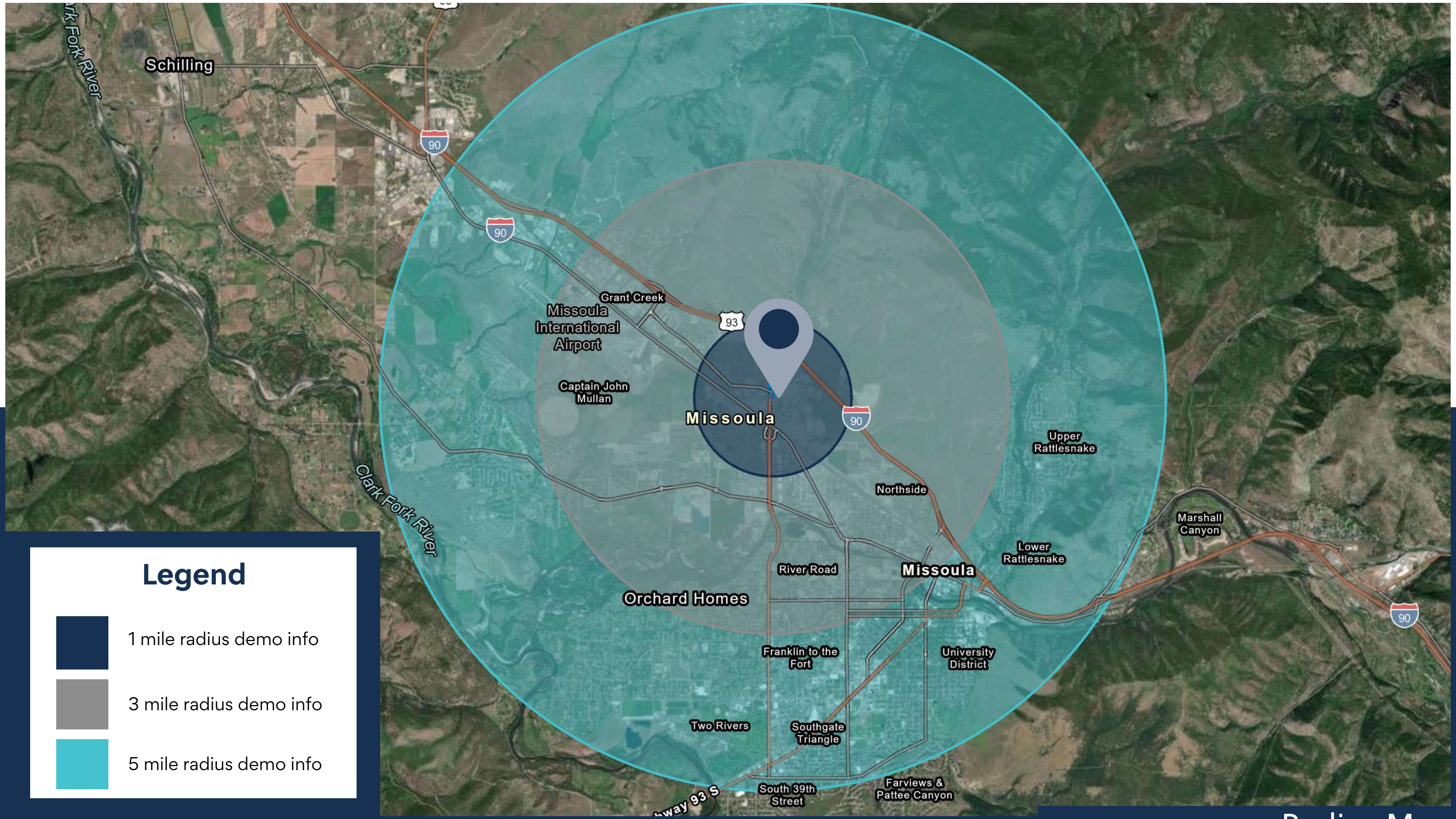
Missoula Conference Center



Regional Map



Retailer Map



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

Key Facts

KEY FACTS

1 mile

4,029

Population

38.3

Median Age

1.9

Average Household Size

\$54,587

Median Household Income

998

2023 Owner Occupied Housing Units (Esri)

1,065

2023 Renter Occupied Housing Units (Esri)



430

Total Businesses



7,293

Total Employees

BUSINESS

1 mile

HOUSING STATS

1 mile



\$273,352

Median Home Value



\$8,349

Average Spent on Mortgage & Basics



\$958

Median Contract Rent

2023 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (18.8%)

The smallest group: \$200,000+ (3.4%)

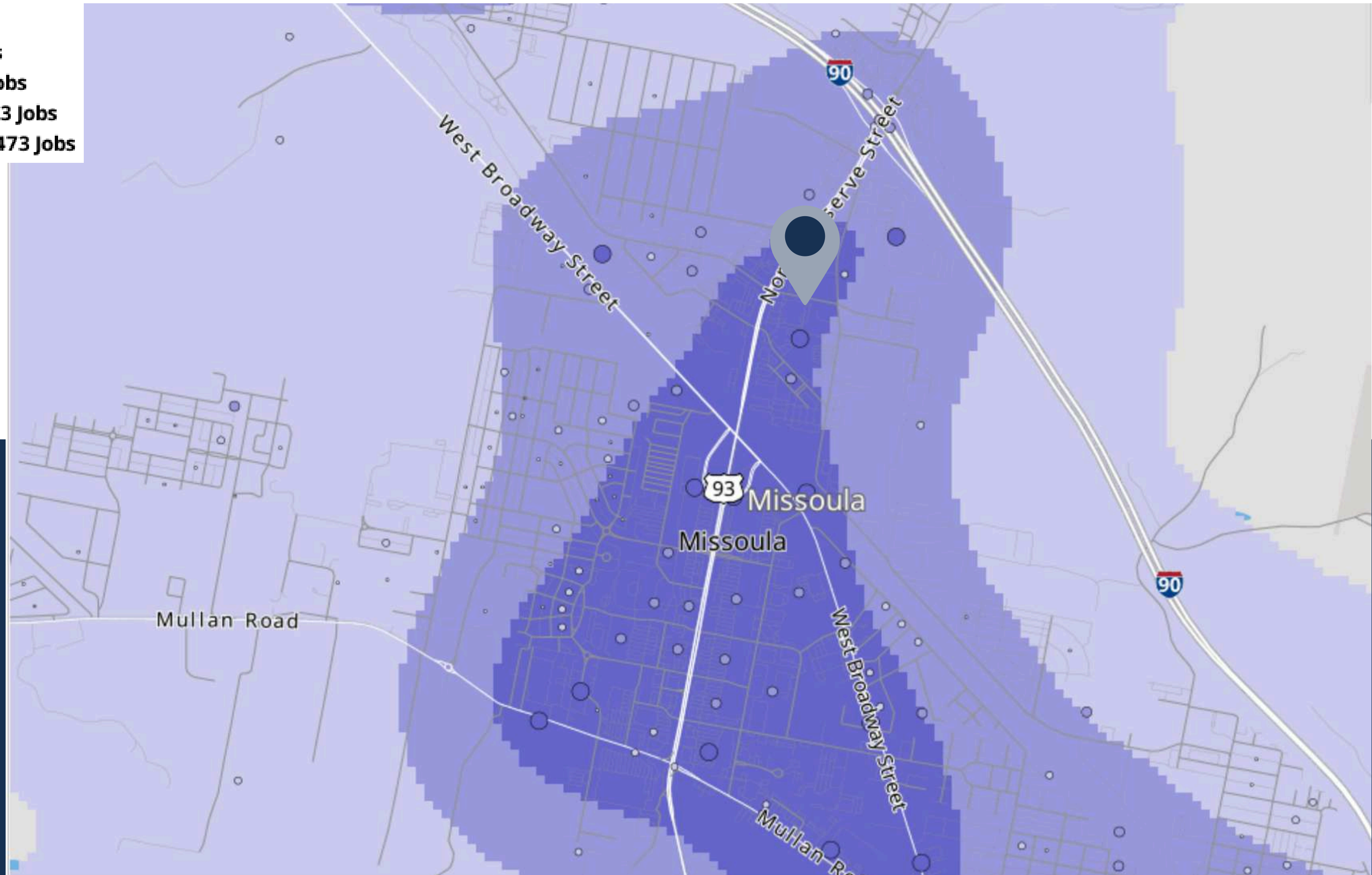
1 mile

Indicator ▲	Value	Diff
<\$15,000	7.9%	-1.7%
\$15,000 - \$24,999	11.6%	+4.3%
\$25,000 - \$34,999	7.9%	-0.8%
\$35,000 - \$49,999	18.8%	+6.3%
\$50,000 - \$74,999	15.0%	-1.6%
\$75,000 - \$99,999	16.3%	+3.3%
\$100,000 - \$149,999	12.6%	-2.1%
\$150,000 - \$199,999	6.3%	-1.1%
\$200,000+	3.4%	-6.9%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	4,029	31,832	76,338	2022 Per Capita Income	\$37,590	\$38,801	\$41,027
2022 Household Population	3,990	31,188	73,428	2022 Median Household Income	\$54,587	\$54,208	\$57,106
2022 Family Population	2,753	19,094	44,938	2022 Average Household Income	\$77,762	\$80,982	\$90,869
2027 Total Population	4,324	33,416	78,700	2027 Per Capita Income	\$44,621	\$46,110	\$48,446
2027 Household Population	4,285	32,772	75,790	2027 Median Household Income	\$66,870	\$64,826	\$69,122
2027 Family Population	2,947	20,008	46,107	2027 Average Household Income	\$91,628	\$95,717	\$106,651

- 1 - 4 Jobs
- 5 - 64 Jobs
- 65 - 321 Jobs
- 322 - 1,013 Jobs
- 1,014 - 2,473 Jobs



Area Employment Heat Map



PROPERTY DETAILS



Inviting Lobby



Expansive Floorplan



Private Offices



Bullpen Area



Well-Equipped Breakroom



Large Conference Room



Three (3) Lane Drive-Thru



Nineteen (19) Surface Parking Spaces



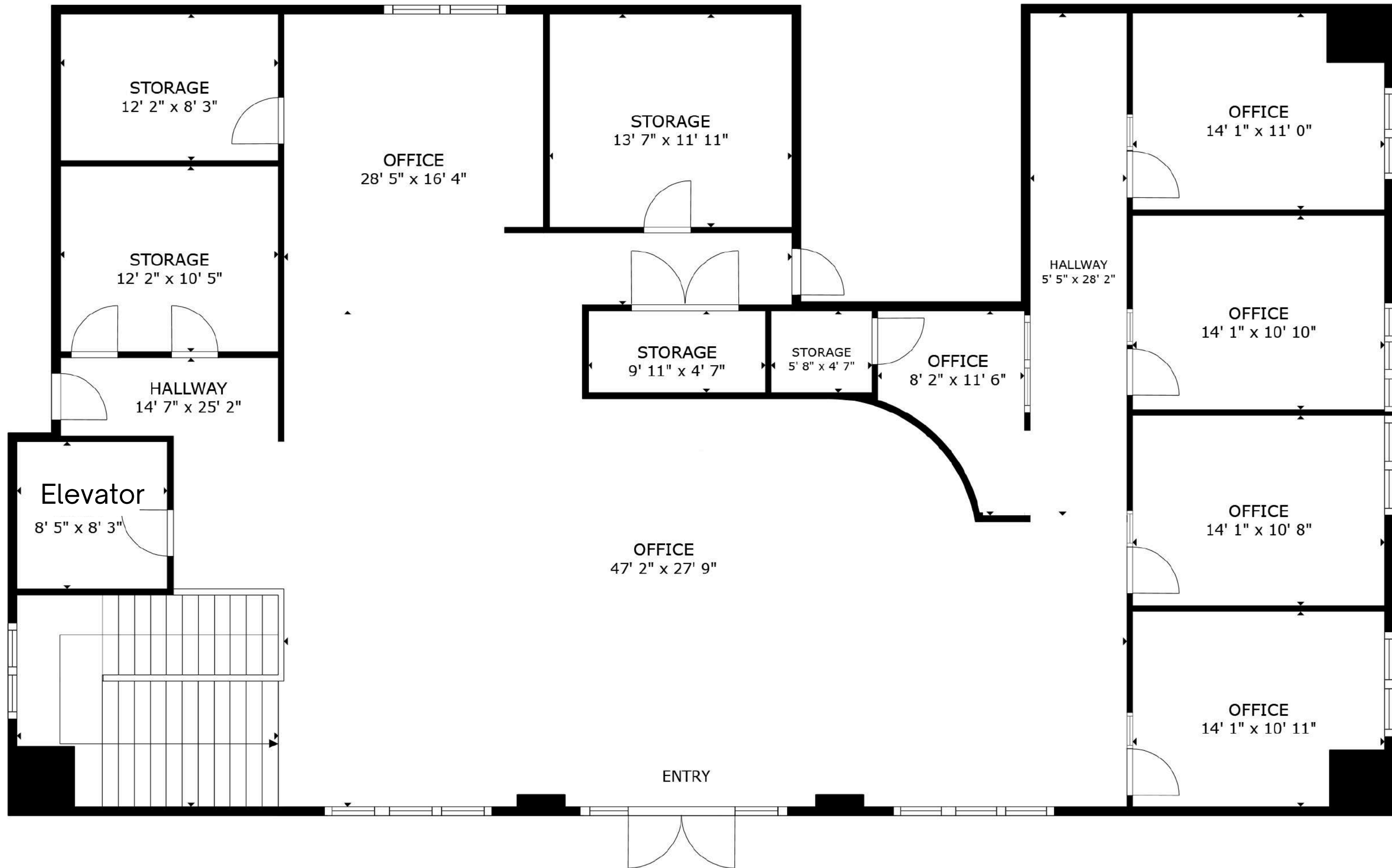
Marquee Signage

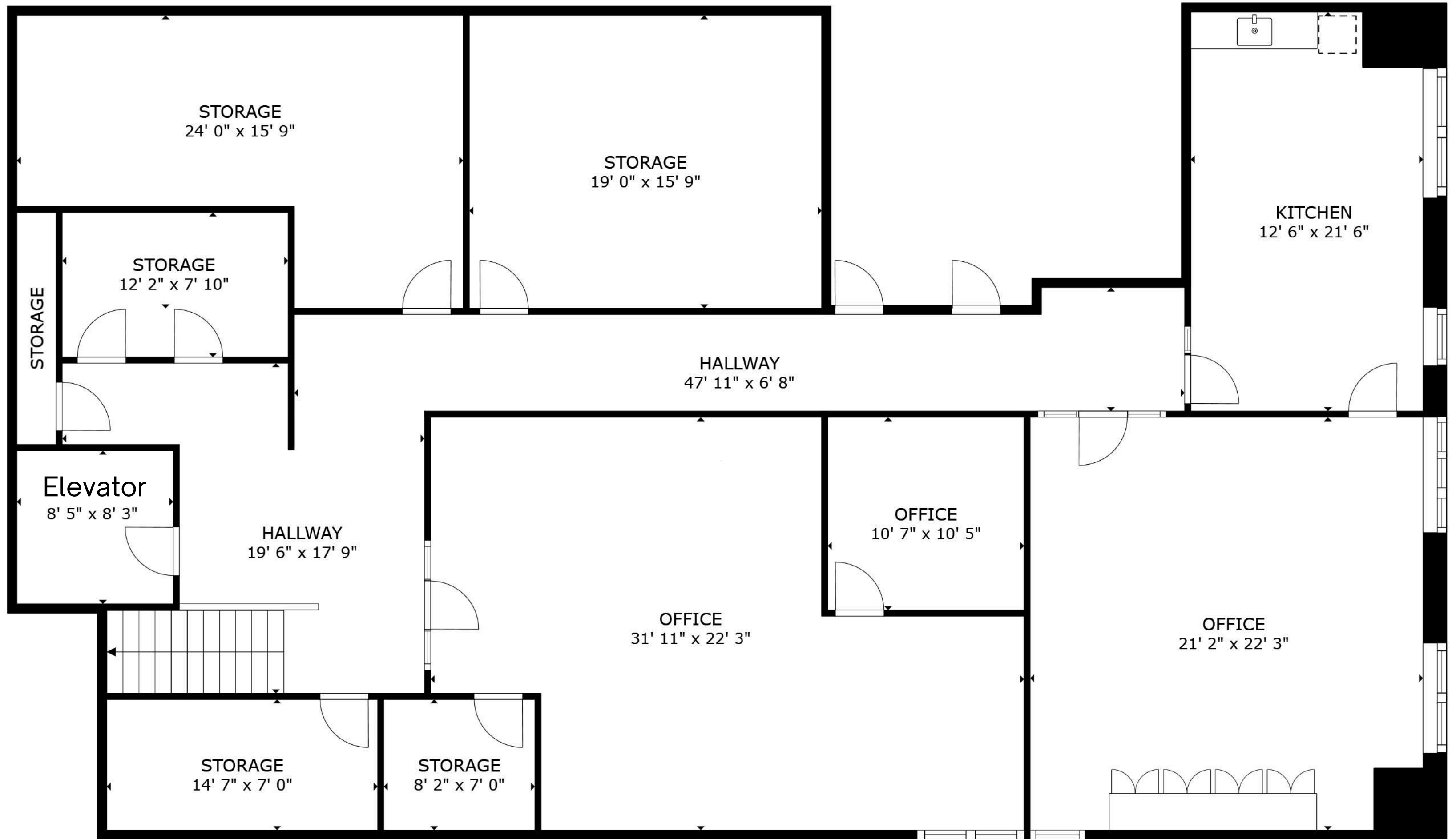


High Visibility Main Arterial

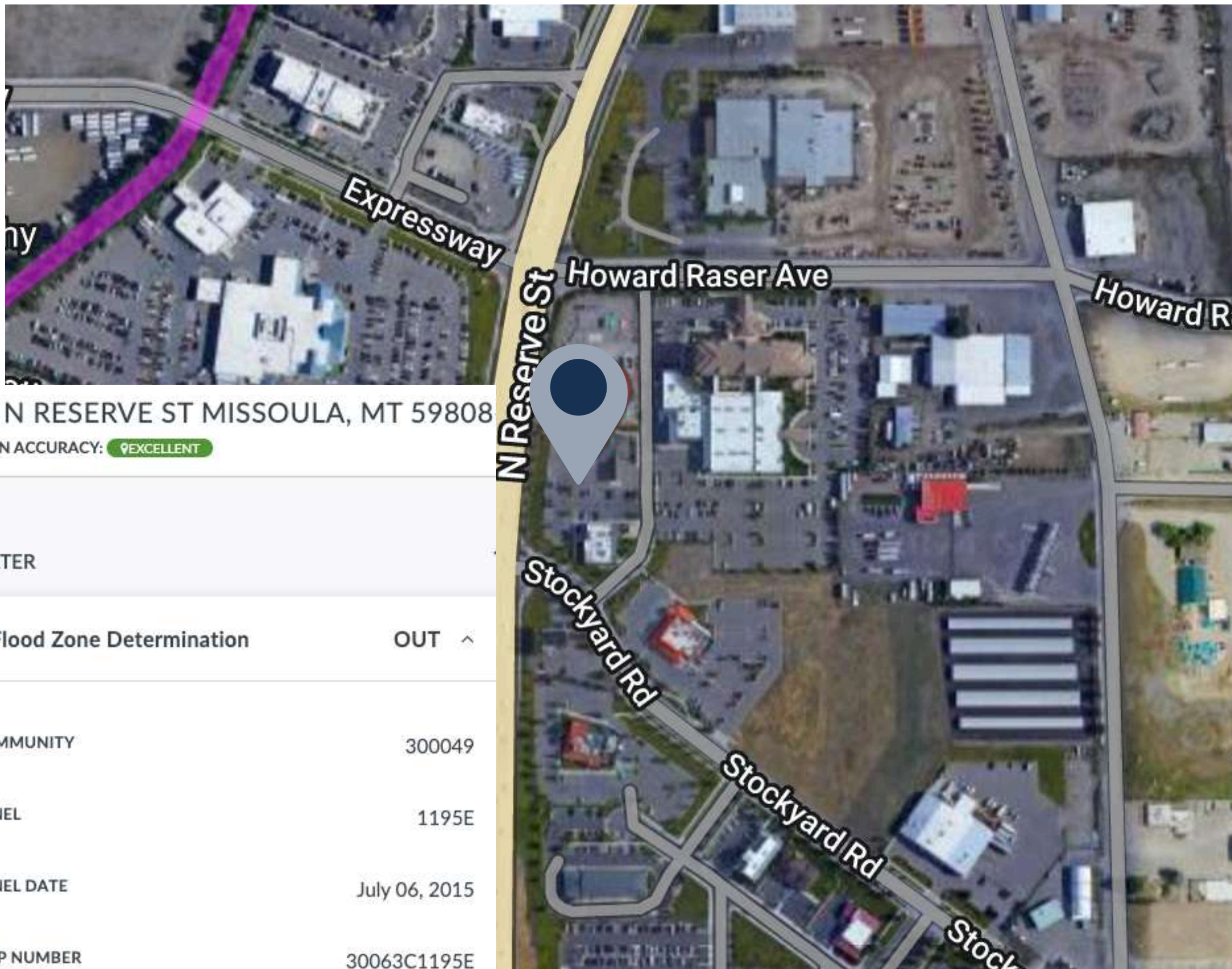


Aerial





Basement Floor Plan



FLOOD ZONES

-  X500 or B Zone
-  A Zone
-  V Zone
-  D Zone
-  Floodway
-  CBRA

3708 N RESERVE ST MISSOULA, MT 59808

LOCATION ACCURACY: EXCELLENT

 WATER

Flood Zone Determination OUT ^

COMMUNITY 300049

PANEL 1195E

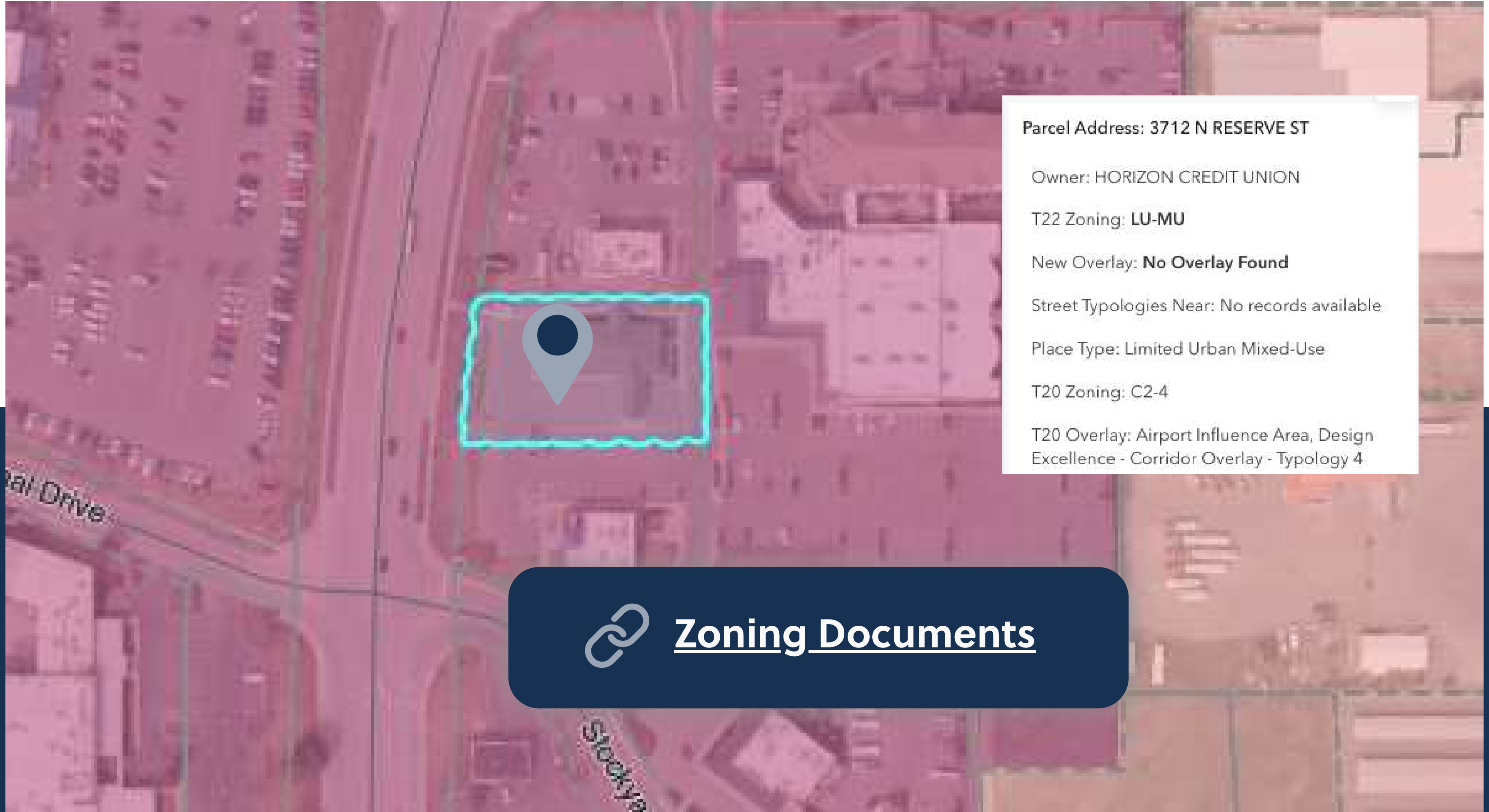
PANEL DATE July 06, 2015

MAP NUMBER 30063C1195E

Not in Flood Plain



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Moiese gravelly loam, 0 to 2 percent slopes	0.8	100.0%



Parcel Address: 3712 N RESERVE ST

Owner: HORIZON CREDIT UNION

T22 Zoning: **LU-MU**

New Overlay: **No Overlay Found**

Street Typologies Near: No records available

Place Type: Limited Urban Mixed-Use

T20 Zoning: C2-4

T20 Overlay: Airport Influence Area, Design Excellence - Corridor Overlay - Typology 4

 [Zoning Documents](#)



Sanitary Sewer

Sanitary Gravity Main

- City
- - - Other

Sanitary Pressurized Main

- City
- - - Other

Water

Water Hydrant

- + City
- Other

Water Main

- City
- - - Other

An aerial photograph of a commercial district. In the center, a dark blue semi-transparent banner contains the text 'MARKET OVERVIEW' in large, white, bold, sans-serif capital letters. The background shows a mix of commercial buildings, including a large multi-story hotel with 'Hilton Garden Inn' signage, a 'Missoula Conference Center', and various smaller industrial and retail structures. A central green area contains several yellow construction vehicles. Numerous parking lots with cars and trucks are visible throughout the scene.

MARKET OVERVIEW

Office Market Update | Missoula

	2023	2022	Percent Change from 2022
Vacancy Rate (Avg Annual)	5.08%	4.74%	+0.34%
Average Lease Rate*	\$16.88	\$16.55	+1.99%
Sales Transactions	23	25	-8.00%
Average Sales Price**	\$287.22	\$258.43	+11.14%

*Price Per Square Foot, NNN Equivalent | **Price Per Square Foot

If you are looking for office space in 2024, don't be deceived by national headlines. In Missoula, the office market is still very active, with a vacancy rate nearly 15 points below the US average. Very little new product is under construction, while demand remains consistent.

For building owners, it is important to keep properties up to date and budget for renovations. Well designed spaces with attractive locations move off the market quickly. The market is favoring quality over price. Adequate parking is also a common tenant concern.



Opportunities

- > Class A spaces in 2,500 - 5,000 SF segments in Downtown & Midtown
- > Turnkey spaces with parking available
- > Office condos for sale in downtown

Retail Market Update | Missoula

	2023	2022	Percent Change from 2022
Vacancy Rate (Avg Annual)	2.61%	3.43%	-0.82%
Average Lease Rate*	\$19.73	\$19.03	+3.68%
Sales Transactions	20	36	-44.44%
Average Sales Price**	\$203.07	\$280.20	-27.52%

*Price Per Square Foot, NNN Equivalent | **Price Per Square Foot

New retailers may want to budget extra time to find a storefront and get it ready for the public. Retail space is in short supply. The best spots have been listed and leased in less than 30 days. The average price was down in 2023, but was heavily skewed by a number of subprime offerings. Turnkey properties are trading for well above that average, pushing into the \$300+ per square foot range in downtown. The pipeline is minimal and vacancy is likely to remain low through 2024.

It also may pay off to scout out new locations in the Missoula area. New housing developments on the edge of the city are creating new concentrations of residents. While being the first to jump into a new market can be a risk, it can also be an opportunity to grab market share.



Opportunities

- > Look for office spaces that can be updated for retail uses
- > New residential development in Northwest Missoula needs retail

Missoula Air Service

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

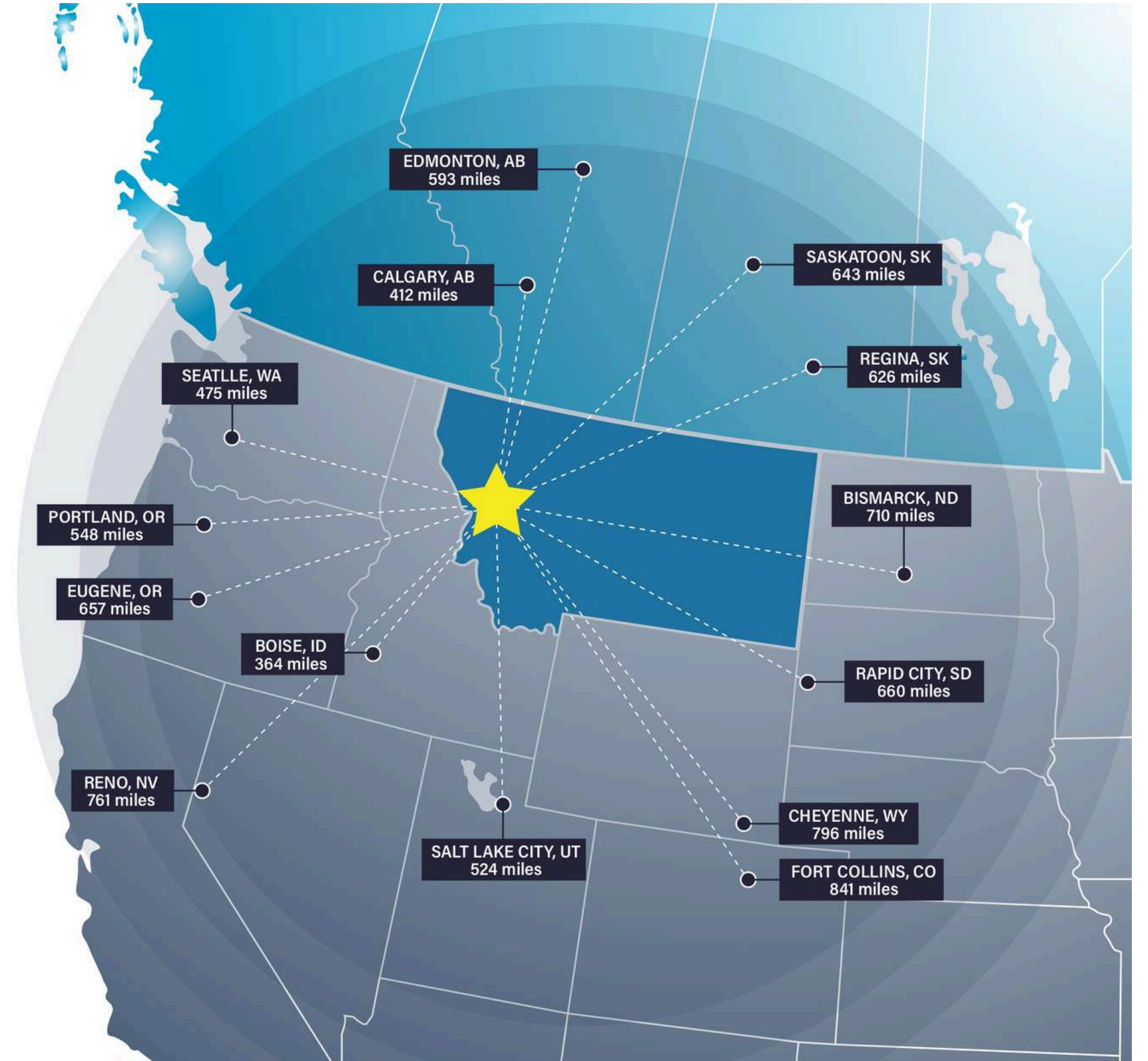


Missoula Access

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



PatientOne

Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



About Missoula

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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 and Marketing 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.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

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