



SterlingCRE
ADVISORS

Midtown Office/Retail & Warehouse For Lease

2120 Dixon Avenue
Missoula, Montana

±3,326 SF | Office/Retail/Warehouse

Exclusively listed by:

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Conceptual rendering shown



Conceptual rendering shown

Opportunity Overview

SterlingCRE Advisors is pleased to offer a ±3,326 square foot mixed-use building for lease in the heart of Midtown Missoula, just off Brooks Street. The property features a flexible mix of office/retail and warehouse space, suitable for a variety of business uses.

The ±0.13-acre site includes private paved parking in the front and rear, along with street parking. U-MU3 zoning allows for professional office, service retail, studio, showroom, or light industrial uses. Remodeled in 2007 and well maintained, the building is move-in ready.

Located in a highly accessible Midtown setting near established retail and service businesses, 2120 Dixon Avenue offers a rare opportunity to lease versatile space in one of Missoula's most active submarkets.



Address	2120 Dixon Avenue Missoula, Montana 59801
Property Type	Office/Retail; Warehouse
Lease Rate	\$18.00/SF NNN
Estimated NNN	\$6.91/SF
Total Square Feet	±1,918 SF Office/Retail ±1,408 SF Warehouse ±3,326 Total Square Feet
Total Acreage	±0.13 acres (±5,663 SF)

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



Property Details



Address	±1,918 SF Office/Retail ±1,408 SF Warehouse ±3,326 Total Square Feet
Property Type	Office/Retail; Warehouse
Total Acreage	±0.13 acres (±5,663 SF)
Services	Missoula City Water and Sewer
Access	Dixon Avenue and the Adjacent Alleyway
Zoning	U-MU3 (Urban Mixed-Use)
Geocode	04-2200-32-3-49-10-0000
Property Features	Bullpen workspace w/ wood floors Kitchen/break area Heated warehouse space Floor drain Grade level loading doors 3-phase power to property line Loading access off rear alley
Traffic Count	±24,024 VPD (AADT)
Year Built	1956; Remodeled 2007
Parking	Front: 3 Private Paved Spaces Back: Paved Parking Pad



Brooks Street
±24,024 VPD (AADT)



Centrally located and highly visible mixed-use property in Missoula's Midtown



Heated warehouse space, 3-phase power, floor drains, grade level loading and alley access



Permissive neighborhood commercial (U-MU3) zoning



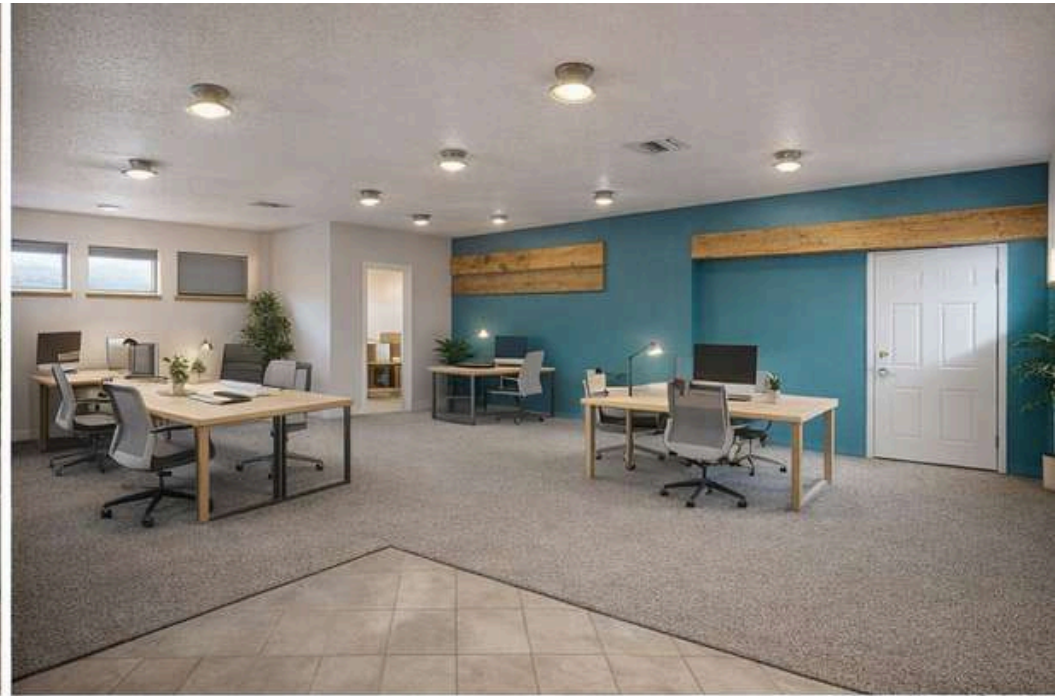
Private parking in front and back of building with additional street parking



Located in Missoula's Urban Renewal and a Tax Increment Financing district (TIF)



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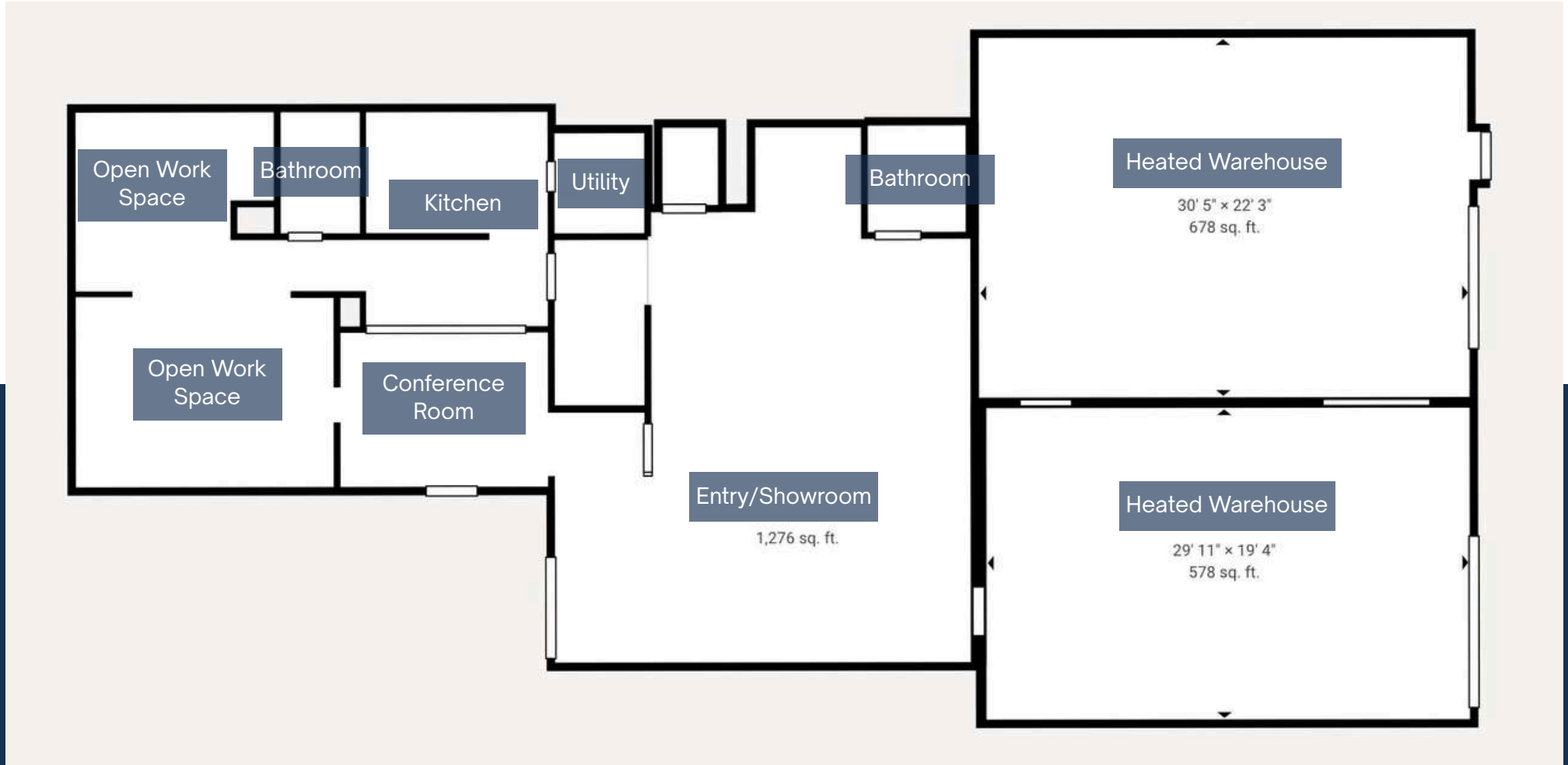


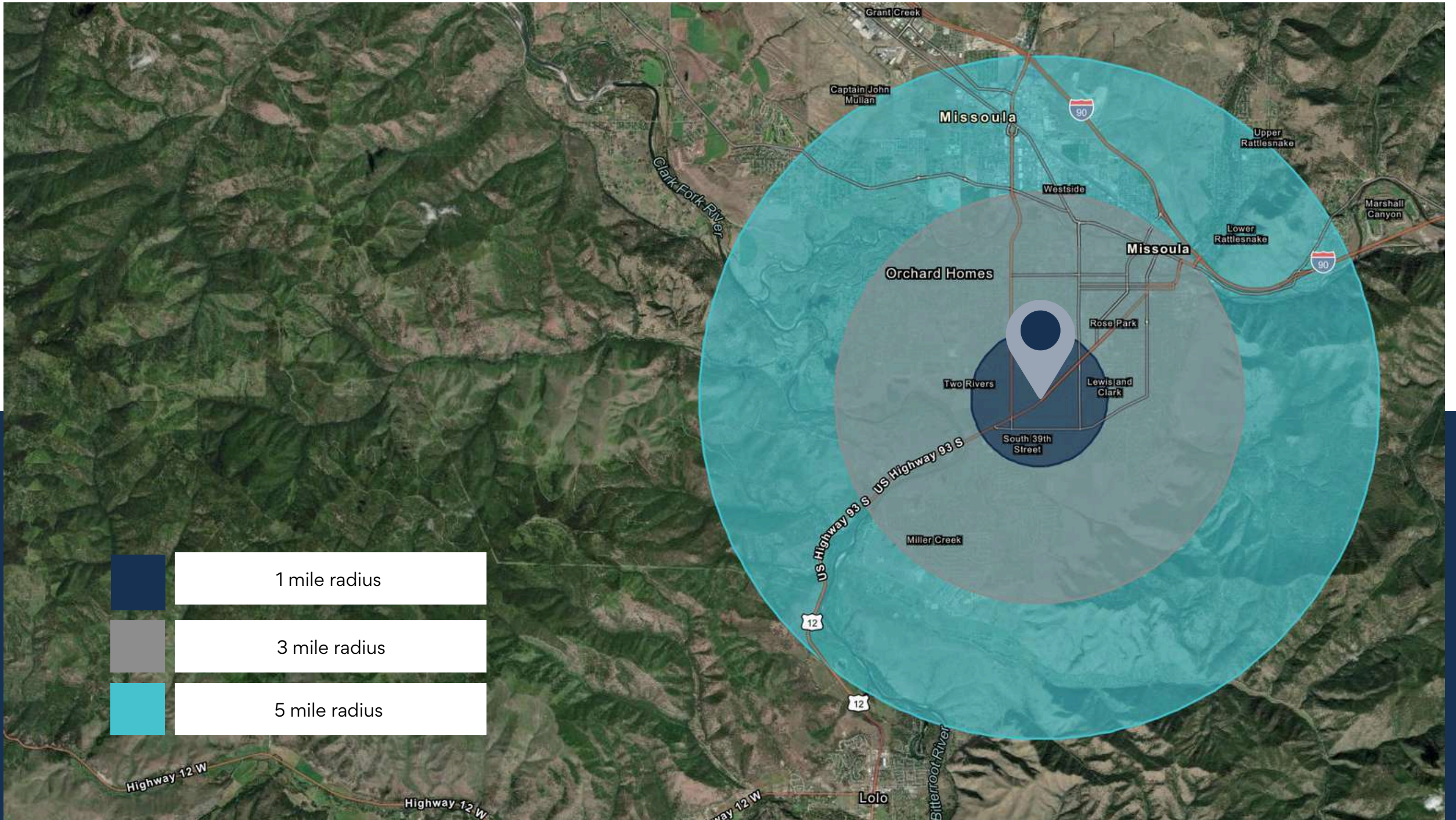















-  1 mile radius
-  3 mile radius
-  5 mile radius

Key Facts

KEY FACTS

1 mile

10,486

Population



Median Age



Average Household Size

\$69,049

Median Household Income

2,398

2023 Owner Occupied Housing Units (Esri)

2,183

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,022

Total Businesses



11,960

Total Employees

HOUSING STATS

1 mile



\$429,026

Median Home Value



\$9,362

Average Spent on Mortgage & Basics



\$1,049

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.9%)

The smallest group: \$15,000 - \$24,999 (6.7%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	8.5%	-0.2%	
\$15,000 - \$24,999	6.7%	+0.2%	
\$25,000 - \$34,999	10.3%	+2.8%	
\$35,000 - \$49,999	11.8%	+1.9%	
\$50,000 - \$74,999	16.2%	+0.9%	
\$75,000 - \$99,999	14.3%	0	
\$100,000 - \$149,999	17.9%	-0.7%	
\$150,000 - \$199,999	7.5%	-2.1%	
\$200,000+	6.9%	-2.6%	

Bars show deviation from Missoula Co...

Variables	1 mile	3 miles	5 miles
2022 Total Population	10,486	58,791	85,230
2022 Household Population	10,288	56,272	82,217
2022 Family Population	7,117	36,819	53,882
2027 Total Population	10,528	59,883	88,461
2027 Household Population	10,330	57,364	85,448
2027 Family Population	7,122	37,424	55,762

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$39,039	\$43,010	\$43,648
2022 Median Household Income	\$69,049	\$70,382	\$71,688
2022 Average Household Income	\$89,691	\$96,441	\$97,313
2027 Per Capita Income	\$45,191	\$48,710	\$49,266
2027 Median Household Income	\$80,330	\$80,727	\$81,244
2027 Average Household Income	\$103,524	\$108,616	\$109,219

Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±6,000 SF
Completed 2025	±10,394 SF



Missoula Retail Market Data | Q3 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Lease Rate	\$23.17	\$20.09	-13.29% ↓
Downtown Average Lease Rate	\$24.44	\$19.58	-19.89% ↓
NNN Average	\$6.70	\$6.69	-0.15% ↓
County Vacancy	2.90%	3.81%	0.91% ↑

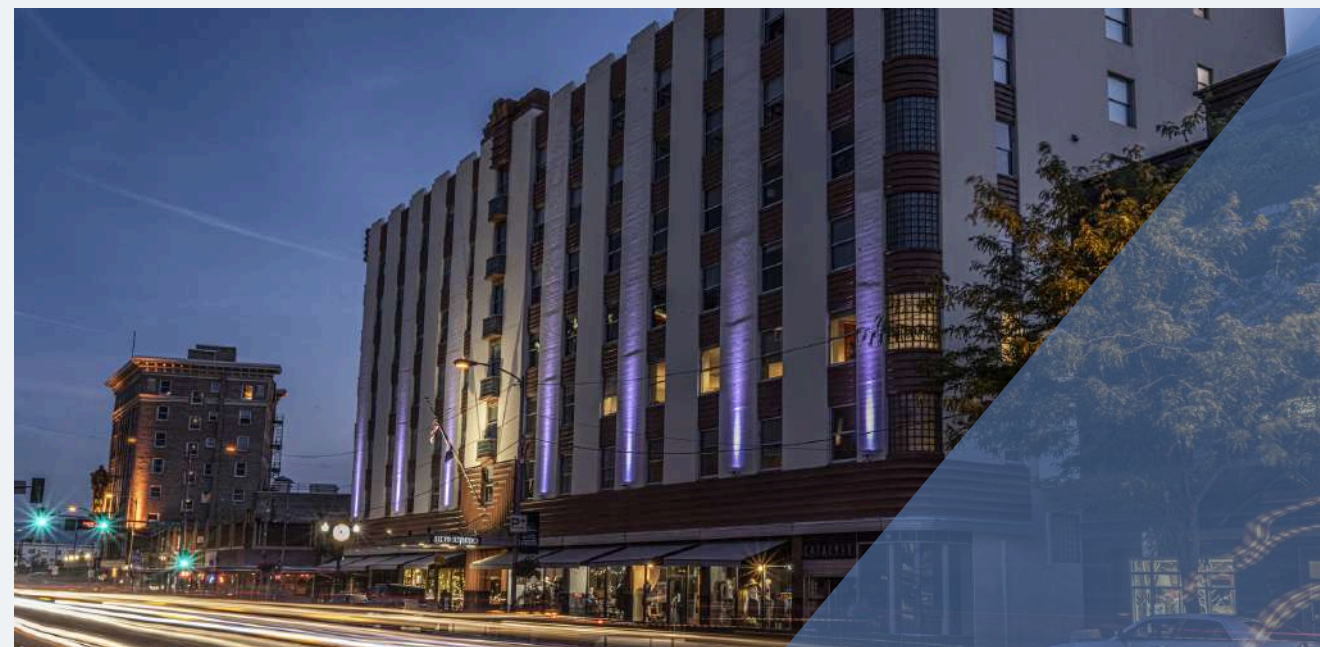
SALES ACTIVITY | RETAIL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Sale Price PSF	\$365.71	\$351.53	-3.88% ↓
Condominium Average Sale Price PSF	\$395.91	NA	NA
Freestanding Average Sale Price SF	\$357.08	\$351.53	-1.55% ↓

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

RETAIL DEVELOPMENT PIPELINE

Construction	±4,000 SF
Permitting	±17,480 SF
Planning	±78,880 SF
Completed YTD 2025	±21,253 SF



Missoula Air Service

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

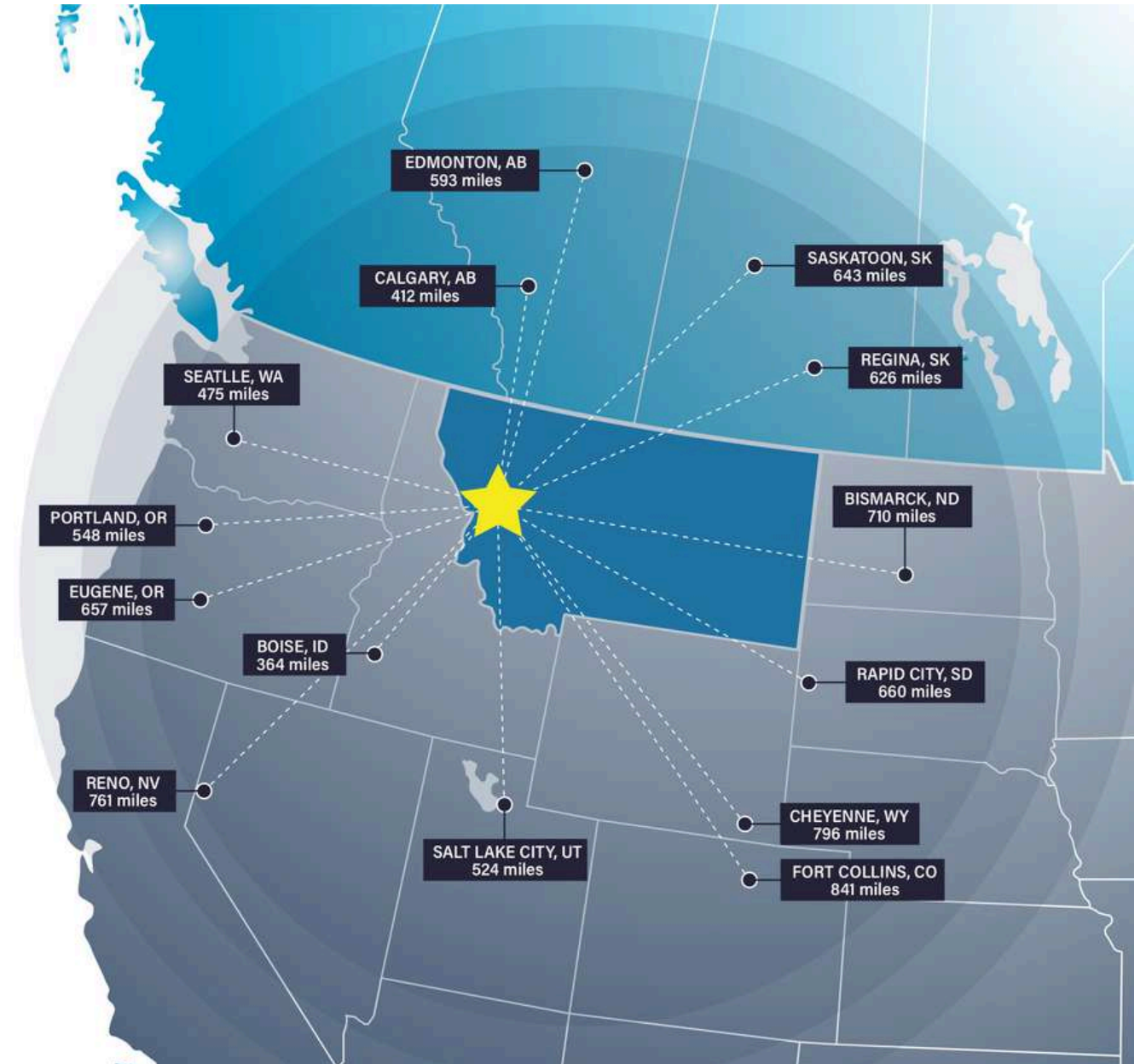


Missoula Access

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.



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 Advisor & 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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