



## Sale or Lease | Turnkey Restaurant & Brewery with All-Beverage License Prime Downtown Missoula Location

210 Pattee Street  
Missoula, Montana

±10,370 Square Feet | Downtown Missoula

Exclusively listed by:

**Matt Mellott, CCIM | SIOR**  
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Matt@SterlingCREadvisors.com



**SterlingCRE**  
ADVISORS



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ADVISORS

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# Opportunity Overview

SterlingCRE Advisors is pleased to present a rare opportunity to purchase or lease a fully equipped restaurant and brewery in the heart of downtown Missoula.

## For Sale:

This turnkey property includes an All-Beverage License with Catering, plus furniture, fixtures, and equipment (FF&E), making it an ideal option for operators looking to establish or expand in Missoula's thriving food and beverage scene.

## For Lease:

The property includes FF&E, with a liquor license available through a separate concession agreement.

Surrounded by high foot traffic and established downtown businesses, this location offers strong visibility and accessibility for both locals and visitors. It is also within walking distance of several major hotels—including Residence Inn by Marriott, Holiday Inn Missoula Downtown, AC Hotel by Marriott, and DoubleTree by Hilton—bringing a steady stream of business travelers, tourists, and event-goers seeking nearby dining and entertainment.

With infrastructure already in place for brewing and food service operations, the space is well-suited for a brewery, restaurant, or taproom concept. Don't miss this chance to step into a fully outfitted commercial space in one of Montana's most dynamic downtown districts. Contact SterlingCRE Advisors for details or to schedule a tour.

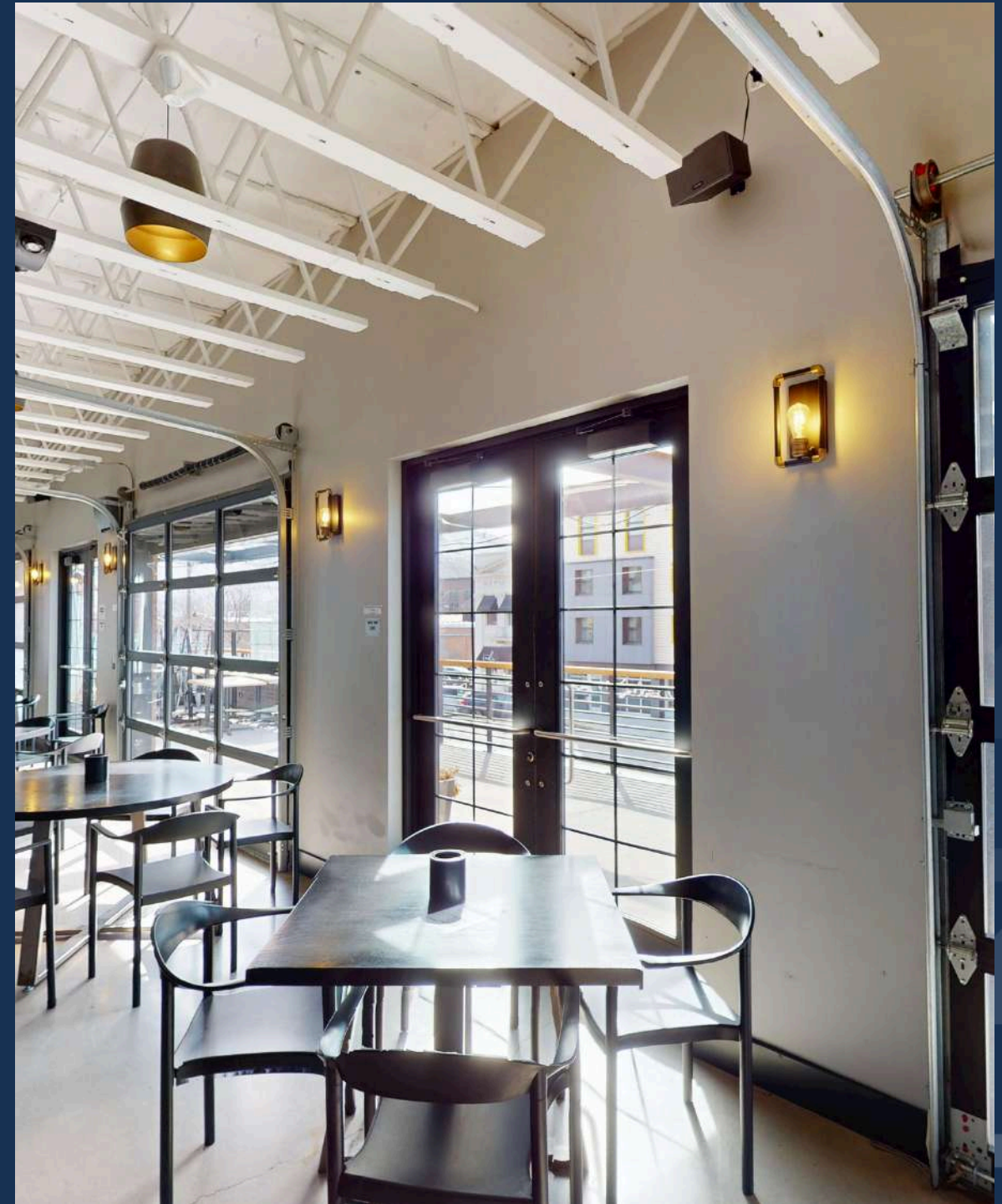
## Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

 [3D Tour](#)



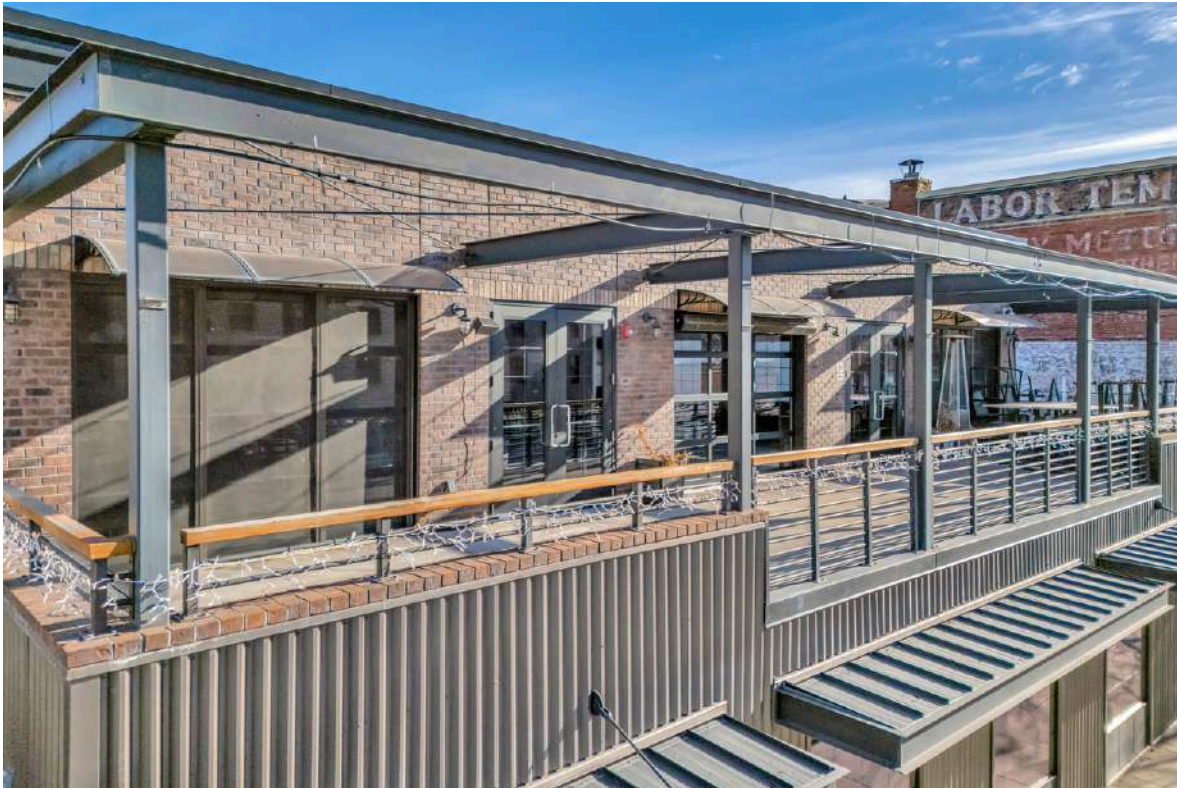
Opportunity Overview

# Lease Details

Base Lease Rate Includes:

- Use of The Building & Land at 210 Pattee Street
- Furniture, Fixtures, and Equipment (FF&E)
- Brewery Equipment

The All-Beverage License with Catering is available through a separate concession agreement.



<b>Address</b>	210 Pattee Street
<b>Base Lease Rate</b>	\$28.00/SF NNN
<b>All-Beverage License with Catering (Optional)</b>	Separate Concession Agreement
<b>Building Size</b>	±10,370 SF
<b>NNN Estimate</b>	TBD

# Sale Details

Purchase Price Includes:

- The Building & Land at 210 Pattee Street
- All-Beverage License with Catering
- Furniture, Fixtures, and Equipment (FF&E)
- Brewery Equipment

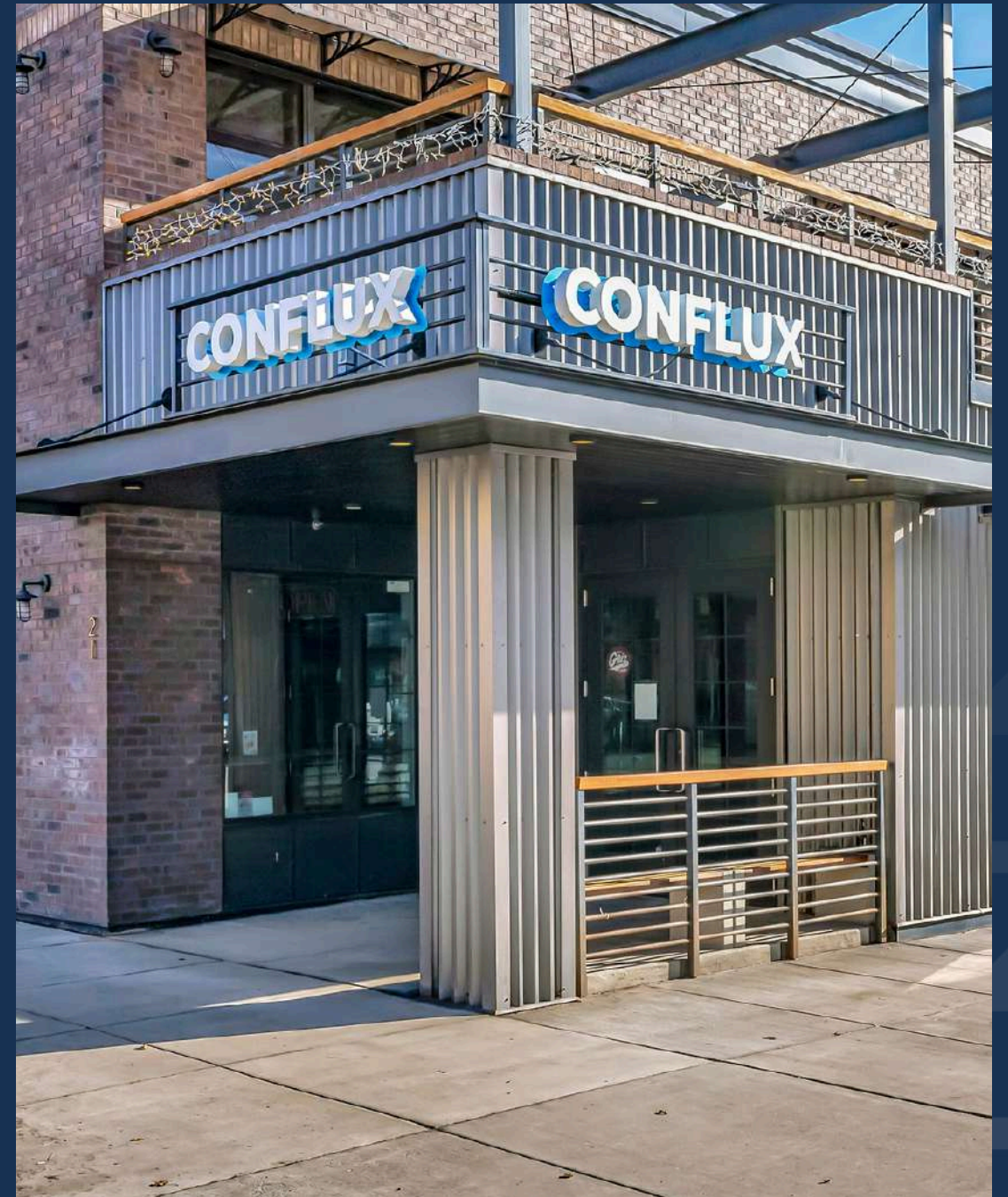


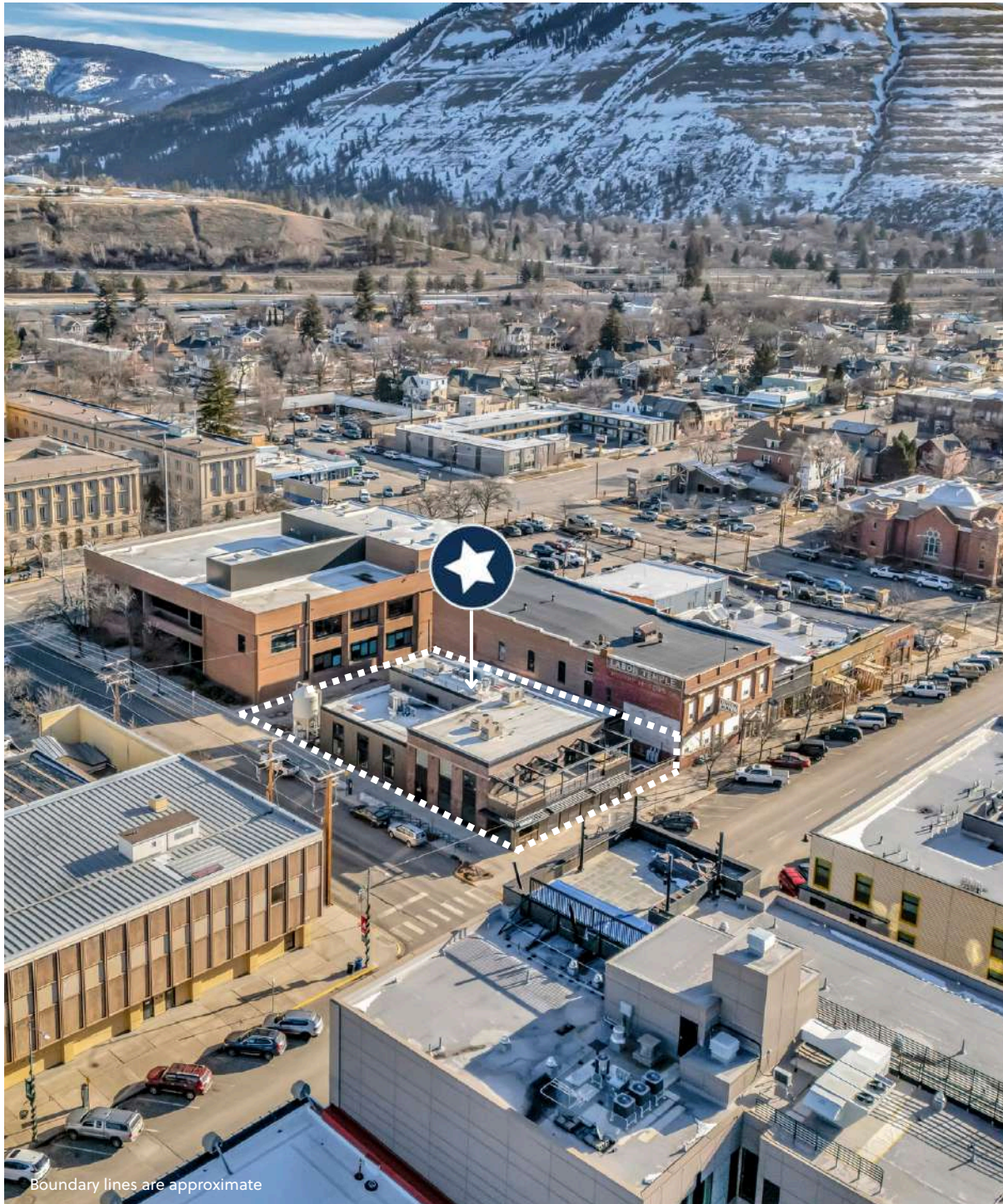
<b>Address</b>	210 Pattee Street
<b>Purchase Price</b>	\$5,300,000
<b>Property Type</b>	Restaurant Retail
<b>Total Acreage</b>	Acreage: ±0.27 ( ±11,761 SF )
<b>Building Size</b>	±10,370 SF

# 210 Pattee Street

\$5,300,000 | \$28.00/SF NNN

<b>Building SF</b>	±10,370 SF
<b>Geocode</b>	04-2200-22-2-25-01-0000
<b>Year Built</b>	2018
<b>Zoning</b>	D-C (Downtown Core) Design Excellence - Downtown - Inner Core
<b>Access</b>	Pattee Street and East Main Street
<b>Services</b>	City water and sewer
<b>Taxes</b>	\$56,983.04 (2025)
<b>Parking</b>	Public Street Parking
<b>Traffic Count</b>	±3,985 (2023 AADT)





**Turnkey restaurant & brewery opportunity in downtown Missoula, complete with an All-Beverage License with Catering and FF&E**



**Prime location surrounded by high foot traffic, downtown businesses, and several major hotels**



**Fully equipped with brewing infrastructure and restaurant equipment, including walk-in coolers**



**Walking distance to popular attractions, including Missoula's vibrant nightlife, entertainment venues, and professional offices**



**Rare opportunity to establish or expand a brewery or restaurant in one of Missoula's most sought-after commercial districts**



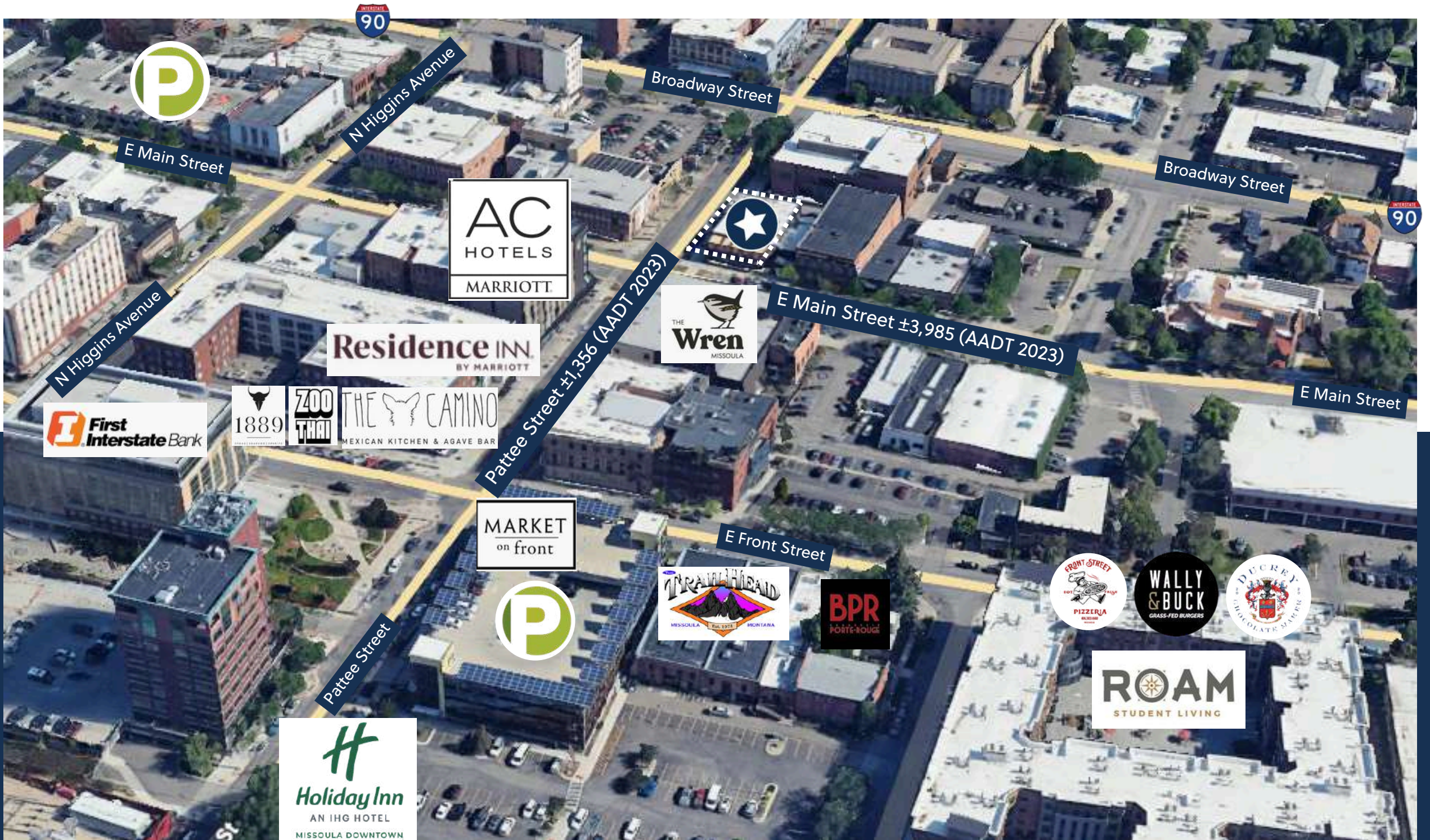
# LOCATION



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Image Courtesy of Google Earth



AC  
HOTELS  
MARRIOTT

Residence INN  
BY MARRIOTT

THE  
Wren  
MISSOULA

MARKET  
on front

TRAILHEAD  
MISSOULA REAL TOYS MONTANA

BPR  
FORTE-ROUGE

ROAM  
STUDENT LIVING

WALLY & BUCK  
GRASS-FED BURGERS

DUCKY'S  
CHOCOLATE MUFFERS

FRONT STREET  
PIZZERIA

1889

ZOO  
THAI

THE CAMINO  
MEXICAN KITCHEN & AGAVE BAR

First  
Interstate Bank

H  
Holiday Inn  
AN IHG HOTEL  
MISSOULA DOWNTOWN

Locator Map



Walk Score  
**94**

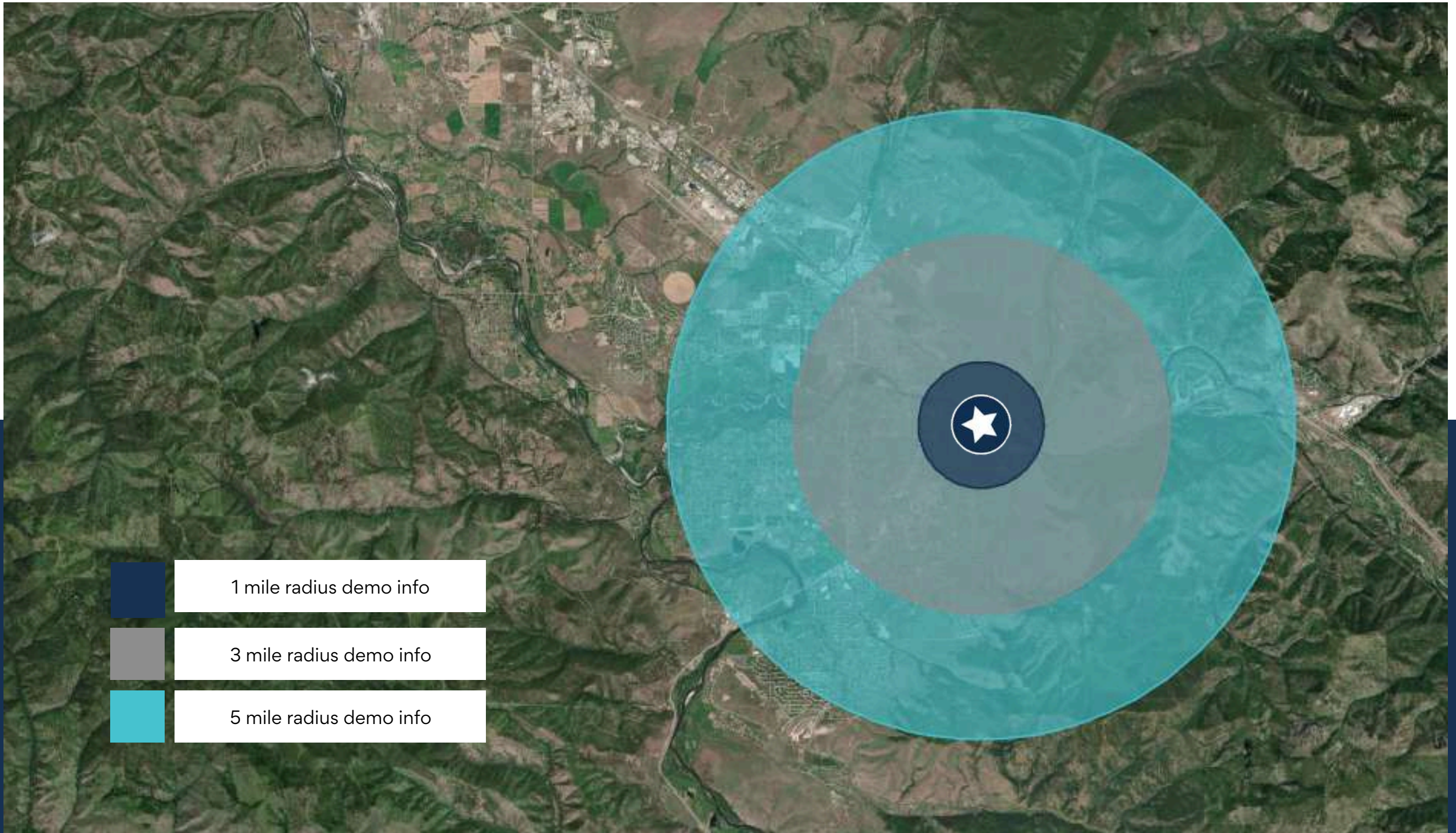
**Walker's Paradise**  
Daily errands do not require a car.

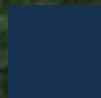


Transit Score  
**55**

**Good Transit**  
Many nearby public transportation options.

Bike Score  
**100**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.



-  1 mile radius demo info
-  3 mile radius demo info
-  5 mile radius demo info

## KEY FACTS

1 mile

12,789

Population



Median Age



Average Household Size

\$51,010

Median Household Income

1,873

2023 Owner Occupied Housing Units (Esri)

4,235

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



1,631

Total Businesses



19,529

Total Employees

## HOUSING STATS

1 mile



\$537,500

Median Home Value



\$6,661

Average Spent on Mortgage & Basics



\$874

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (5.1%)

1 mile

Indicator ▲	Value	Diff
<\$15,000	13.6%	+6.4%
\$15,000 - \$24,999	9.9%	+3.0%
\$25,000 - \$34,999	9.5%	+2.9%
\$35,000 - \$49,999	16.2%	+1.1%
\$50,000 - \$74,999	14.6%	-0.9%
\$75,000 - \$99,999	16.7%	-0.1%
\$100,000 - \$149,999	9.0%	-7.1%
\$150,000 - \$199,999	5.1%	-1.7%
\$200,000+	5.5%	-3.5%

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	12,789	62,714	85,992	2022 Per Capita Income	\$36,213	\$38,981	\$40,915
2022 Household Population	11,357	60,052	83,069	2022 Median Household Income	\$51,010	\$57,115	\$64,403
2022 Family Population	5,386	35,829	54,189	2022 Average Household Income	\$76,028	\$83,474	\$91,078
2027 Total Population	13,053	63,936	89,340	2027 Per Capita Income	\$42,860	\$46,489	\$48,886
2027 Household Population	11,621	61,274	86,417	2027 Median Household Income	\$60,172	\$70,169	\$78,417
2027 Family Population	5,453	36,181	56,131	2027 Average Household Income	\$89,098	\$98,598	\$107,987

# PROPERTY DETAILS

CONFLUX

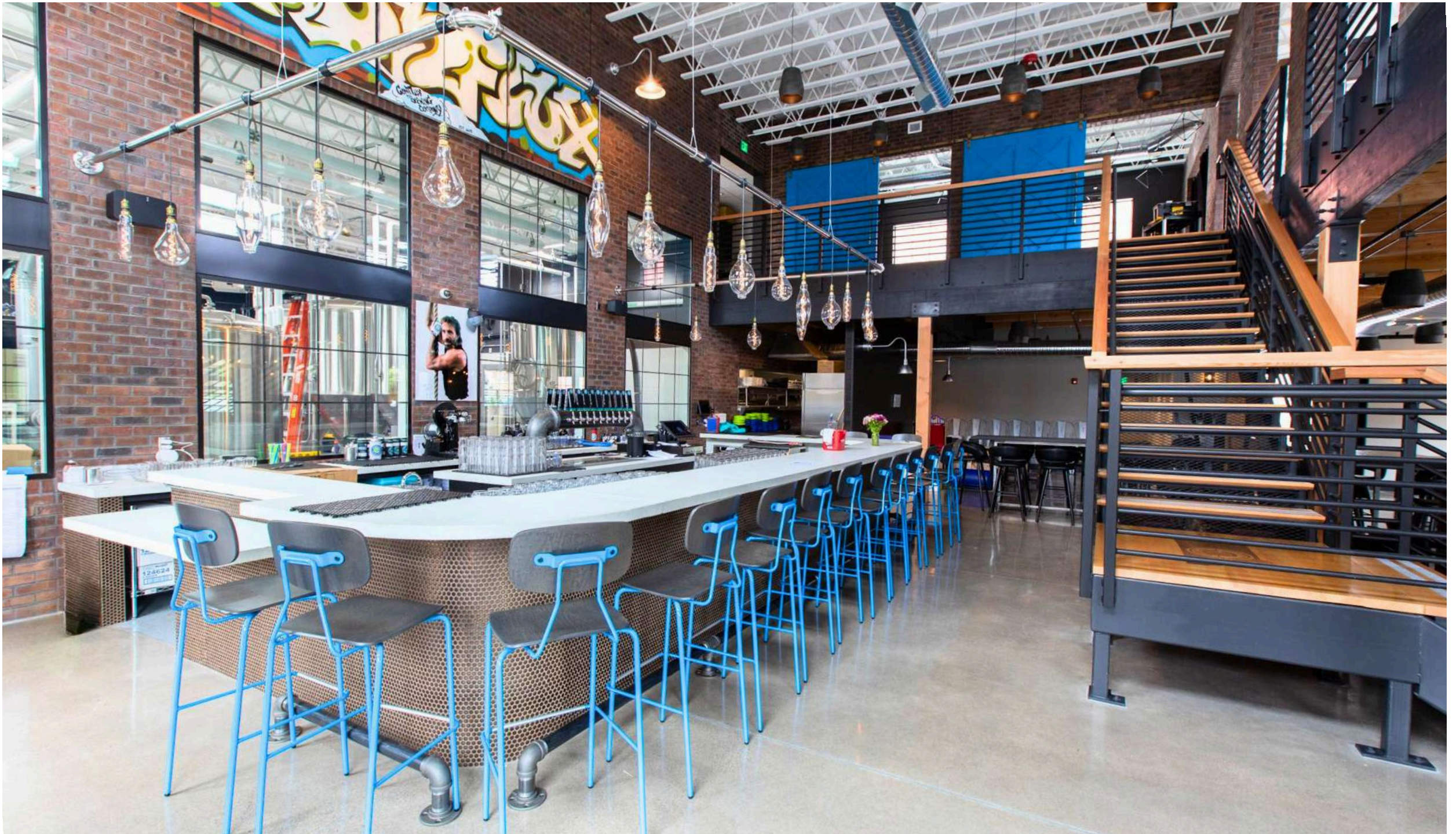


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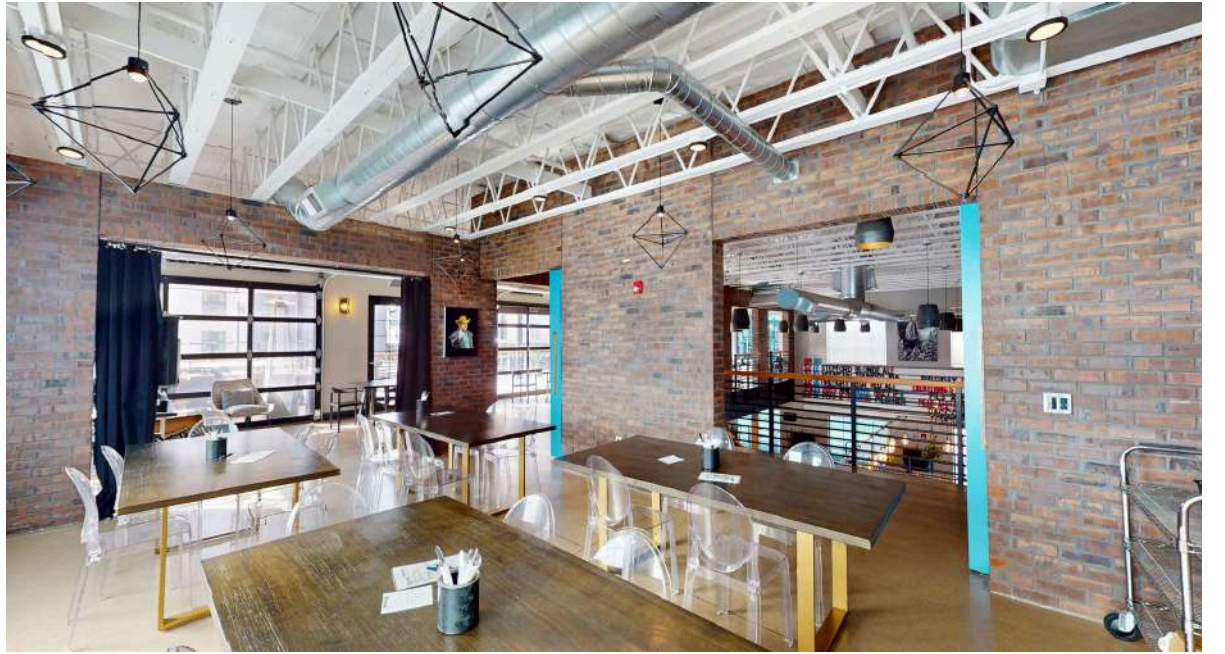


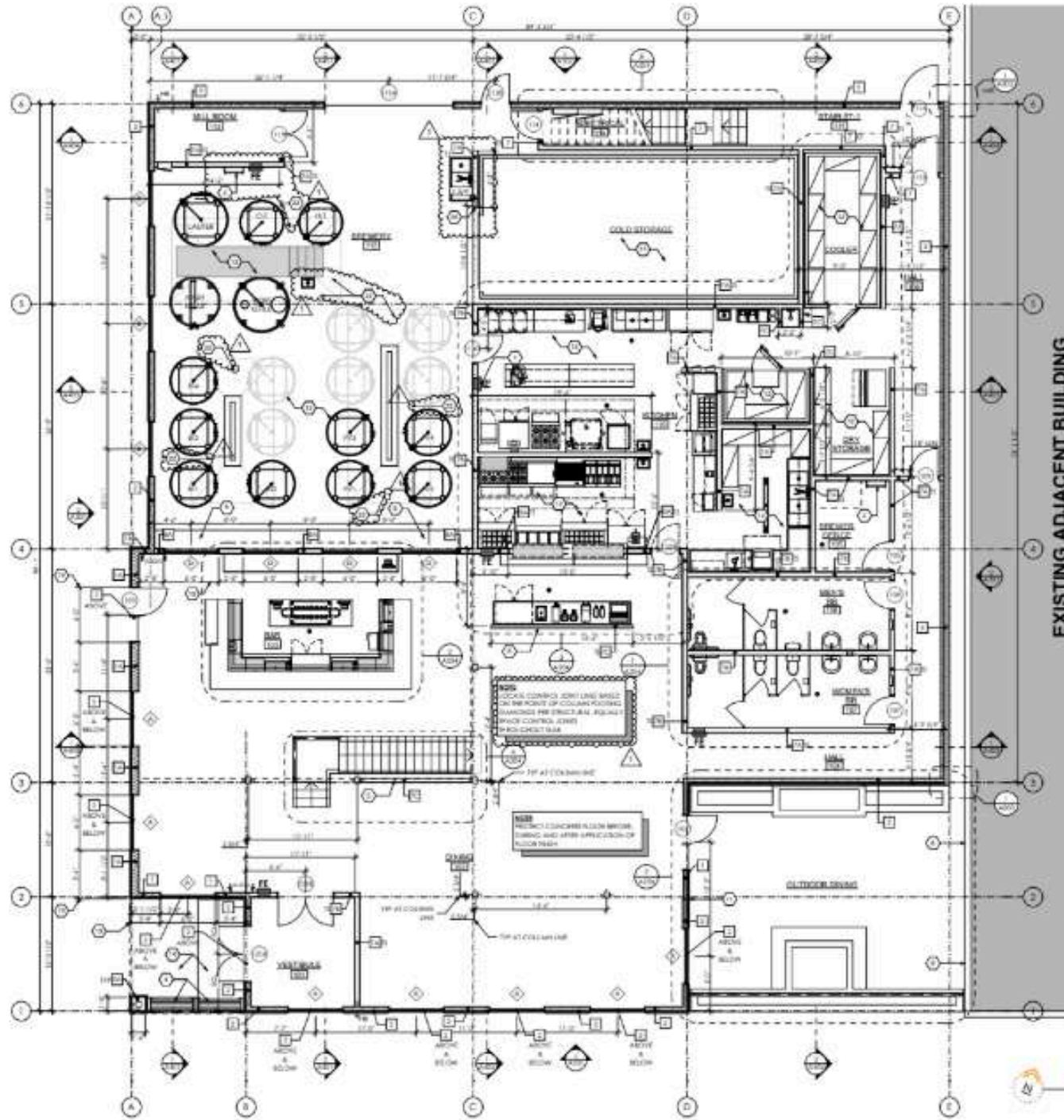
Boundary lines are approximate











**PLAN GENERAL NOTES**

- A. DRAWINGS ARE SHOWN TO SCALE AND SHOULD BE USED IN CONJUNCTION WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR CONSTRUCTION. DRAWINGS SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION UNLESS OTHERWISE INDICATED ON PLANS AND:
- FACE OF CONCRETE IN PLACE
- CONTOUR OF ROOF AND WINDOW OPENINGS
- C. FOR RISER AND EQUIPMENT ROOMS AND/OR COORDINATION PURPOSES ONLY, REFER TO THE MANUFACTURER'S PROVIDED DATA, ENGINEERING DRAWINGS, AND SPECIFICATIONS FOR RISER AND EQUIPMENT ROOMS AND/OR RISERS.
- D. PROCEED WITH CAUTION ON EXISTING CONSTRUCTION:
- AVOID DAMAGE TO EXISTING STRUCTURE AND SERVICES, UTILITIES, AND/OR LANDSCAPING.
- PATCH, REPAIR OR REPLACE ANY BEING DAMAGED OR AFFECTED BY THE PROPOSED WORK.
- E. AVOID UNNECESSARY DEMOLITION TO THE FUNCTION AND INTEGRITY OF ADJACENT BUILDINGS.
- F. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION. REMOVE DISCREPANCIES OR CONFLICTING DATA TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
- G. UNLESS NOTED OTHERWISE, REMOVE DOORS FROM THE INSIDE SIDE OF DOOR TO ADJACENT WALL FRAMES.
- H. CONTRACTOR TO VERIFY SIZE OF ROUGH DOOR AND WINDOW OPENINGS PRIOR TO ORDERING DOORS AND WINDOWS.

**FLOOR PLAN LEGEND**

- ELECTRICAL PANEL
- FIRE ALARM DEVICE OR FIRE PROTECTION EQUIPMENT

**FLOOR PLAN KEYNOTES**

NOTE: NOT ALL KEYNOTES SHOWN ON THIS SHEET

1. TYPE 1 FLOOR CONSTRUCTION
2. ROOM ACCESS UNDER
3. ROOF FINISH
4. FINISH - SEE SCHEDULE
5. CLASH WITH AN EXISTING WALL
6. EXISTING WALL TO BE REMOVED
7. MECHANICAL UNIT FOR MECHANICAL SERVICES, PROVIDE FINISH DETAIL FOR EXTERIOR
8. COLUMN HEADS TO BE COLORED ALONG WALL SERVING BAR AREA
9. WALL REMOVED & OPEN
10. PROVIDE FIRE BASED DETECTOR MOUNTING IN AREA INDICATED BY KEYNOTE
11. TRANSITION BETWEEN WALL TYPE TO MATCH WITH AREA OF PLAN WALL ABOVE
12. STRUCTURE SUPPORTIVE, SEE FINISHES SCHEDULE
13. BRICK & PLASTER, 4"厚
14. RAFF AND UNDERLIE FLOOR, SEE RAFF AND UNDERLIE SCHEDULE FOR MORE INFORMATION
15. WALL TYPE SHOWN
16. TYPICAL WALL SECTION
17. ADD CLADDING PER EXISTING OR PROPOSED PROJECT APPEARANCE
18. FINISH FLOOR FINISHES, INCLUDING EXISTING STRUCTURE WITH MECHANICAL SERVICE WELLS
19. FINISH FLOOR FINISHES
20. CAP END OF WALL IN CORNER & CORNER SQUARE
21. SLOPE CONC. TO DRAIN 1/4" - 12" MIN
22. SLOPE SLAB TO DRAIN 1/4" - 12" MIN
23. WALL MOUNTED TO BE BACK

EXISTING ADJACENT BUILDING



PROPOSED BY: [Signature]  
 DATE: 04/12/2017  
 SCALE: AS SHOWN

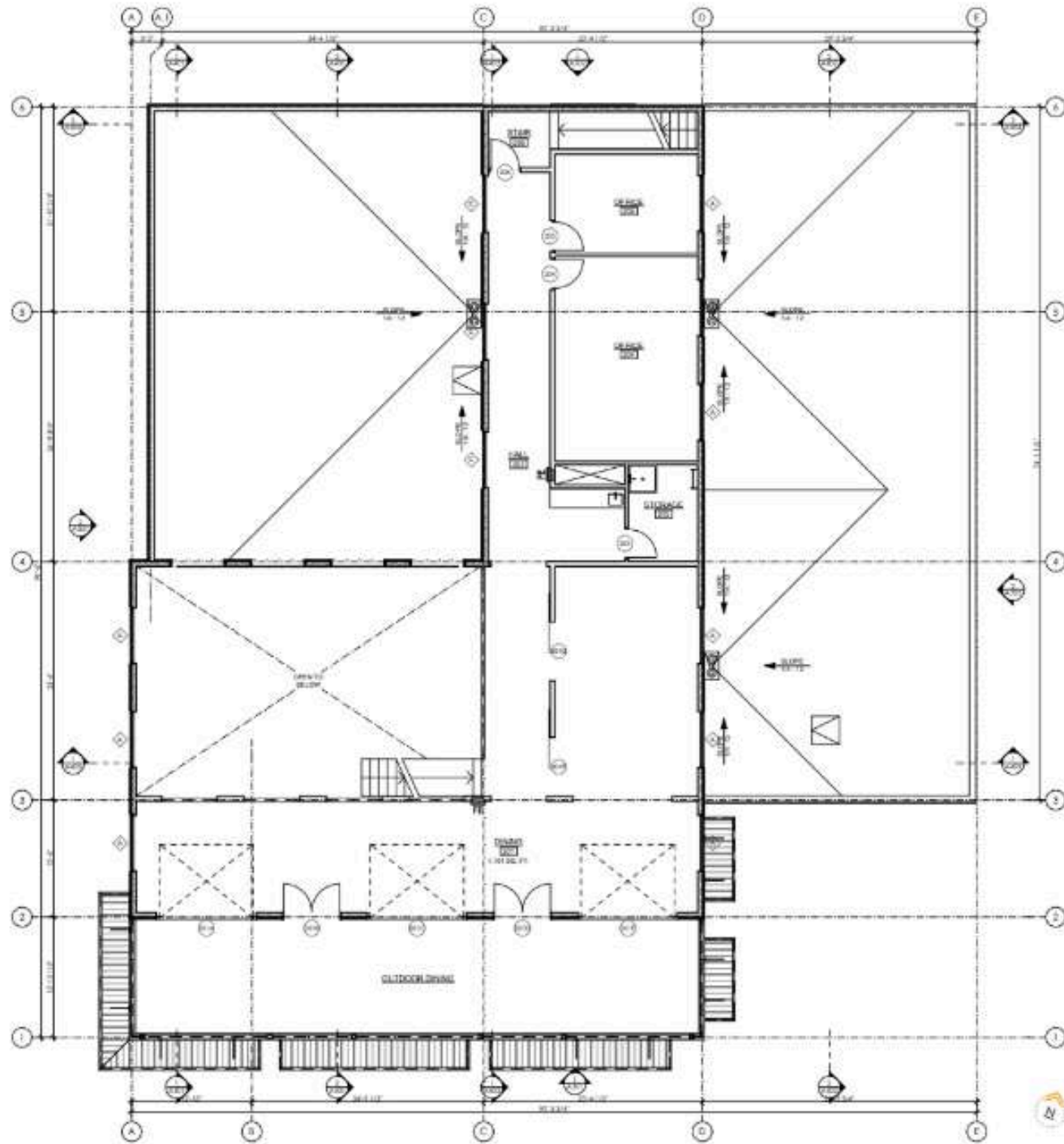
**FIRST FLOOR PLAN**  
**CONSTRUCTION DOCUMENT SET**

**PROPOSED BREWERY & RESTAURANT**  
 201E MAIN STREET  
 NORTHBOROUGH, MA 01562

PROJECT: 1601  
 DATE: 04/12/2017  
 CURRENT REVISION:  
 ADD: 01 04/12/2017

FIRST FLOOR PLAN 1

**A201**



- PLAN GENERAL NOTES**
1. DIMENSIONS ARE SHOWN TO UNLESS INDICATED OTHERWISE. DIMENSIONS FOR FINISH AND POSITION SHALL BE USED FOR CONSTRUCTION. DIMENSIONS SHALL NOT BE SCALE.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ON PLANS ARE:
    - FACE OF FINISH WALL
    - FACE OF CONCRETE (I.C.)
    - CENTERLINE OF DOOR AND WINDOW OPENINGS
  3. FINISH AND EQUIPMENT SHALL BE TO THE COORDINATION OF THE ARCHITECT. REFER TO THE MANUFACTURER'S PRODUCT DATA, INSTALLATION INSTRUCTIONS, AND USE INSTRUCTIONS FOR FINISH AND EQUIPMENT (SEE SCHEDULE AND SPECIFICATIONS).
  4. RESPONSIBILITY OF ARCHITECT OR ENGINEER:
    - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, SCHEDULES, AND CONDITIONS BEFORE CONSTRUCTION.
    - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, SCHEDULES, AND CONDITIONS BEFORE CONSTRUCTION.
    - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, SCHEDULES, AND CONDITIONS BEFORE CONSTRUCTION.
  5. CONTRACTOR TO VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, SCHEDULES, AND CONDITIONS BEFORE CONSTRUCTION.
  6. CONTRACTOR TO VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, SCHEDULES, AND CONDITIONS BEFORE CONSTRUCTION.

**FLOOR PLAN LEGEND**

	ELECTRICAL WORK
	DRY WALL
	ELECTRICAL PANEL
	FIRE ALARM PULL STATION - SEE SCHEDULE FOR DETAILS

**FLOOR PLAN KEYNOTES**

	SEE KEYNOTE
--	-------------



**SECOND FLOOR PLAN**  
DESIGN DEVELOPMENT DOCUMENT SET

CONFLUX BREWING CO.  
202 E MAIN STREET  
WINDSOR, VT 05090

Project: 1400  
Date: 07/14/2017  
Current Revision:

SECOND FLOOR PLAN 1

A202



Flood Zone Determination	OUT ^
COMMUNITY	300049
PANEL	1480E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1480E

Flood Zones: ■ X500 or B Zone ■ A Zone ■ V Zone ■ D Zone   Floodway   CBRA

Owner: CONFLUX PROPERTIES LLC

T22 Zoning: D-C

New Overlay: **No Overlay Found**

Street Typologies Near: Neighborhood Mixed Use, Community Mixed Use

Place Type: Downtown

T20 Zoning: CBD-4

T20 Overlay: Design Excellence - Downtown - Inner Core



[Zoning Documents](#)

**Sanitary Sewer Flow Direction Arrows**

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



**Sanitary Sewer**

Sanitary Gravity Main



City



Other

Sanitary Pressurized Main



City



Other

**Water**

Water Hydrant



City



Other

Water Main



City



Other



# MARKET OVERVIEW



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# Missoula Air Service

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

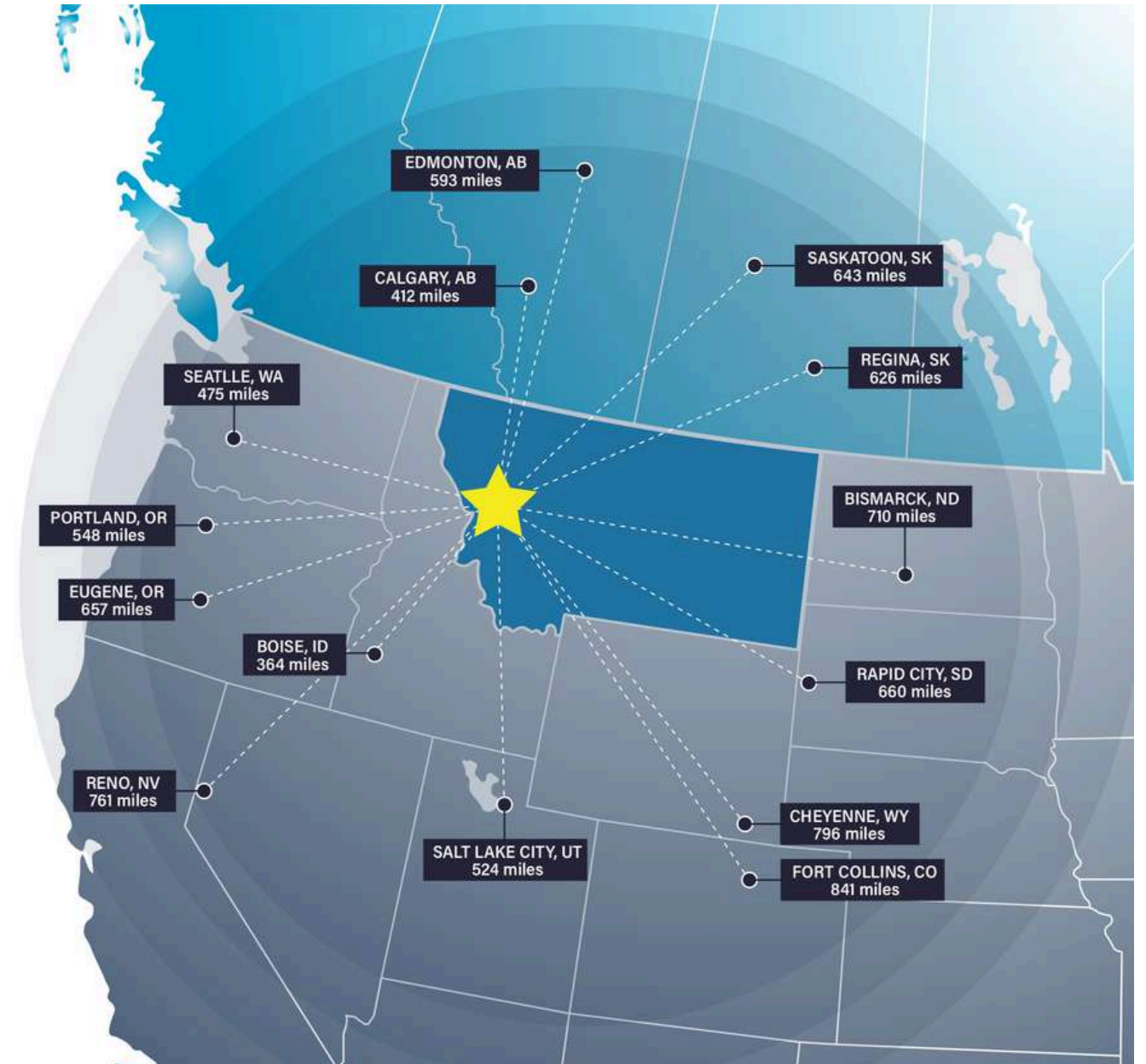


# Missoula Access

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](http://lmi.mt.gov) & Zippia | [zippia.com](http://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



**MATT MELLOTT, CCIM | SIOR**  
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



**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.

# Disclaimer & Limiting Conditions

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**Limiting Conditions** Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.