



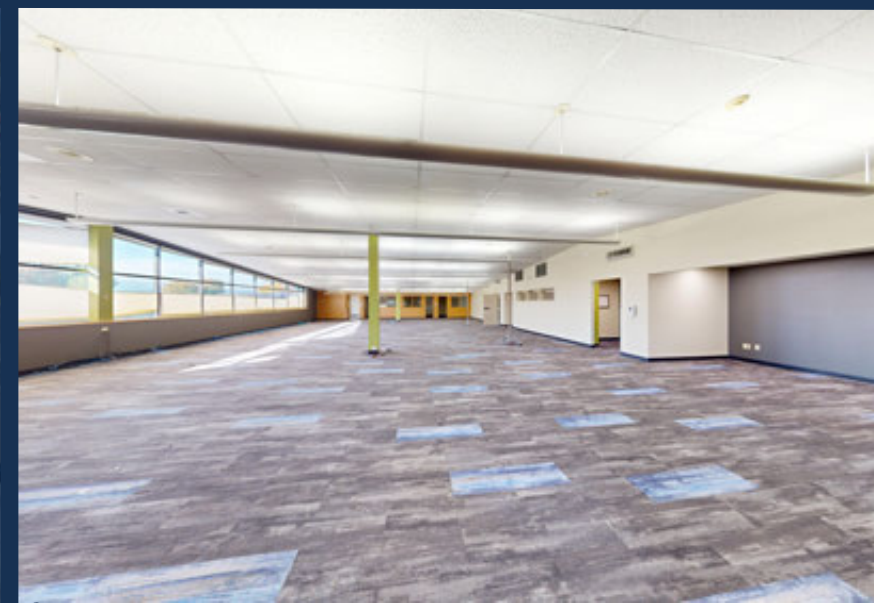
**SterlingCRE**  
ADVISORS

## Dynamic Midtown Missoula Building For Sale or Lease

1100 South Avenue  
Missoula, Montana

±10,276 SF | Midtown  
Commercial Building

Exclusively listed by:  
**Claire Matten, CCIM | SIOR**  
Claire@SterlingCREadvisors.com  
406.360.3102





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# Opportunity Overview

Sterling CRE Advisors is pleased to present 1100 South Avenue West, a turnkey ±10,276 square foot commercial building offering exceptional functionality, flexibility, and security in the heart of Missoula’s vibrant Midtown District.

Strategically positioned just off Brooks Street—one of the city’s busiest commercial corridors—this well-appointed property delivers a rare blend of open-plan workspaces, private offices, a conference room, updated restrooms, and a kitchenette, all anchored by a centrally located, climate-controlled vault ideal for secure storage of data, materials, or high-value inventory.

Recent renovations bring modern finishes and a robust HVAC system with separate zones for secure and general-use areas. A rear delivery door with alley access enhances operational efficiency, while on-site parking ensures convenience for employees and visitors alike.

With U-MU4 zoning allowing a wide variety of commercial uses, 1100 South Avenue West is a compelling opportunity for professional service providers, tech users, medical operators, and showroom-retail tenants seeking a secure and strategically located Missoula presence.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	1100 South Ave West Missoula, MT 59801
Lease Rate	\$22.00/SF NNN
Property Type	Retail/Office
Building Size	±10,276 SF (Inquire about Demising Options)
Total Acreage	±0.381 (16,596 SF)
2026 NNN Estimate	\$5.50/SF
Year Built/Renovated	1966/2011

### Interior Buildout

- Extensive HVAC System
- Central Location
- Bullpen Area
- Two (2) secure vaults
- Conference Room
- Renovated Restrooms
- Kitchenette/Breakroom
- Ample Surface Parking

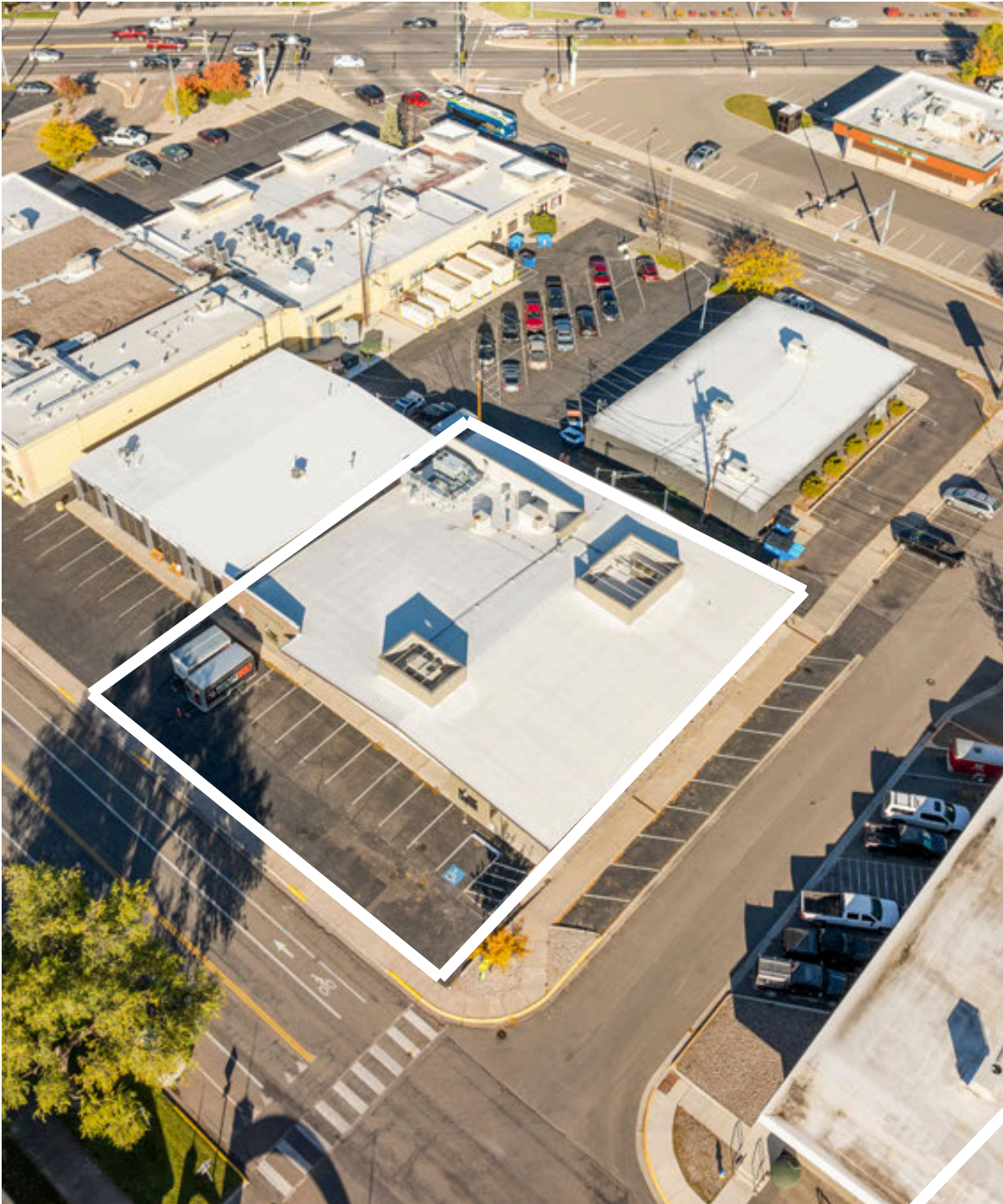
# 1100 South Avenue

\$22.00/SF NNN

<b>Building SF</b>	±10,276 SF
<b>Geocode</b>	04-2200-28-3-03-03-0000
<b>Year Built/Renovated</b>	1982/2011
<b>Zoning</b>	U-MU4 (TIF District)
<b>Access</b>	South Ave West via Brooks Street
<b>Services</b>	City Water and Sewer
<b>NNN Estimate</b>	TBD
<b>Parking</b>	Potential up to 2.72/1,000
<b>Traffic Count</b>	±27,778 VPD (AADT 2024 Brooks Street)
<b>Interstate Proximity</b>	±2.6 miles to I-90



Property Details



Located  $\pm 2.6$  miles from the Interstate 90 Interchange and six (6) minutes from downtown Missoula



Functional office buildout with multiple points of ingress/egress for demising capabilities



Permissive neighborhood commercial (U-MU4) zoning



Located in Missoula's busy Midtown District and across the street from the fairgrounds



Surrounded by local businesses, and a wide array of infrastructure

# LOCATION



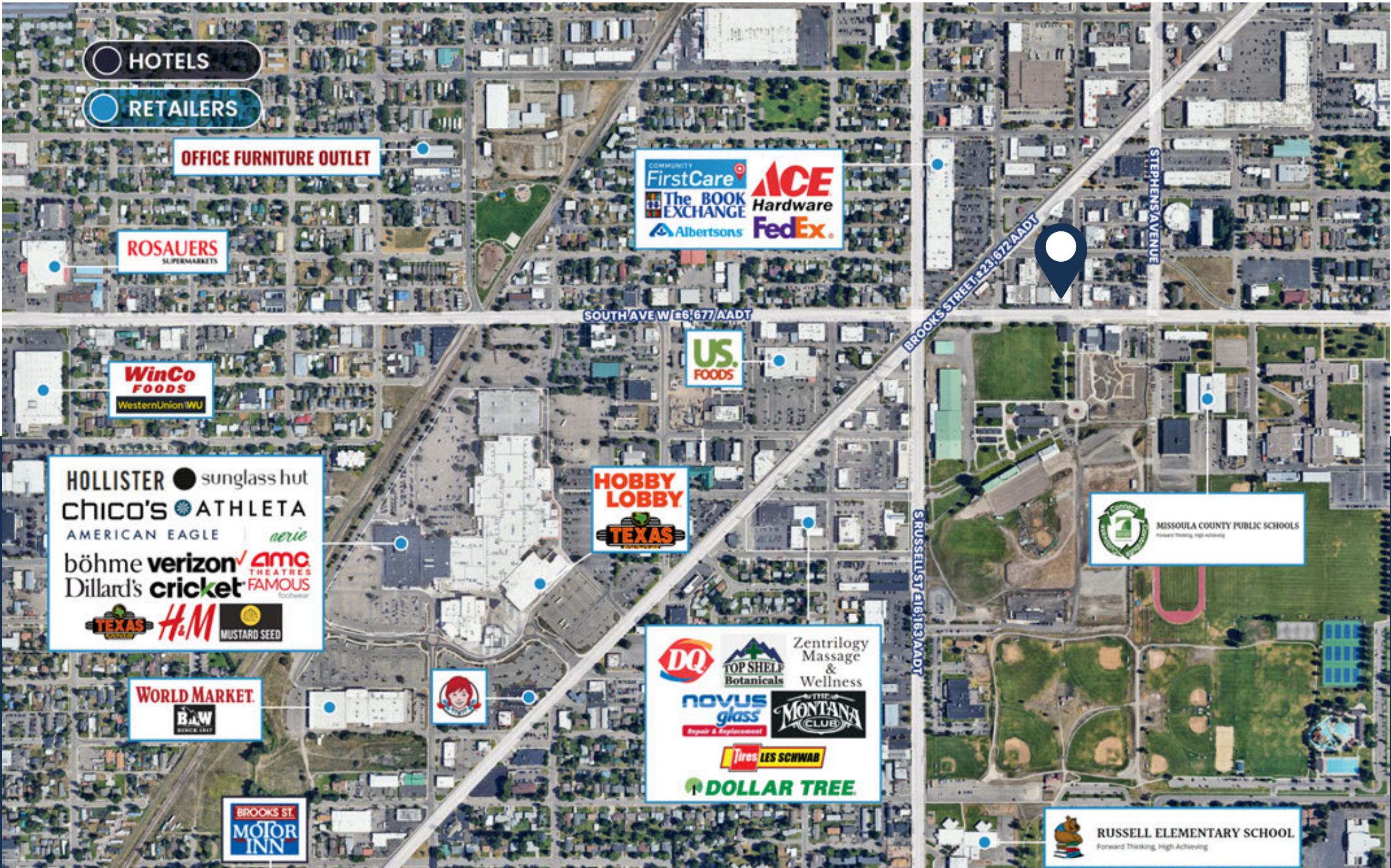
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Image Courtesy of Google Earth



Locator Map



- HOTELS
- RETAILERS

OFFICE FURNITURE OUTLET

ROSAUERS  
SUPERMARKETS

COMMUNITY FirstCare  
The BOOK EXCHANGE  
Albertsons  
ACE Hardware  
FedEx

SOUTH AVE W #6,677 AADT

WinCo  
FOODS  
Western Union WU

US  
FOODS

HOLLISTER ● sunglass hut  
CHICO'S ● ATHLETA  
AMERICAN EAGLE aerie  
böhme verizon AMC THEATRES  
Dillard's cricket FAMOUS  
TEXAS H&M MUSTARD SEED

HOBBY LOBBY  
TEXAS

MISSOULA COUNTY PUBLIC SCHOOLS  
Forward Thinking, High Achieving

WORLD MARKET  
B&W

DQ TOP SHELF Botanicals Zentrlogy Massage & Wellness  
novus glass THE MONTANA CLUB  
Repair & Replacement  
Tires LES SCHWAB  
DOLLAR TREE

BROOKS ST.  
MOTOR INN

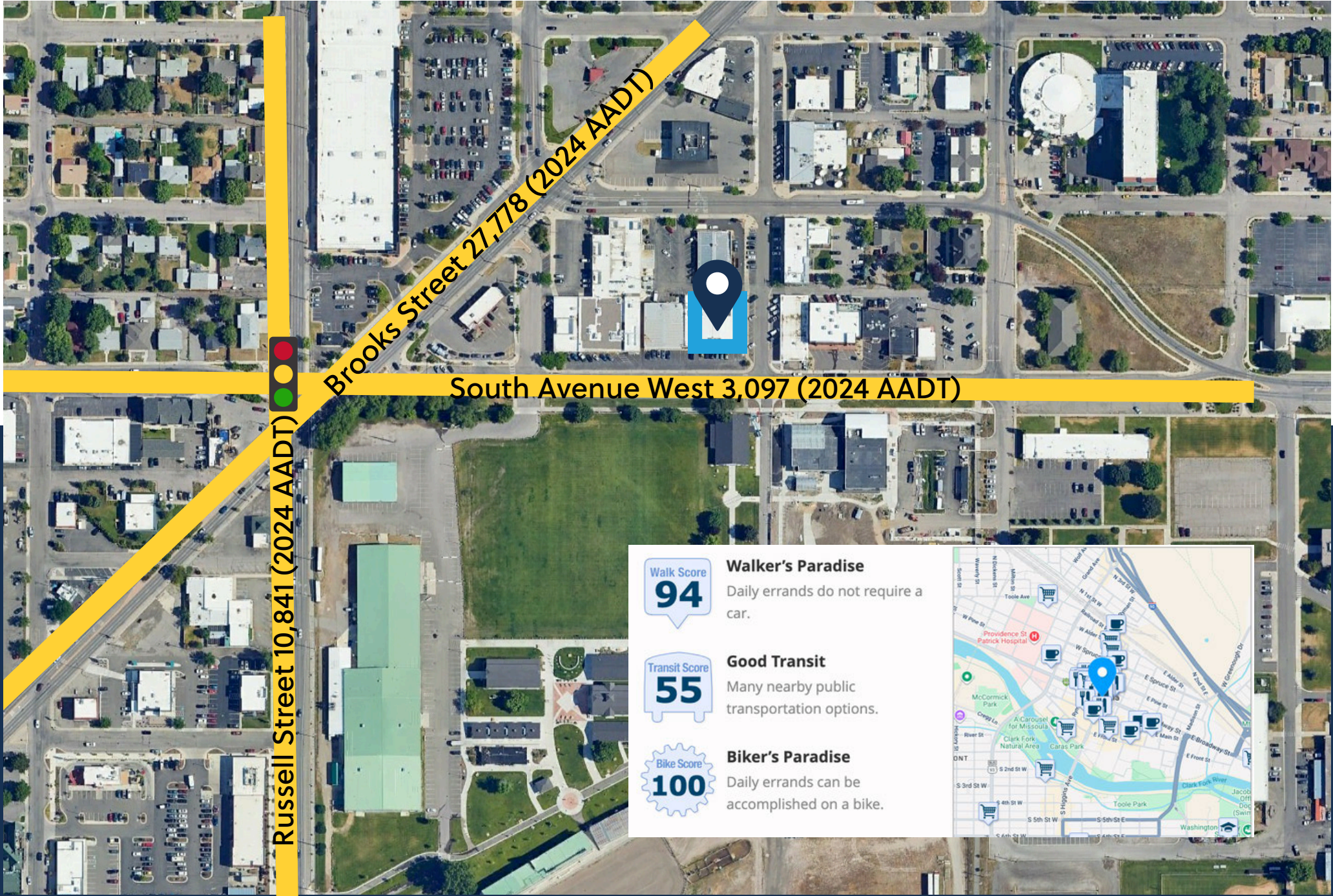
RUSSELL ELEMENTARY SCHOOL  
Forward Thinking, High Achieving

BROOKS STREET #22,672 AADT

S RUSSELL ST #16,163 AADT

STEPHENS AVENUE

Retailer Map



Russell Street 10,841 (2024 AADT)

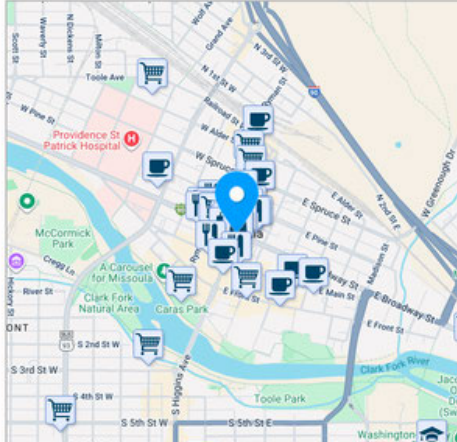
Brooks Street 27,778 (2024 AADT)

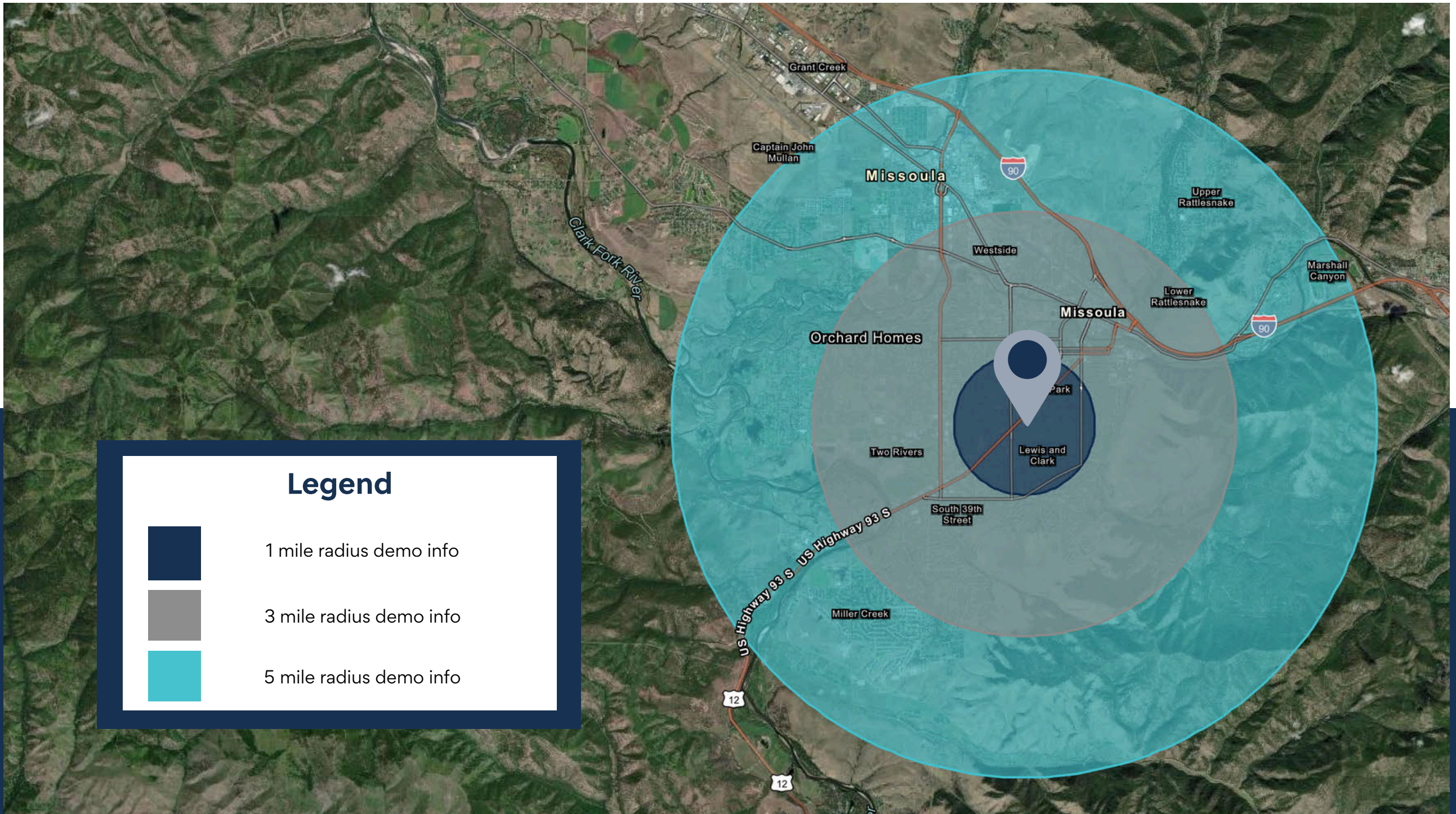
South Avenue West 3,097 (2024 AADT)

**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.





### Legend



1 mile radius demo info

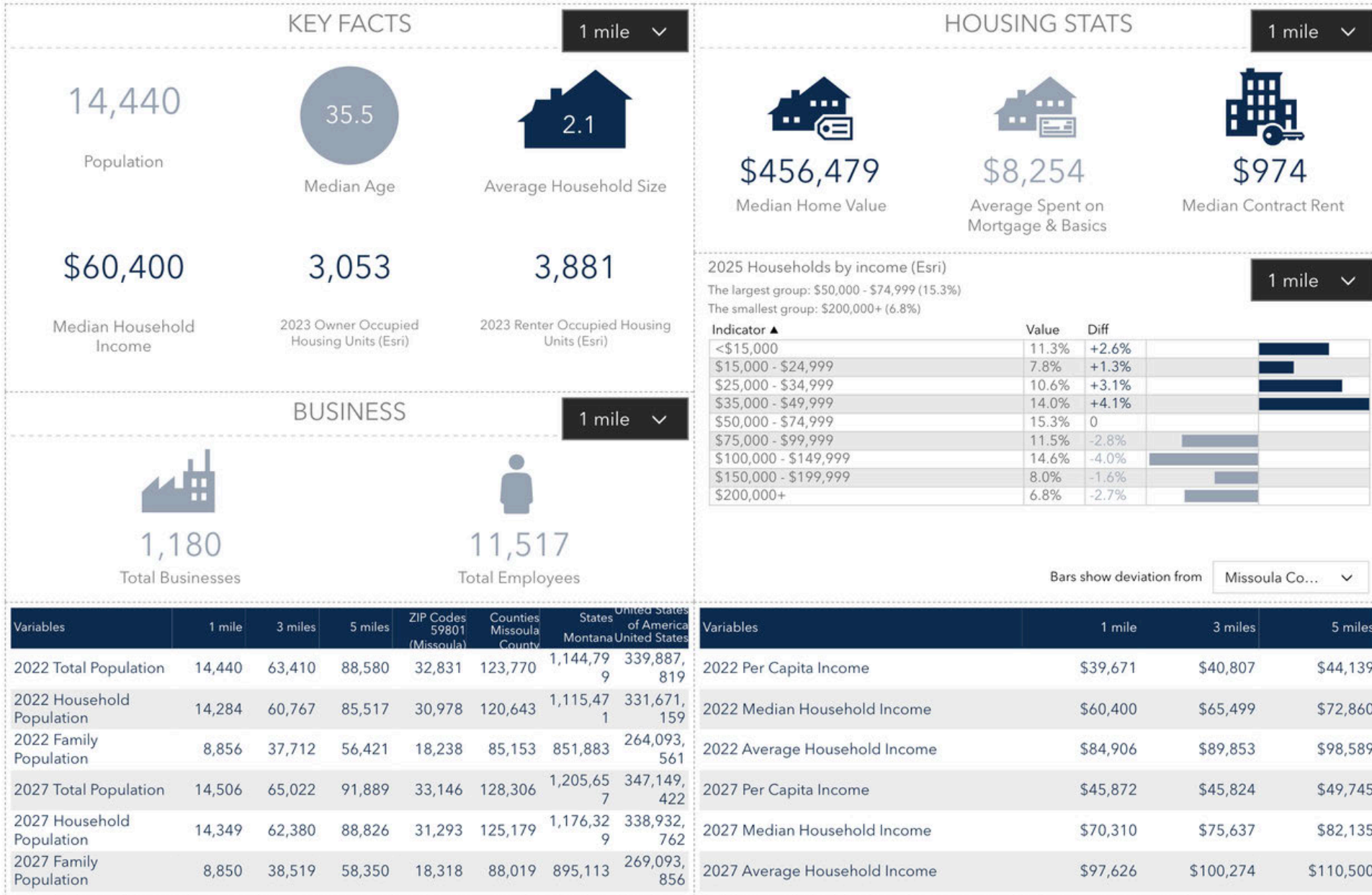


3 mile radius demo info



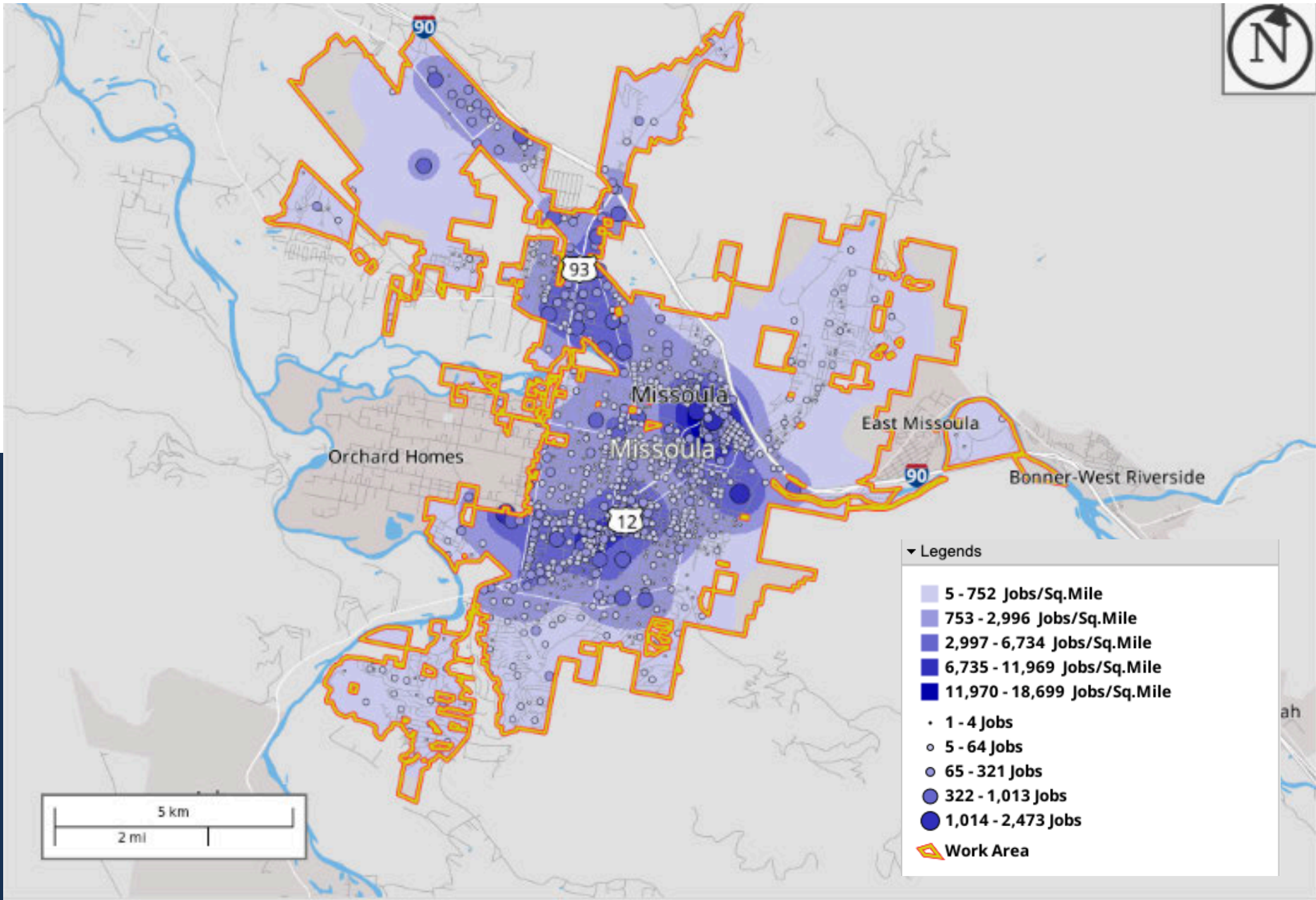
5 mile radius demo info

# Key Facts



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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Area Employment Heat Map

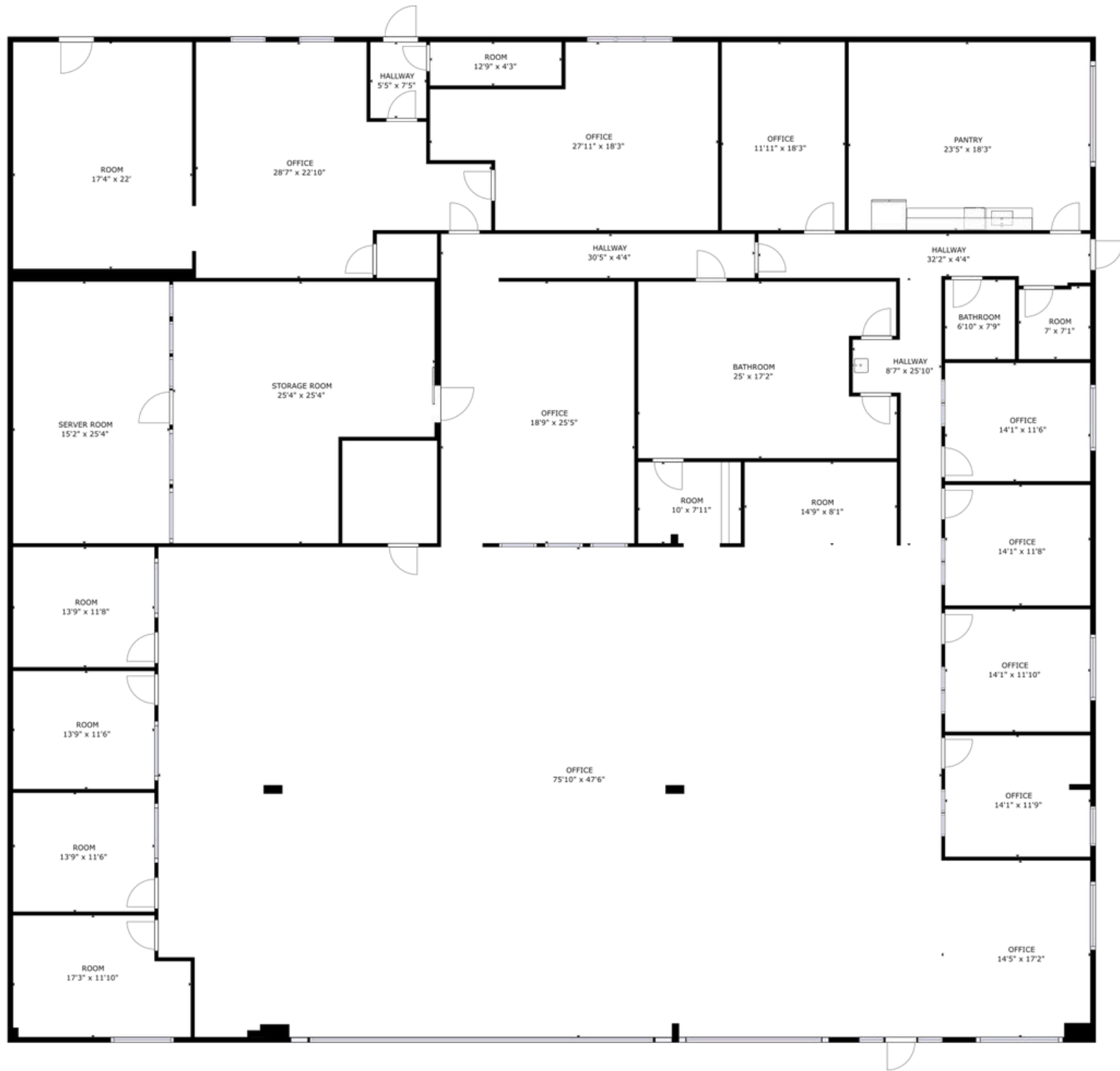
# PROPERTY DETAILS



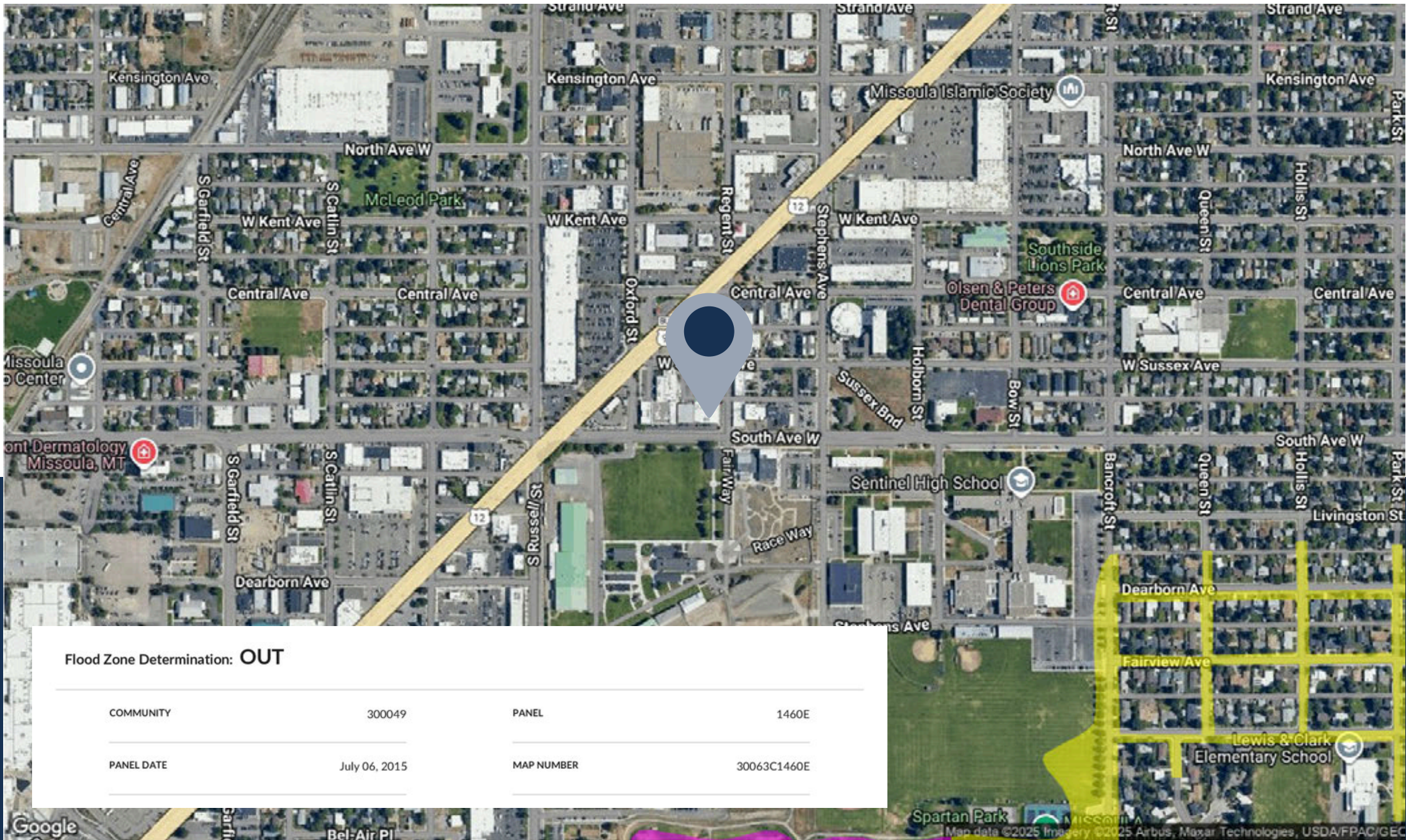
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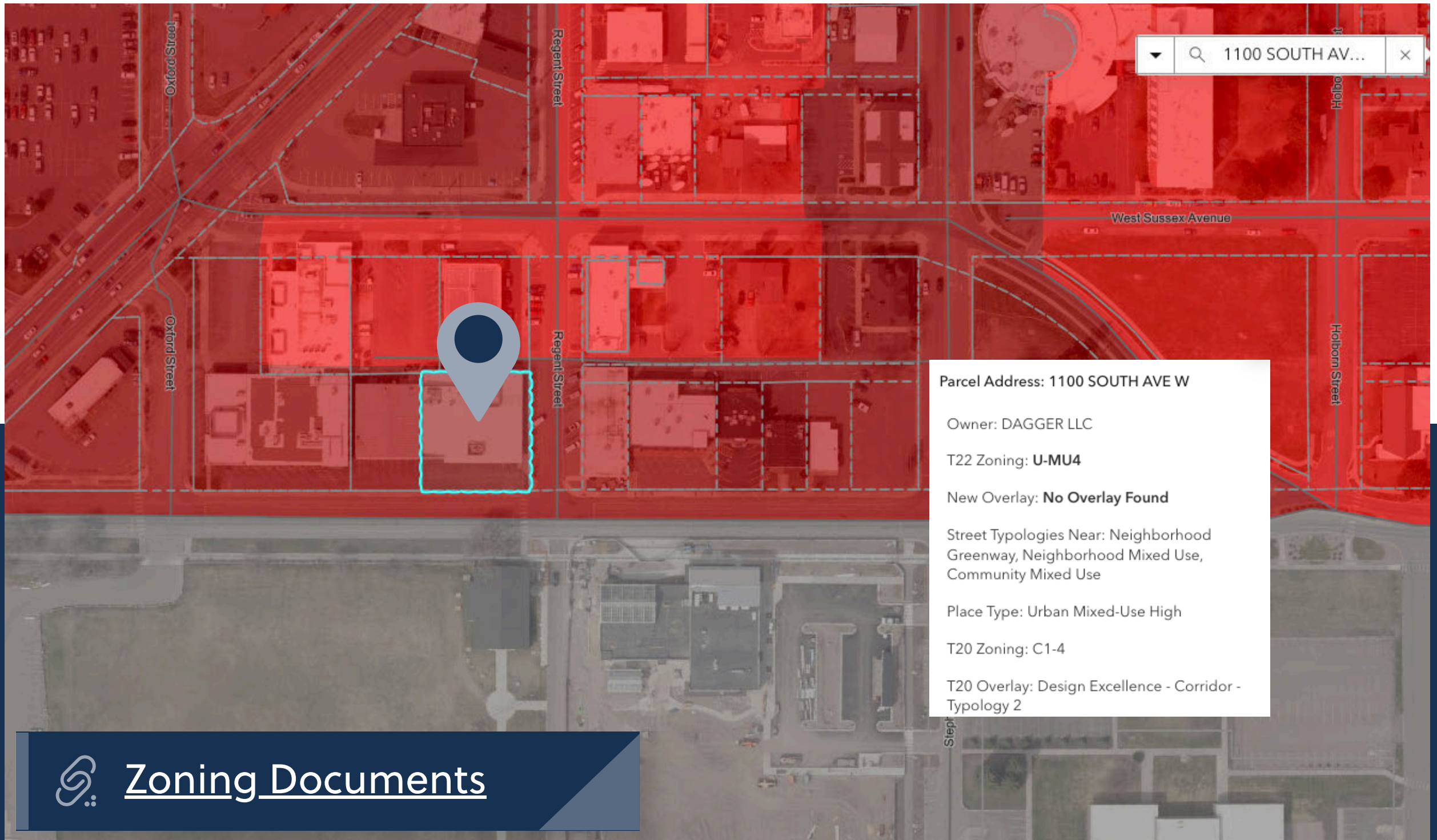




Flood Zone Determination: **OUT**

COMMUNITY	300049	PANEL	1460E
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1460E

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



1100 SOUTH AV...

Parcel Address: 1100 SOUTH AVE W

Owner: DAGGER LLC

T22 Zoning: **U-MU4**

New Overlay: **No Overlay Found**

Street Typologies Near: Neighborhood Greenway, Neighborhood Mixed Use, Community Mixed Use

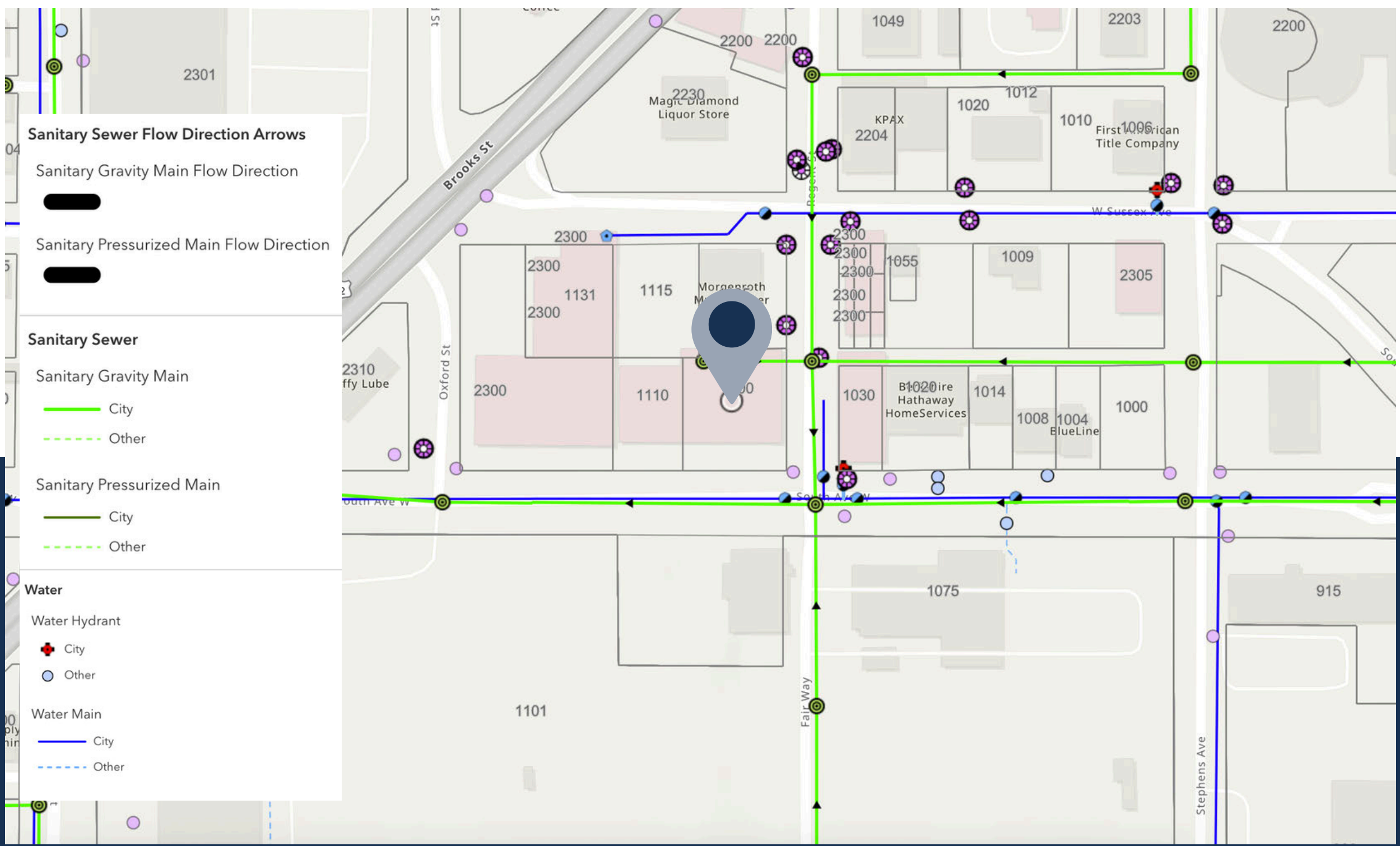
Place Type: Urban Mixed-Use High

T20 Zoning: C1-4

T20 Overlay: Design Excellence - Corridor - Typology 2



[Zoning Documents](#)



# MARKET OVERVIEW



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# Missoula Air Service

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

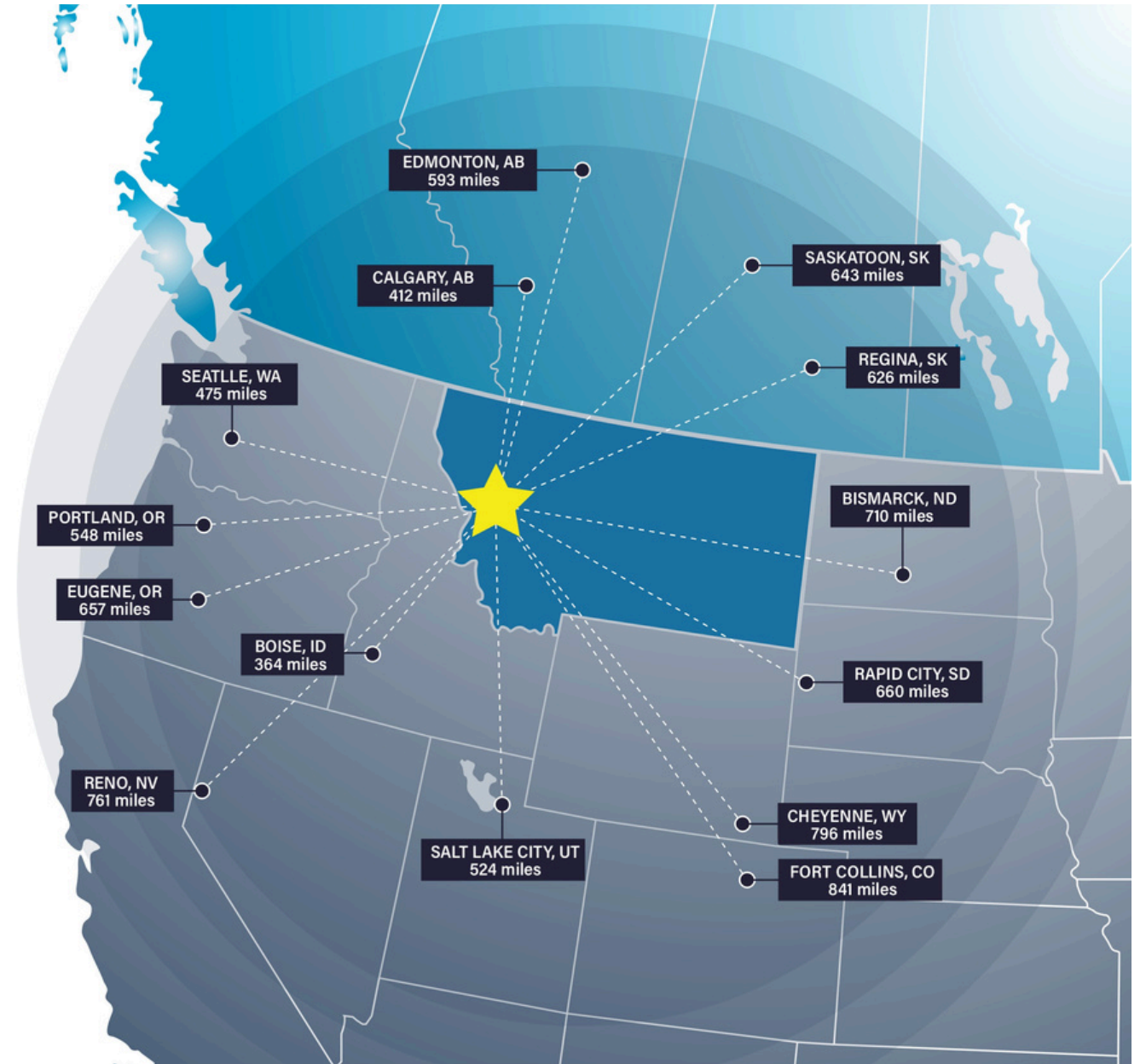


# Missoula Access

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+ 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 Advisors



**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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**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.