



SterlingCRE
ADVISORS

Lease-Ready Retail/Industrial Flex Unit

4404 Expressway
Missoula, Montana

Exclusively listed by:
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Opportunity Overview

Suite 102 is the last remaining space at 4404 Expressway. The ground floor suite offers ±2,765 SF of retail/industrial flex space, delivered move-in ready with an overhead door, a dedicated office, and common area restroom access. Expressway carries ±7,875 VPD (2024 AADT), with direct access to the Expressway exit off Interstate 90. Zoning is U-MU1. The layout suits service-based users, material storage, or showroom operators.



Address	4404 Expressway Missoula, Montana 59808
Property Type	Retail/Industrial Flex
Lease Rate & Suite Size	Suite 102: \$13.00/SF NNN; ±2,765 SF
Estimated NNN (Flex Suite)	\$5.57/SF; utilities separate at tenant's expense
Total Acreage	±1.17 Acres

Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour](#)



Interactive Links

Property Details

Address	4404 Expressway Missoula, Montana 59808
Property Type	Retail/Industrial Flex
Lease Rate & Suite Size	Suite 102: \$13.00/SF NNN; ±2,765 SF
Services	City Water & Sewer; Broadband
Access	Expressway
Zoning	U-MU1
Geocode	04-2200-06-1-01-40-0000
Traffic Count	±7,875 VPD (2024 AADT)
Year Built	2006
Parking	32 Surface Lot Spaces





Strategic Location Near Reserve Street & I-90 – Quick access to Missoula’s main commercial corridors and regional transportation routes



Overhead Door & Finished Office – ±2,765 SF of ground floor flex with drive-in access and built-out office space



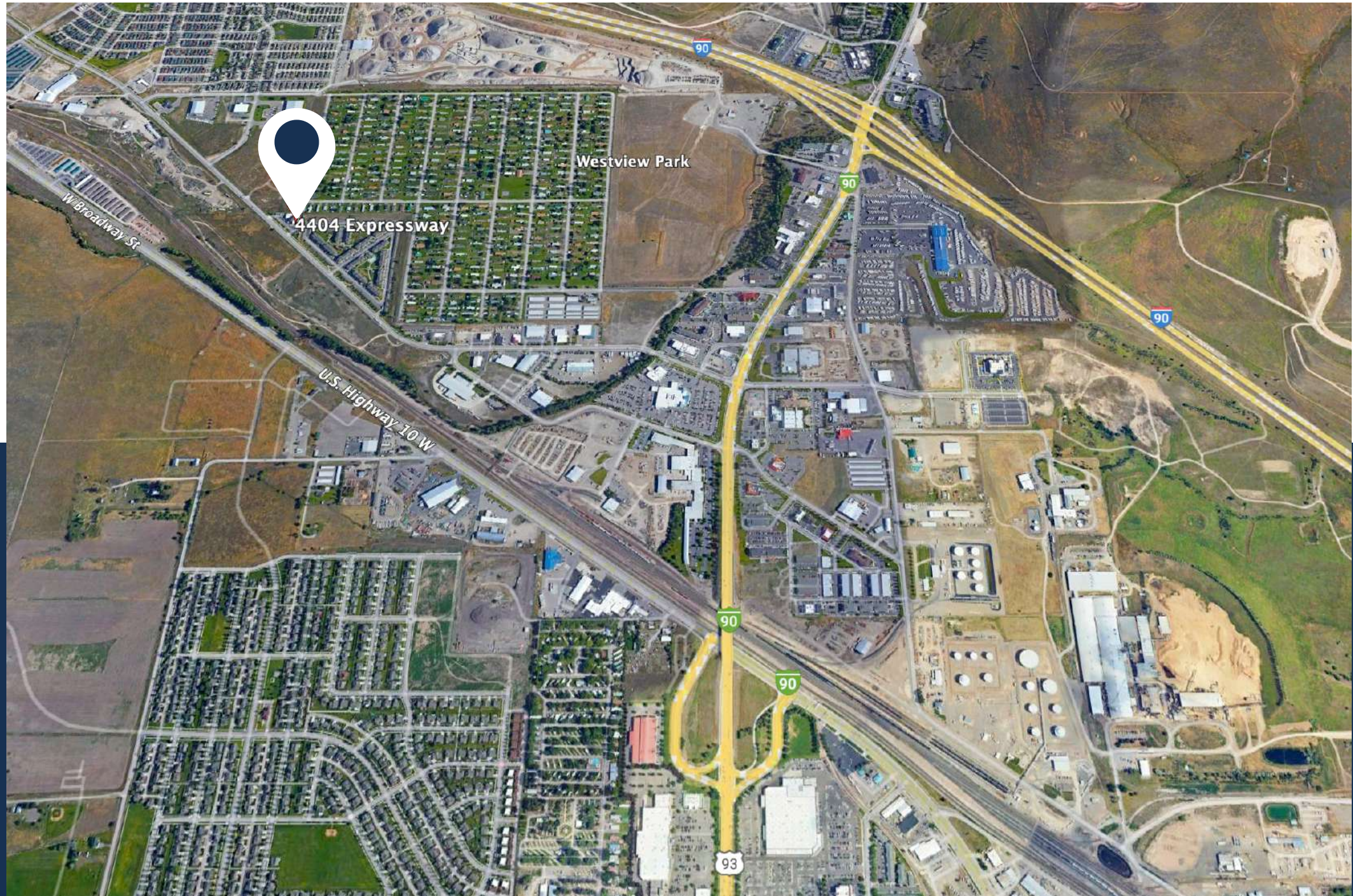
Highly Visible Location – ±7,875 VPD (2024 AADT) along Expressway for brand exposure



Surface Parking – 32 dedicated spaces on-site for tenant and customer convenience



Zoned U-MU1 – Permissive zoning allows a wide range of commercial and light industrial uses



Location Overview



Retailer Map

Expressway Exit



Interstate 90



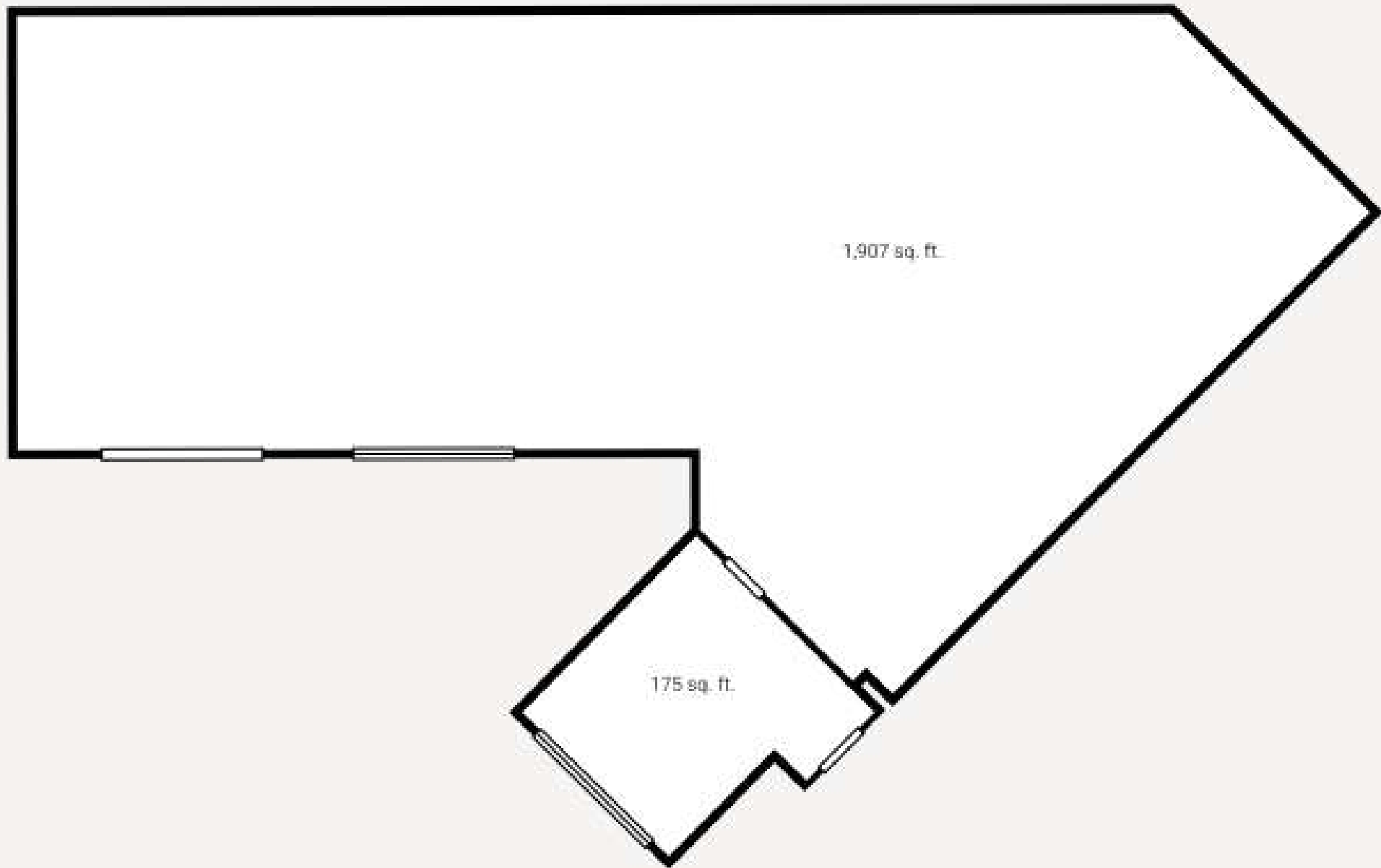
Expressway
7,875 VPD (2024 AADT)







Floor 1



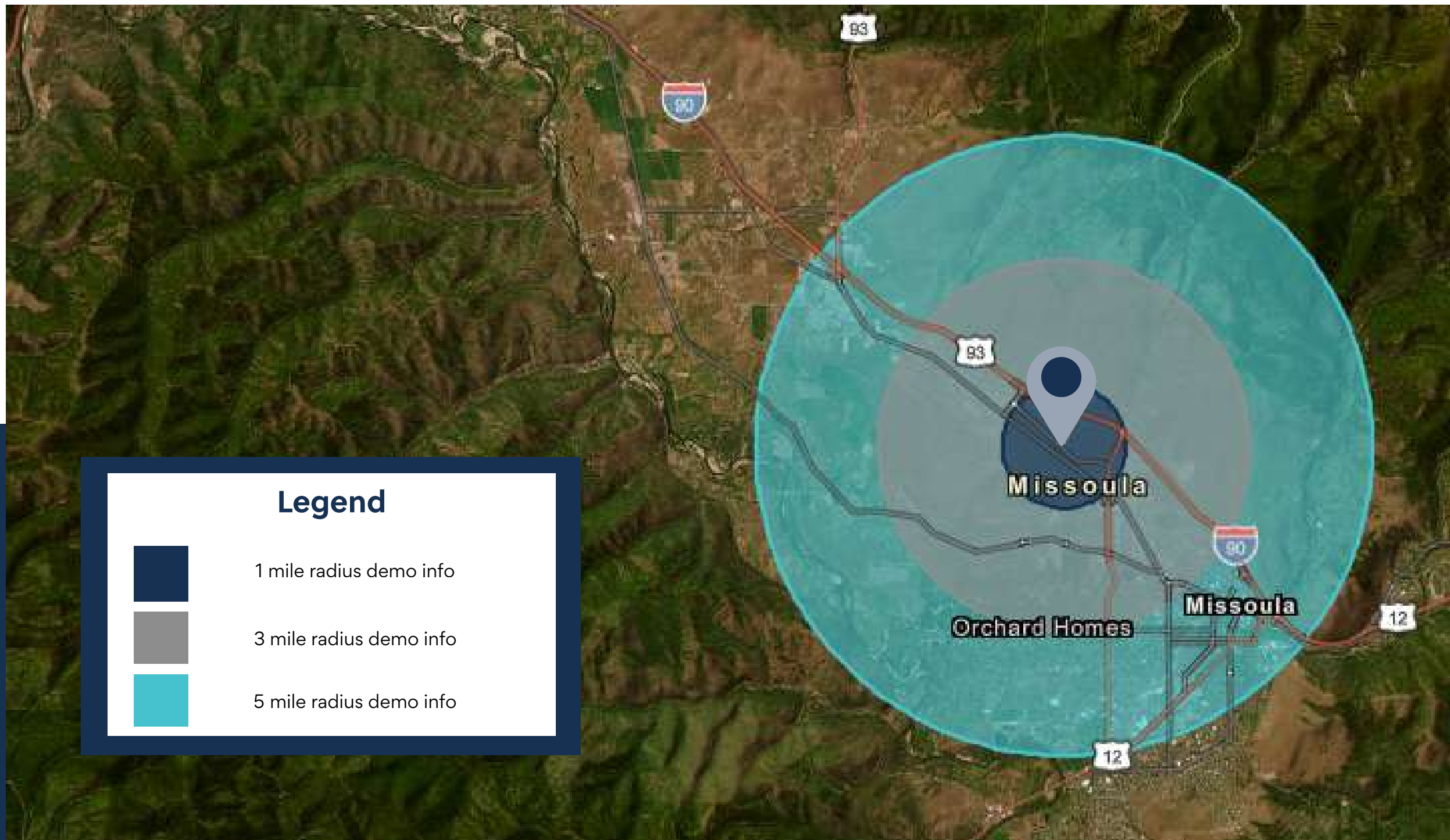


Suite 102



Suite 102





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

Key Facts

KEY FACTS

1 mile ▼

5,331

Population

37.5

Median Age

2.4

Average Household Size

\$87,664

Median Household Income

1,485

2023 Owner Occupied Housing Units (Esri)

738

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile ▼



196

Total Businesses



3,430

Total Employees

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	5,331	24,345	68,485	24,014	123,770	1,144,799	339,887,819
2022 Household Population	5,331	23,797	65,928	23,559	120,643	1,115,471	331,671,159
2022 Family Population	4,108	15,784	42,059	17,158	85,153	851,883	264,093,561
2027 Total Population	5,966	26,870	71,720	26,248	128,306	1,205,657	347,149,422
2027 Household Population	5,966	26,322	69,163	25,793	125,179	1,176,329	338,932,762
2027 Family Population	4,564	17,409	43,996	18,749	88,019	895,113	269,093,856

HOUSING STATS

1 mile ▼



\$477,228

Median Home Value



\$11,035

Average Spent on Mortgage & Basics



\$1,164

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.5%)

The smallest group: \$25,000 - \$34,999 (5.5%)

1 mile ▼

Indicator ▲	Value	Diff	
<\$15,000	8.9%	+0.2%	
\$15,000 - \$24,999	6.5%	0	
\$25,000 - \$34,999	5.5%	-2.0%	
\$35,000 - \$49,999	11.9%	+2.0%	
\$50,000 - \$74,999	9.3%	-6.0%	
\$75,000 - \$99,999	13.7%	-0.6%	
\$100,000 - \$149,999	24.5%	+5.9%	
\$150,000 - \$199,999	12.2%	+2.6%	
\$200,000+	7.5%	-2.0%	

Bars show deviation from: Missoula Co... ▼

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$42,742	\$42,620	\$43,038
2022 Median Household Income	\$87,664	\$68,152	\$69,368
2022 Average Household Income	\$101,717	\$92,228	\$94,011
2027 Per Capita Income	\$48,875	\$48,717	\$48,414
2027 Median Household Income	\$101,520	\$79,346	\$79,000
2027 Average Household Income	\$115,803	\$105,052	\$105,172

Missoula Office Market Data | Q4 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Lease Rate	\$18.77	\$19.32	2.93%	↑
Downtown Average Lease Rate	\$20.64	\$20.10	-2.62%	↓
NNN Average	\$6.07	\$8.44	23.22%	↑
County Vacancy	7.54%	7.66%	0.12%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Sale Price PSF*	\$215.86	\$233.13	8.00%	↑
Condominium Average Sale Price PSF**	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF**	\$251.53	\$264.06	4.98%	↑

All data covers the trailing 12 months
*Weighted Average **Non-weighted Average
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±48,000 SF
Completed 2025	±10,394 SF



Missoula Industrial Market Data | Q1 2026

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change
County Average Lease Rate	\$11.24	\$12.82	14.06% ↑
NNN Average	\$2.90	\$4.21	45.17% ↑
County Vacancy	6.42%	18.14%	11.72% ↑

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change
County Average Sale Price PSF*	\$145.52	\$163.69	12.49% ↑
Condominium Average Sale Price PSF**	\$202.82	\$178.67	-11.91% ↓
Freestanding Average Sale Price SF**	\$187.79	\$164.61	-12.34% ↓

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±37,894 SF
Permitting	TBD
Planning	±55,000 SF
Completed YTD 2025	±34,267 SF



Missoula Air Service

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

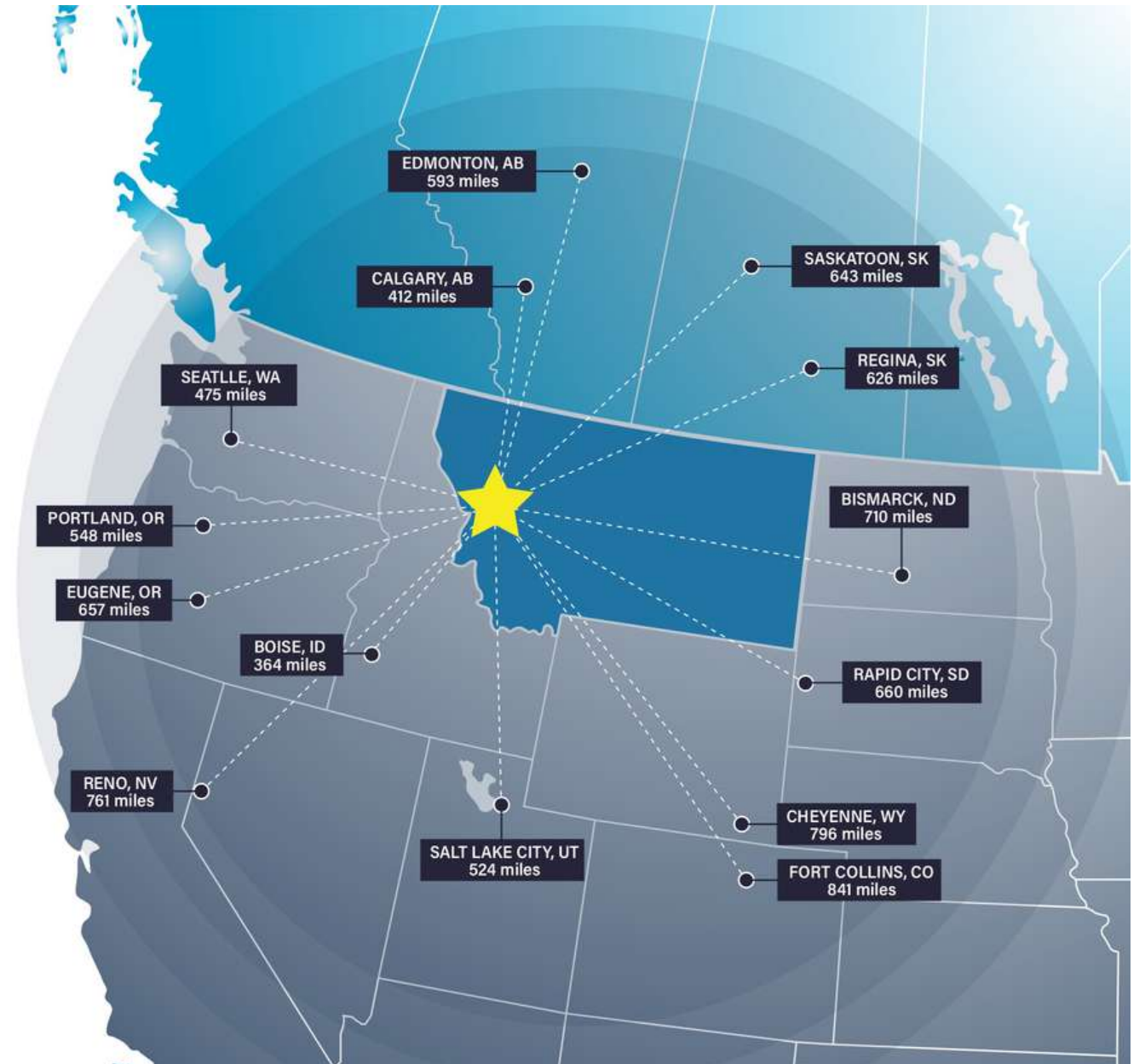


Missoula Access

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+ 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



ACCOLADES

#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

PEOPLE

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



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.



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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