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Freestanding Midtown Office/Retail & Warehouse For Sale

2120 Dixon Avenue
Missoula, Montana

±3,326 SF | Office/Retail/Warehouse

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



Conceptual rendering shown



Conceptual rendering shown



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Opportunity Overview

SterlingCRE Advisors is pleased to present an outstanding opportunity to acquire a ±3,326 square foot mixed-use property in the heart of Midtown Missoula. Located just off Brooks Street, this flexible building features a balanced layout of office/retail, and warehouse space, ideal for a wide range of business uses.

Positioned on a ±0.13-acre lot, the property includes private paved parking in the front and rear, along with additional street parking. Its U-MU3 commercial zoning allows for diverse commercial applications, including professional office, service retail, studio space, or light industrial. The building was remodeled in 2007 and remains in excellent condition, offering immediate functionality for owner-users or local tenants.

2120 Dixon Avenue benefits from its central Midtown location, surrounded by established neighborhoods, retail centers, and service businesses. It lies within Missoula's Urban Renewal District and qualifies for Tax Increment Financing (TIF), providing potential financial incentives for future site improvements.

This is a rare opportunity to acquire a versatile, well-located commercial asset in one of Missoula's most active and evolving districts.

Address	2120 Dixon Avenue Missoula, Montana 59801
Purchase Price	\$945,000 (\$284/SF)
Property Type	Office/Retail; Warehouse
Total Acreage	±0.13 acres (±5,663 SF)
Building Size (per CAMA)	±1,918 SF Office/Retail ±1,408 SF Warehouse ±3,326 Total Square Feet
Building Features	Bullpen workspace w/ wood floors Kitchen/break area Server room/print area Heated warehouse space Floor drain Grade level loading doors 3-phase power to property line Loading access off rear alley

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)



Interactive Links

2120 Dixon Avenue

\$945,000 (\$284/SF)

Building SF (per CAMA)	±1,918 SF Office/Retail ±1,408 SF Warehouse ±3,326 Total Square Feet
Geocode	04-2200-32-3-49-10-0000
Year Built/Renovated	1956; Remodeled 2007
Zoning	U-MU3 (Urban Mixed-Use)
Access	Dixon Avenue and the Adjacent Alleyway
Services	Missoula City Water and Sewer
Taxes	\$13,814.52 (2025)
Parking	Front: 3 Private Paved Spaces Back: Paved Parking Pad
Traffic Count (AADT)	24,024 VPD US 12, btwn Mall Entrance & Havre Ave





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)

LOCATION



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Image Courtesy of Google Earth



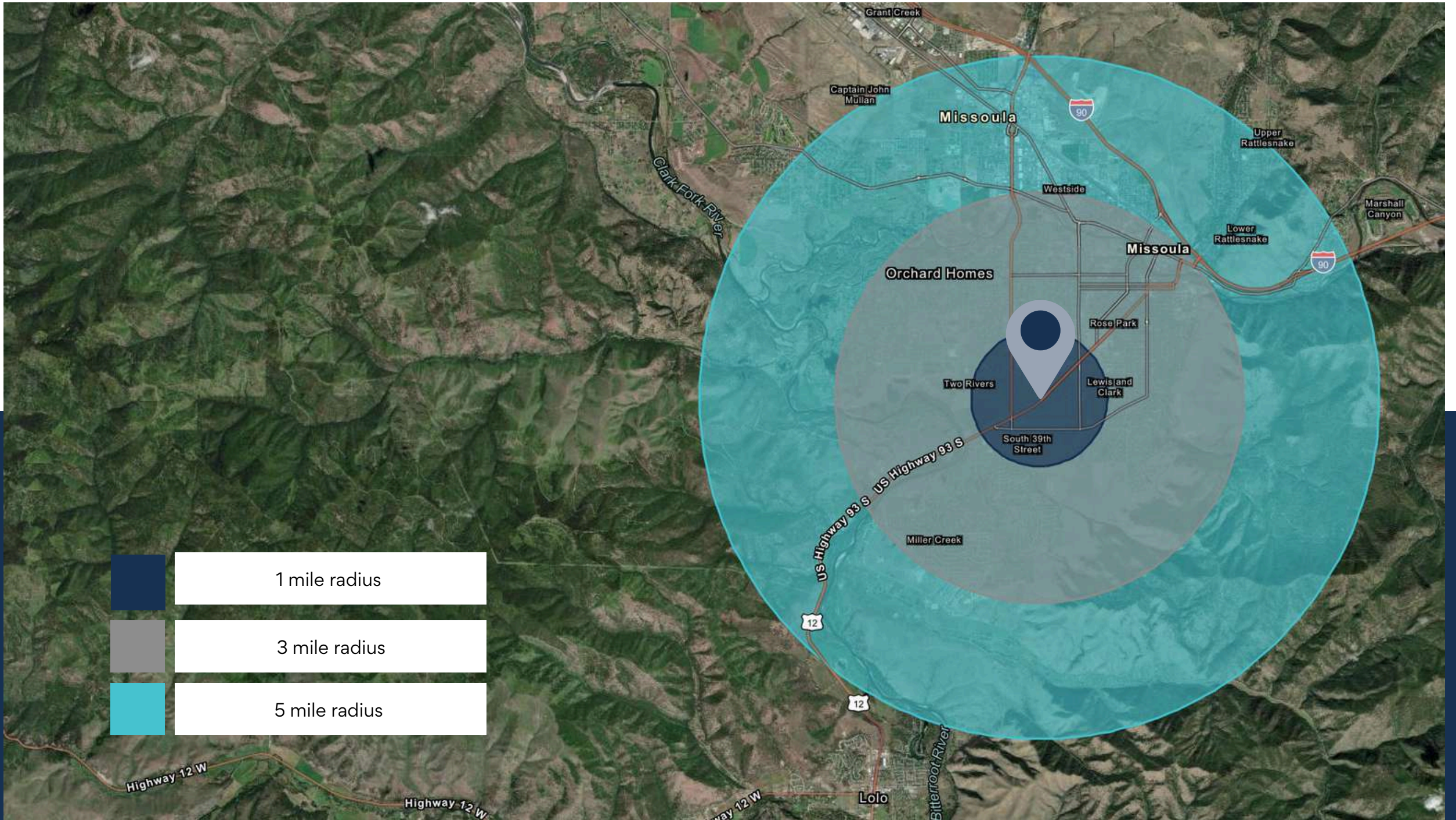
Locator Map






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Retailer Map



-  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%)

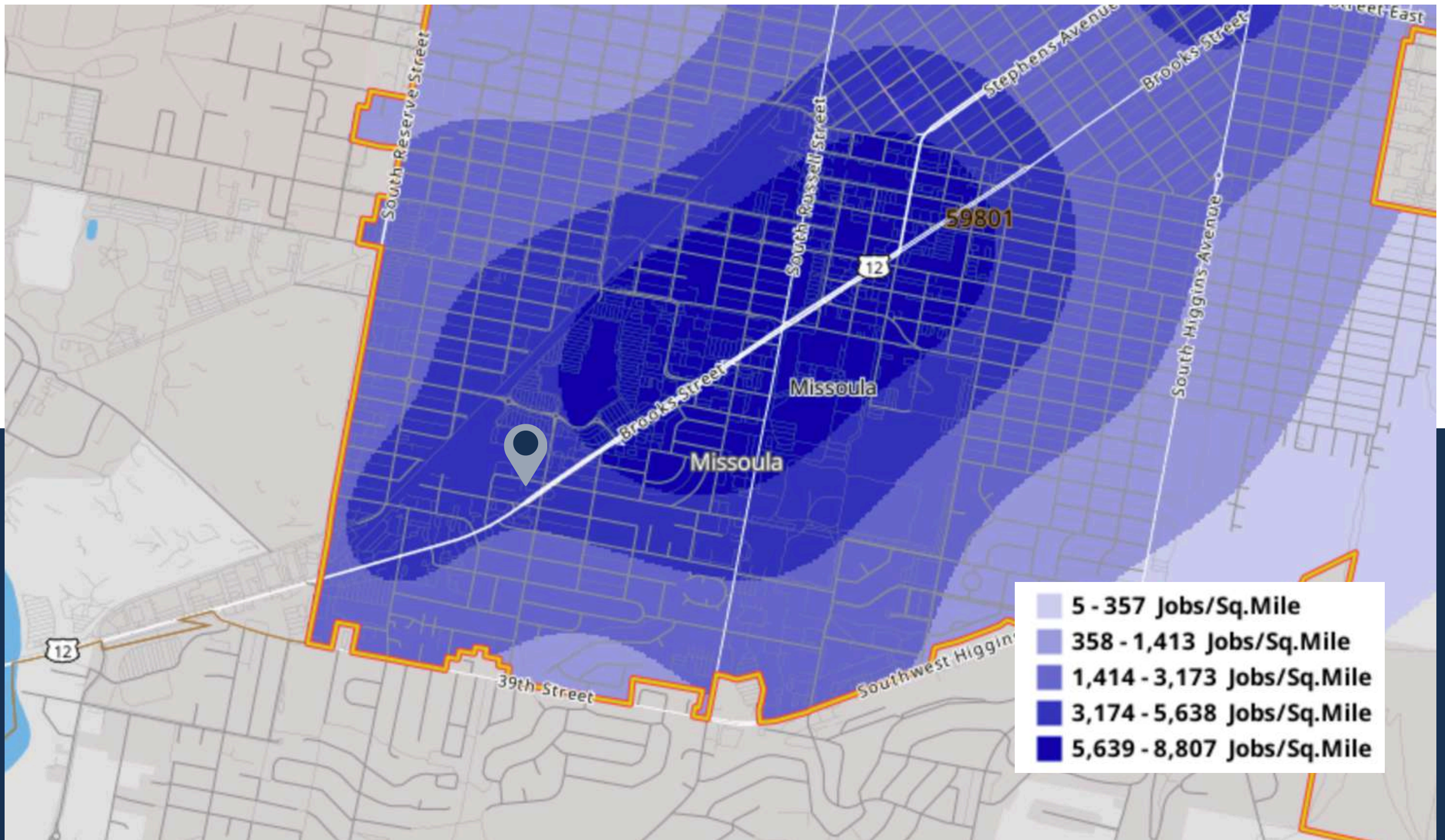
1 mile

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

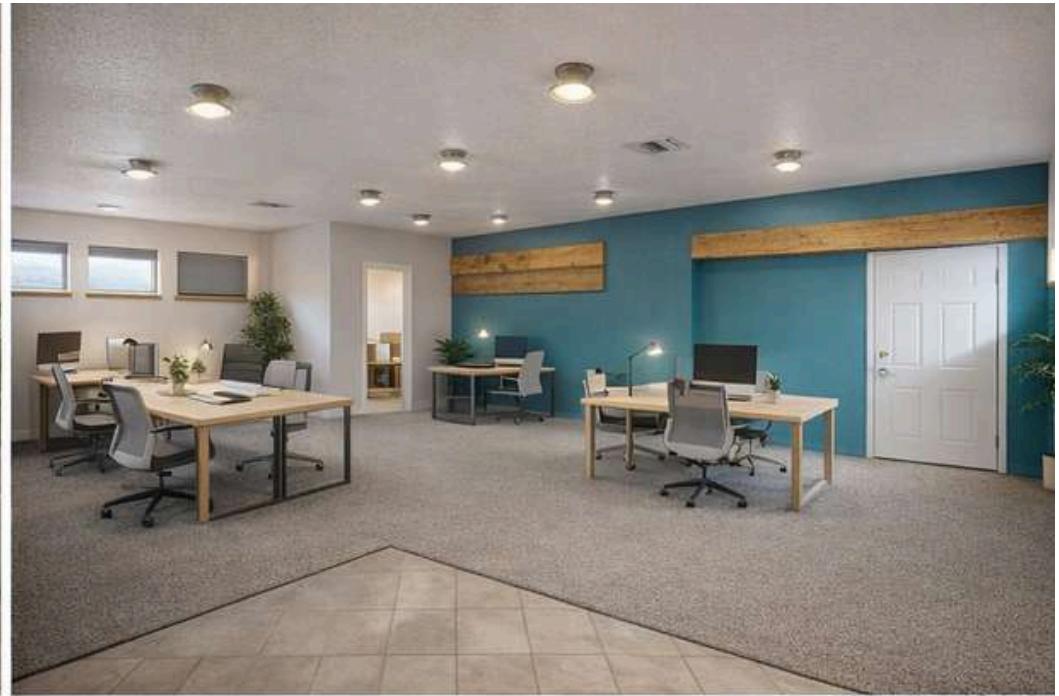


Area Employment Heat Map

PROPERTY DETAILS



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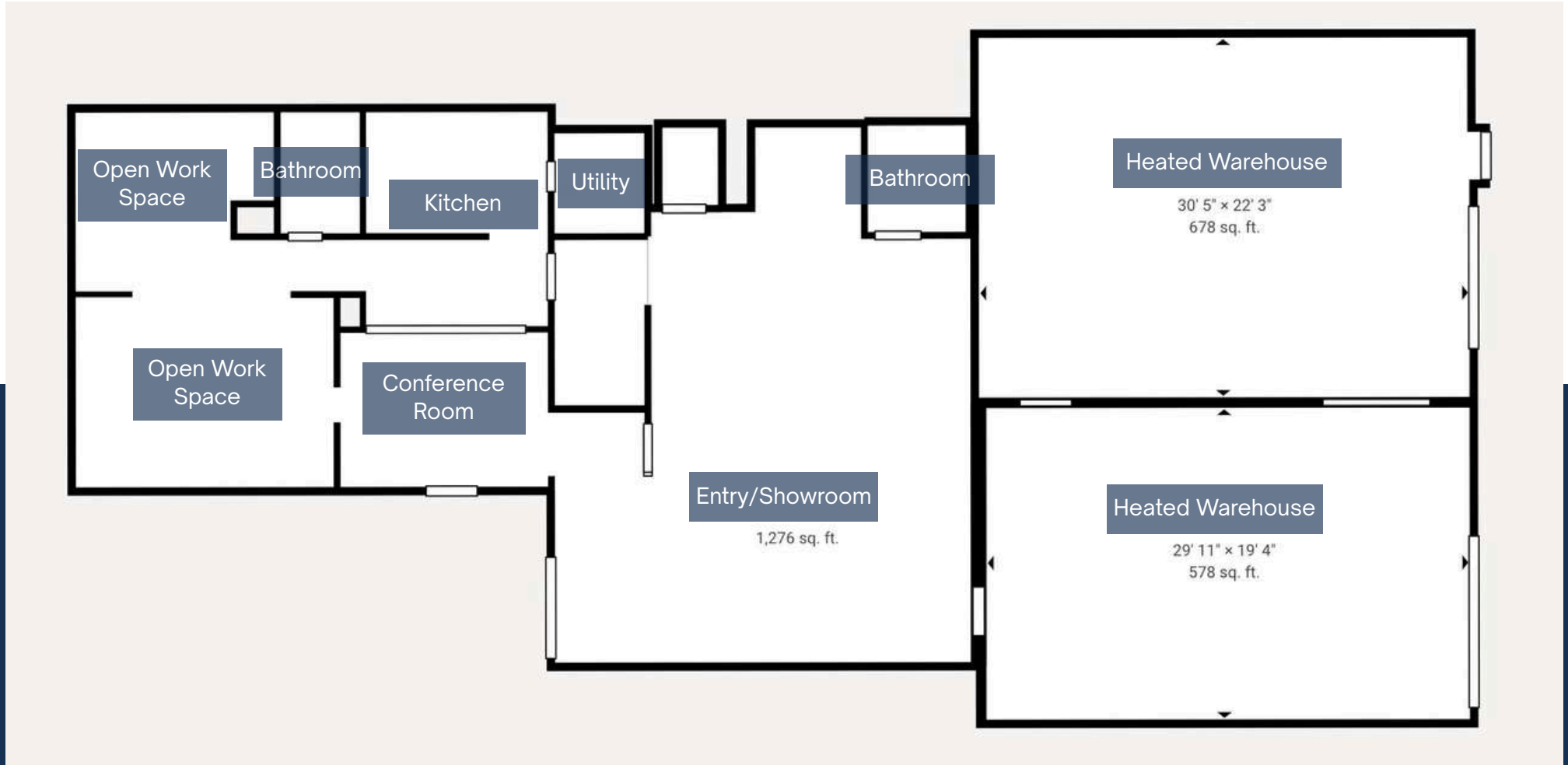






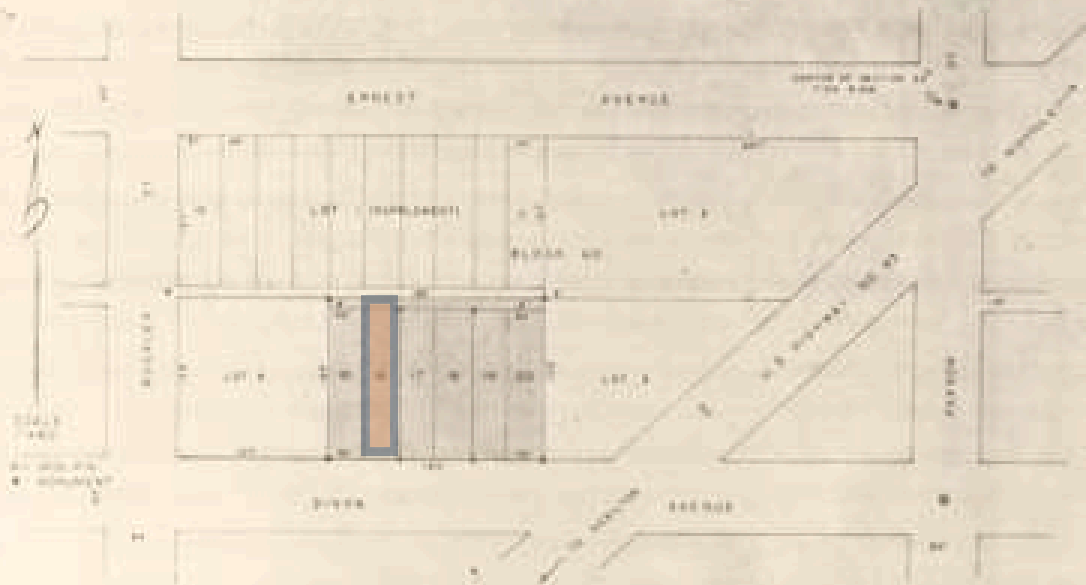






LON ADDITION

A SUPPLEMENT OF BLOCK 60 EAST 180 FEET OF LOT 4
CARLINE ADDITION TO MISSOULA, MONTANA



BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____

[Signature]
Notary Public

STATE OF MONTANA
COUNTY OF _____

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

[Signature]
County Clerk

STATE OF MONTANA
COUNTY OF _____

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

[Signature]
County Clerk

STATE OF MONTANA
COUNTY OF _____

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

[Signature]
County Clerk

STATE OF MONTANA
COUNTY OF _____

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

[Signature]
County Clerk

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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



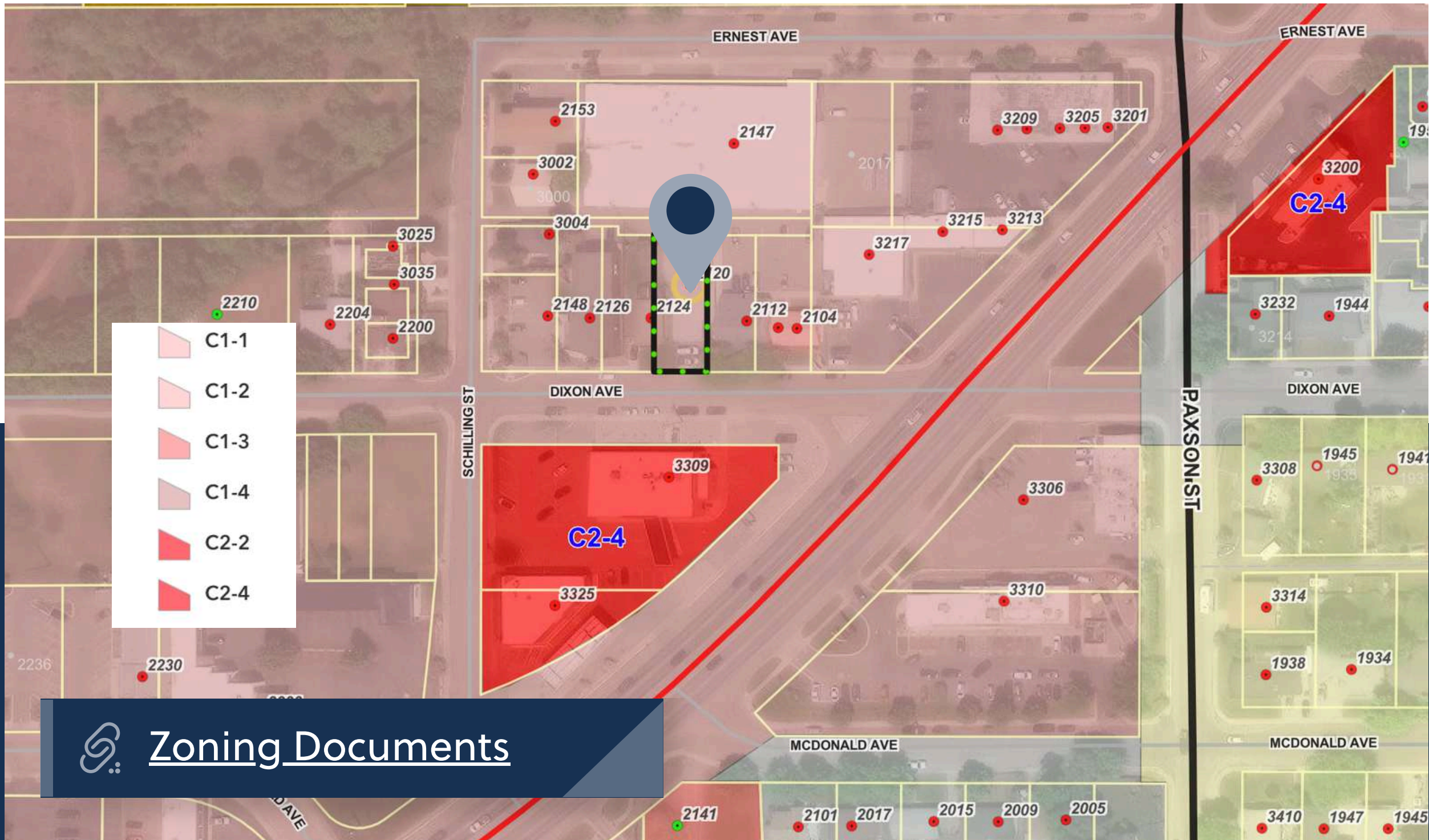
Flood Zones: ■ X500 or B Zone ■ A Zone ■ V Zone ■ D Zone Floodway CBRA

Soil Map—Missoula County Area, Montana

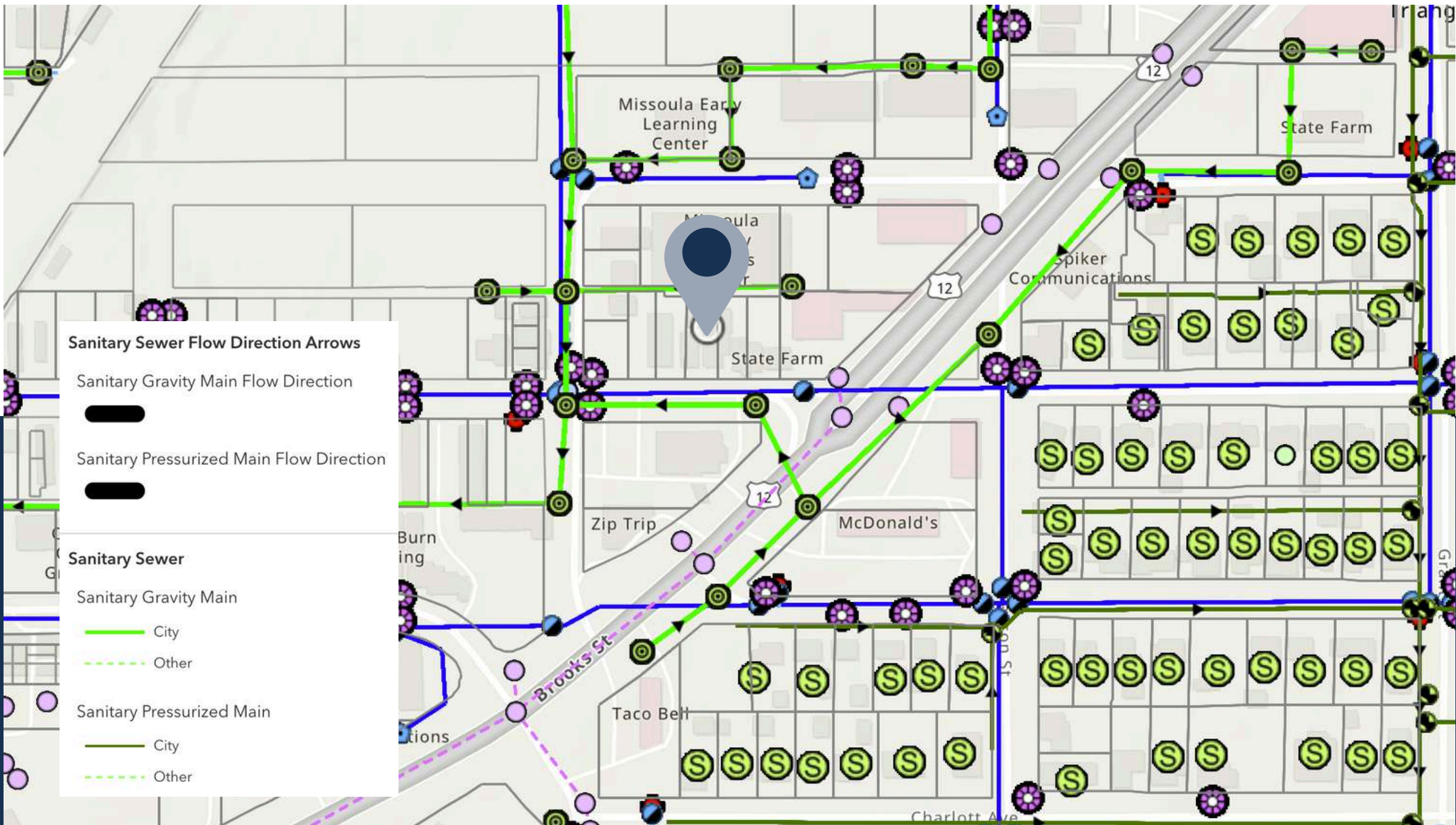


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	0.7	100.0%
Totals for Area of Interest		0.7	100.0%



Zoning Documents



MARKET OVERVIEW



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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 Retail Market Data | Q4 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	\$23.64	\$19.00	-19.63% ↓
Downtown Average Lease Rate	\$25.56	\$18.85	-26.25% ↓
NNN Average	\$6.54	\$6.87	5.05% ↑
County Vacancy	3.32%	3.87%	0.55% ↑

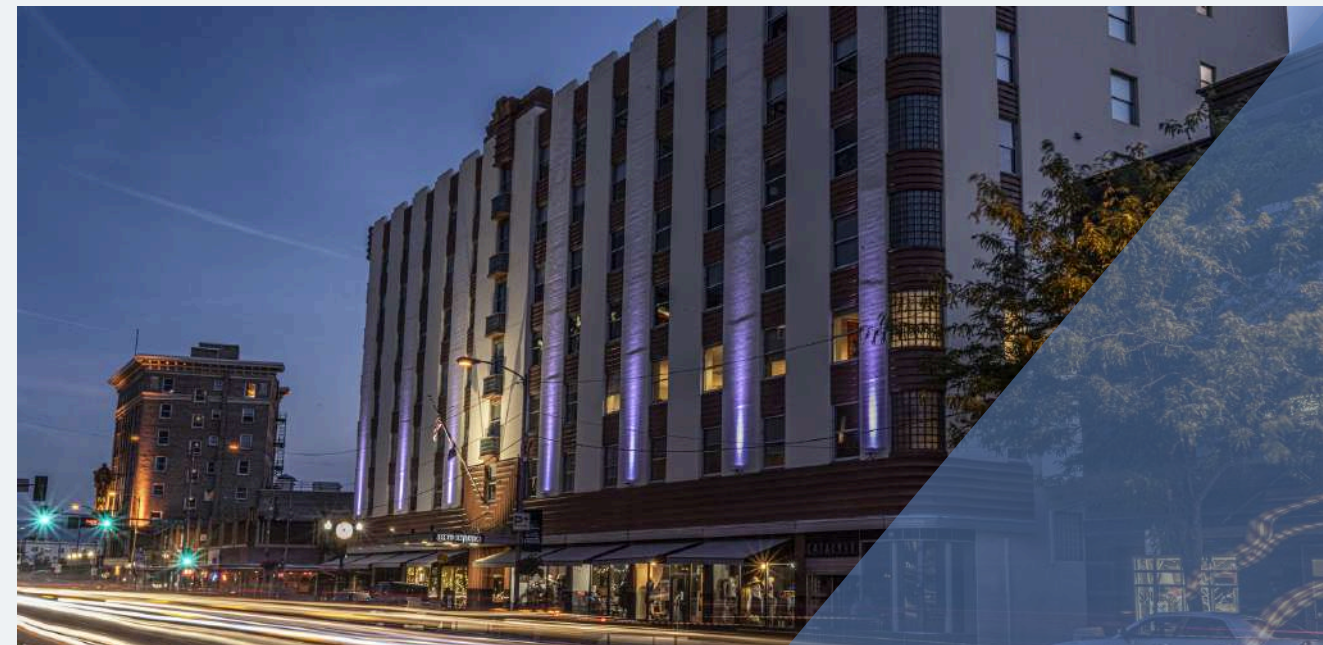
SALES ACTIVITY | RETAIL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF	\$356.87	\$294.58	-17.45% ↓
Condominium Average Sale Price PSF	\$402.03	NA	NA
Freestanding Average Sale Price SF	\$404.04	\$308.58	-23.63% ↓

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

RETAIL DEVELOPMENT PIPELINE

Construction	±12,480 SF
Permitting	±8,500 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.

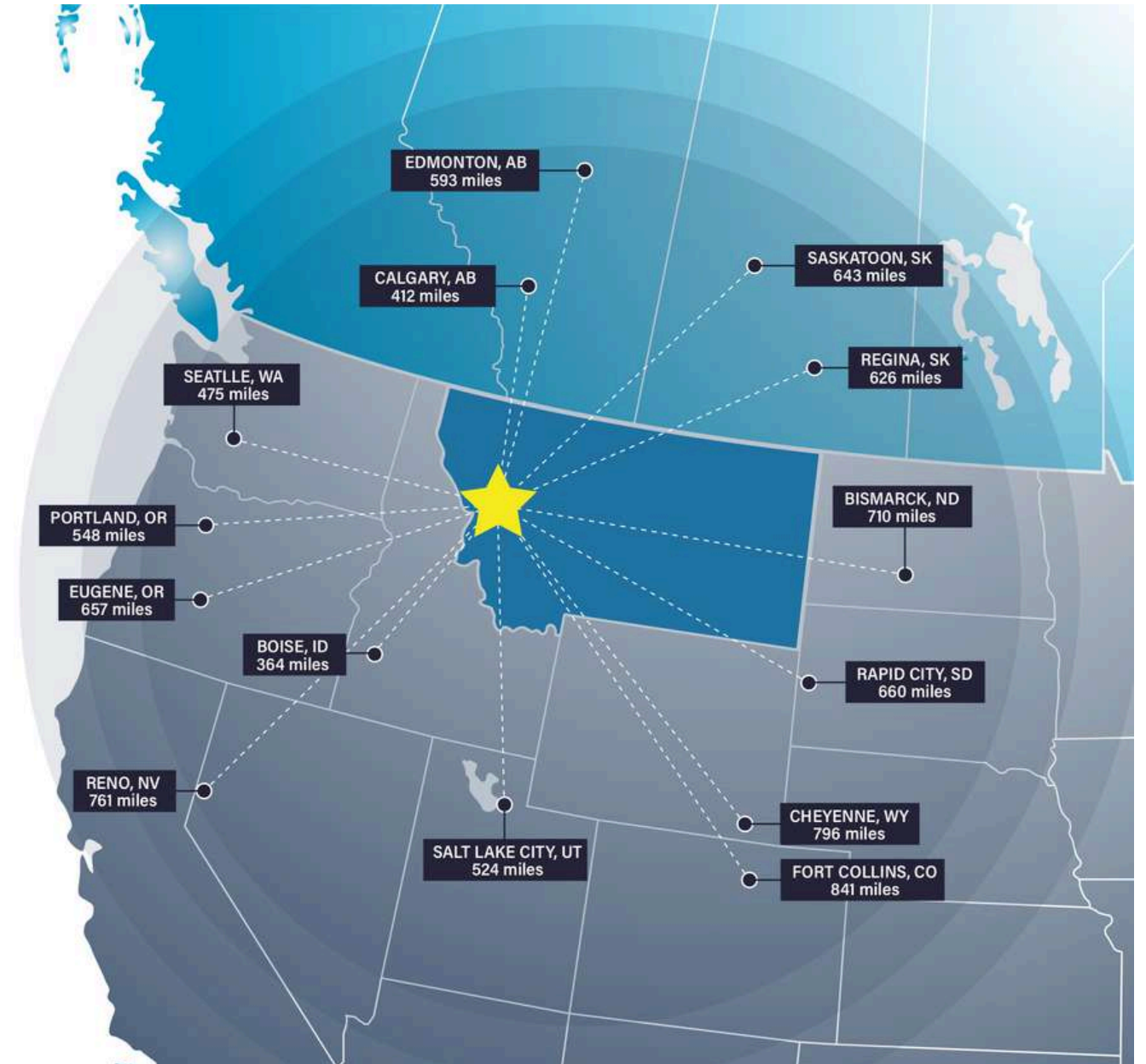


Missoula Access

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+ 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



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.