



SterlingCRE
ADVISORS

For Lease Quick Service Restaurant/Retail

1605 South Russell, Suite B
Missoula, Montana

Multi-Tenant Retail Suite | ±1,870 SF

Exclusively listed by:
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Conceptual rendering shown



Conceptual rendering shown

Opportunity Overview

SterlingCRE Advisors is pleased to present a premier leasing opportunity purpose-built for quick-service restaurant operators and high-traffic retailers. Located at 1605 South Russell Street in one of Missoula's busiest commercial corridors, this ±1,870 square foot suite delivers the visibility, infrastructure, and customer access that QSR and retail concepts demand from day one, while still offering flexibility for select office or service-based users.

Expansive storefront windows along a high-volume thoroughfare position your brand in front of thousands of daily commuters, shoppers, and fuel station customers, maximizing exposure and driving consistent traffic. The existing kitchen setup significantly reduces build-out time and cost for food operators, while the open floor plan allows for adaptable layouts suited to retail, service, or alternative configurations.

Multiple points of ingress and egress, combined with on-site parking, support a convenient customer experience that is critical for high-frequency, convenience-driven uses. Building signage further enhances visibility at one of Missoula's most active intersections, reinforcing brand presence in a location that already captures strong daily traffic.

This is a rare opportunity to secure a turnkey-friendly space in a corridor that consistently delivers the visibility and accessibility today's operators need to succeed.



Address	1605 South Russell Street Missoula, MT 59801
Property Type	Restaurant/Retail/Office
Lease Rate	\$23.00-\$26.00/SF, NNN
Estimated NNN	\$7.00 SF (includes taxes, insurance, estimated maintenance); Tenant to contract for separately metered utilities
Total Square Feet	±1,870 Square Feet
Total Acreage	±0.64 Acres

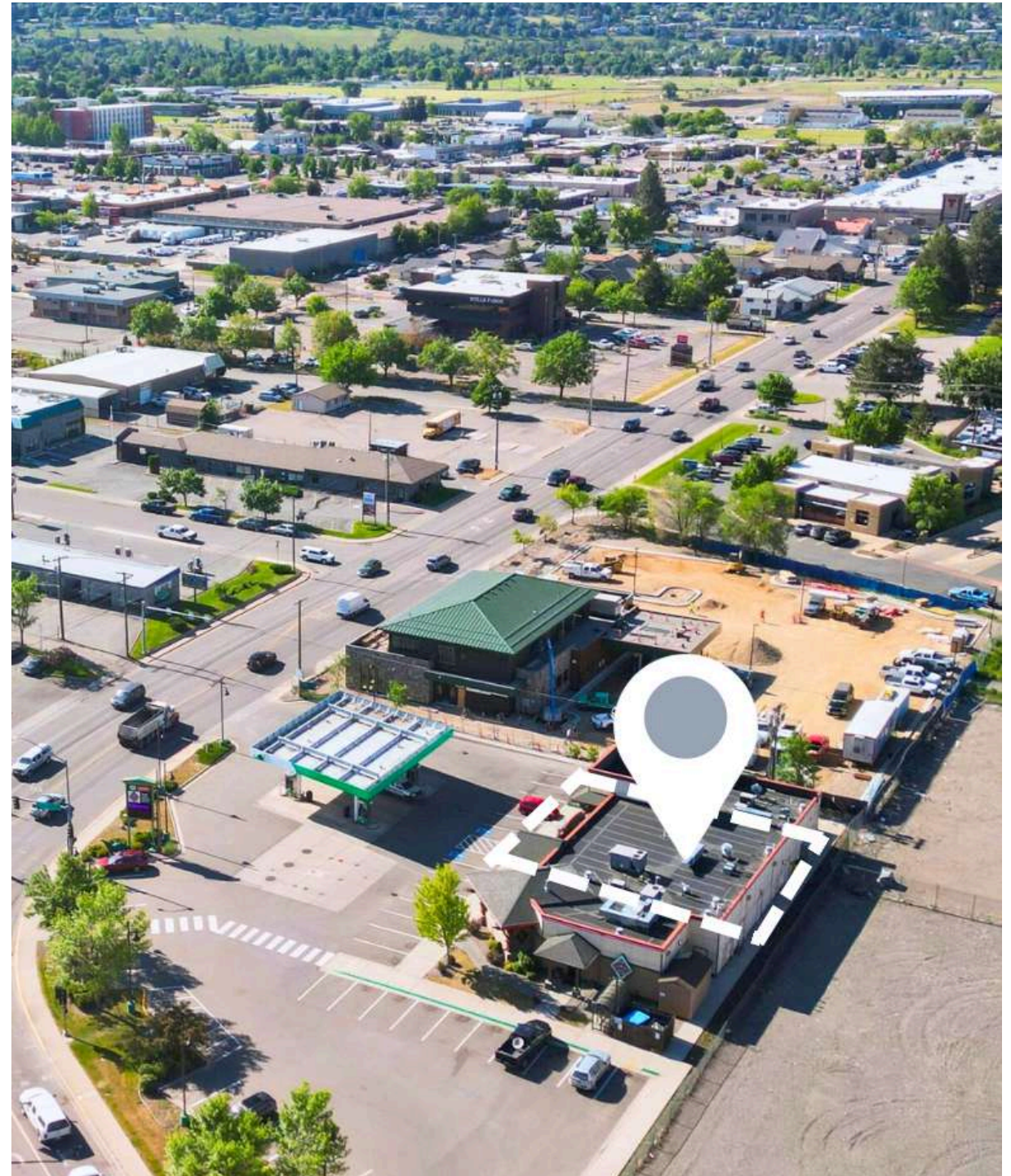
Interactive Links

 [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



Interactive Links

Property Summary

Property Type	Restaurant/Retail/Office
Square Footage (per Floor Plan)	±1,870 SF
Total Acreage	±0.64 Acres
Services	City Water and Sewer
Access	Mount Avenue and Russell Street; Shared entrance into building
Zoning	<u>U-MU4 (City of Missoula)</u> Link to Zoning Code
Estimated 2025 NNN	\$7.00/SF
Traffic Count	Mount Ave: ±18,303 VPD (2023 AADT) Russell St: ±15,022 VPD (2023 AADT)
Parking	6.26 per 1,000 SF
Year Built	2006

1605 South Russell St, Missoula, MT



Property Details



Prominently Positioned at a Fully Signalized Intersection



Marquee Signage Available



Located Along one of Missoula's Primary Thoroughfares



Added Visibility/Traffic from Fuel Station & Convenience Store



Multiple Ingress/Egress Points with Ample Parking

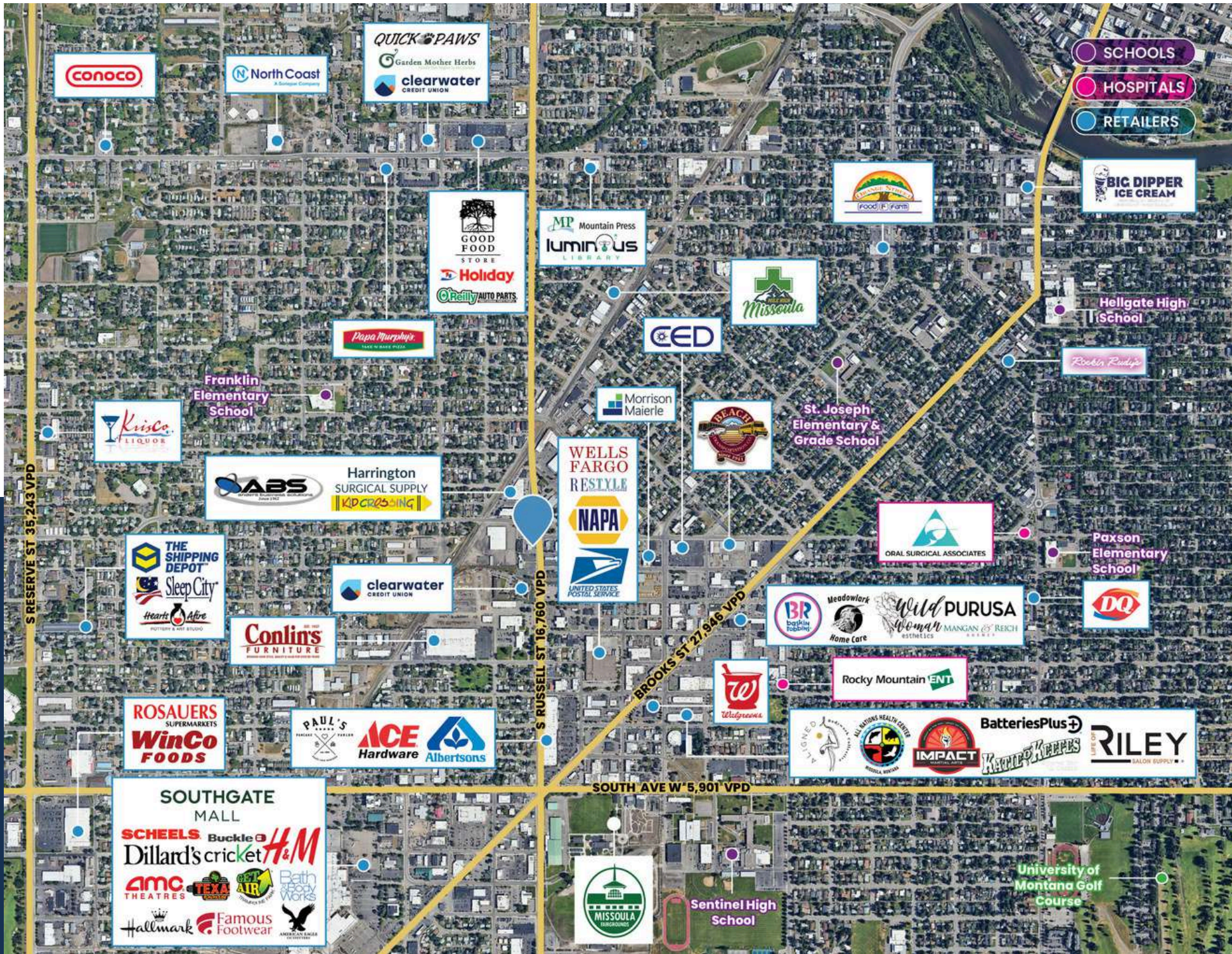


**Mount Avenue
±18,303 VPD (2023
AADT)**

**South Russell
Street ±16,760 VPD
(2023 AADT)**

Google Earth

200 ft

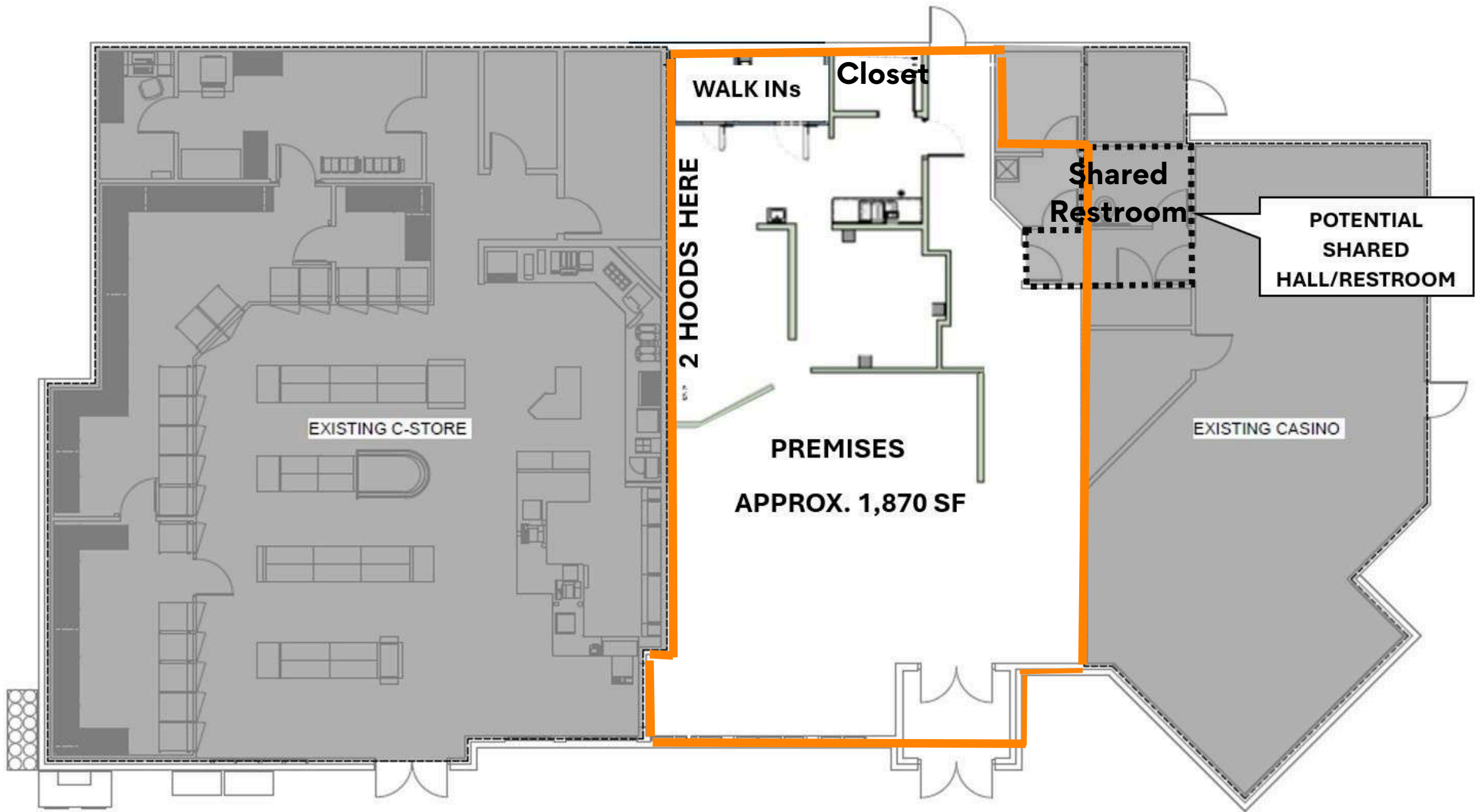


Retailer Map

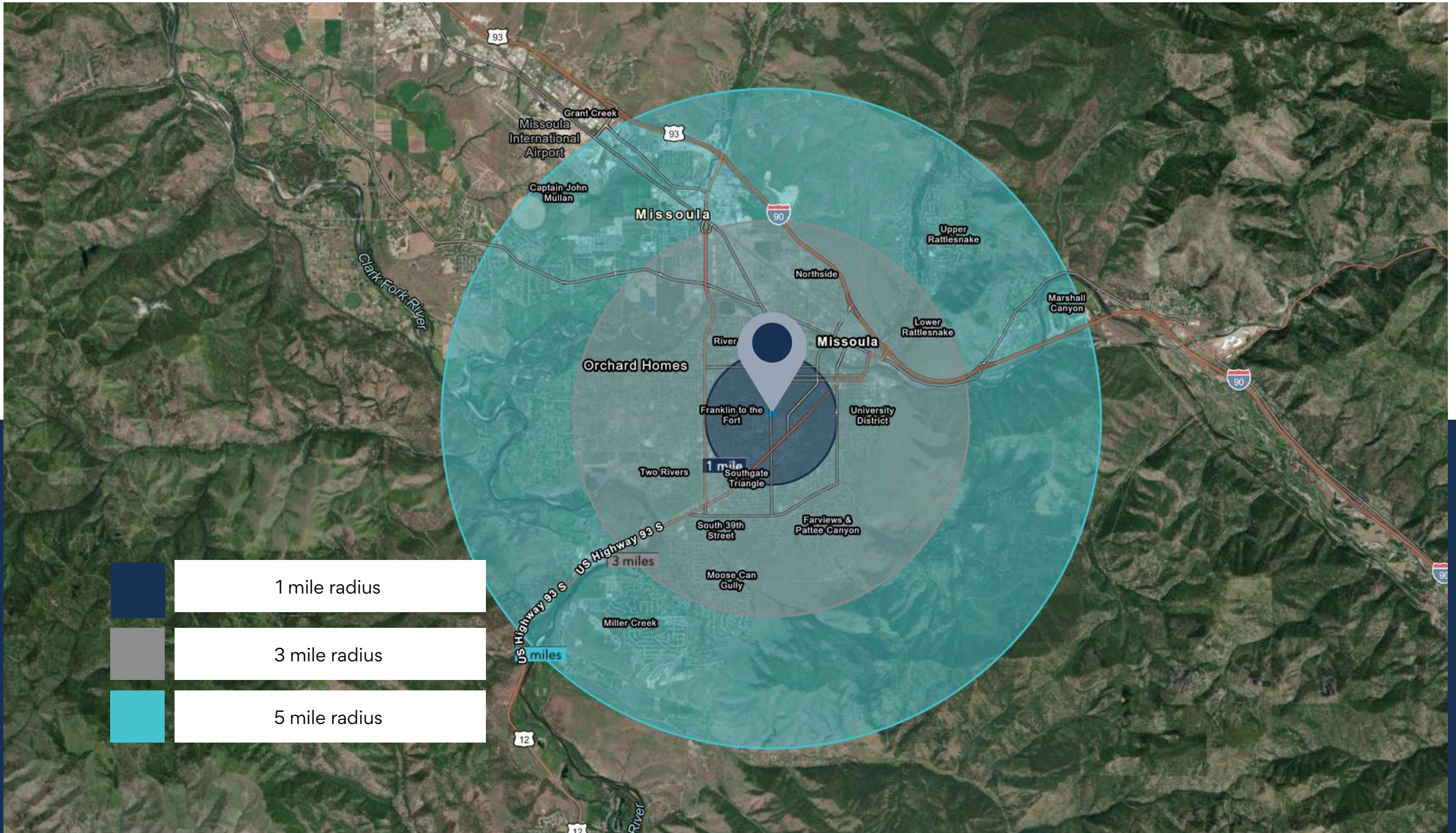








NOT EXACT AS-BUILT OR TO SCALE — FOR ILLUSTRATIVE PURPOSES ONLY.



Radius / Drive Time Map

KEY FACTS

1 mile

15,331

Population

34.8

Median Age

2.0

Average Household Size

\$55,290

Median Household Income

3,078

2023 Owner Occupied Housing Units (Esri)

4,380

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,195

Total Businesses



10,568

Total Employees

HOUSING STATS

1 mile



\$414,443

Median Home Value



\$7,442

Average Spent on Mortgage & Basics



\$932

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: \$200,000+ (4.2%)

1 mile

Indicator ▲	Value	Diff
<\$15,000	10.8%	+3.6%
\$15,000 - \$24,999	8.3%	+1.4%
\$25,000 - \$34,999	10.3%	+3.7%
\$35,000 - \$49,999	15.6%	+0.5%
\$50,000 - \$74,999	17.5%	+2.0%
\$75,000 - \$99,999	14.8%	-2.0%
\$100,000 - \$149,999	13.3%	-2.8%
\$150,000 - \$199,999	5.2%	-1.6%
\$200,000+	4.2%	-4.8%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	15,331	65,203	89,733	2022 Per Capita Income	\$37,009	\$38,139	\$41,427
2022 Household Population	15,246	62,512	86,670	2022 Median Household Income	\$55,290	\$58,212	\$66,462
2022 Family Population	9,000	38,192	57,492	2022 Average Household Income	\$76,149	\$82,787	\$93,167
2027 Total Population	15,494	66,400	92,577	2027 Per Capita Income	\$44,312	\$45,442	\$49,414
2027 Household Population	15,409	63,709	89,515	2027 Median Household Income	\$68,382	\$72,197	\$79,855
2027 Family Population	9,018	38,529	59,008	2027 Average Household Income	\$90,627	\$97,692	\$110,204

Missoula Retail Market Data | Q1 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Lease Rate	\$22.54	\$22.51	-0.13% ↓
Downtown Average Lease Rate	\$25.25	\$21.00	-16.83% ↓
NNN Average	\$6.50	\$6.84	5.23% ↑
County Vacancy	2.61%*	3.14%	+0.53% ↑

*Vacancy is for 2023

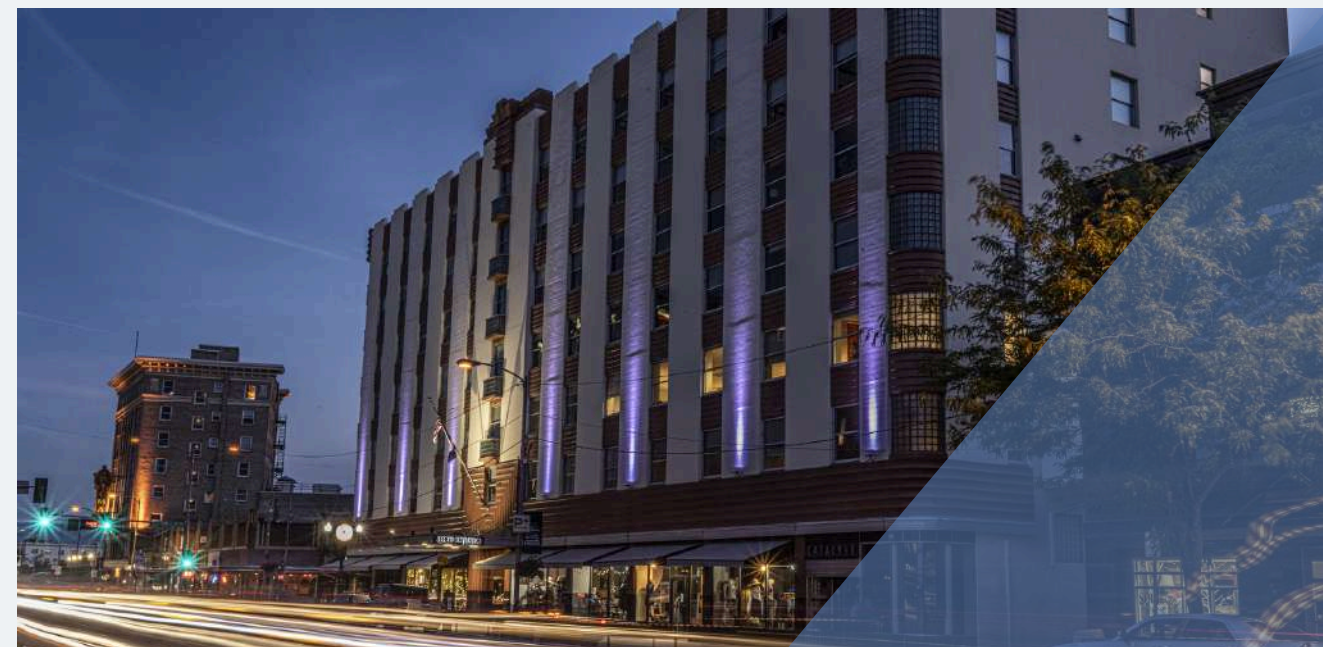
SALES ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Sale Price PSF	\$211.53	\$432.43	104.43% ↑
Condominium Average Sale Price PSF	\$389.79	\$402.03	3.14% ↑
Freestanding Average Sale Price SF	\$181.82	\$436.23	139.92% ↑

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

RETAIL DEVELOPMENT PIPELINE

Construction	±8,000 SF
Permitting	±21,480 SF
Planning	±10,000 SF
Completed YTD 2025	±10,394 SF



Missoula Air Service

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

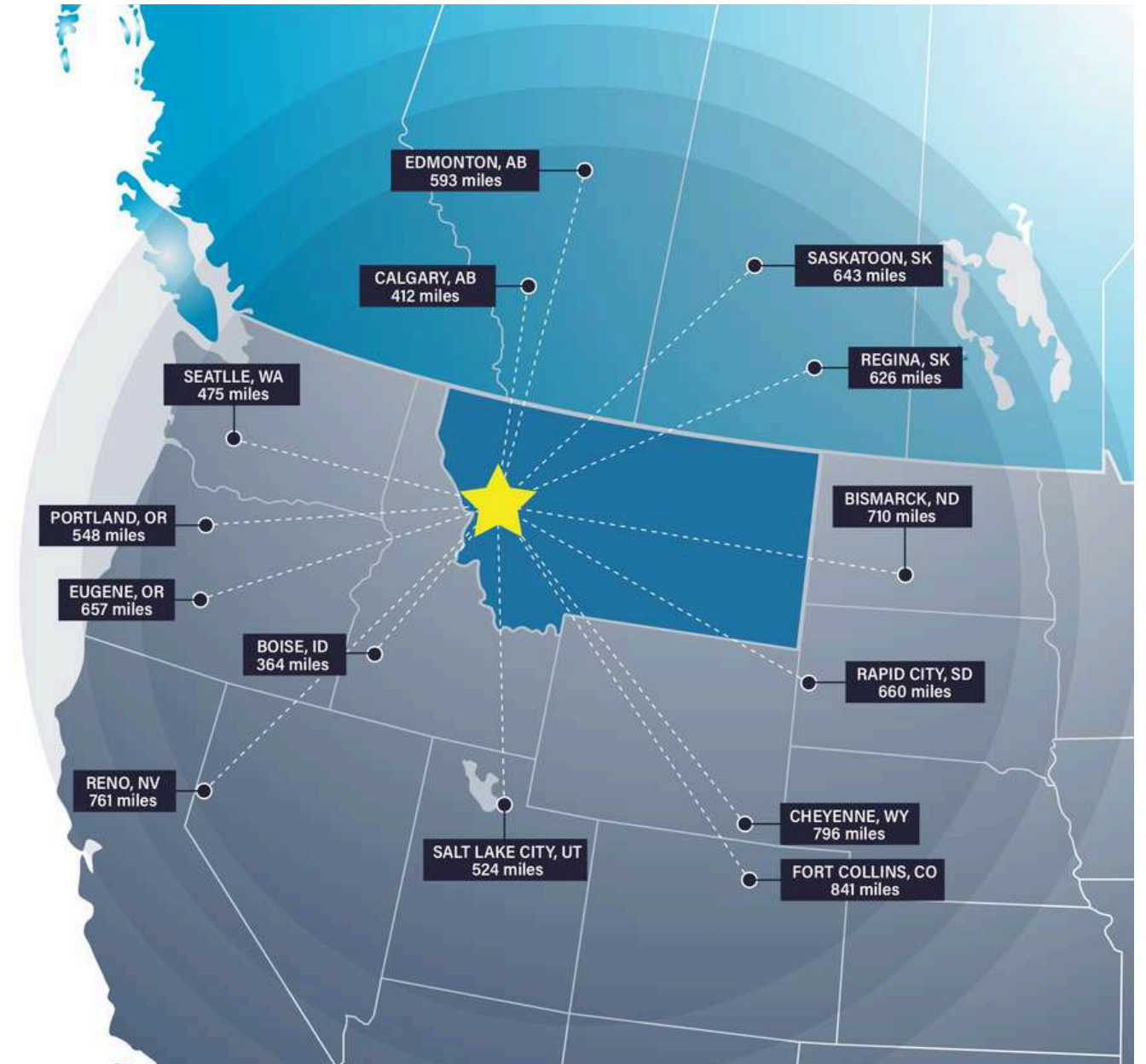


Missoula Access

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



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 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.

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