SterlingCRE ADVISORS

Centrally Located Midtown Office/Retail Building | Lease

1622 South Avenue West
Missoula, Montana

±2,412 SF Commercial Building

Exclusively listed by:

Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com
406.203.3950

Brandon McMahon
Brandon.McMahon@SterlingCREadvisors.com
406.880.6549

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Contents

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Opportunity Overview

Position your business for maximum visibility on South Avenue West, one of Missoula's most active commercial corridors. Situated in the heart of the retail district between Southgate Mall and Tremper's Shopping Center, this 2,412-square-foot property offers steady foot traffic, high vehicle counts, and convenient on-site parking for clients and staff.

Featuring adaptable interior spaces and permissive U-MU4 zoning, this property is ready to accommodate a wide variety of businesses. It is ideal for a professional services firm, medical office and service-based retail.

Key Highlights:
±2,412 SF : Perfect size for a variety of small businesses.

Flexible U-MU4 Zoning: Zoning guidelines allow for a wide variety of business types.

High-Visibility Corridor: Located directly between two major retail anchors on South Avenue West.

Interactive Links

Link to Listing

Street View

3D Tour

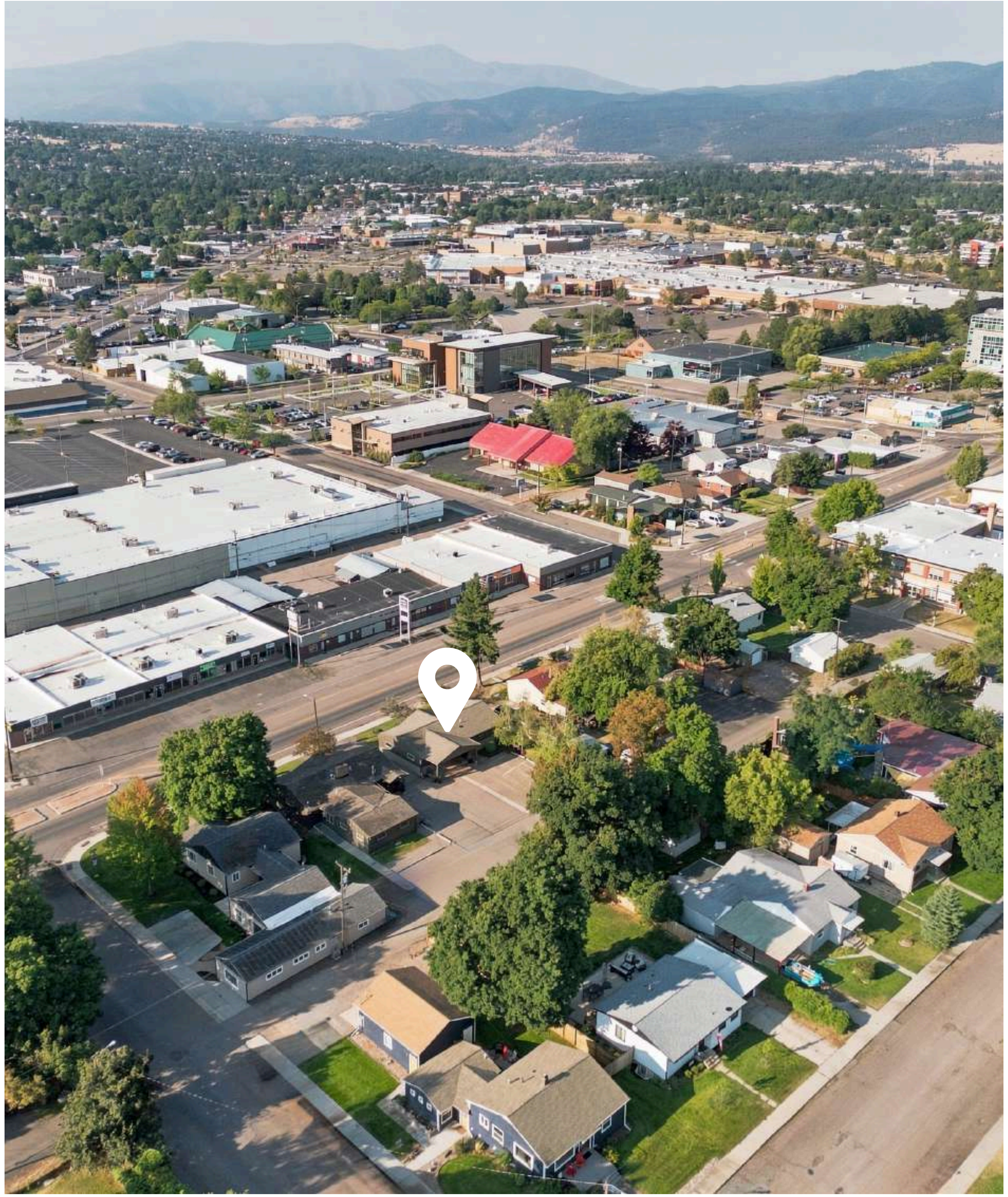
Address	1622 South Avenue West Missoula Montana
Lease Rate	**$22.00/SF NNN**
Property Type	Office
Building Size	±2,412 SF
Total Acreage	±0.164 Acres
Zoning	City of Missoula U-MU4
Utilities	City Water & Sewer

1622 South Avenue West

$22.00/SF NNN

Property Type	Office
Square Footage (per CAMA)	±2,412 square feet
Total Acreage	±.164 acres
Services	City water and sewer
Access	South Avenue West
Zoning	U-MU4
Geocode(s)	04-2200-29-4-05-08-0000
Property Taxes	$13,970.61 (2025)
Traffic Count	±5,901 (AADT 2023)
Parking	±7 spaces

Property Details



High visibility location along South Avenue West, between Tremper's Shopping Center and the Southgate Mall

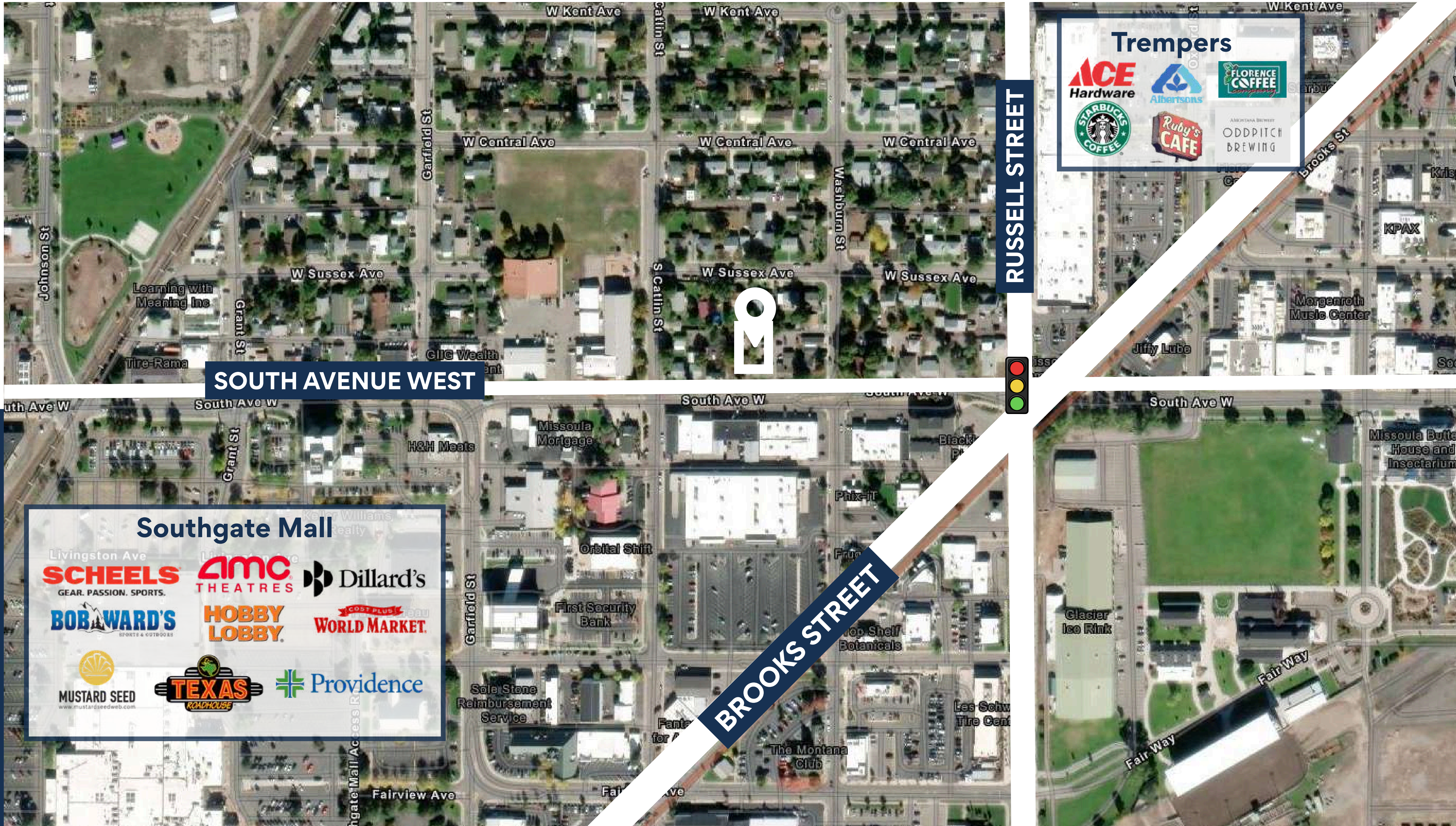
Permissive U-MU4 zoning allows for a wide range of commercial uses and flexibility for renovations

Flexible space allows for a wide range of potential layouts; Currently laid out as 5 offices, reception and waiting room

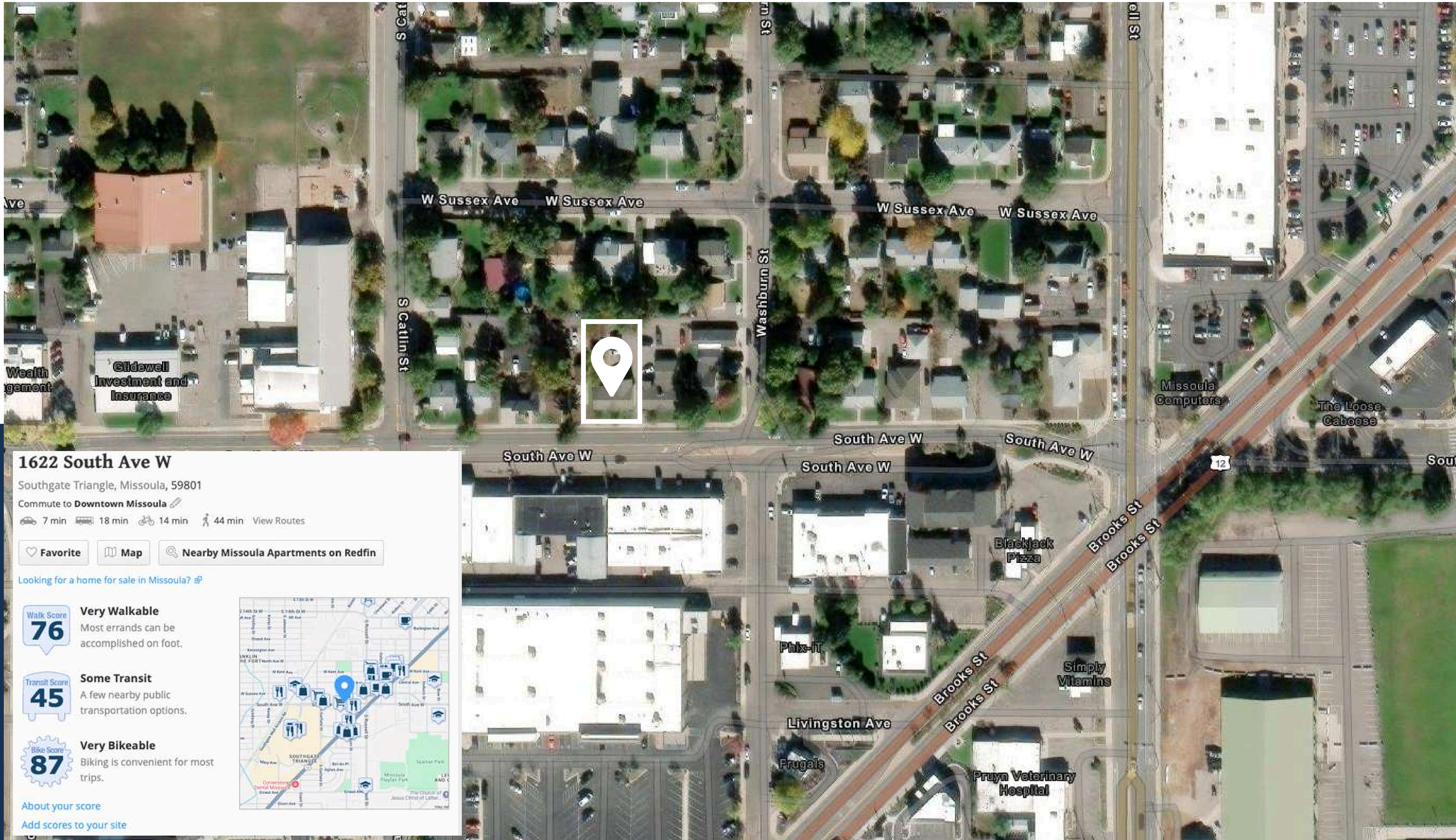
Paved parking area with room for ±7 cars which is alley-loaded for convenience

LOCATION

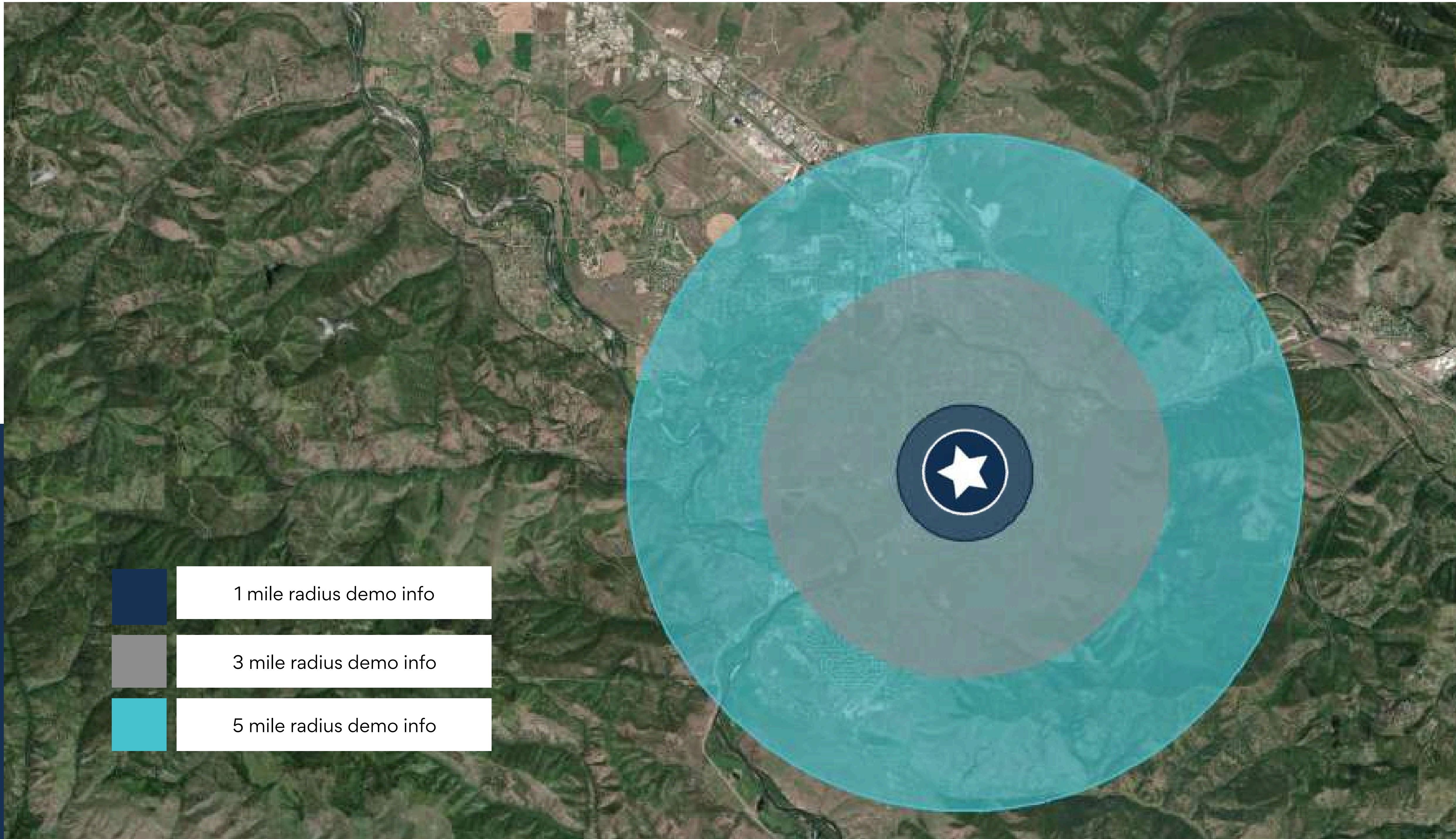
Regional Map


Trempers
ACE Hardware
Albertsons
Florence Coffee Company
Starbucks Coffee
Ruby's Cafe
ODDPITCH BREWING
RUSSELL STREET
SOUTH AVENUE WEST
BROOKS STREET
Southgate Mall
SCHEELS
GEAR. PASSION. SPORTS.
amc THEATRES
Dillard's
BOB WARD'S
HOBBY LOBBY
COST PLUS WORLD MARKET
MUSTARD SEED
TEXAS ROADHOUSE
Providence
W Kent Ave
W Central Ave
W Sussex Ave
South Ave W
Fairview Ave
Fair Way
Brooks St
Garfield St
Catlin St
S Catlin St
Washburn St
Johnson St
Grant St
Learning with Meaning Inc
Tire-Rama
GIG Wealth
H&H Meats
Missoula Mortgage
Orbital Shift
First Security Bank
Sole Stone Reimbursement Service
The Montana Club
Top Shelf Botanicals
Glacier Ice Rink
Morgenroth Music Center
Jiffy Lube
KPAX
Missoula Butterfly House and Insectarium

Locator Map


1622 South Ave W
Southgate Triangle, Missoula, 59801
Commute to Downtown Missoula
7 min
18 min
14 min
44 min
View Routes
Favorite
Map
Nearby Missoula Apartments on Redfin
Looking for a home for sale in Missoula?
Walk Score 76
Very Walkable
Most errands can be accomplished on foot.
Transit Score 45
Some Transit
A few nearby public transportation options.
Bike Score 87
Very Bikeable
Biking is convenient for most trips.
About your score
Add scores to your site
W Sussex Ave
W Sussex Ave
W Sussex Ave
W Sussex Ave
S Catlin St
Washburn St
South Ave W
South Ave W
South Ave W
South Ave W
Brooks St
Brooks St
Brooks St
Brooks St
Livingston Ave
Glidewell Investment and Insurance
Missoula Computers
The Loose Caboose
Blackjack Pizza
Phix-IT
Simply Vitamins
Frugals
Pruyn Veterinary Hospital
12

Walk Score



Radius / Drive Time Map

KEY FACTS

1 mile

14,419
Population

35.0
Median Age

2.1
Average Household Size

$53,149
Median Household Income

2,869
2023 Owner Occupied Housing Units (Esri)

3,927
2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

1,280
Total Businesses

12,677
Total Employees

HOUSING STATS

1 mile

$406,532
Median Home Value

$7,684
Average Spent on Mortgage & Basics

$932
Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: $35,000 - $49,999 (16.8%)
The smallest group: $150,000 - $199,999 (4.7%)

Indicator ▲	Value	Diff
<$15,000	11.8%	+4.6%
$15,000 - $24,999	8.0%	+1.1%
$25,000 - $34,999	10.6%	+4.0%
$35,000 - $49,999	16.8%	+1.7%
$50,000 - $74,999	15.7%	+0.2%
$75,000 - $99,999	15.2%	-1.6%
$100,000 - $149,999	12.4%	-3.7%
$150,000 - $199,999	4.7%	-2.1%
$200,000+	4.7%	-4.3%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	14,419	64,409	88,981
2022 Household Population	14,298	61,768	85,919
2022 Family Population	8,868	38,145	56,894
2027 Total Population	14,531	65,500	91,747
2027 Household Population	14,410	62,859	88,685
2027 Family Population	8,866	38,450	58,352

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$35,620	$37,889	$41,354
2022 Median Household Income	$53,149	$58,632	$66,214
2022 Average Household Income	$75,967	$82,848	$92,855
2027 Per Capita Income	$43,168	$45,124	$49,330
2027 Median Household Income	$66,679	$72,739	$79,633
2027 Average Household Income	$91,630	$97,759	$109,852


PROPERTY DETAILS
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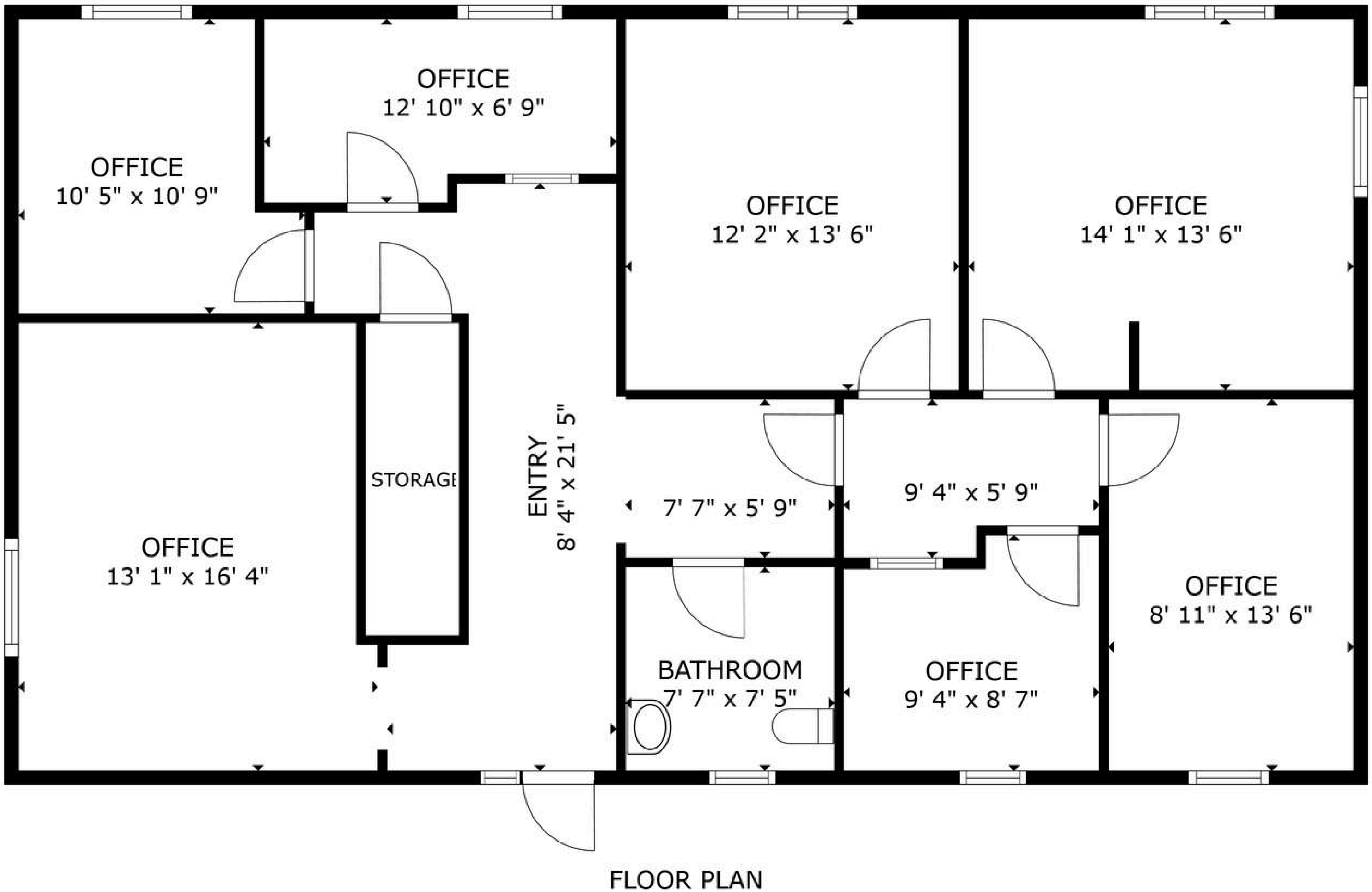
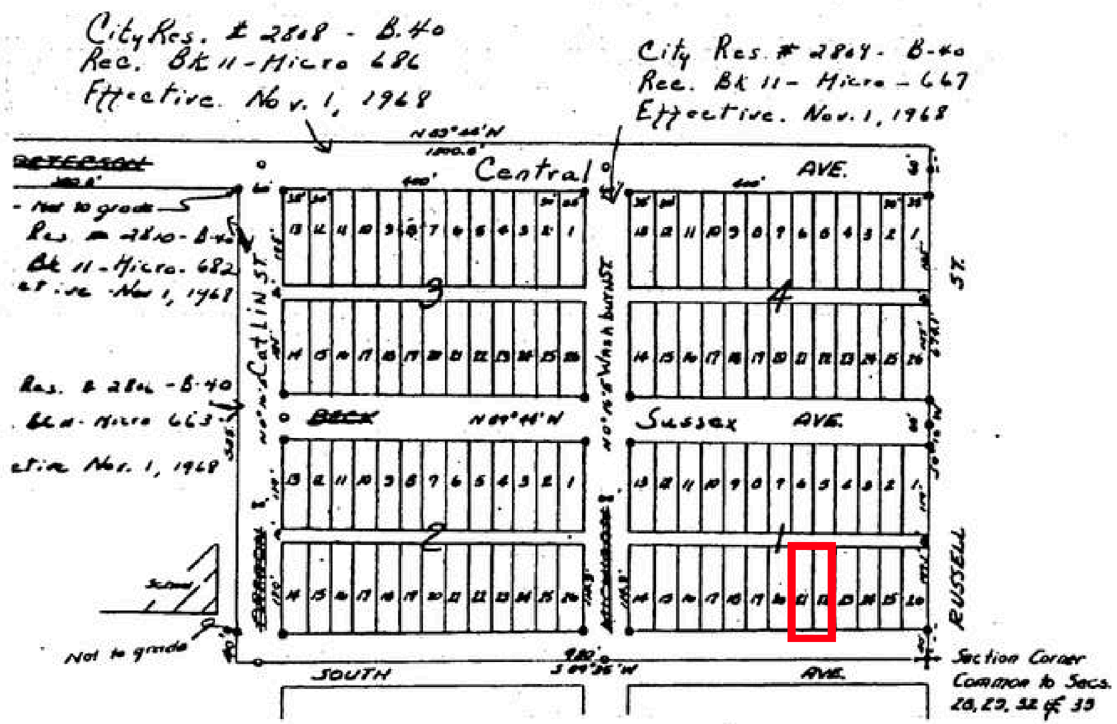
Photos

Photos

Photos


OFFICE
10' 5" x 10' 9"
OFFICE
12' 10" x 6' 9"
OFFICE
12' 2" x 13' 6"
OFFICE
14' 1" x 13' 6"
STORAGE
ENTRY
8' 4" x 21' 5"
7' 7" x 5' 9"
9' 4" x 5' 9"
OFFICE
13' 1" x 16' 4"
OFFICE
8' 11" x 13' 6"
BATHROOM
7' 7" x 7' 5"
OFFICE
9' 4" x 8' 7"
FLOOR PLAN

Floor Plans



LEGEND
+ Section Corner
▪ 4"x4" Concrete Post set to grade
• Iron Spike

DISCLAIMER

THIS MAP IS PROVIDED FOR LOCATION PURPOSES TO OUR CUSTOMERS, AS A COURTESY ONLY. NO LIABILITY IS HEREBY ASSUMED BY STEWART TITLE OF MISSOULA COUNTY AND/OR STEWART TITLE GUARANTY COMPANY, WHICH MAY RESULT FROM RELIANCE ON THIS MAP.

SURVEYOR'S CERTIFIC

R. J. Hale, Being first duly sworn, on his oa that he is a Civil Engineer and a competent Sur made the survey hereon platted in the County State of Montana, that the annexed plat is a representation and diagram and that said plat is laid out according to law.

He further certifies that the lines, dimensions, corners of this tract, lots, blocks, avenues, drives, stre and alleys as hereon shown are a true representation an that monuments were set as indicated.

SURVEYED AND PLATTED JUNE

Signed R. J. HALE
Registration No. 265

State of Montana
County of Missoula

(ENGINEER SEAL)

Subscribed and sworn to before me this 30 day of JUNE 1950

ROBERT F. SWANBERG
Notary Public for the State of Monta residing at Missoula, Montana

My commission expires Aug. 22, 1952

(NOTARY SEAL)

DEDICATION

The SOUTH MISSOULA LAND COMPANY, a company organized and existing under the laws of the State of Montana does hereby certify that it is the sole owner and has caused to be surveyed, subdivided and platted into lots, blocks, pedestrian and vehicular thoroughfares as shown on the accompanying plat and certificate of survey hereunto annexed to be known as M^c LEOD ADDITION and described as follows: A piece or parcel of land situated in the SW¼ of Section 29, T.13N., R.19W., and more particularly described as follows:

Beginning at the section corner common to Sections 28, 29, 32 & 33, T.13N., R.19W.; thence S 89°-35'W a distance of 920 feet; thence N 0°-16'E a distance of 625 feet; thence N 89°-44'W a distance of 300.8 feet to the intersection with the east boundary of Butte Addition; thence N 0°-21'W along the east boundary of Butte

See File A-28-172

EXAMINED AND APPROVED

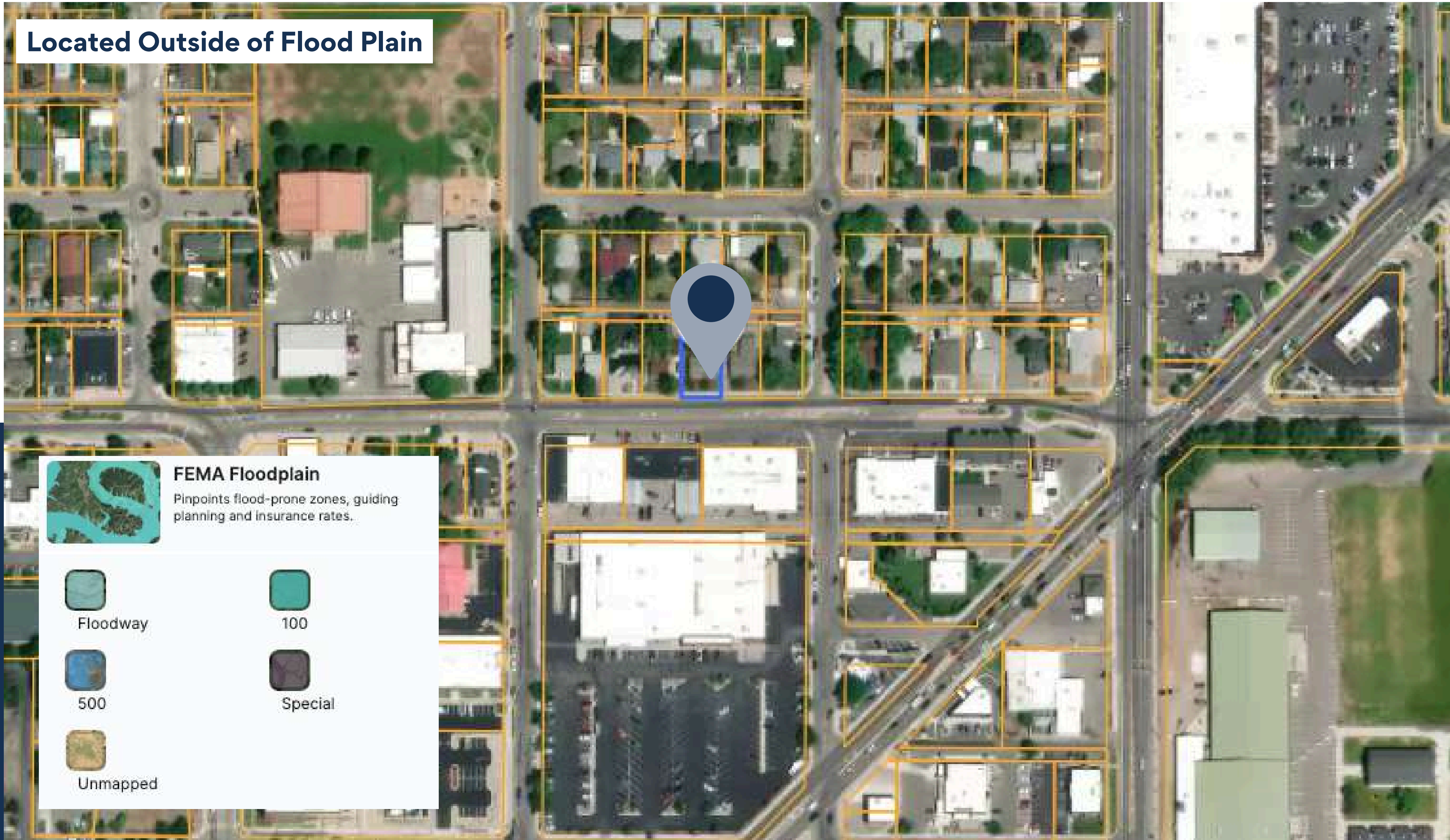
Date JUNE 14 1950

Signed R. J. HALE
County Engineer
Missoula County, Montana

EXAMINED AND APPROVED

Date JULY 5, 1950

Site Plans & Surveys


Located Outside of Flood Plain
FEMA Floodplain
Pinpoints flood-prone zones, guiding planning and insurance rates.
Floodway
100
500
Special
Unmapped

Flood Plain

Subject Property: 1622 SOUTH AVE W

Parcel Geocode: 04220029405080000

Owner: ROCKAWAY INVESTMENTS LLC

[Missoula County Information System]

Title 22 Zoning Regulations:

Parcel Area: 6,994.09 sqft

Title 22 Zoning: U-MU4- Urban Mixed-Use - Community 2

Max Height: 100 ft
Max Buildable Floor Area by Unit and Parcel Area Estimation:
No FAR standards

Title 22 Zoning Overlay: Not Applicable

Activity Area: NOT REQUIRED. Subject Property IS within 1/4 mile of Park and/or Trailhead.

Previous Title 20 Zoning Regulations

Title 20 Zoning: RM1-35

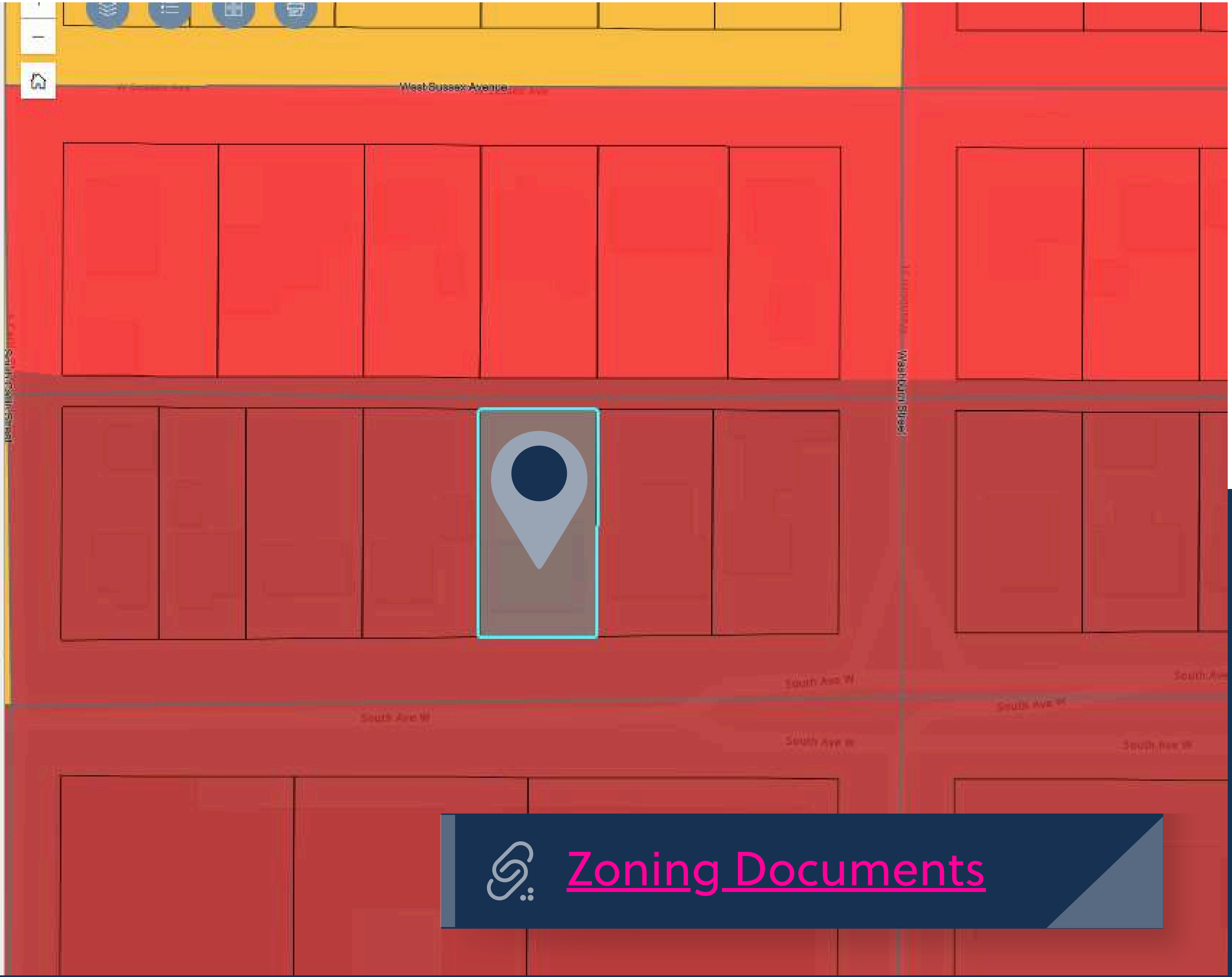
Title 20 Zoning Overlay: DE-C-2

Place and Street Type Information

Place Type: Urban Mixed-Use High

Adjacent Street Typologies: Community Mixed Use

Adjacent Trail Typologies: No planned trails adjacent to property.



[Zoning Documents]

Utilities Map


MARKET OVERVIEW
SterlingCRE
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Missoula Office Market Data | Q2 2026

LEASING ACTIVITY | OFFICE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
County Average Lease Rate	$20.15	$17.27	-14.29%
Downtown Average Lease Rate	$20.99	$18.29	-12.86%
NNN Average	$7.50	$8.42	12.27%
County Vacancy	7.81%	8.41%	0.6%

SALES ACTIVITY | OFFICE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
County Average Sale Price PSF*	$236.66	$243.23	2.78%
Condominium Average Sale Price PSF**	$331.91	$246.35	-25.78%
Freestanding Average Sale Price SF**	$280.96	$252.07	-10.28%
Average Days on Market	170	351	+106%

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	±1,101 SF
Permitting	±12,939 SF
Planning	±308,000
Completed 2026	±21,000

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Market Intel

Missoula Retail Market Data | Q2 2026

LEASING ACTIVITY | RETAIL

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
County Average Lease Rate	$20.77	$20.05	-3.47%
Downtown Average Lease Rate	$21.33	$19.49	-8.63%
NNN Average	$6.42	$8.41	31.00%
County Vacancy	3.40%	3.48%	0.08%

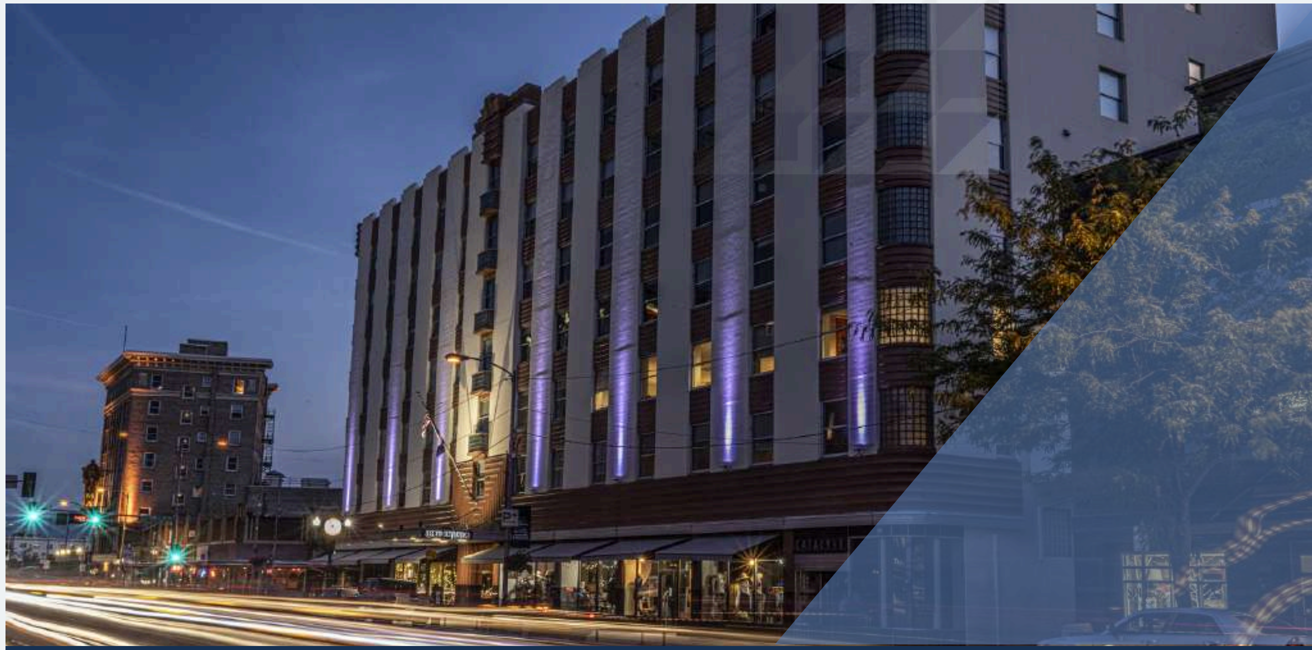
All data covers the trailing 12 months
*Weighted Average **Non-weighted Average
Lease data is based on NNN or NNN Equivalent

SALES ACTIVITY | RETAIL

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
County Average Sale Price PSF*	$376.46	$198.18	-47.36%
Condominium Average Sale Price PSF**	NA	$207.02	NA
Freestanding Average Sale Price SF**	$405.46	$315.74	-22.13%
Days on Market	333	351	5.41%

RETAIL DEVELOPMENT PIPELINE

Construction	0 SF
Permitting	±22,093 SF
Planning	±254,000
Completed YTD 2026	±16,214 SF



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Market Intel

Missoula Air Service

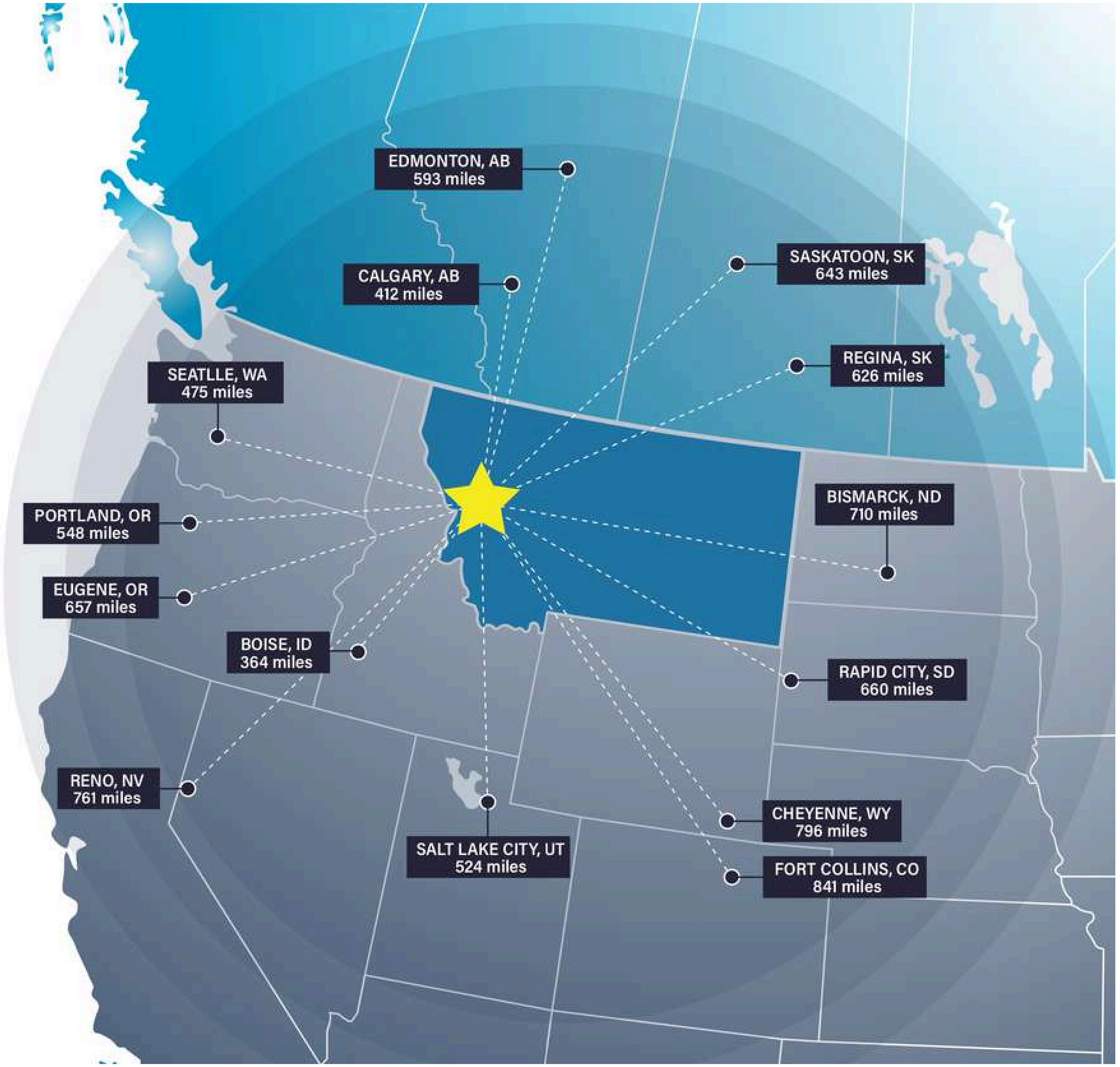
Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

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
2,500+ employees

Missoula County Public Schools
1,200+ employees

Providence St. Patrick Hospital
1000+ employees

BNSF Railway
300+ employees

Community Medical Center
1000+ employees

Missoula County
500+ employees

City of Missoula
500+ employees

Allegiance Benefits
500+ employees

Noteworthy

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 is 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

Fast Growing GDP
The state of Montana had the 5^{th} fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida

SterlingCRE
ADVISORS

Brokerage Advisors

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.

BRANDON MCMAHON

Commercial Real Estate Advisor

Brandon McMahon brings an owner-operator's perspective to leasing, sales, investment, and development in Missoula, built on five years running a commercial portfolio of his own. Licensed in real estate and property management, he evaluates a building on operating costs, tenant mix, and capital needs.

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas 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 affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate 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 summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.