

424 North Higgins

Downtown Missoula, Montana
Investment Opportunity



SterlingCRE
ADVISORS



SterlingCRE
A D V I S O R S

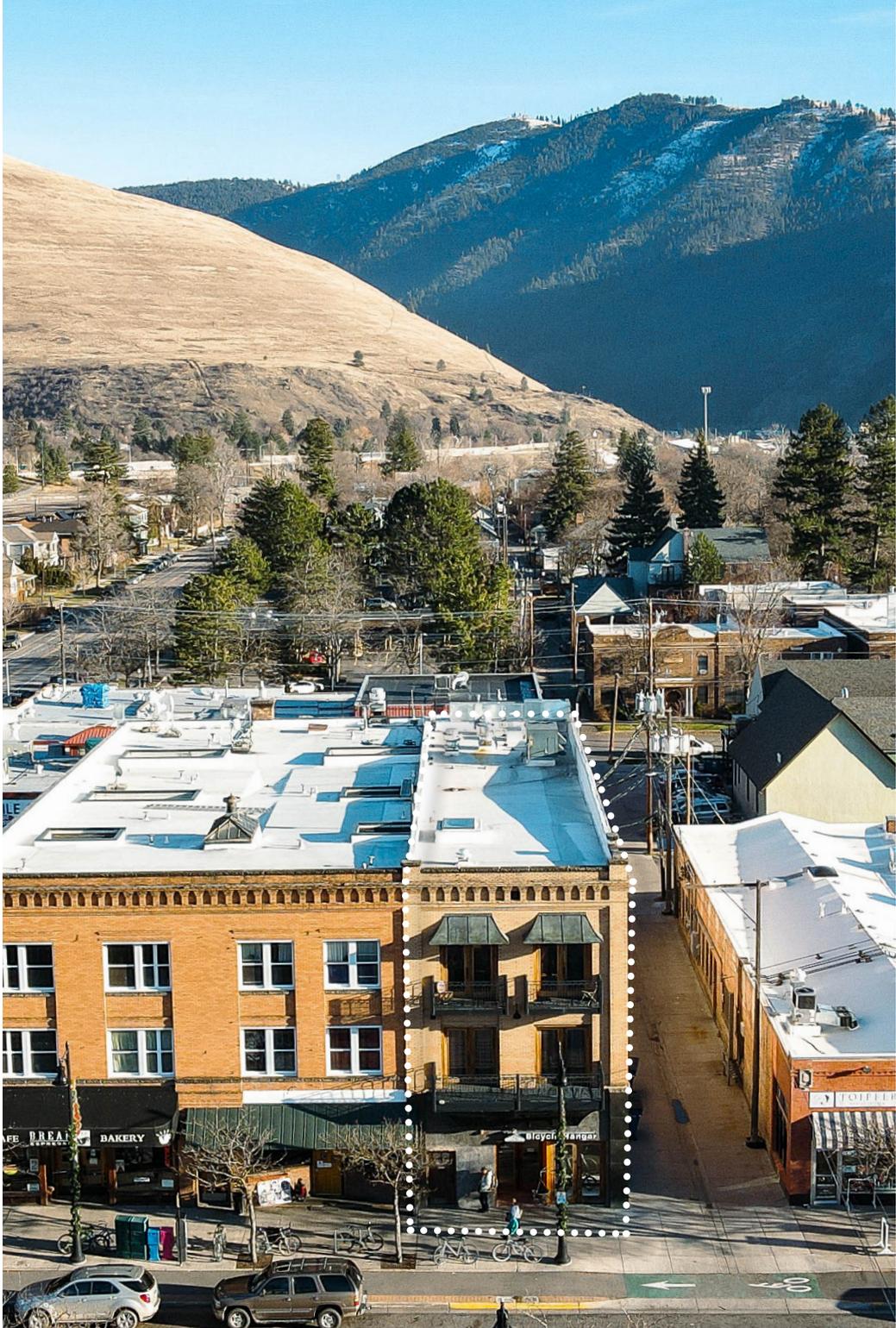
424 North Higgins Missoula, Montana

Mixed-Use Investment Opportunity

Matt Mellott CCIM/SIOR
406-203-3950

Connor McMahon
406-370-6424

Matt@SterlingCREadvisors.com Connor@SterlingCREadvisors.com



Index

Introduction	1
Property Overview	6
Market Overview	16
About Missoula	18



A historic gem brimming with contemporary opportunity, 424 North Higgins is part of Missoula's rich downtown landscape. Located in a busy shopping district, the ground floor is occupied by a staple of Missoula's outdoor recreation community. The tenant is currently paying \$19.10 per square foot NNN through December 2023. The building also features a full commercial kitchen used by local ghost kitchen operators.

Named one of the nation's most liveable cities by Outside Magazine and the American Planning Association, Missoula saw extraordinary growth over the past decade. The downtown area welcomes thousands of visitors to nationally-

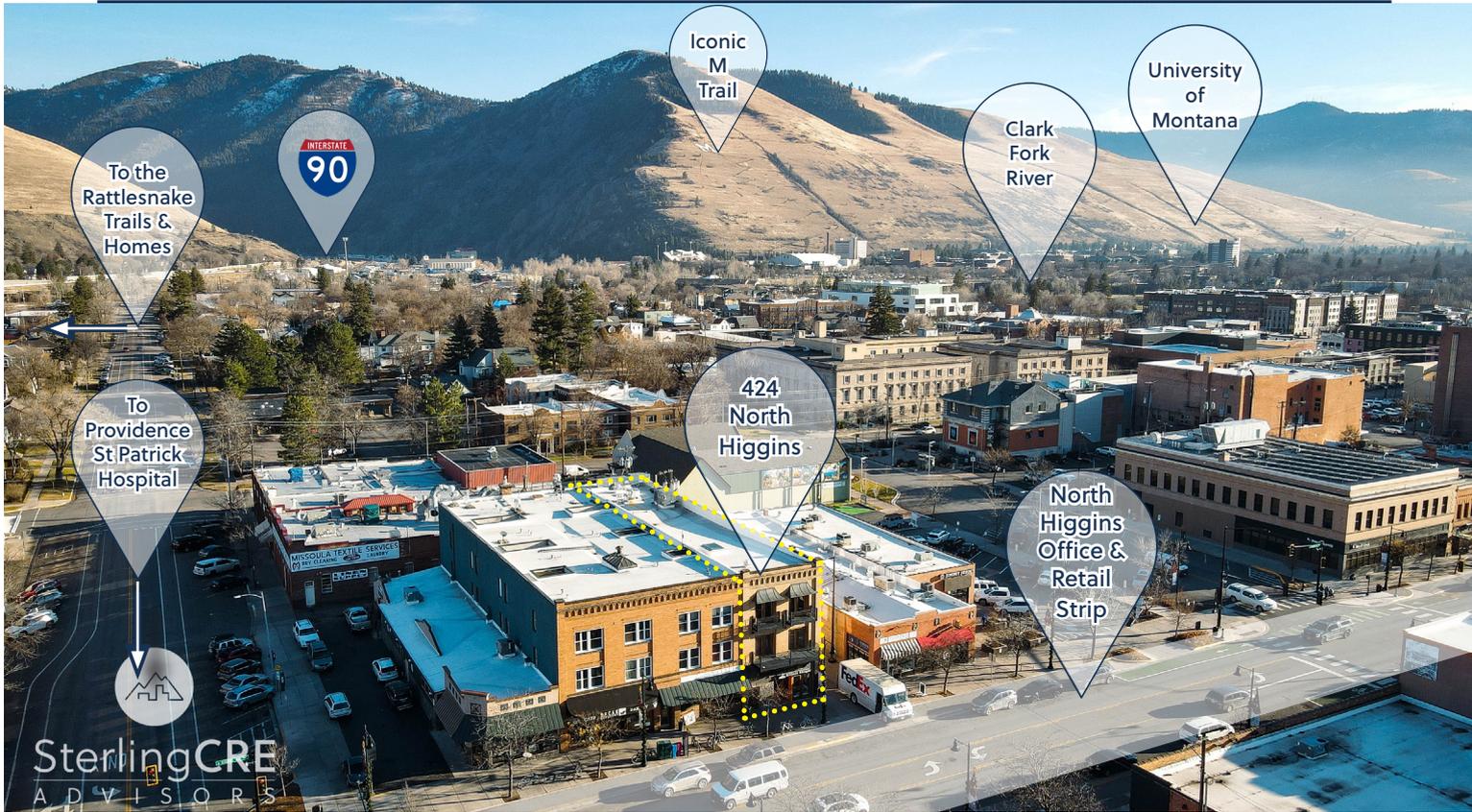
recognized events like the Missoula Marathon, River City Roots Festival, and dozens of concerts. Downtown is also home to several eateries featured on Food Network and in Food & Wine Magazine.

Positioned among some of Montana's fastest-growing businesses, 424 North Higgins holds limitless potential: offices, retail, housing, or other creative uses have the space to flourish. A secure basement could be used for tenant storage or renovated to produce additional revenue. Capture the opportunity to own a landmark in the historic downtown corridor.

Photo: Archives & Special Collections, Mansfield Library, University of Montana



Introduction



Price: **\$2,650,000**



Great location in vibrant downtown Missoula



Historically significant building



Flexible options- viable as office, residential, hotel or retail



Desirable ground floor retail space



Second and third floor recently renovations (residential)



Easy walk to multiple parking lots and garages



Original finishes throughout- exposed brick, wood floors etc.

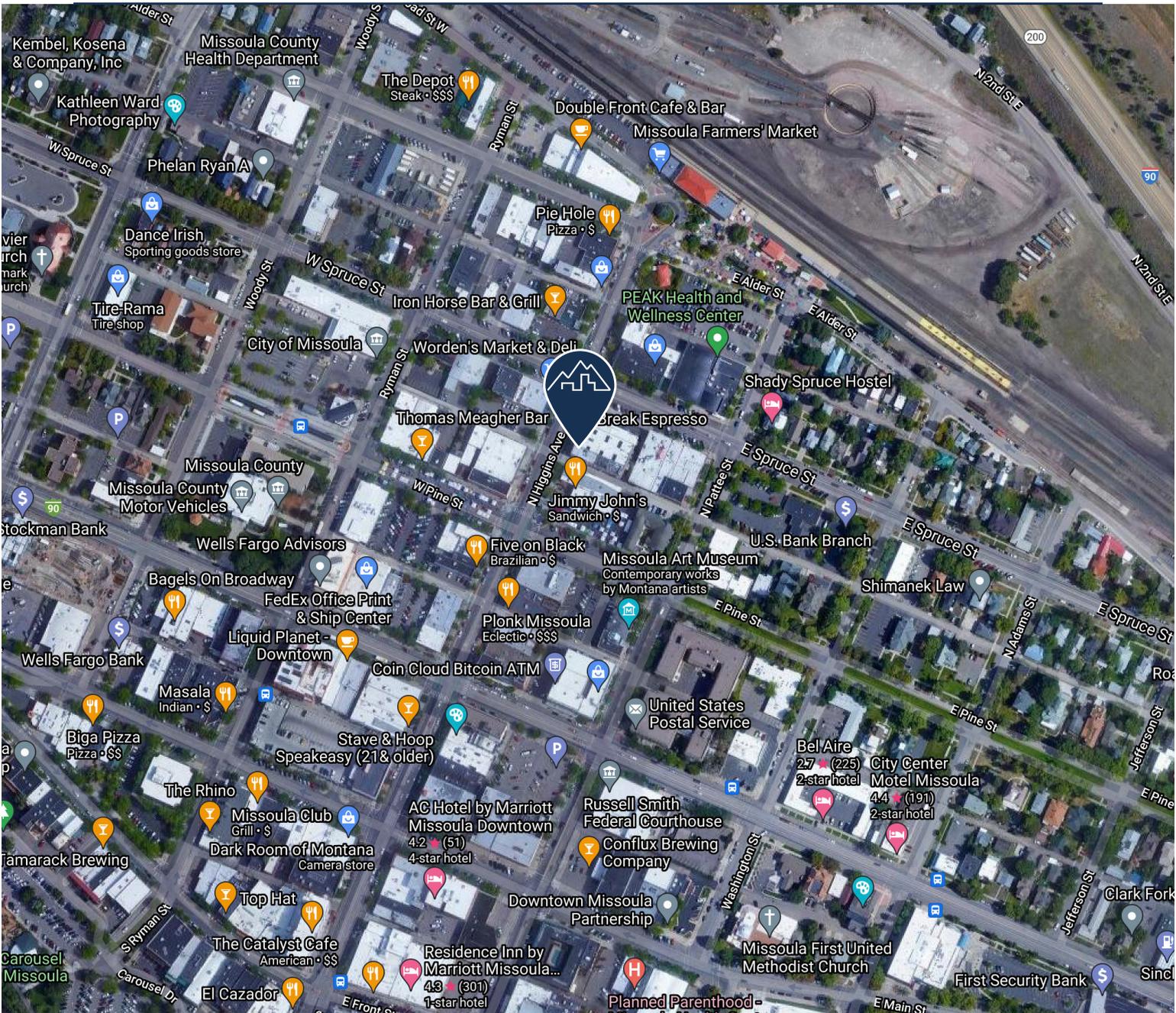


Property Details

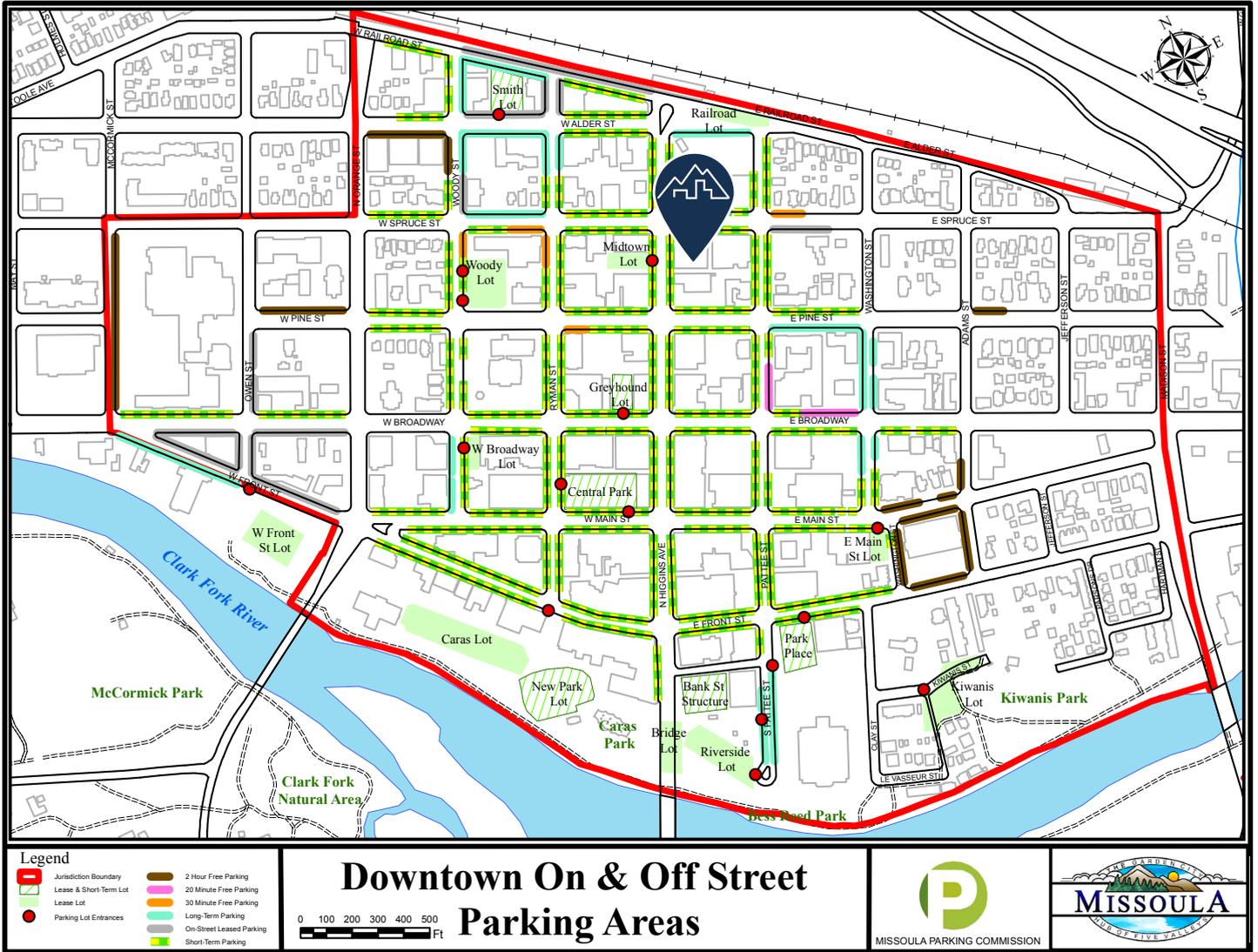
ADDRESS:	424 North Higgins Missoula, MT 59802
PROPERTY TYPE:	Mixed Use Building
YEAR BUILT:	1900
TOTAL ACREAGE:	±.075 acres (±3,250 SF)
BUILDING SIZE:	±11,800 SF (CAMA)
ZONING:	CBD-4
GEOCODE:	04-2200-22-2-39-09-0000
PROPERTY TAXES:	\$31,103 (2020)
CONSTRUCTION:	Woodframe & Brick
PARKING:	No dedicated parking
ACCESS:	North Higgins
SERVICES:	City Water & Sewer
FEATURES:	<ul style="list-style-type: none">• Alley access• Two stairwells• Usable basement• Fully leased ground-floor retail



Locator Map



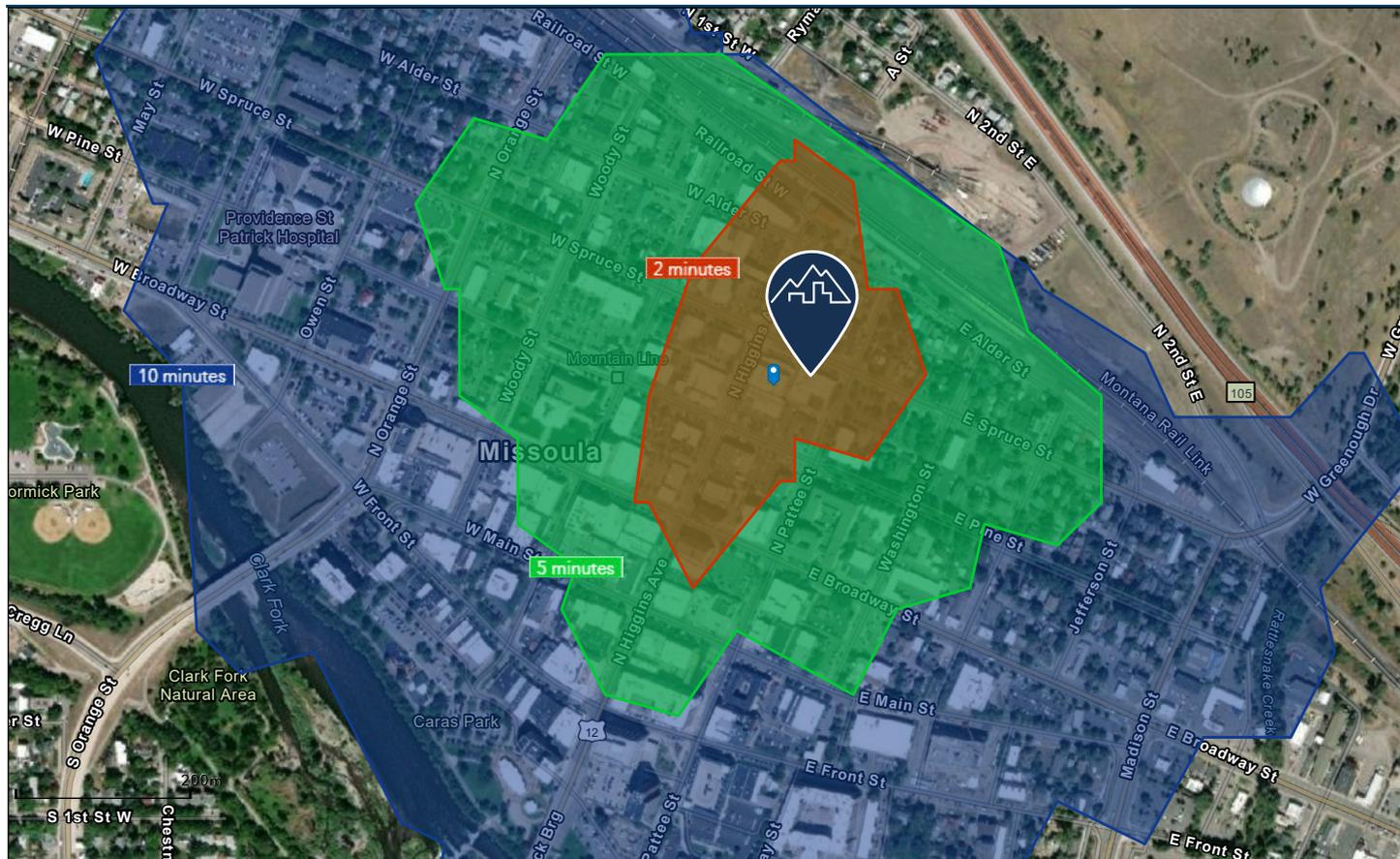
Parking Map



Walk Time Map



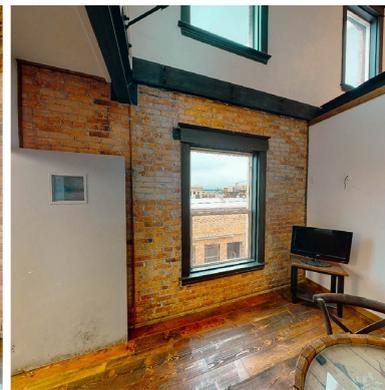
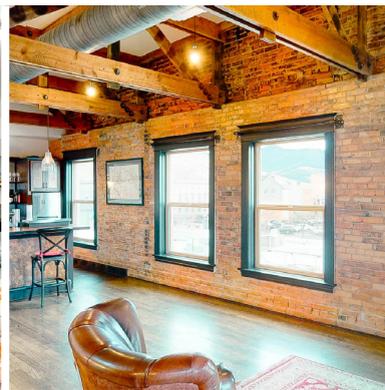
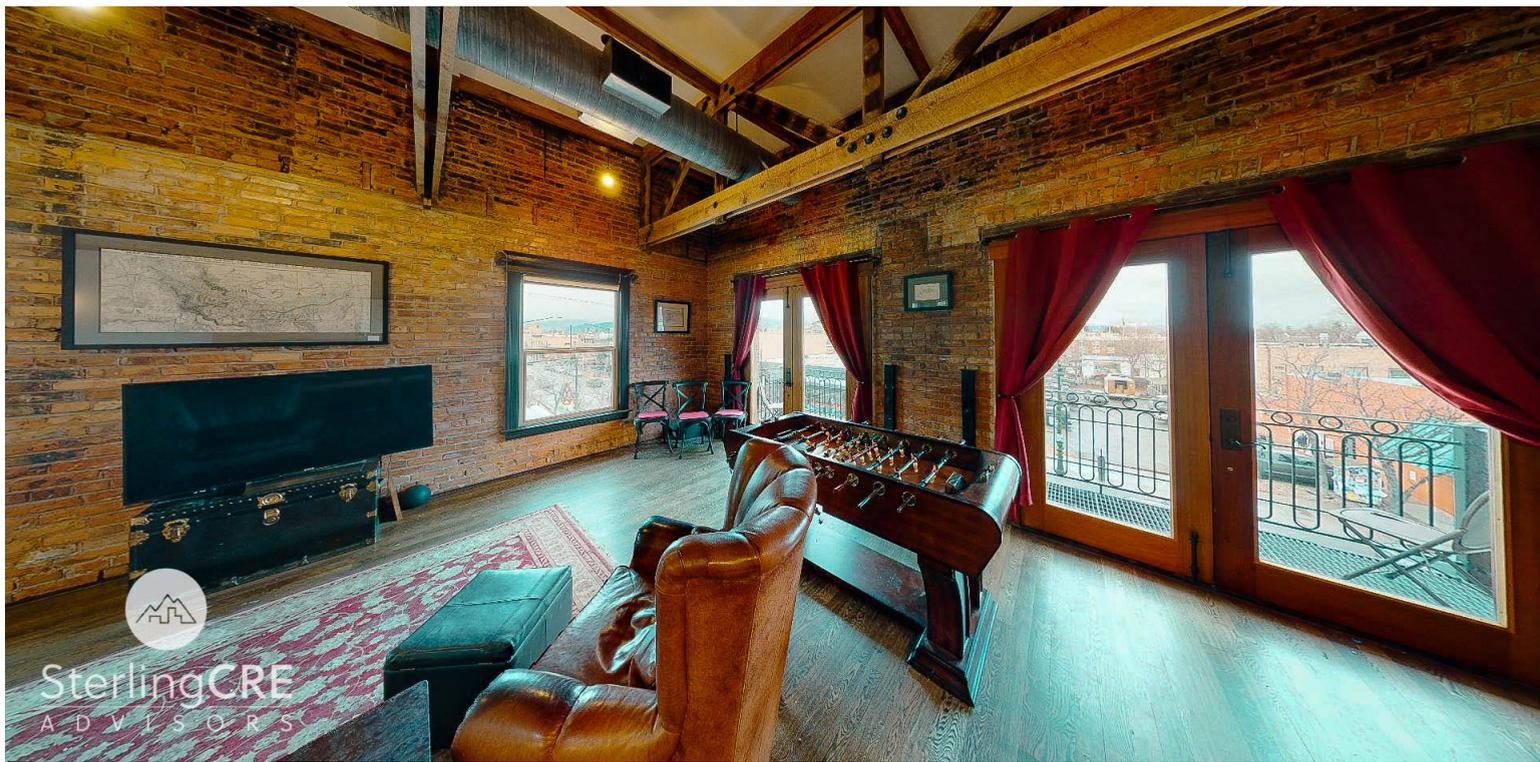
Custom Map



November 26, 2021

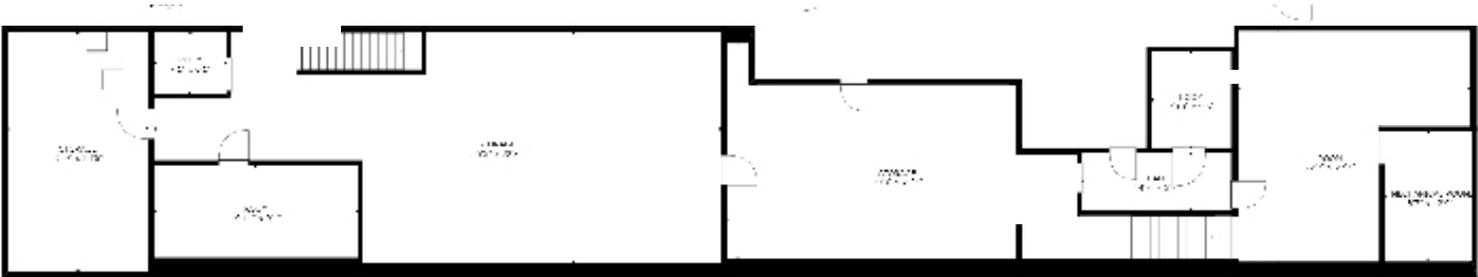


Interior Images



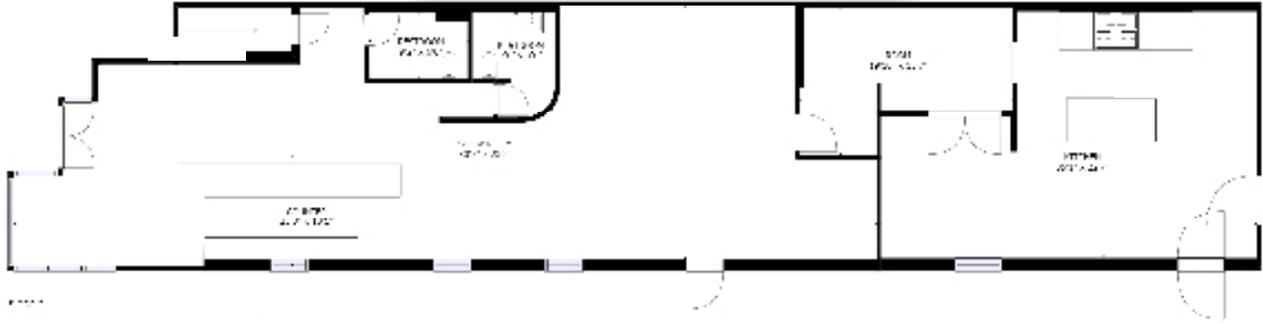
Basement Plans

[3D TOUR](#) 



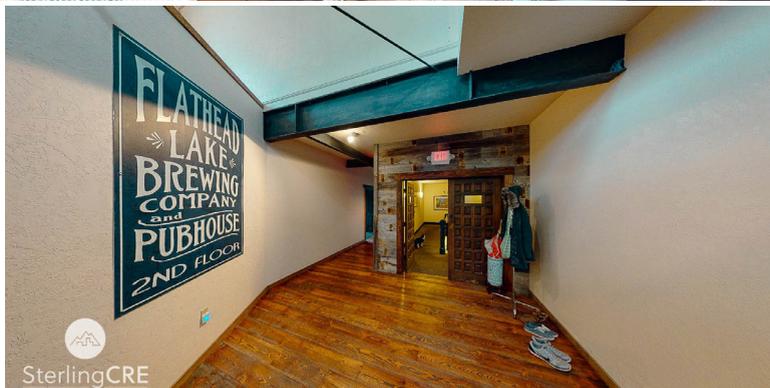
First Floor Plans

[3D TOUR](#) 



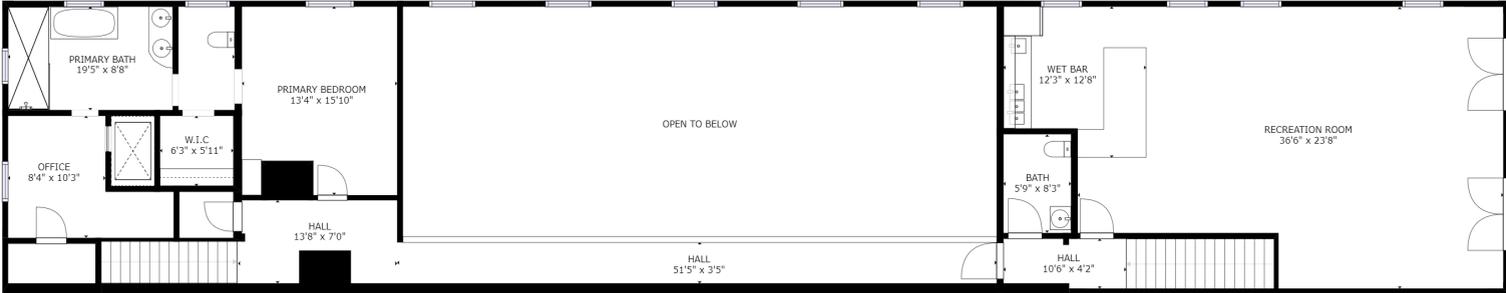
Second Floor Plans

3D TOUR



Third Floor Plans

3D TOUR 



FLOOR 2




SterlingCRE




SterlingCRE



Downtown Missoula Market Stats- Office- YTD 11/21

Interest in downtown Missoula office space has been high throughout 2021. Tenants are seeking move in ready spaces and value the unique buildings of downtown.

Vacancy Rate (excluding Federal Building)	7.45%, down .88% from 2020
---	----------------------------

Net Absorption	+12,498 SF
----------------	------------

Average Rent	\$23.49 NNN Equivalent
--------------	------------------------



SterlingCRE
ADVISORS



Downtown Missoula Market Stats- Retail YTD 11/21

A cross section of local and national retailers have been eager to find space in downtown Missoula. New hotels and an uptick in tourism is filling shops, restaurants and bars with people.

Vacancy Rate	4.16%, down 1.25% from 2020
Net Absorption	+3,867 SF
Average Rent	\$21.96 NNN Equivalent



#2 BEST PLACES TO LIVE IN THE AMERICAN WEST

Sunset Magazine

#10 AMERICA'S MOST CREATIVE SMALL CITIES

Creative Vitality Index

#4 BEST SMALL CITIES IN AMERICA TO START A BUSINESS

Verizon

#10 BEST SMALL METROS TO LAUNCH A BUSINESS

CNN Money

#9 MOST FORWARD THINKING CITIES IN AMERICA

Trip.com

GOLD RANKING FOR BIKE FRIENDLINESS

One of only 38 cities in America- League of American Bicyclists

#6 BEST CITIES FOR FISHING

Rent.com

#1 CITY FOR YOGA

Apartment Guide

**TOP 10 CITIES FOR BEER DRINKERS
2015, 2016, 2017, 2019**

Smart Assets



Missoula has seen steady growth throughout the past decade. It is becoming a popular destination for young professionals and retirees

11.4% POPULATION

Growth since 2010



19.6% GROWTH

Growth in the number of 25 to 34 year olds with a college degree since 2010



46.4 % DEGREED

Of the population 25 and up have a bachelors degree or higher vs 32.6% in the US



21.6% HIGH INCOME HOUSEHOLDS

Of households have incomes over \$100,000 a year, up from 12.4% in 2010



54.7% RENTERS

Of resident's are renters; 1.7% rental vacancy rate vs 6.1% in the US



Missoula has a diverse and growing economy. The University of Montana and premiere regional healthcare facilities have long provided economic stability for the city.

A growing roster of tech companies and professional services propel Missoula forward.



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)



\$243,000,000

Value of Missoula Building Permits, 2020



36% OF NEW JOBS ARE KNOWLEDGE JOBS

Of jobs created in Missoula between 2017-2018 were in knowledge based positions such as tech, advanced manufacturing and bioscience



13% UPTICK IN OFFICE BASED JOBS

From 2010 to 2017, with 22% in Professional Services



GROWING TECH HUB

ATG, OnX Maps, Submittable, Lumen Ad, Class Pass are some examples of tech firms that call Missoula home



REMOTE WORK HUB

A growing population of remote workers employed by out of state firms- Montana has the 4th highest per capita share of remote workers in the US



Missoula has invested in a diverse transportation network including bike lanes, sidewalks, fare-free bus system, and a well served airport.

16 MINUTES

Average commute time, vs 27 minutes in the US



15.6%

Walk or bike to work versus 3.1% in the US overall



18 HOURS

Lost in Missoula traffic congestion yearly, vs 99 hours in the US overall



16 NON-STOP DESTINATIONS FROM MSO

With an upgraded terminal under construction



62 MILES

Of bike lanes with a Gold rating from the League of American Bicyclists



87 WALK /100 BIKE

Bike and Walk Scores for the Waterfront Gateway Project



14 ROUTES

Provide a bus network across the City of Missoula



What do yoga studios, rodeos, wilderness areas, modern art galleries, wine bars, creative dining and surfing all have in common? You can experience them all in a day in Missoula.



400 ACRES OF PARKS

77% of Missoula residents live within a 10 minute walk of a park vs 55% average for America



60,000 ACRES OF WILDERNESS

If you want more adventure or solitude



#2 FOR BEER

In the number of Craft Breweries per capita in the US



5 SKI MOUNTAINS

Can be easily accessed as a day trip from Missoula, including Snow Bowl, 30 minutes from downtown!



\$672,000,000

In arts related revenue yearly in the Missoula region



TOO MANY TO COUNT

Local restaurants using locally grown ingredients



7 FARMERS MARKETS

Several operating year round



This offering memorandum contains select information pertaining to the Property and Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this offering memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not present the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This offering memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective investors. You 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 transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Sterling CRE Advisors nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



SterlingCRE
A D V I S O R S

Commercial Real Estate Services

SterlingCREadvisors.com

2829 Great Northern Loop, Suite 200 | Missoula, Montana 59808
main: +1 406 203 4547 | email: info@sterlingcreadvisors.com