



The Vista | Missoula's Newest Neighborhood Retail Center

6995 Linda Vista Boulevard

Missoula, Montana

\$25/SF NNN | ±1,500 - ±3,500 SF Suites



CONTACT

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The Heart of the Neighborhood

The Vista | 6995 Linda Vista Boulevard

Rare retail space available for lease in the stunning, brand new development in the heart of Linda Vista. Spaces will be delivered in shell condition to allow for maximum customization and are ideal for a daycare, urgent care, animal services, medical office, and a variety of other retail uses.

Located just off Miller Creek Road, this high visibility retail center will serve the quickly-growing South Missoula neighborhood. The Miller Creek area is known for its exemplary views, warm neighborhood culture, and suburban feel while still being close to the city.

The Vista retail center provides prominent signage and ample on-site vehicle and bike parking. Exteriors are finished in neutral colors and accented with lush landscaping. Available suite sizes vary from ±1,500 - ±3,500 square feet.

The Vista will be home to The Den restaurant and The Market, a small market and coffee bar in 6,000 square feet of this development. The Den and The Market will attract customers throughout the day - allowing for ample exposure for neighboring retail tenants.



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Highlights

- Asking rate: \$25/SF + NNN (estimated at \$5.86/SF)
- Suites range from ±1,500 to ±2,500 square feet
- Negotiable Tenant Improvement (TI) package
- Onsite parking for cars and bikes with 92 parking spaces
- Building and monument signage available
- Adjacent to The Den and The Market, a full service restaurant/ market
- Serves a well-established residential neighborhood
- Over 3,000 new homes planned within 10 minutes of the location

Upper Miller Creek Rd.

Linda Vista Blvd.

Jeff Dr.

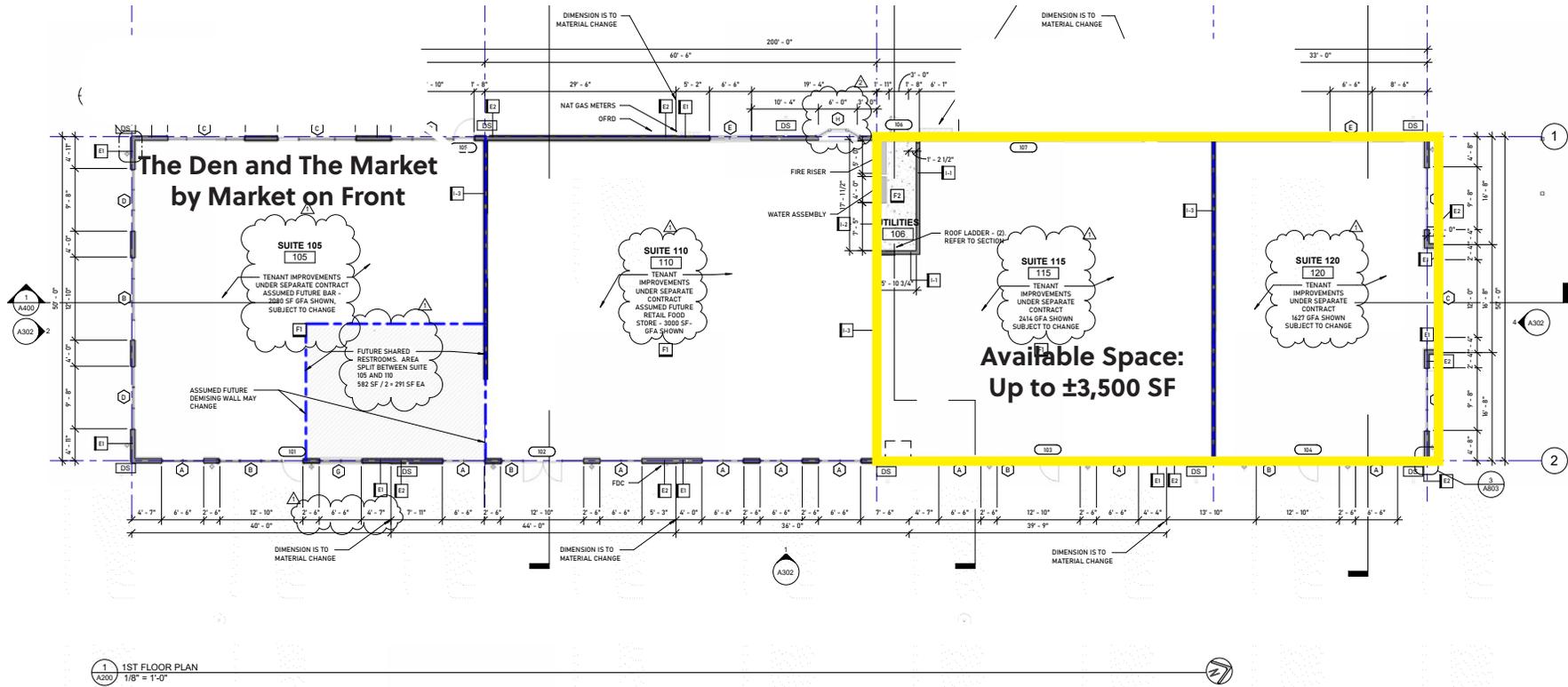
Building Layout



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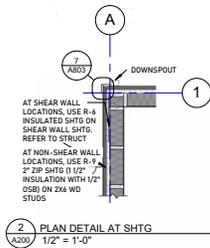
1 1ST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - PLAN

- ALL ROOF PENETRATIONS SHALL BE FLASHED TO PREVENT MOISTURE PENETRATION AND FINISHED TO MATCH ADJACENT SURFACES
- ALL RECEPTACLES TO BE ABOVE 15" A.F.F. AND NO HIGHER THAN 48" A.F.F.
- ALL THERMOSTATS - TOP NO HIGHER THAN 48" A.F.F.
- CONTRACTOR SHALL PROVIDE WALL BACKDROPPING AS REQUIRED FOR ALL CABINETS, ACCESSORIES AND ALL WALL MOUNTED EQUIPMENT/FURNISHINGS, ECT.
- SET DOOR ROUGH OPENINGS 4" FROM F.O.S., TYP. U.N.O. CENTER CLOSET DOOR ALONG LENGTH OF CLOSET U.N.O.
- USE WATER-RESISTANT G.W.B. IN ALL BATHROOMS, LAUNDRY AREAS, AND JANITOR ROOMS
- FURNITURE BY OWNER, SHOWN IN GREY FOR SPACE PLANNING ONLY.
- WATER HEATER, DRYER, KITCHEN AND BATHROOM FANS TO BE VENTED TO THE EXTERIOR.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ADDRESS NUMBERS TO BE MIN 6 1/2" TALL
- UTILITY SERVICES, PANELS, METERS, ETC TO BE PROVIDED AND LOCATED AS REQUIRED BY SITE, CODE & UTILITY COMPANY.
- ALL PLUMBING FIXTURES TO BE OF WATER SAVING TYPE (LOW FLOW, AERATORS, ECT.)
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS ECT. UNLESS SPECIFICALLY NOTED, DETAILED OR APPROVED IN WRITING BY ARCHITECT/ENGINEER

LEGEND - PLAN

- | | | | |
|----------|---|-----|----------------------------|
| S/J | SLAB JOINT | PFE | PORTABLE FIRE EXTINGUISHER |
| (N) WALL | SEE TAG & SCHEDULE | FDC | FIRE DEPARTMENT CONNECTION |
| CG | CORNER GUARD | FD | FLOOR DRAIN |
| — | SOUND BATT INSULATION | | |
| — | TENANT DEMISING WALL (ASSUMED - FUTURE) | | |
- NOTES:
1. ALL KEYED NOTES NOT INDICATING A LOCATION OF WORK ARE ASSUMED TO ENCOMPASS THE ENTIRE AREA THAT THEY ARE WITHIN.
2. KEYED NOTES WITH "TYP" DESIGNATION ASSUMED TO APPLY TO EACH CONDITION / ELEMENT WHICH OCCURS / EXISTS.



2 PLAN DETAIL AT SHTG
1/2" = 1'-0"

REV	DESC	DATE	PRICE	DATE
1	PERMANENT BID	01.13.22	FREE	
2	PERMETERED STUDS	03.03.22	SD	
			DD	
			CD	

Exterior Photos



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Delivery Condition

Core and shell condition to be delivered to new tenant:

- Flooring: Concrete floor will be installed by the core and shell owner – plumbing installation is to be negotiated.
- Walls: Exterior walls will be insulated with vapor barrier. Interior wall finishes to be negotiated.
- Mechanical: Roof top unit is supplied and installed by core and shell owner. Tenant shall distribute ducting to fit their layout. Tenant will be required to install controls for heating/cooling system.
- Fire suppression: Fire suppression is installed for the core and shell. Modifications to be performed by tenant to fit ceiling/buildout.
- Plumbing: Connection points for water, gas and waste are within the suite. Further buildout to be negotiated.
- Electrical: Panel for suite will be installed by core and shell owner. Further distribution to be negotiated.
- Tenant improvement allowance to be negotiated dependent on lease terms.



Meet Your Neighbor



The Den and The Market

Highlights

- The Den will be a full-service restaurant
- Additional outdoor patio space complete with pergola style seating
- The coffeehouse will feature a small deli by Market on Front
- Finished with a community market with an assortment of grocery items



New Developments In Area



Ongoing development in the Linda Vista area for over 3,000 homes

Including:

1. The recent completion of 27 apartments off of Lower Miller Creek Road
2. River Trails Subdivision- located near the Jeanette Rankin Elementary School, with unit counts to be determined
3. Subdivision of 41 lots for single family homes

Demographic Profile

	DRIVE TIME		
	5 MINUTES	10 MINUTES	15 MINUTES
2021 POPULATION	4,453	25,075	59,963
2026 PROJECTED POPULATION	4,744	26,373	63,180
% HOUSEHOLDS WITH CHILDREN	40.4%	30.4%	24.5%
POPULATION 0-24	30.90%	29.50%	30.80%
POPULATION 25-54	40.80%	41.40%	41.50%
POPULATION 55 AND OVER	28.30%	29.10%	27.70%
MEDIAN HH INCOME	\$83,538	\$61,942	\$53,032
PER CAPITA INCOME	\$41,964	\$37,303	\$31,453
% HOUSEHOLDS MAKING OVER \$100K	37.80%	23.80%	19.50%
NUMBER OF HOMES	1,693	10,943	27,965
% HOMEOWNERS	76.30%	59.30%	49.60%

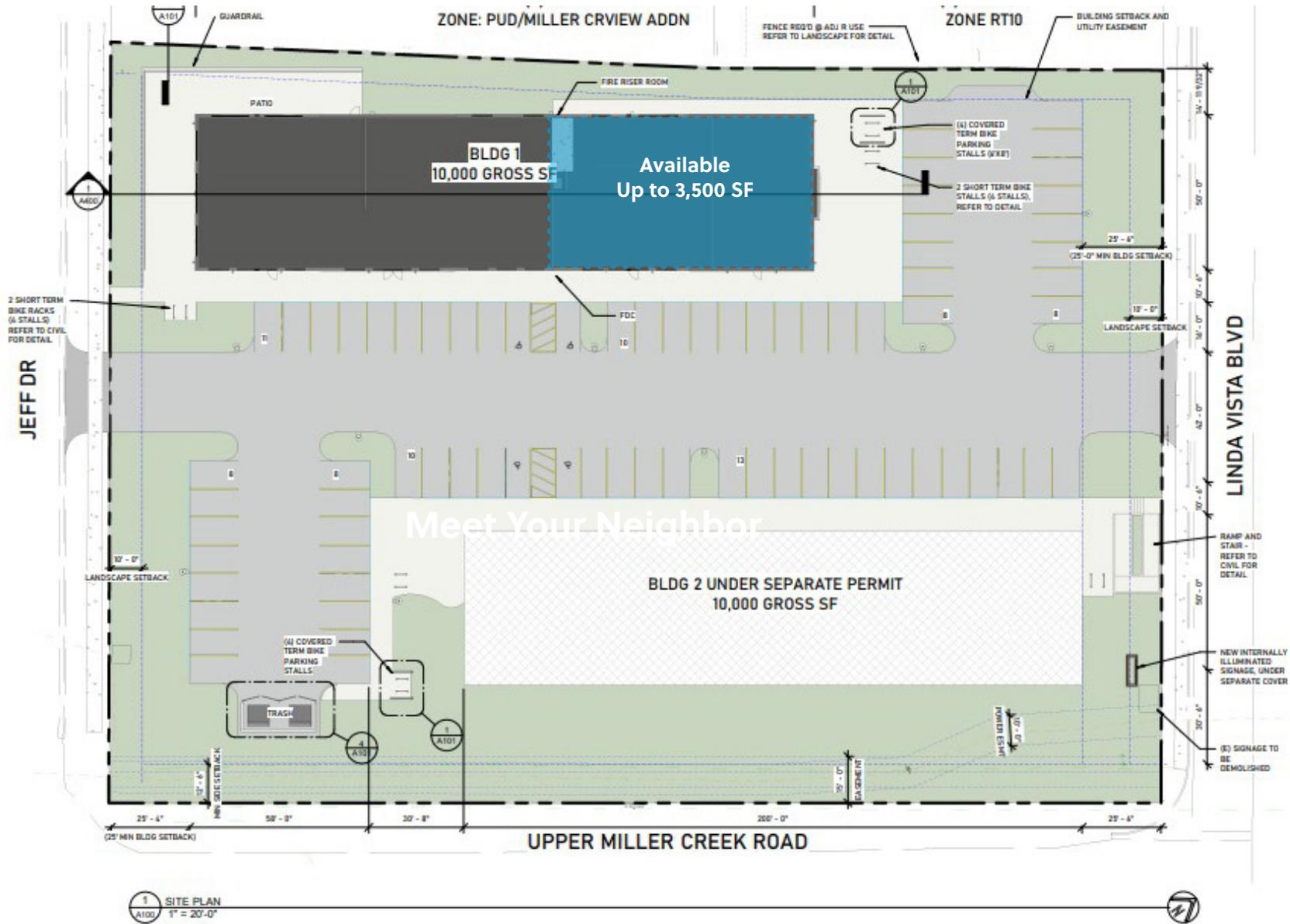
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Site Plan



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