

N. Reserve Retail Ground Lease or Build To Suit

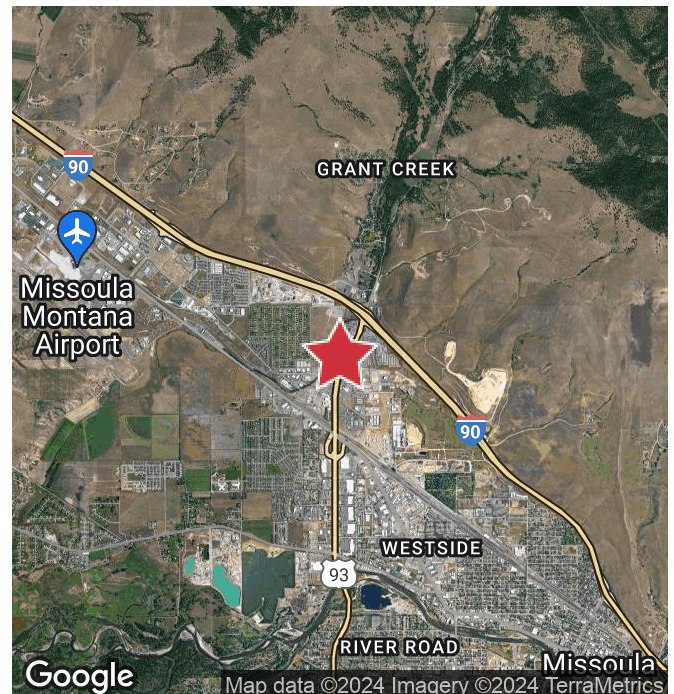
3710 N. Reserve Street | Missoula, Montana 59808

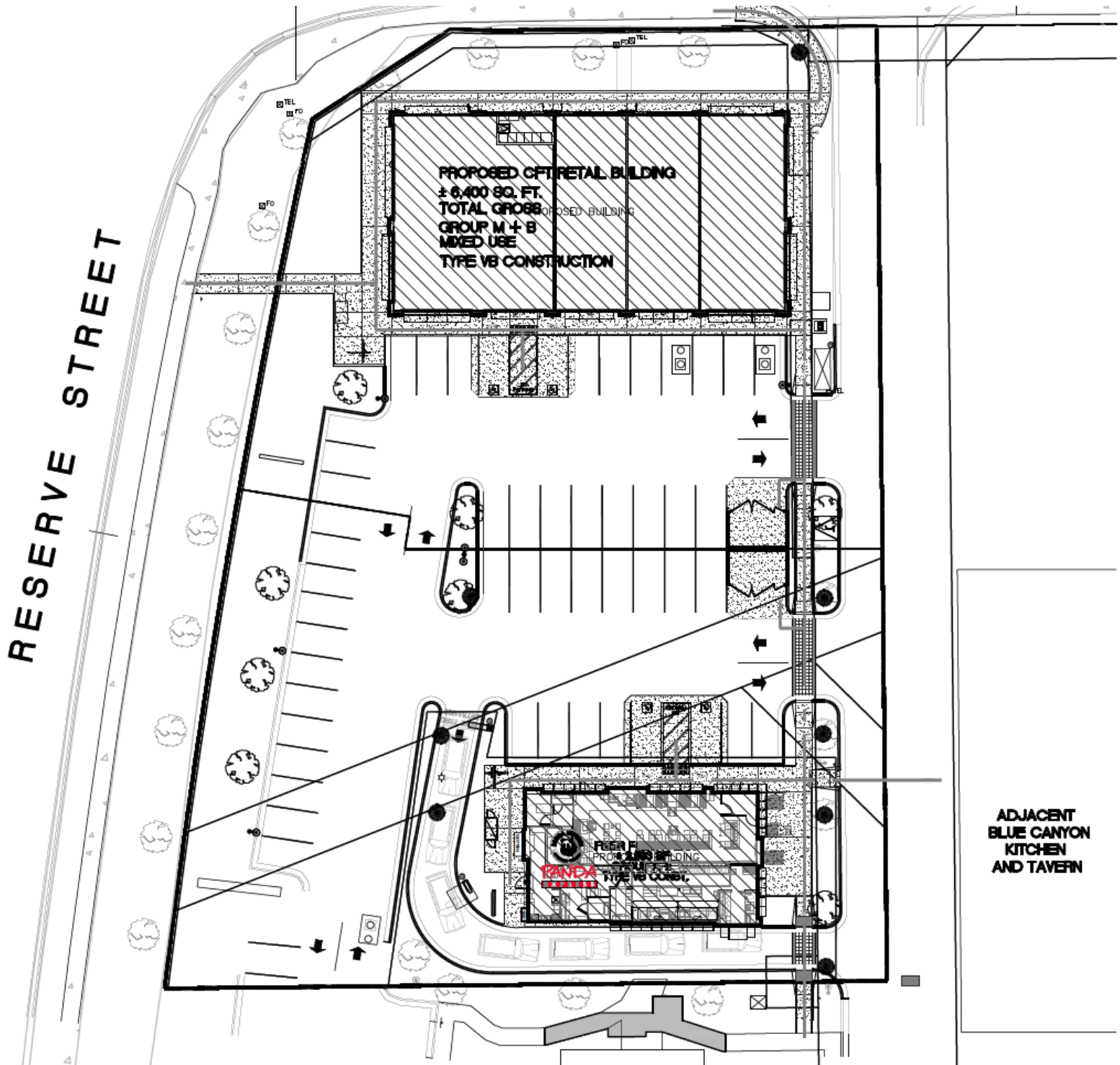
Property Highlights

- Up to a 6,700 SF Building Can be Constructed
- Spaces Range from 1,200 SF to 6,700 SF
- Multiple Tenant Options
- High Exposure to N. Reserve Street
- Traffic Counts over 32,000 Cars Per Day
- Shared Surface Parking with Panda Express
- Ground Lease or Build To Suit Options
- Call Agent For Rate

Property Description

The Developer is offering this high visibility retail location on the corner of N. Reserve St. and Howard Raser Dr. The property can support a 6,700 SF retail building. The developer will build to suit or ground lease. The location offers a signaled intersection and easy ingress and egress from Howard Raser Drive.





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Executive Summary

3716 North Reserve Street, Missoula, Montana, 59808 2
3716 North Reserve Street, Missoula, Montana, 59808
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 46.90473
Longitude: -114.03841

	3 miles	5 miles	7 miles
Population			
2010 Population	25,425	66,982	85,477
2020 Population	29,832	73,164	92,506
2023 Population	31,346	75,824	95,452
2028 Population	32,915	78,184	98,133
2010-2020 Annual Rate	1.61%	0.89%	0.79%
2020-2023 Annual Rate	1.53%	1.10%	0.97%
2023-2028 Annual Rate	0.98%	0.61%	0.56%
2020 Male Population	49.3%	49.1%	49.3%
2020 Female Population	50.7%	50.9%	50.7%
2020 Median Age	35.4	35.3	36.4
2023 Male Population	50.2%	50.2%	50.2%
2023 Female Population	49.8%	49.8%	49.8%
2023 Median Age	34.6	34.6	35.5

In the identified area, the current year population is 95,452. In 2020, the Census count in the area was 92,506. The rate of change since 2020 was 0.97% annually. The five-year projection for the population in the area is 98,133 representing a change of 0.56% annually from 2023 to 2028. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	84.8%	83.5%	84.4%
2023 Black Alone	0.9%	0.9%	0.8%
2023 American Indian/Alaska Native Alone	3.0%	2.8%	2.7%
2023 Asian Alone	1.5%	1.5%	1.6%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	1.4%	3.5%	3.0%
2023 Two or More Races	8.3%	7.6%	7.5%
2023 Hispanic Origin (Any Race)	5.2%	7.2%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	59	71	83
2010 Households	11,672	29,478	36,481
2020 Households	14,188	33,013	40,415
2023 Households	15,014	34,331	41,932
2028 Households	15,863	35,628	43,383
2010-2020 Annual Rate	1.97%	1.14%	1.03%
2020-2023 Annual Rate	1.76%	1.21%	1.14%
2023-2028 Annual Rate	1.11%	0.74%	0.68%
2023 Average Household Size	2.05	2.12	2.20

The household count in this area has changed from 40,415 in 2020 to 41,932 in the current year, a change of 1.14% annually. The five-year projection of households is 43,383, a change of 0.68% annually from the current year total. Average household size is currently 2.20, compared to 2.21 in the year 2020. The number of families in the current year is 21,051 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	34.9%	37.5%	35.0%
Median Household Income			
2023 Median Household Income	\$54,146	\$56,962	\$63,244
2028 Median Household Income	\$64,794	\$68,952	\$76,602
2023-2028 Annual Rate	3.66%	3.89%	3.91%
Average Household Income			
2023 Average Household Income	\$80,917	\$90,662	\$98,365
2028 Average Household Income	\$95,687	\$106,398	\$114,838
2023-2028 Annual Rate	3.41%	3.25%	3.15%
Per Capita Income			
2023 Per Capita Income	\$38,727	\$40,971	\$43,319
2028 Per Capita Income	\$46,045	\$48,376	\$50,885
2023-2028 Annual Rate	3.52%	3.38%	3.27%
GINI Index			
2023 Gini Index	42.7	44.8	43.7

Households by Income

Current median household income is \$63,244 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$76,602 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$98,365 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$114,838 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$43,319 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,885 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	69	64	68
2010 Total Housing Units	12,392	31,108	38,442
2010 Owner Occupied Housing Units	5,572	14,465	19,704
2010 Renter Occupied Housing Units	6,101	15,013	16,776
2010 Vacant Housing Units	720	1,630	1,961
2020 Total Housing Units	14,939	35,009	42,691
2020 Owner Occupied Housing Units	6,391	15,651	21,233
2020 Renter Occupied Housing Units	7,797	17,362	19,182
2020 Vacant Housing Units	711	1,978	2,295
2023 Total Housing Units	15,796	36,361	44,231
2023 Owner Occupied Housing Units	6,909	16,189	22,193
2023 Renter Occupied Housing Units	8,105	18,142	19,739
2023 Vacant Housing Units	782	2,030	2,299
2028 Total Housing Units	16,614	37,595	45,586
2028 Owner Occupied Housing Units	7,480	17,179	23,397
2028 Renter Occupied Housing Units	8,383	18,449	19,986
2028 Vacant Housing Units	751	1,967	2,203
Socioeconomic Status Index			
2023 Socioeconomic Status Index	51.7	51.6	52.6

Currently, 50.2% of the 44,231 housing units in the area are owner occupied; 44.6%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 42,691 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.10%. Median home value in the area is \$368,359, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.81% annually to \$444,055.

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January 04, 2024