



**LEASING BROCHURE**  
**Mixed-Use Ground Floor Retail/Office**  
**424 North Higgins Missoula, Montana**

MATT MELLOTT, CCIM/SIOR | 406.203.4547 | [MATT@STERLINGCREADVISORS.COM](mailto:MATT@STERLINGCREADVISORS.COM)  
CONNOR MCMAHON | 406.370.6424 | [CONNOR@STERLINGCREADVISORS.COM](mailto:CONNOR@STERLINGCREADVISORS.COM)  
[WWW.STERLINGCREADVISORS.COM](http://WWW.STERLINGCREADVISORS.COM)





# Table of Contents

03

## Property Summary

Offering Overview	04
Interactive Links	05

06

## Property Overview

Property Information	07
Opportunity Highlights	08
Locator Map	09
Floor Plan	11

14

## Demographics

Market Demographics	15
---------------------	----

16

## Market Intel

City Specific	17
---------------	----

19

## Disclaimer

Disclaimer	19
------------	----

# PROPERTY SUMMARY



**SterlingCRE**  
A D V I S O R S





**SterlingCRE is proud to present 424 North Higgins Avenue, a mixed-use building in downtown Missoula with ground level retail and additional office space.**

Located on the North end of Higgins, this historically significant mixed-use building features ±1,813 square feet of ground floor retail with an expansive ±5,300 square feet of office and event space.

Suites include elegant custom wood trim throughout with ample natural light spread across three floors. Upon entering at street level, enjoy access to a full sized bar complete with access to water and drain systems. The suite offers versatility with the option to facilitate retail-use.

Through private access point, the second floor features three (3) oversized private offices, and two (2) restrooms complete with a kitchenette and open work stations with dual porch terraces. The third floor holds an open event space inclusive of a wet bar, restroom, and one (1) fully built suite amenitized with a primary restroom and additional room for storage.

**424 North Higgins Avenue  
Missoula, Montana 59802  
List Rate: \$24.00 SF NNN**

PROPERTY TYPE:	RETAIL/OFFICE
TOTAL SQUARE FEET:	Up to ±7,113 SF
TOTAL ACREAGE:	0.08 ACRES



[VIEW LISTING](#)



[STREET VIEW](#)

NOTE: If the video and 3D Tour do not launch, you may need to update your PDF software or use the links to the left to launch media in your browser.



# PROPERTY DETAILS



**SterlingCRE**  
ADVISORS

# 424 North Higgins Avenue Missoula, Montana 59802

List Rate: \$24.00 SF NNN

PROPERTY TYPE:	Retail/Office
GEOCODE:	04-2200-22-2-39-09-0000
TOTAL SQUARE FEET:	Up to ±7,113 square feet grade level
TOTAL ACREAGE:	±0.08 Acres
SERVICES:	City water and sewer
ACCESS:	North Higgins Avenue
ZONING:	Central Business District (CBD-4)
YEAR BUILT/RENOVATED:	1900/2019
TRAFFIC COUNT:	±9,129 AADT (2022)
HIGHLIGHTS:	<ul style="list-style-type: none"><li>• Located in Downtown Missoula</li><li>• Elegant wood framing</li><li>• Versatile space</li><li>• Ground floor retail</li></ul>







Turnkey office suite available



Features ground floor retail with additional storage for inventory available



High-visibility from  $\pm 9,129$  average daily drivers

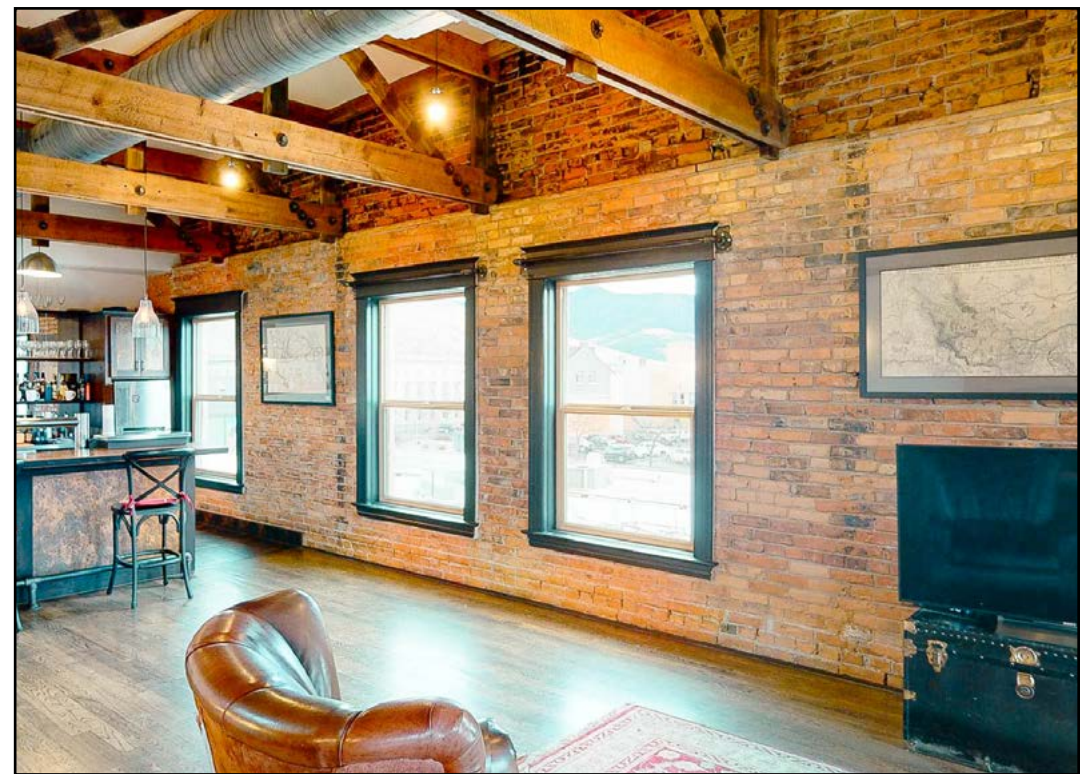


Located off desirable Missoula downtown corridor

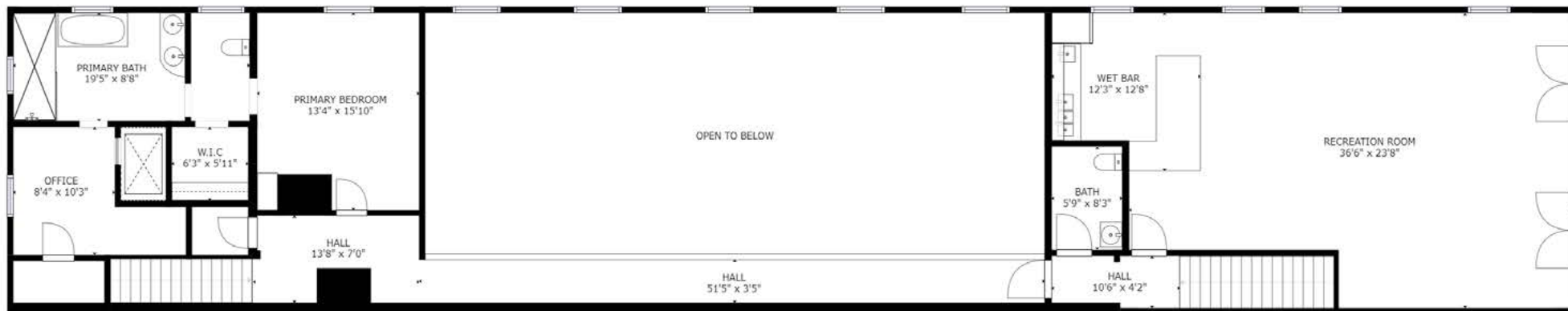


Minutes to restaurants and shopping

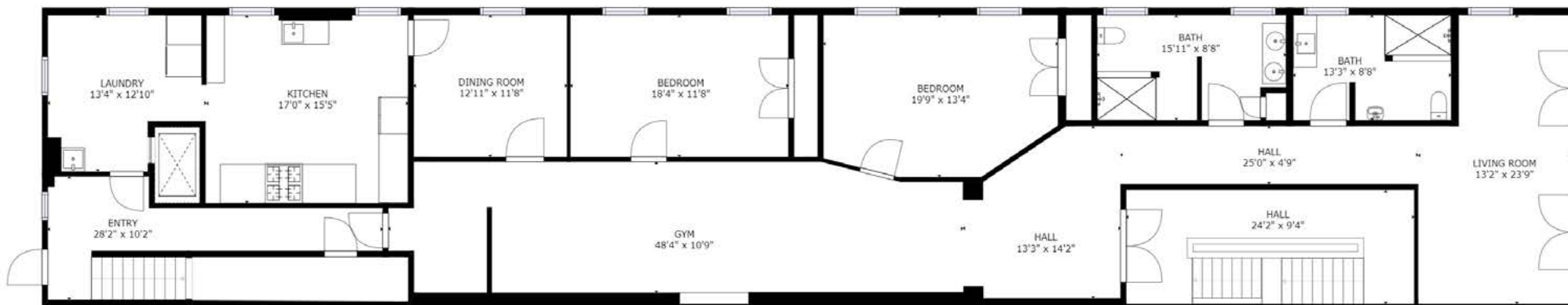








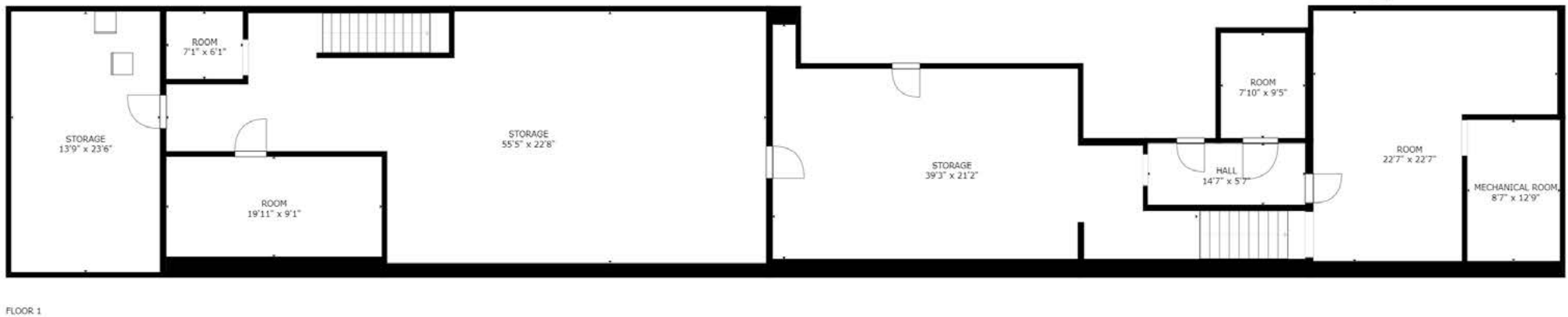
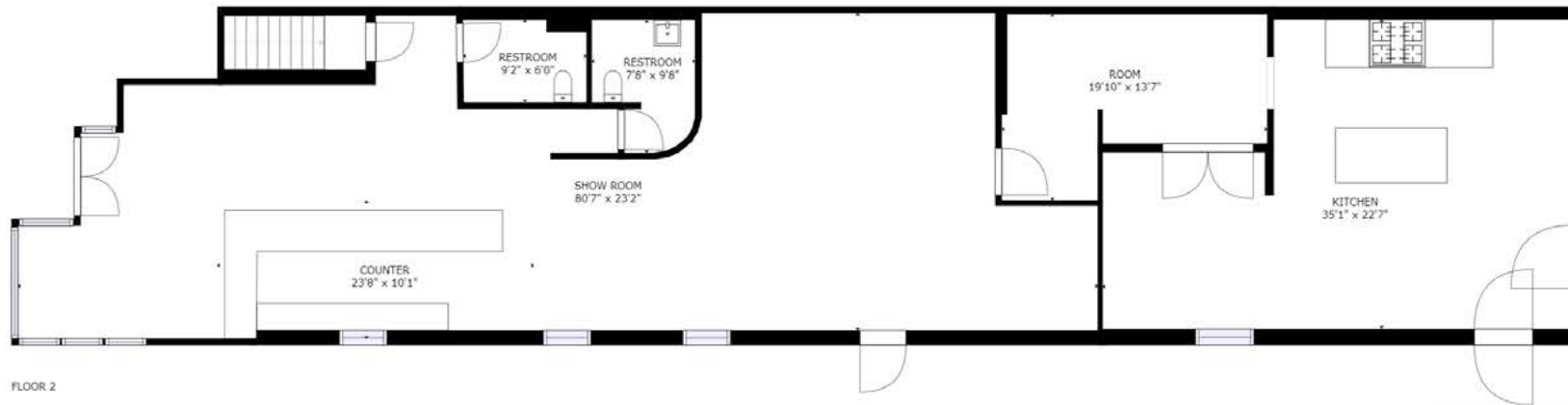
FLOOR 2



FLOOR 1

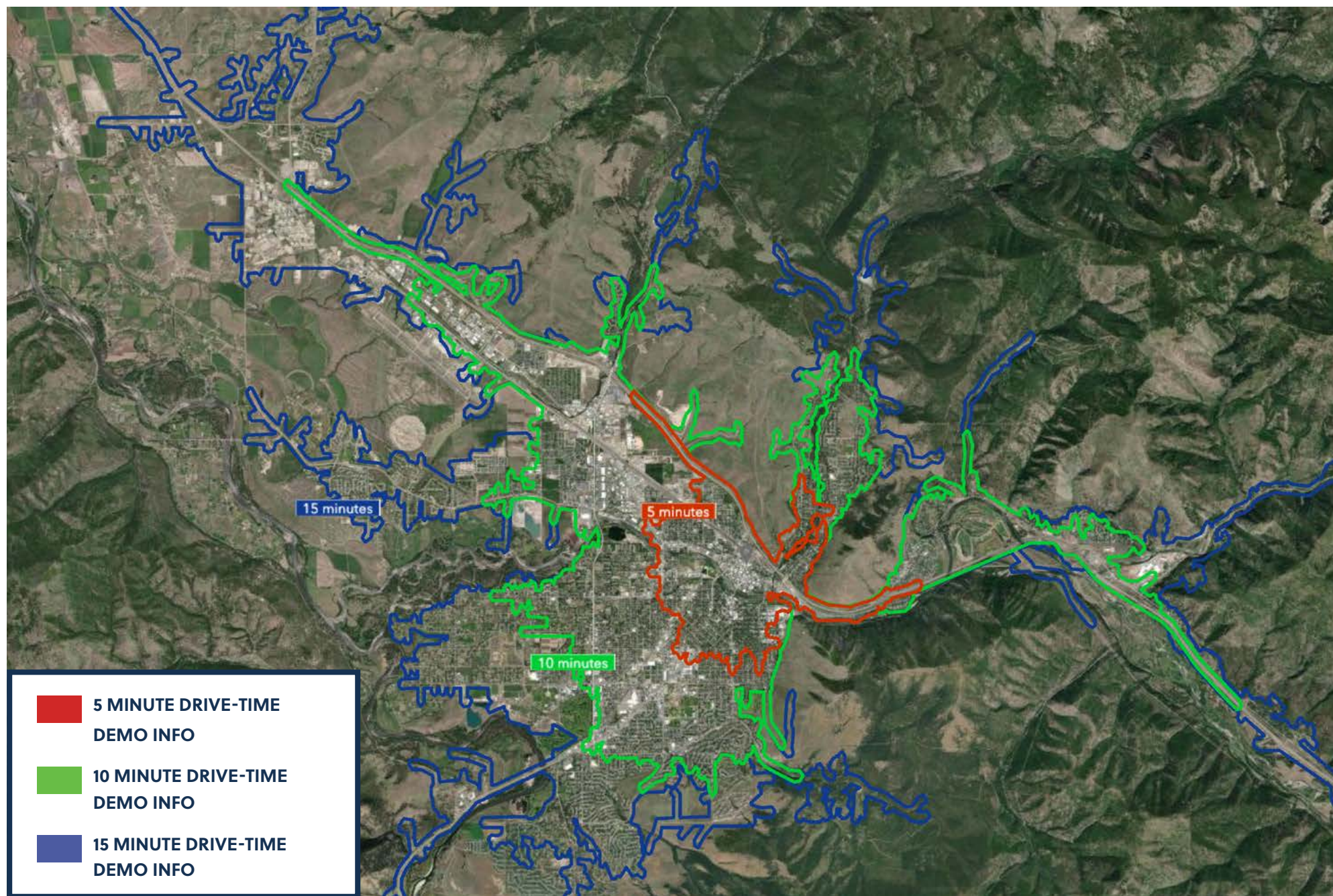
**FLOOR 2 & FLOOR 3**





**FLOOR 1 & BELOW GRADE**







# DEMOGRAPHICS



**SterlingCRE**  
ADVISORS





# Key Facts

424 N Higgins Ave, Missoula, Montana, 59802

## KEY FACTS

5 minutes

19,188

Population

31.2

Median Age

1.9

Average Household Size

\$48,101

Median Household Income

2,908

2022 Owner Occupied Housing Units (Esri)

6,696

2022 Renter Occupied Housing Units (Esri)

## BUSINESS

5 minutes



1,843

Total Businesses



20,796

Total Employees

## HOUSING STATS

5 minutes



\$364,021

Median Home Value



\$6,830

Average Spent on Mortgage & Basics



\$814

Median Contract Rent

### 2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: \$150,000 - \$199,999 (4.4%)

5 minutes

Indicator▲	Value	Diff	
<\$15,000	15.2%	+5.6%	
\$15,000 - \$24,999	9.9%	+2.6%	
\$25,000 - \$34,999	10.7%	+2.0%	
\$35,000 - \$49,999	15.7%	+3.2%	
\$50,000 - \$74,999	16.4%	-0.2%	
\$75,000 - \$99,999	12.6%	-0.4%	
\$100,000 - \$149,999	8.7%	-6.0%	
\$150,000 - \$199,999	4.4%	-3.0%	
\$200,000+	6.4%	-3.9%	

Bars show deviation from Missoula County

Variables	5 minutes	10 minutes	15 minutes	Variables	5 minutes	10 minutes	15 minutes
2022 Total Population	19,188	65,382	85,665	2022 Per Capita Income	\$37,870	\$38,586	\$40,904
2022 Household Population	18,465	62,816	82,826	2022 Median Household Income	\$48,101	\$52,895	\$59,061
2022 Family Population	8,220	36,100	51,996	2022 Average Household Income	\$77,048	\$82,977	\$91,306
2027 Total Population	19,674	67,210	88,135	2027 Per Capita Income	\$44,371	\$45,563	\$48,186
2027 Household Population	18,951	64,644	85,295	2027 Median Household Income	\$55,996	\$62,373	\$71,173
2027 Family Population	8,332	36,843	53,195	2027 Average Household Income	\$89,770	\$97,377	\$106,923

# MARKET INTEL



SterlingCRE  
ADVISORS



# ACCOLADES

## **#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*

## **#6 BEST CITIES FOR FISHING**

*Rent.com*

## **#1 CITY FOR YOGA**

*Apartment Guide*

## **TOP 10 CITIES FOR BEER DRINKERS**

*2015, 2016, 2017, 2019, 2022*

# PEOPLE

## **10.1% POPULATION GROWTH**

*Missoula ranks among highest net migration cities in US*

## **54.3% GROWTH**

*Growth in the number of residents over age 25*

## **51.0 % DEGREED**

*Bachelors degree or higher*

## **20.5% HIGH INCOME HOUSEHOLDS**

*Incomes over \$100,000 a year*

## **52.6% RENTERS**



# ACCESS

## **16 MINUTES**

*Average commute time*

## **15.6% MULTIMODAL COMMUTERS**

*Walk or bike to work*

## **81 HOURS SAVED**

*81 hours saved in commute over national average*

## **16 NON-STOP DESTINATIONS**

*With an upgraded terminal under construction*

## **62 MILES**

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

## **14 ROUTES**

*Provided by a bus network across the City of Missoula*

# ECONOMY

## **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 growth in construction, professional, scientific, and manufacturing businesses over the past decade.*

## **GROWING TECH HUB**

*Cognizant, onX, Submittable, and Lumenad are some tech firms in Missoula*





## Commercial Real Estate Services

main: +1 406 203 4547

email: [info@SterlingCREadvisors.com](mailto:info@SterlingCREadvisors.com)

[SterlingCREadvisors.com](http://SterlingCREadvisors.com)

# Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.