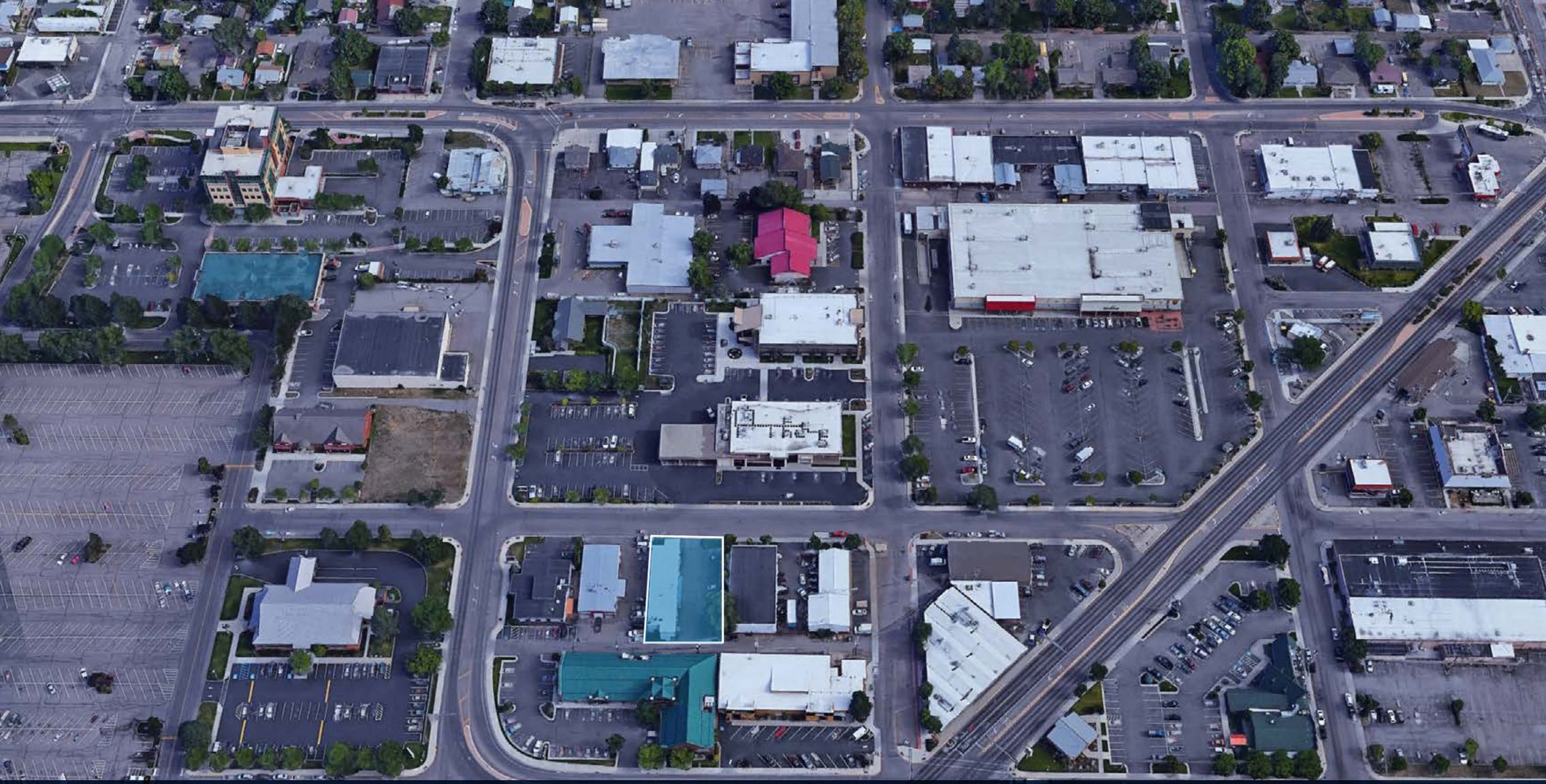
Freestanding Single Tenant Office Building

1719 Dearborn Avenue
Missoula, Montana 59801

SterlingCRE ADVISORS

CLAIRE MATTEN, CCIM/SIOR
406.360.3102
CLAIRE@STERLINGCREADVISORS.COM
WWW.STERLINGCREADVISORS.COM



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SterlingCRE
ADVISORS

SterlingCRE is proud to present 1719 Dearborn Avenue, a spacious single tenant office building in Missoula, Montana.

Located in the heart of Midtown Missoula, 1719 Dearborn Avenue is a freestanding office building with permissive neighborhood commercial (C1-4) zoning to allow for a variety of users. Drive time to the subject property for tenants and customers is convenient from all areas of the Missoula centroid.

Spanning across ±5,638 square feet between two levels, this expansive offering features exquisite natural light with a total of twenty (20) private offices, various open space work areas, a kitchenette and conference room.

The subject property is surrounded by demographics which include a median household income of $51,354 and population of 12,904 within a mile radius, with an average household size of 2.1.

1719 Dearborn Avenue
Missoula, Montana 59801

PROPERTY TYPE:	OFFICE
LIST RATE:	$16.00/SF NNN
ESTIMATED NNN:	$3.55/SF
TOTAL SQUARE FEET:	±5,638 SQUARE FEET
TOTAL ACREAGE:	±0.23 ACRES

View Listing

View 3D Tour

Street View

PROPERTY DETAILS

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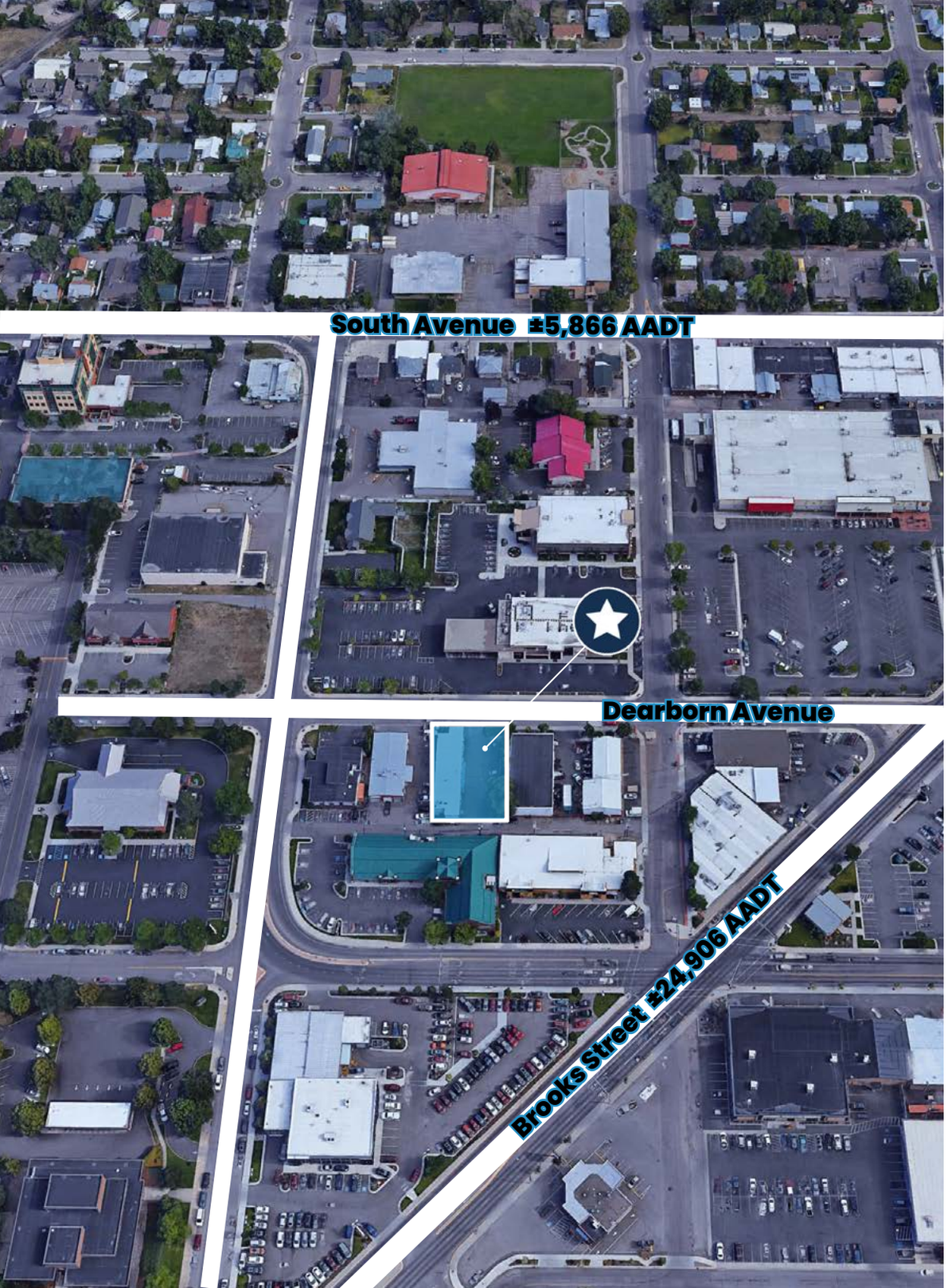
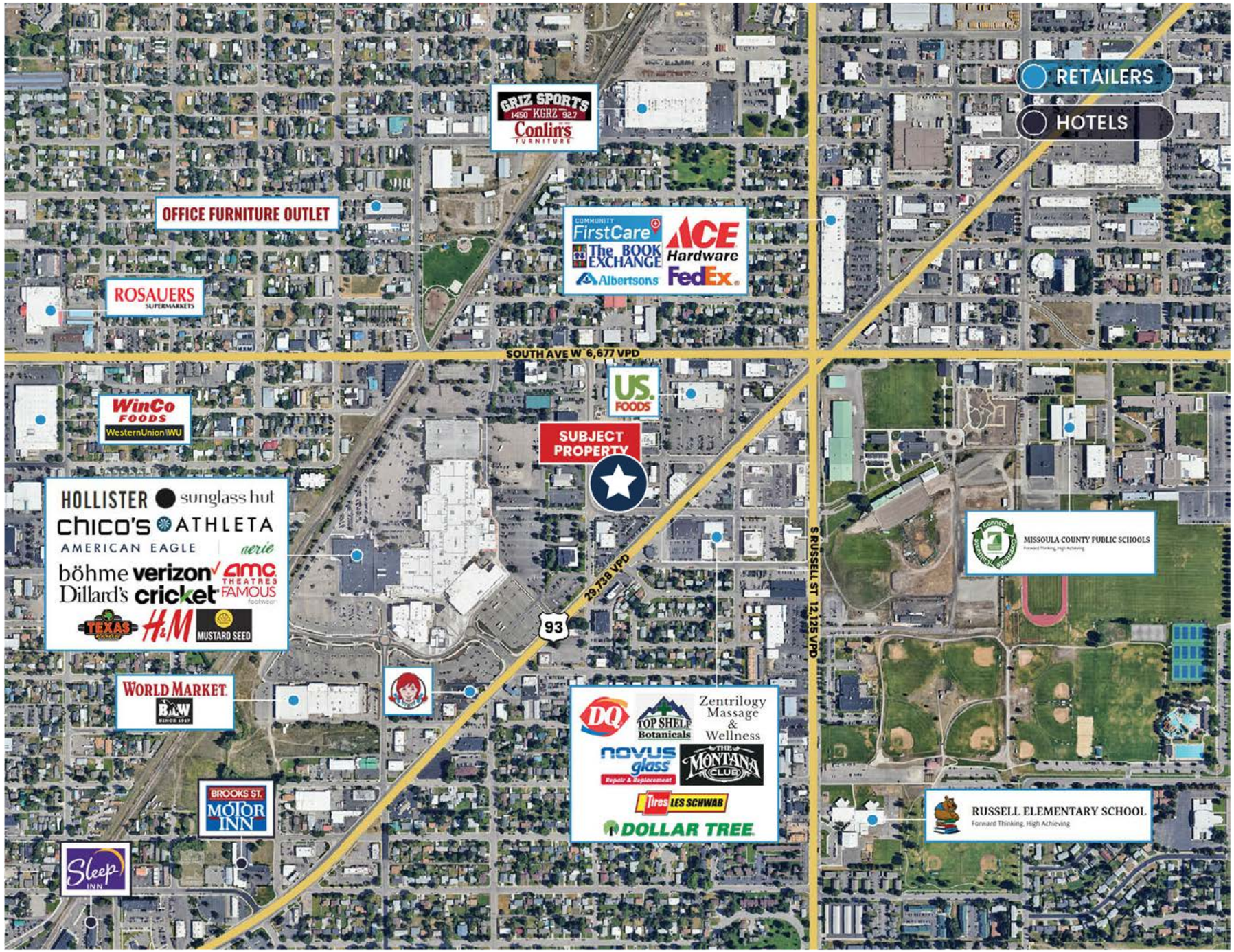
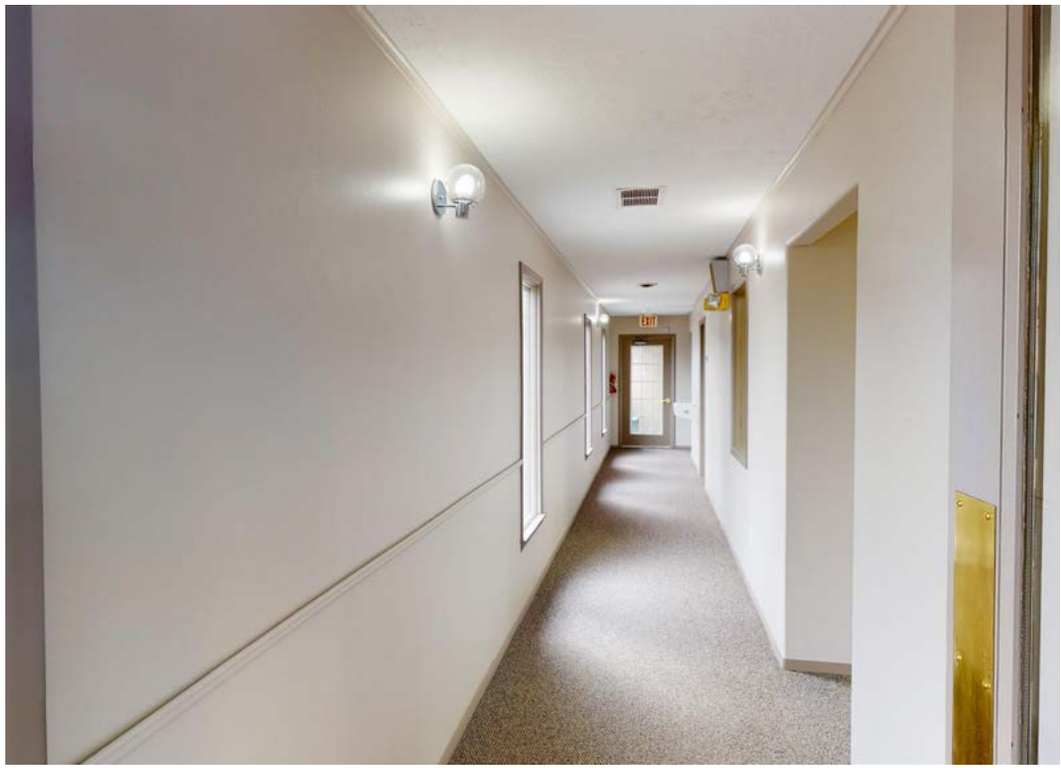
1719 Dearborn Avenue
Missoula, Montana 59801

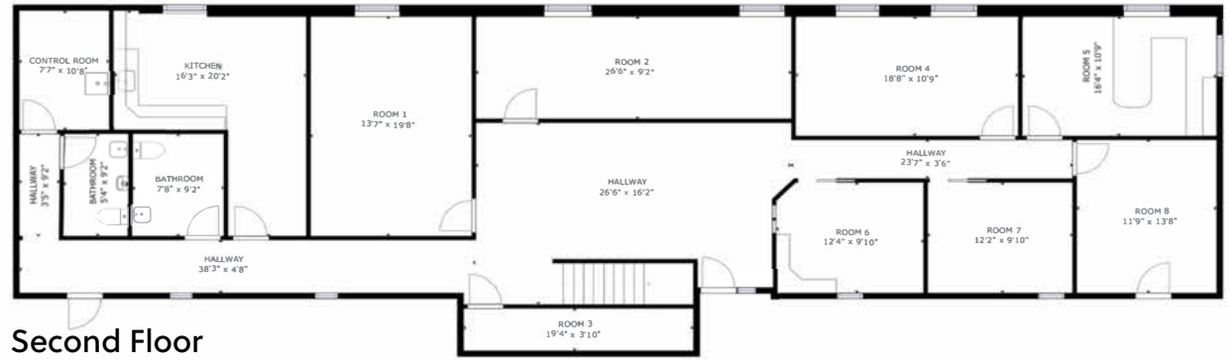
PROPERTY TYPE:	Office
TOTAL SQUARE FEET:	±5,638 square feet
TOTAL ACREAGE:	±0.23
SERVICES:	Private well / city sewer
ACCESS:	Dearborn Avenue via South Avenue
ZONING:	Neighborhood Commercial (C1-4)
GEOCODE:	04-2200-32-1-43-23-0000
PRIVATE OFFICE COUNT:	Twenty (20)
TRAFFIC COUNT:	±31,064 AADT (2022) Brooks Street ±5,825 AADT (2022) South Avenue West
YEAR BUILT:	1978
PARKING:	Twelve (12) dedicated stalls
SECURITY:	Alarm system



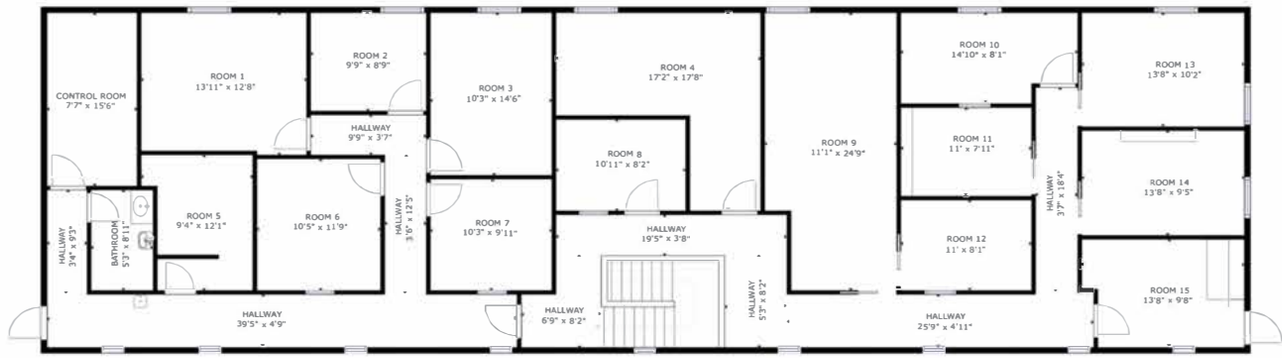
- Centrally located in desirable Missoula Midtown
- Dedicated parking lot with loading potential
- Close proximity to Reserve and Brooks Street
- Minutes to restaurants and shopping
- Positioned near the Milwaukee Commuting Trail


RETAILERS
HOTELS
GRIZ SPORTS
1450 KGRZ 92.7
Conlin's FURNITURE
OFFICE FURNITURE OUTLET
COMMUNITY FirstCare
The BOOK EXCHANGE
ACE Hardware
Albertsons
FedEx
ROSAUERS SUPERMARKETS
SOUTH AVE W 6,677 VPD
US FOODS
WinCo FOODS
WesternUnion WU
SUBJECT PROPERTY
HOLLISTER
sunglass hut
chico's
ATHLETA
AMERICAN EAGLE
aerie
böhme
verizon
amc THEATRES
Dillard's
cricket
FAMOUS footwear
TEXAS ROADHOUSE
H&M
MUSTARD SEED
29,738 VPD
93
S RUSSELL ST 12,125 VPD
MISSOULA COUNTY PUBLIC SCHOOLS
Forward Thinking, High Achieving
WORLD MARKET
B&W
DQ
TOP SHELF Botanicals
Zentrilogy Massage & Wellness
novus glass
Repair & Replacement
THE MONTANA CLUB
Tires
LES SCHWAB
DOLLAR TREE
BROOKS ST. MOTOR INN
Sleep INN
RUSSELL ELEMENTARY SCHOOL
Forward Thinking, High Achieving

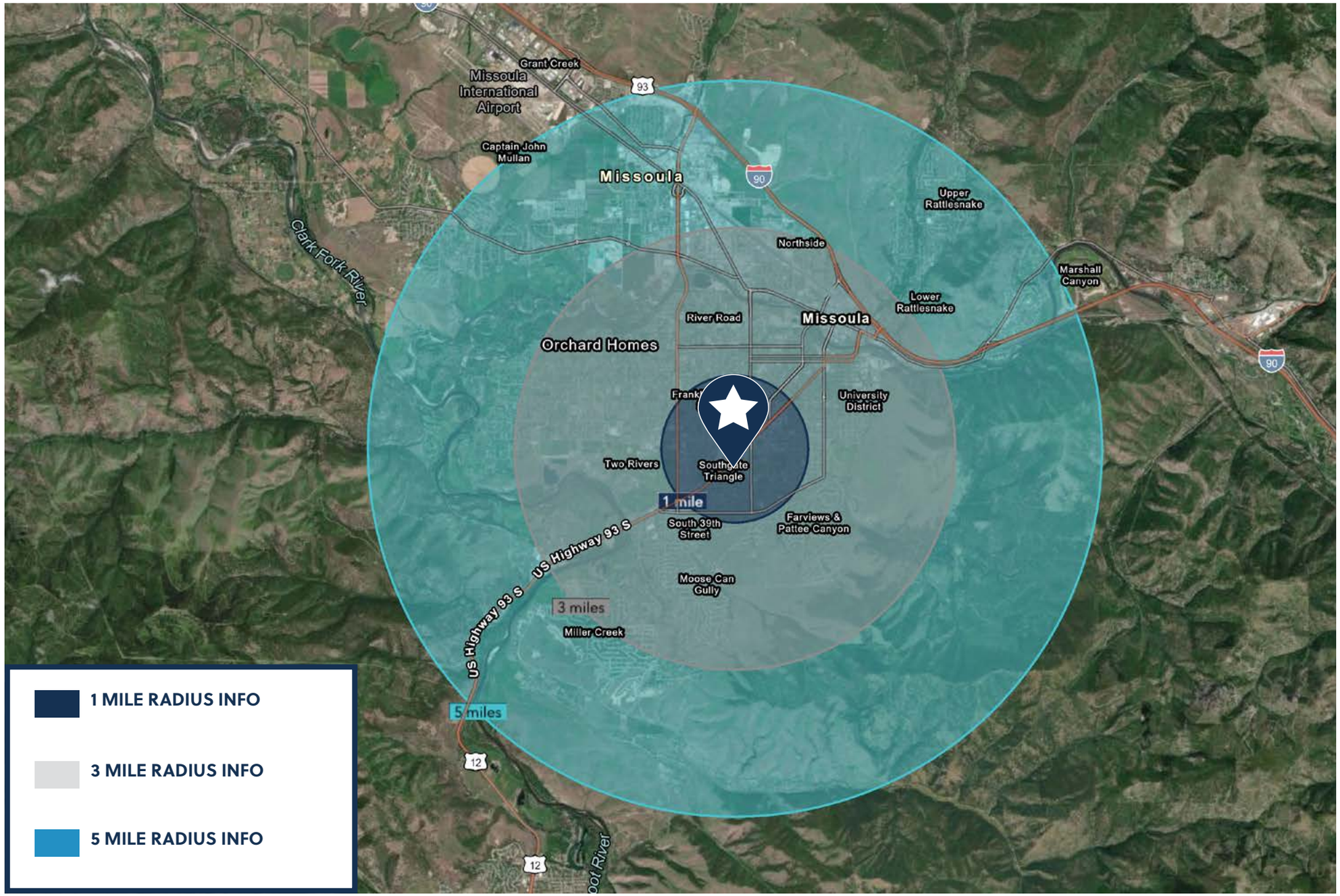




Second Floor



First Floor


Grant Creek
Missoula International Airport
Captain John Mullan
Missoula
Upper Rattlesnake
Northside
Marshall Canyon
Lower Rattlesnake
Clark Fork River
River Road
Missoula
Orchard Homes
University District
Two Rivers
Southgate Triangle
1 mile
South 39th Street
Farviews & Pattee Canyon
US Highway 93 S
US Highway 93 S
Moose Can Gully
3 miles
Miller Creek
5 miles
1 MILE RADIUS INFO
3 MILE RADIUS INFO
5 MILE RADIUS INFO

DEMOGRAPHICS

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Key Facts

KEY FACTS

1 mile

13,078	34.3	2.1
Population	Median Age	Average Household Size
$53,177	2,586	3,490
Median Household Income	2023 Owner Occupied Housing Units (Esri)	2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

1,307	12,757
Total Businesses	Total Employees

HOUSING STATS

1 mile

$311,591	$8,073	$861
Median Home Value	Average Spent on Mortgage & Basics	Median Contract Rent

2023 Households by income (Esri)

1 mile

The largest group: $50,000 - $74,999 (17.0%)

The smallest group: $150,000 - $199,999 (4.9%)

Indicator ▲	Value	Diff
<$15,000	12.4%	+2.8%
$15,000 - $24,999	8.1%	+0.8%
$25,000 - $34,999	14.9%	+6.2%
$35,000 - $49,999	11.6%	-0.9%
$50,000 - $74,999	17.0%	+0.4%
$75,000 - $99,999	13.3%	+0.3%
$100,000 - $149,999	11.8%	-2.9%
$150,000 - $199,999	4.9%	-2.5%
$200,000+	6.0%	-4.3%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	13,078	62,756	86,422
2022 Household Population	12,926	60,119	83,385
2022 Family Population	7,743	35,461	52,576
2027 Total Population	13,354	63,903	88,663
2027 Household Population	13,203	61,266	85,626
2027 Family Population	7,831	35,800	53,599

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$36,785	$39,269	$41,954
2022 Median Household Income	$53,177	$56,088	$60,279
2022 Average Household Income	$80,484	$87,274	$94,145
2027 Per Capita Income	$43,214	$45,899	$49,187
2027 Median Household Income	$61,306	$65,870	$72,739
2027 Average Household Income	$94,047	$101,476	$109,674

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2023, 2028, 2017-2021.

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MARKET INTEL

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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

SterlingCRE
ADVISORS

Commercial Real Estate Services

main: +1 406 203 4547

email: info@SterlingCREadvisors.com

SterlingCREadvisors.com

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