



**AVAILABLE FOR LEASE**  
**Warehouse and Retail Space in East Missoula**

3645 Highway 200 East  
Missoula, Montana

Claire Matten CCIM | SIOR | 406.360.3102 | [Claire@SterlingCREadvisors.com](mailto:Claire@SterlingCREadvisors.com)  
[WWW.STERLINGCREADVISORS.COM](http://WWW.STERLINGCREADVISORS.COM)



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



# EXECUTIVE SUMMARY



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## **SterlingCRE is pleased to present 3645 MT Highway 200 East in Missoula, Montana.**

Located in the growing commercial sprawl of East Missoula, this location offers close proximity to Downtown Missoula, Bonner and the Interstate-90 interchange. This  $\pm 8,320$  square foot building consists of  $\pm 7,000$  square feet of warehouse space and  $\pm 1,320$  square feet of show room, three (3) private offices, a kitchen and two (2) restrooms. Grade level loading and 16' clear allow for plenty of flexibility for several commercial uses.

The expansive  $\pm 0.69$  acre lot allows for additional parking and materials storage. High visibility frontage on Hwy 200 offers marquee signage and storefront parking for customers and employees.

Surrounding uses include retail, warehouse, and residential creating a healthy traffic flow through this corridor of Missoula's Downtown sprawl. Ownership retains the right to occupy the small warehouse in the rear but will not interfere with operations in the larger available flex space.

### **3645 HIGHWAY 200 EAST MISSOULA, MT 59802**

**\$13.50/SF NNN**

Size (SF):	$\pm 8,320$ RSF
Acreage:	$\pm 0.69$ acres
Zoning:	Neighborhood Commercial (NC)



3645 Highway 200 East  
Missoula, MT, 59802

\$13.50/SF/YR NNN

Property Type:	Warehouse   Retail
Total Square Feet:	±8,320 RSF
Total Acreage:	±0.63 acres (±27,584 SF)
Estimated NNN:	\$2.96/SF/YR
Access:	Highway 200 East via East Broadway or Interstate-90 Interchange
Zoning:	Neighborhood Commercial (NC)
Geocode:	04-2200-24-1-29-05-0000
Property Taxes:	\$9,727.95 (2023)
Traffic Counts:	Highway 200 E ±10,503 2022 AADT Interstate-90 ±29,678 2022 AADT
Loading:	Two (2) grade level loading doors
Services:	City water/sewer
Power:	120A/240V
Clear Height:	16' at the pitch





**View Listing**



**View 3D Tour**



**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



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**Easily accessible site close to Interstate-90 interchange and downtown Missoula**



**Access to City of Missoula water and sewer**



**Neighborhood Commercial zoning permits a variety of uses**



**Building specifications meet the demand of modern distribution users**



**On site parking and easy loading**



**Warehouse with warm and inviting retail space**













*Images 10*



# DEMOGRAPHICS



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# Key Facts

3645 Highway 200 East, Missoula, Montana, 59802

## KEY FACTS

1 mile

2,707

Population

38.9

Median Age

2.2

Average Household Size

\$63,563

Median Household Income

864

2023 Owner Occupied Housing Units (Esri)

356

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



49

Total Businesses



262

Total Employees

## HOUSING STATS

1 mile



\$290,577

Median Home Value



\$10,463

Average Spent on Mortgage & Basics



\$847

Median Contract Rent

### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (22.0%)

The smallest group: \$150,000 - \$199,999 (5.2%)

1 mile

Indicator▲	Value	Diff	
<\$15,000	8.5%	-1.1%	
\$15,000 - \$24,999	11.1%	+3.8%	
\$25,000 - \$34,999	7.9%	-0.8%	
\$35,000 - \$49,999	8.4%	-4.1%	
\$50,000 - \$74,999	22.0%	+5.4%	
\$75,000 - \$99,999	19.5%	+6.5%	
\$100,000 - \$149,999	11.2%	-3.5%	
\$150,000 - \$199,999	5.2%	-2.2%	
\$200,000+	6.2%	-4.1%	

Bars show deviation from Missoula County

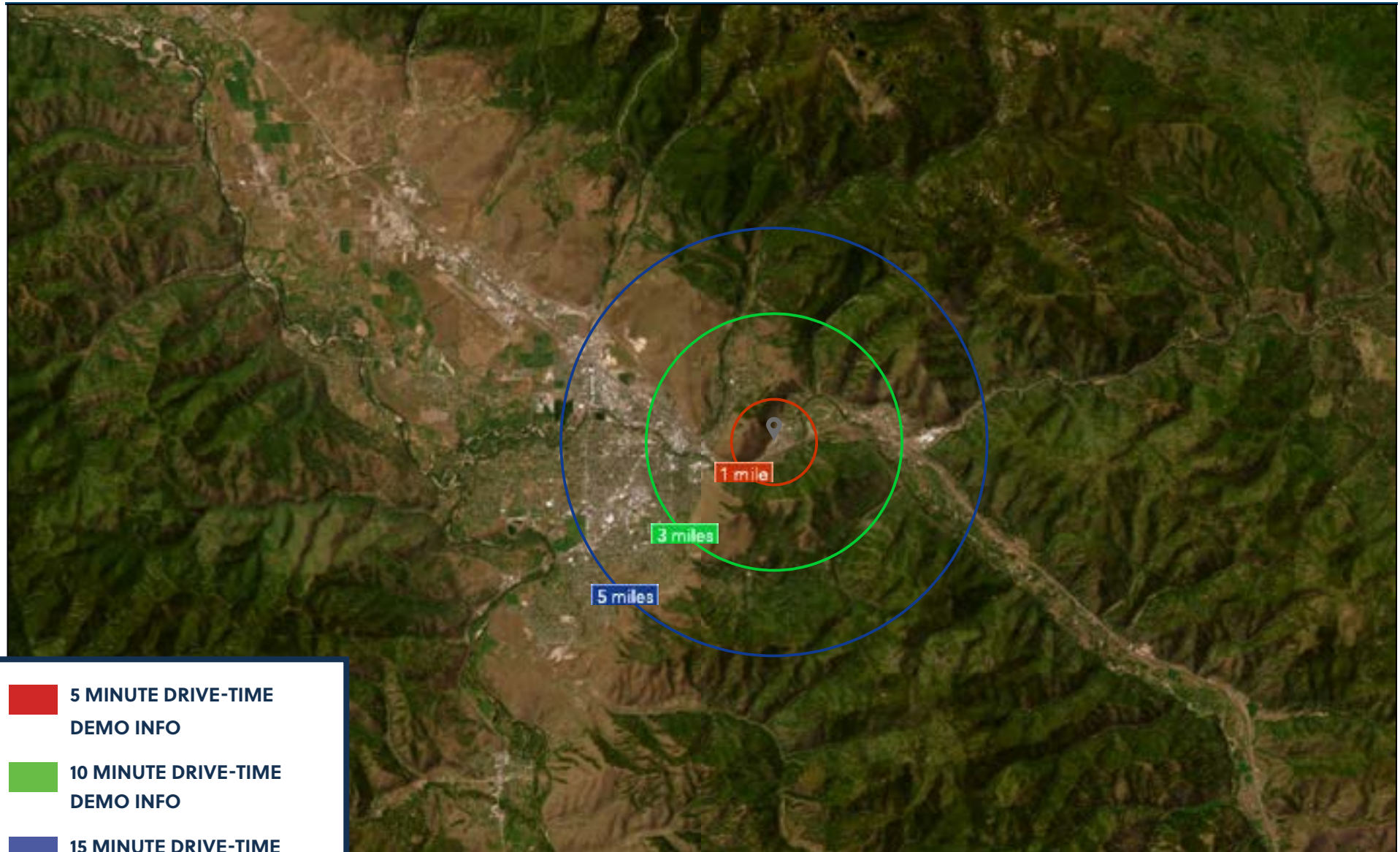
Variables	1 mile	3 miles	5 miles
2022 Total Population	2,707	26,666	66,366
2022 Household Population	2,678	24,816	63,715
2022 Family Population	1,898	13,500	36,720
2027 Total Population	2,794	27,115	67,906
2027 Household Population	2,765	25,266	65,255
2027 Family Population	1,947	13,604	37,231

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$38,385	\$41,454	\$39,725
2022 Median Household Income	\$63,563	\$54,952	\$53,999
2022 Average Household Income	\$86,350	\$92,944	\$86,112
2027 Per Capita Income	\$45,931	\$48,807	\$46,688
2027 Median Household Income	\$73,246	\$65,336	\$63,197
2027 Average Household Income	\$103,207	\$108,875	\$100,525

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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- 5 MINUTE DRIVE-TIME DEMO INFO
- 10 MINUTE DRIVE-TIME DEMO INFO
- 15 MINUTE DRIVE-TIME DEMO INFO

February 02, 2024

# MARKET OVERVIEW

MISSOULA



**SterlingCRE**  
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# ACCOLADES

## **#1 MOST FUN CITY FOR YOUNG PEOPLE**

*Smart Asset*

## **#2 BEST PLACES TO LIVE IN THE AMERICAN WEST**

*Sunset Magazine*

## **TOP 10 MEDIUM CITIES FOR THE ARTS**

*2023 Southern Methodist University*

## **#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*

## **INTERNATIONAL PUBLIC LIBRARY OF 2022**

*The International Federation of Library Associations  
World Congress*

# PEOPLE

## **12.5% POPULATION GROWTH - 2012-2022**

*Missoula ranks among highest net migration cities in US*

## **MEDIAN AGE 34 YEARS OLD**

*The median age in the US is 39*

## **58.8 % DEGREED**

*Associates degree or higher, 18.7% have a graduate level degree*

## **24.7% HIGH INCOME HOUSEHOLDS**

*Incomes over \$100,000 a year*

## **53.4% RENTERS**

## **TOP 5 OCCUPATIONS**

*Office & Admin Support, Food Service, Sales, Transportation, Healthcare*

# ACCESS

## **16 MINUTES**

*Average commute time*

## **15.6% MULTIMODAL COMMUTERS**

*Walk or bike to work*

## **81 HOURS SAVED**

*81 hours saved in commute yearly over national average*

## **14 NON-STOP AIR DESTINATIONS**

*With a recently upgraded terminal at the Missoula International Airport*

## **62 MILES**

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

## **12 ROUTES**

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

## **11 EV CHARGE STATIONS**

*Available to the public across Missoula*

# ECONOMY

## **DESIGNATED AS A TECH HUB**

*Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.*

## **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 NUMBER OF TECHNOLOGY COMPANIES**

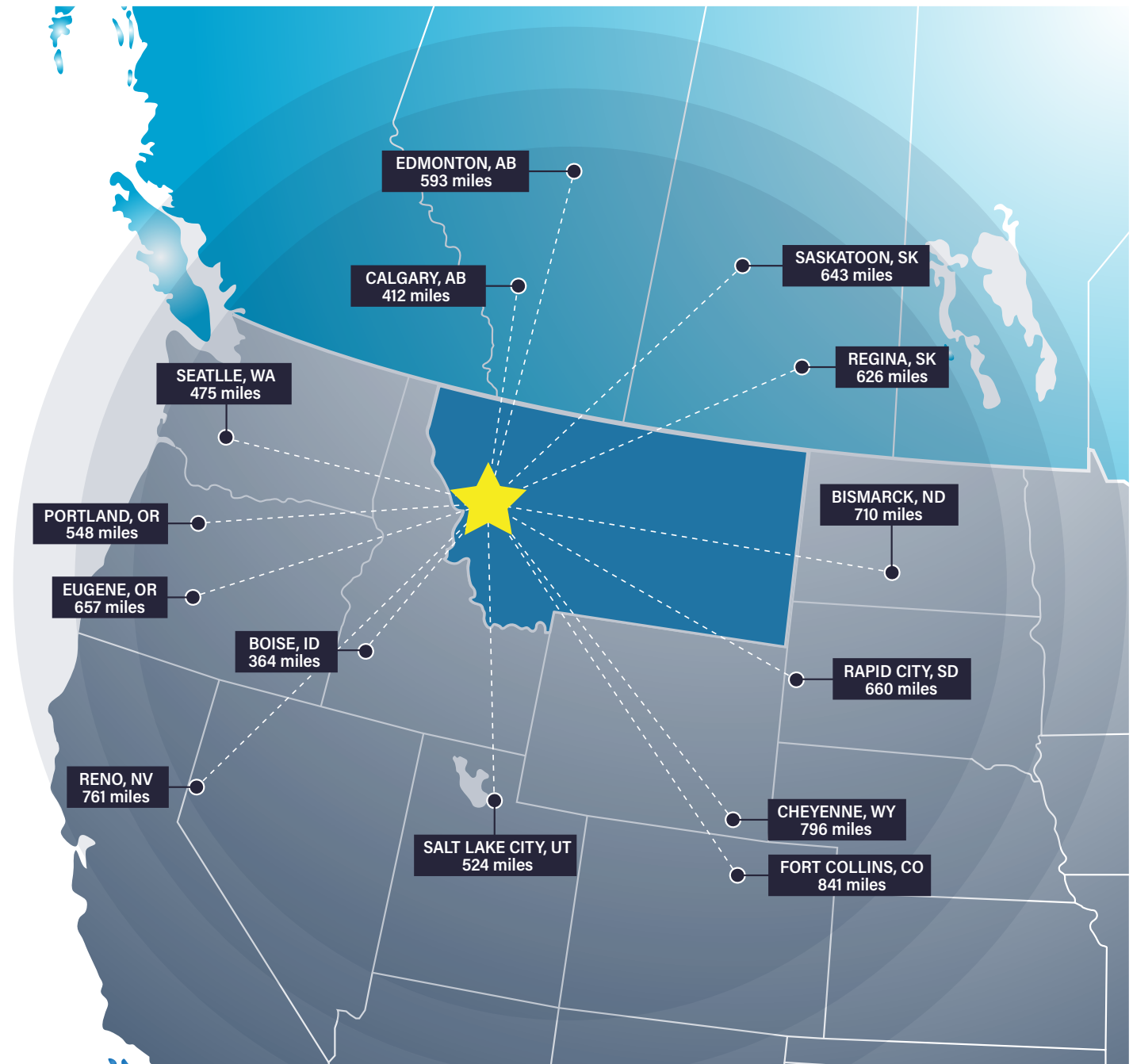
*Cognizant, onX, Submittable, and Lumenad are some tech firms in Missoula*



## MISSOULA OFFERS STRATEGIC PROXIMITY TO MAJOR CITIES IN THE PACIFIC NORTHWEST, MIDWEST AND CANADA

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



## MISSOULA INTERNATIONAL AIRPORT OFFERS DIRECT FLIGHTS TO MAJOR CITIES ON THE WEST COAST AND IN THE MIDWEST







**Claire Matten, CCIM/SIOR**  
**Commercial Real Estate Advisor**

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

406.360.3102

[Claire@SterlingCREadvisors.com](mailto:Claire@SterlingCREadvisors.com)



**Carly Chenoweth**  
**Commercial Real Estate Advisor |**  
**Transaction Coordinator**

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.

406.207.3119

[Carly.Chenoweth@SterlingCREadvisors.com](mailto:Carly.Chenoweth@SterlingCREadvisors.com)





## Commercial Real Estate Services

main: +1 406 203 4547

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

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

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