



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
NNN estimate:	\$3.85 SF/yr
Buildout Allowance:	\$15.00 per square foot
Parking:	49 spaces onsite
Zoning:	C1-4
Annual Avg. Daily Traffic Count:	31,320/day

PROPERTY OVERVIEW

High visibility office or retail space is available near Brooks and Russell. The building has been completely updated and ±1,750 SF remains.

This desirable location offers a shell space perfect for retail/office space. High visibility from Brooks Street and Russell Street. \$15/SF buildout allowance w/ acceptable lease terms. NNN estimate: \$3.85/SF/YR

PROPERTY HIGHLIGHTS

- Owner is offering \$15/sqft buildout allowance with acceptable lease terms
- Central Location
- Highly Visible Signage
- Flexible Use
- Ample Parking
- Restaurant and Casino/Bar space with outdoor seating



ADDITIONAL PHOTOS

Retail/office space with high visibility | 1502 Dearborn Ave Missoula, MT 59801



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FAT CAT (FORMERLY TRENARY'S)

1502 Dearborn Ave. Missoula, MT

ALL SITE FEATURES INDICATED ARE EXISTING.

EXISTING PARKING (60 SPACES).

PARKING REQUIRED:
SEATS 132 = 33 SPACES
MACHINES 20 = 10 SPACES
EMPLOYEES 9 = 4 SPACES
TOTAL REQUIRED = 47 SPACES

PAVED AREA: 20,747 SQ.FT.
(P.A. = PLANTING AREA)

CENTRAL LOTS 13 to 18 BLOCK 6
T13N R19W S32

BUILDING INFORMATION:

REFERENCE: 2003 International Building Code
2003 I.E.C.C.
ANSI A117.1 - 2003

ZONING: C1CLB

AREA / OCCUPANT SUMMARY:
EXISTING AREA: 4,881 SQ.FT.

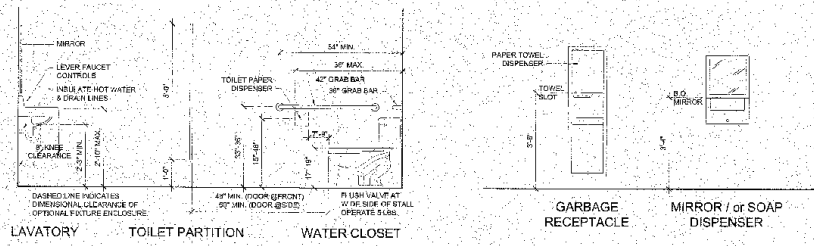
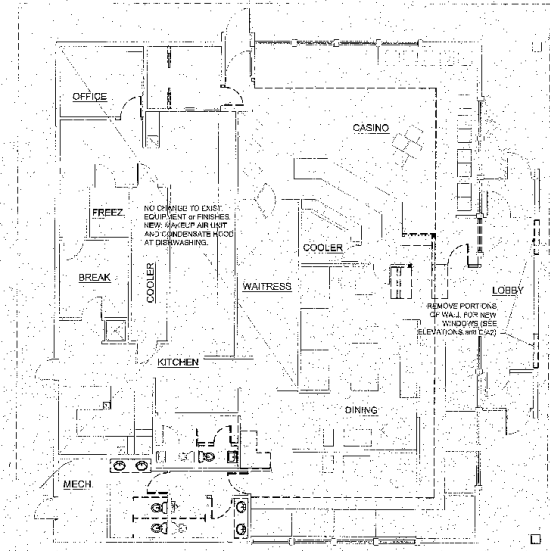
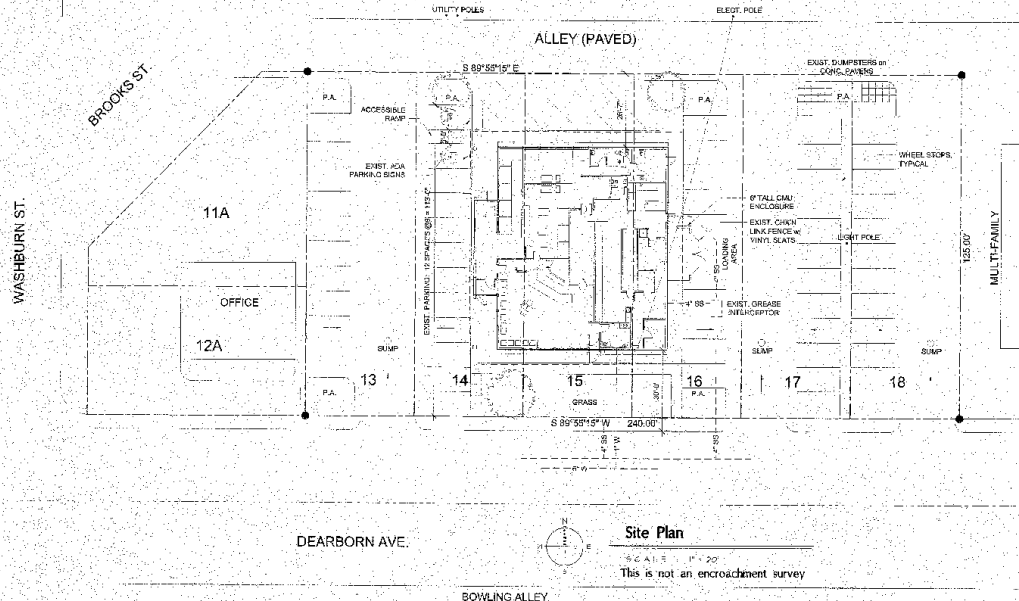
EXTERIOR WALLS & USES ACCESSORY TO DINING
AREA NET: 588 SF

KITCHEN
AREA GROSS: 1,863 SF / 200 = 10 OCCUPANTS

CASINO
AREA GROSS: 1,062 SF / 11 = 97 OCCUPANTS

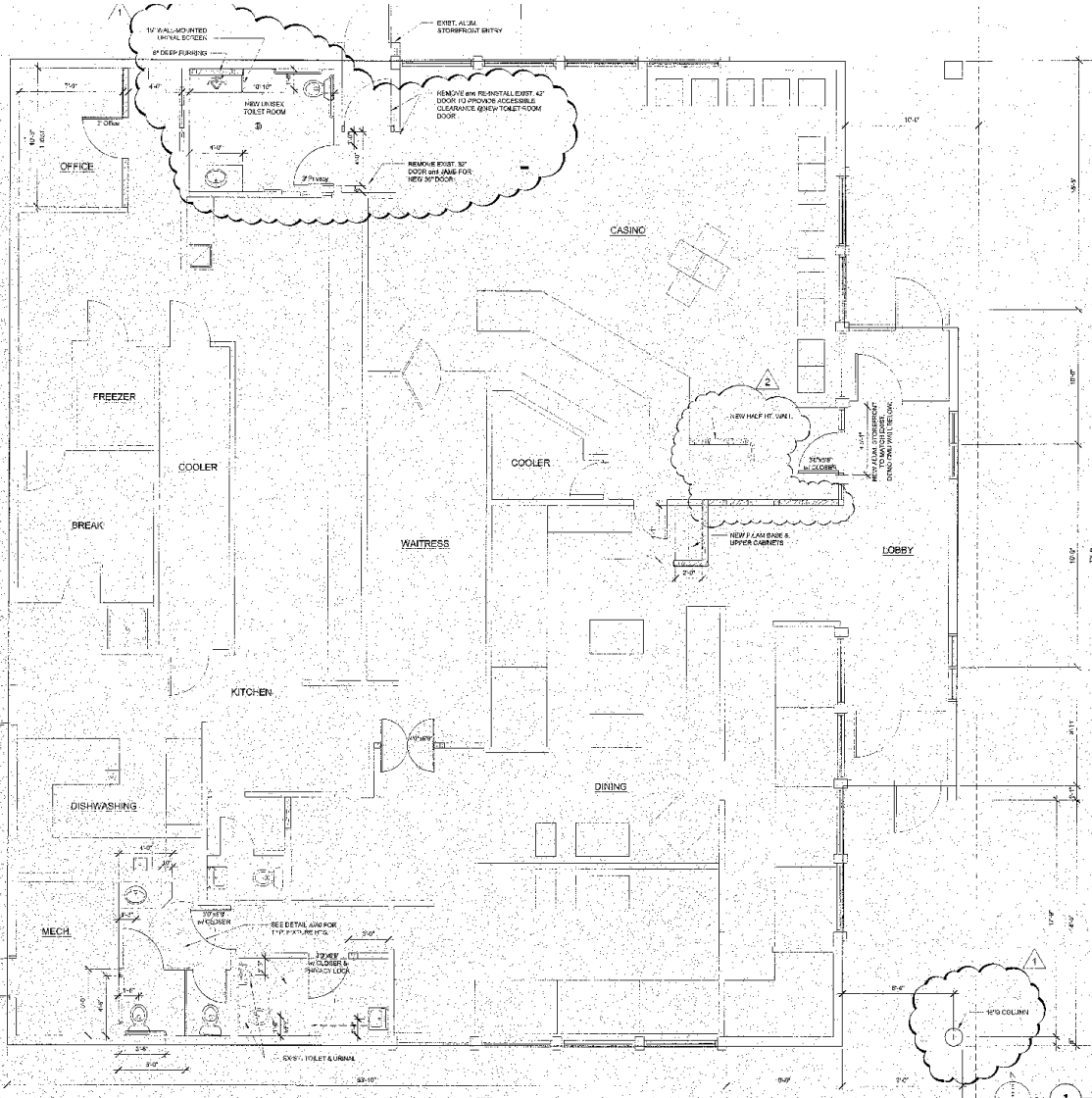
DINING
AREA NET: 1,388 SF / 15 = 92 OCCUPANTS

TOTAL OCCUPANTS: 199



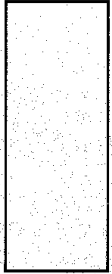
A REMODEL FOR: **FAT CAT**
 1502 Dearborn Avenue, Missoula, Montana
BID SET
 Box 13 B3 LEGAS

Jeff A. Anderson Architecture Inc.
 115 W. Front, Suite 2001, Missoula, MT 59802
 Phone: 360-7652 Fax: 341-1824



Floor Plan

Aug. 31, 2005
 Oct. 18, 2005



A REMODEL FOR:
FAT CAT
 1502 Dearborn Avenue • Missoula, Montana

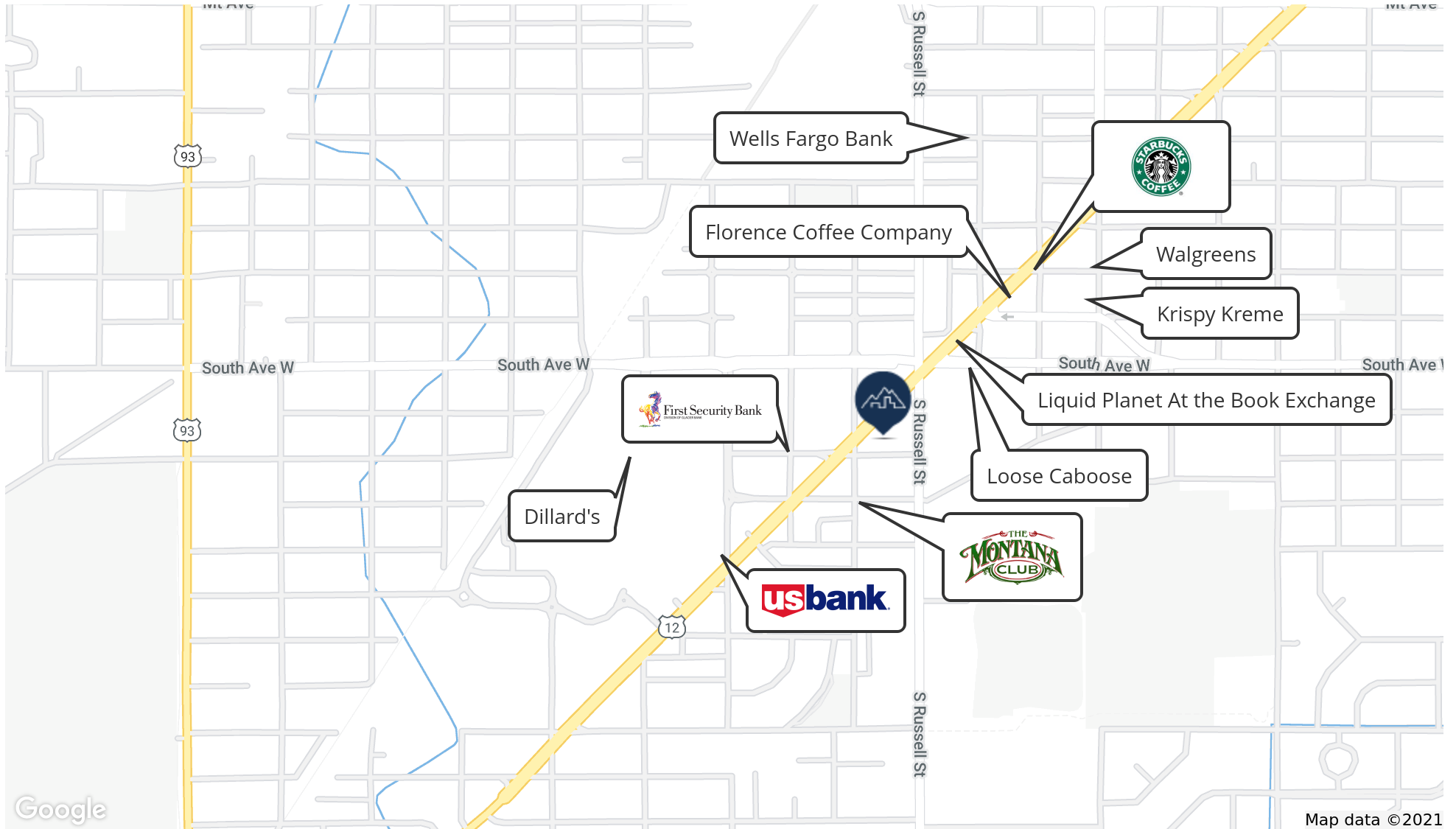
Jeff A. Anderson Architecture Inc.
 113 W. Front, Suite 401 • Missoula, MT 59802
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LOCATION MAPS

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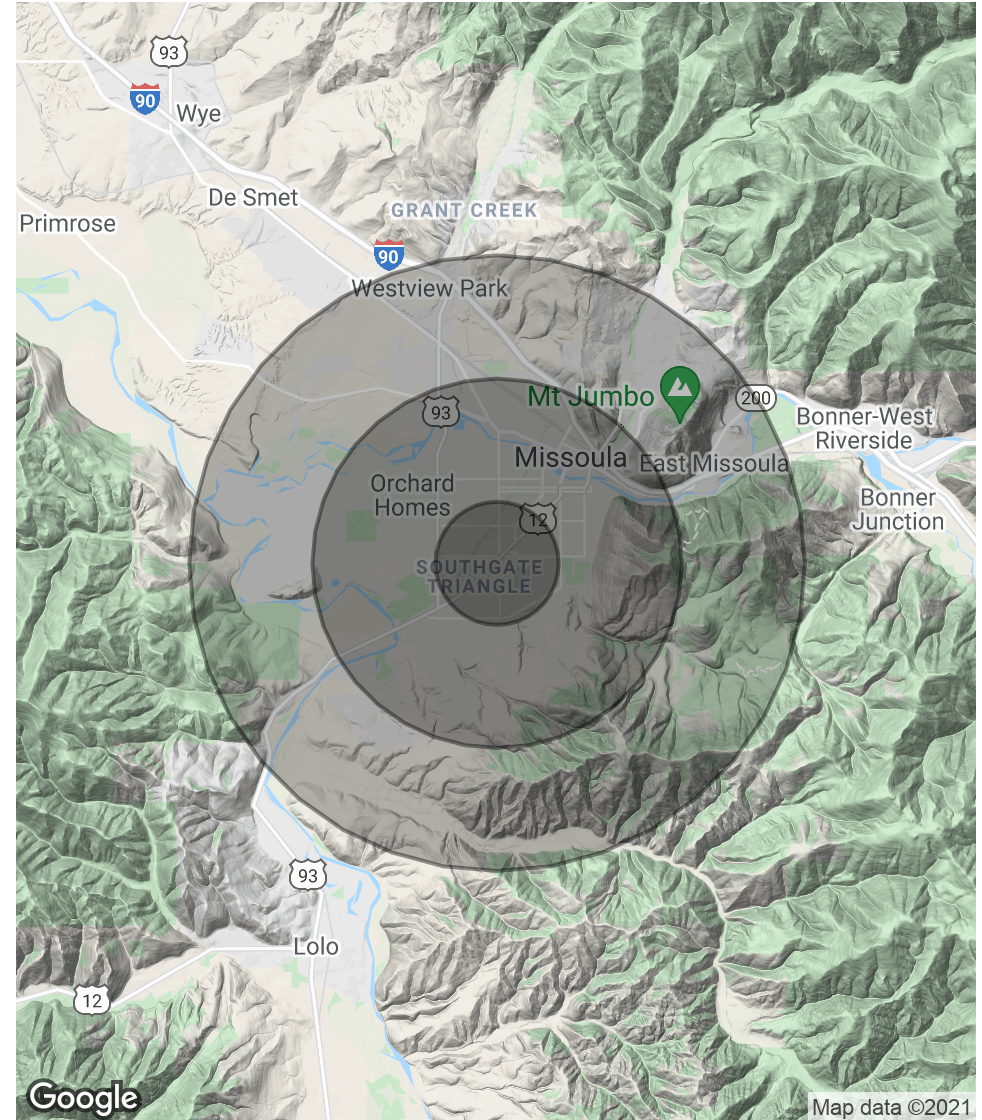


DEMOGRAPHICS MAP & REPORT

Retail/office space with high visibility | 1502 Dearborn Ave Missoula, MT 59801

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,231	63,475	92,548
Average age	32.1	30.0	31.6
Average age (Male)	30.1	28.9	30.2
Average age (Female)	35.4	32.0	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,533	27,816	39,433
# of persons per HH	2.2	2.3	2.3
Average HH income	\$44,891	\$44,986	\$50,481
Average house value	\$215,489	\$270,203	\$282,745

* Demographic data derived from 2010 US Census





Claire Matten, CCIM
Commercial Real Estate Advisor

Claire is a licensed associate with Sterling CRE Advisors and a graduate of the University of Montana, where she received a BA in Information Technology. You may recognize her as the captain of the Women's Volleyball Team for the Grizzlies from 2000 – 2004. After beginning her career in real estate in Missoula in 2006, Claire joined Cushman & Wakefield in Phoenix from 2011 – 2018. While there, Claire specialized in Industrial Capital Markets and gained valuable deal underwriting and transaction management experience. During that time, Claire also led the efforts of her team in collecting and synthesizing data on the self-storage and industrial markets in Phoenix, turning it into high-value market intelligence for her clients.

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. Along with her team, she has assisted clients with over \$295 million in transactions. She specializes in industrial investment, commercial office, and self-storage properties and consistently exceeds the investment goals of her clients.

Claire lives in Missoula and enjoys spending time with her husband and two daughters, hiking, snowboarding, and cooking.



Matt Mellott, CCIM, SIOR
Commercial Real Estate Advisor

As a Marine Corps leader proven in the high-stress world of tactical aviation, Matt brings military speed, discipline and mission focus – fused with an entrepreneur's eye for opportunity – to commercial real estate sales and investments.

Matt graduated from Penn State University with a Bachelor of Science in Real Estate and dove right away into office and multi-family sales, management and investments. After working in the Atlanta, GA and Harrisburg, PA real estate markets, he signed up with the military and lived a dream by flying F/A-18s for the Marine Corps. All the while, Matt maintained his real estate license in the states where he was stationed and accumulated multi-family investment properties throughout the country.

Although he no longer flies Hornets, Matt does bring the same intensity of thought and action to his approach to commercial real estate sales and investments. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multi-family investments.

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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 Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

