

THE HAMMOND ARCADE

SW CORNER W FRONT ST & S HIGGINS AVE

101 S HIGGINS AVE | MISSOULA | MONTANA | 59802

HIGH-PROFILE SHOP SPACE, CORNER-ENTRY RESTAURANT & FLAGSHIP STREET RETAIL



RARE OPPORTUNITY AT KEY HEART OF MISSOULA INTERSECTION



THE HAMMOND ARCADE

Building Overview | *A contributing depression-era historic art deco building*

The Hammond Arcade is a single-story, brick art deco building located in the Heart of Missoula neighborhood of Downtown Missoula. The building was one of the few constructed in Missoula during the Great Depression and is one of its last remaining.

The original Hammond Building, a four-story structure which housed the Missoula Drug Company, among other tenants, was destroyed in a fire in 1932. The reconstruction brought much-needed economic stimulus and local employment, but economic factors limited the new building to a single-story. As with its predecessor, however, the new Hammond Arcade attracted merchants and businesses as tenants, including the Missoula Drug Company, and listed 14 tenants in 1938, four years after completion.

The Hammond Arcade was listed on the National Register of Historic Places in 1990. Its original tri-color brick battlement as well as the ornamental tile which comprise the exterior facade, along with the interior arcade layout remain intact today.

Highlights |

- Opportunity to lease up to 12,238 RSF at Missoula's most prominent retail intersection
- Multiple options for restaurant and/or flagship retail configurations
- Attached liquor license with concession agreement
- New Higgins Avenue entry for large basement space

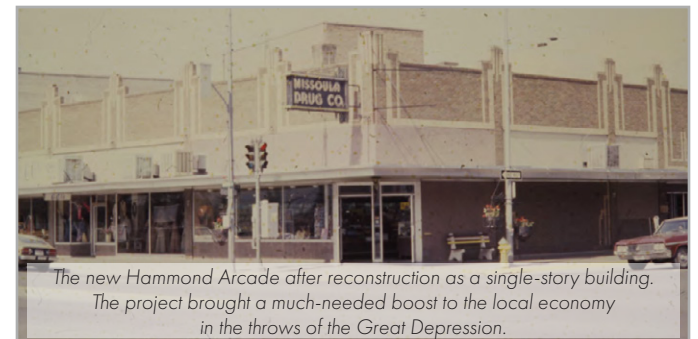
Building Location | *Near Transit, Shopping, Entertainment, and Public Spaces*

The Hammond Arcade is located within **one** block of:

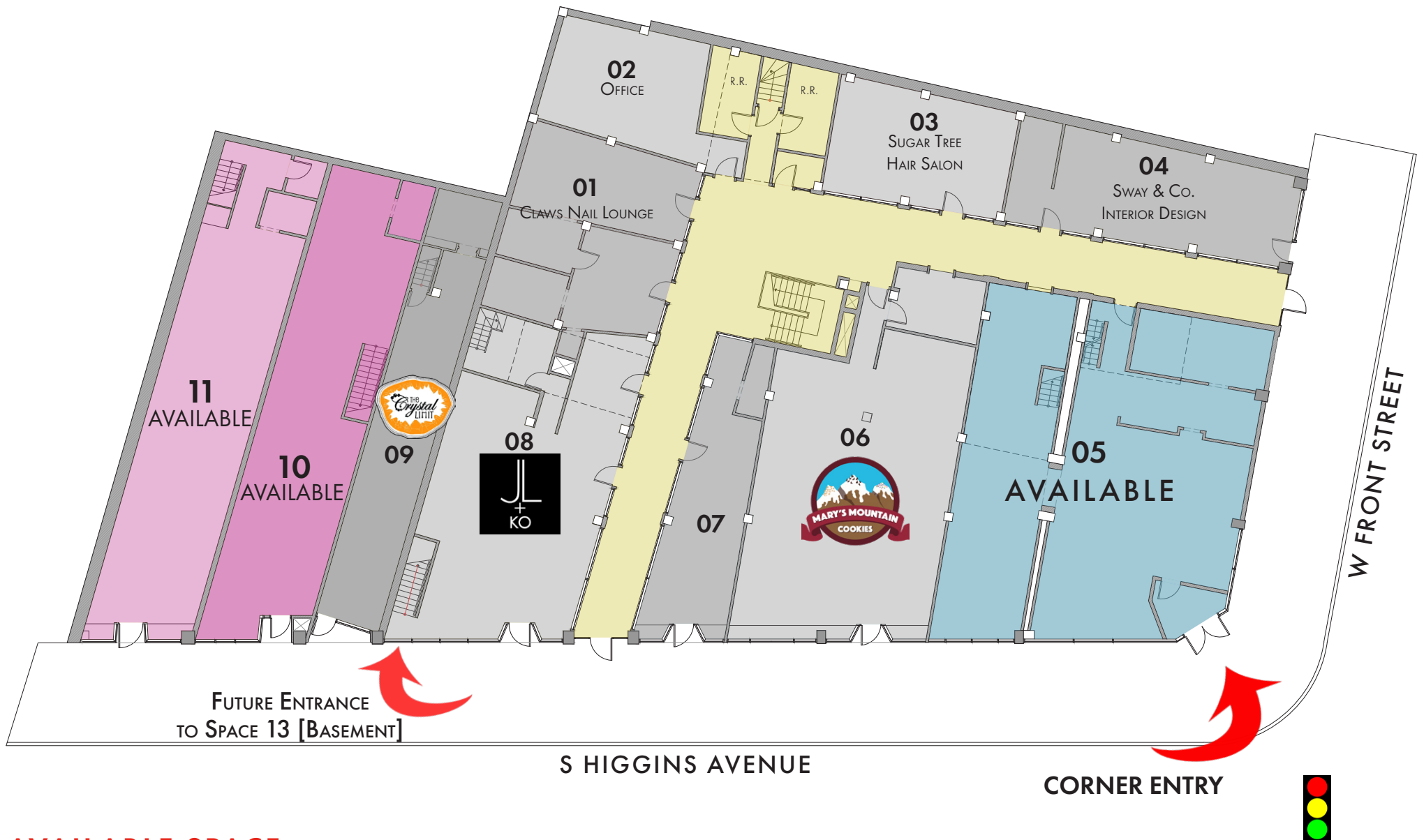
- Zero-fare public transit — Missoula's Mountain Line
- The historic Wilma concert venue and theatre
- Caras Park
- Two 3-star hotels

The Hammond Arcade is located within **five** blocks of:

- The "Hip Strip" shopping district
- Missoula County government offices
- Two additional 3-star hotels
- Western Montana's only Level II trauma center
- Three additional parks



All information has been obtained from sources deemed to be reliable, but is not guaranteed and should be independently verified by prospective buyer or tenant.



AVAILABLE SPACE:

05: 2,638 RSF / 2,320 USF

Space 05 can be combined with basement space 13, up to 12,238 RSF / 10,763 USF plus an additional 506 SF mezzanine

10: 3,187 RSF / 2,803 USF [1,410 RSF / 1,240 USF Main Level + 1,777 RSF / 1,563 USF Basement Level]

11: 2,904 RSF / 2,554 USF [1,452 RSF / 1,277 USF Main Level + 1,452 RSF / 1,277 USF Basement Level]

Spaces 10 & 11 can be combined up to 2,862 RSF / 2,517 USF Main Level Only, 6,091 RSF / 5,357 USF Main Level + Basement

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AVAILABLE SPACE:

S HIGGINS AVENUE



13: 7,440 RSF / 6,543 USF [Basement Level only, entrance on Main Level]

05: 4,798 RSF / 4,220 USF [Incl Main Level Space + add'l 506 SF mezz.]

Spaces 05 & 13 can be combined, up to 12,238 RSF / 10,763 USF plus an additional 506 SF mezzanine

10: 3,187 RSF / 2,803 USF [1,410 RSF / 1,240 USF Main Level + 1,777 RSF / 1,563 USF Basement Level]

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ABOUT THE AREA: DEMOGRAPHIC PROFILE

DEMOGRAPHICS	0.5-MILE	1-MILE	HEART OF MISSOULA
POPULATION	3,641	13,891	3,258
MEDIAN AGE	30.7	28.0	36.1
HOUSEHOLDS	2,216	6,154	1,928
% BACHELOR'S DEGREE +	58.6%	59.8%	58.7%
RENTER OCCUPIED HOUSING UNITS	1,866	4,302	1,510
NUMBER OF BUSINESSES	1,073	1,552	1,058
DAYTIME POPULATION: WORKERS	9,515	13,992	9,521
TOTAL DAYTIME POPULATION	11,128	20,177	11,066



CENTRAL CITY TRANSIT STATS:

- 1.5 million annual rides on Mountain Line, the city's zero-fare public transit system, voted "Outstanding Public Transportation System of the Year" for 2021 by the American Public Transportation Association
- >8,000 pedestrians per day at Higgins Ave & Front St on weekends; >4,000 pedestrians per day on weekdays
- 40 miles of on-street bike lanes

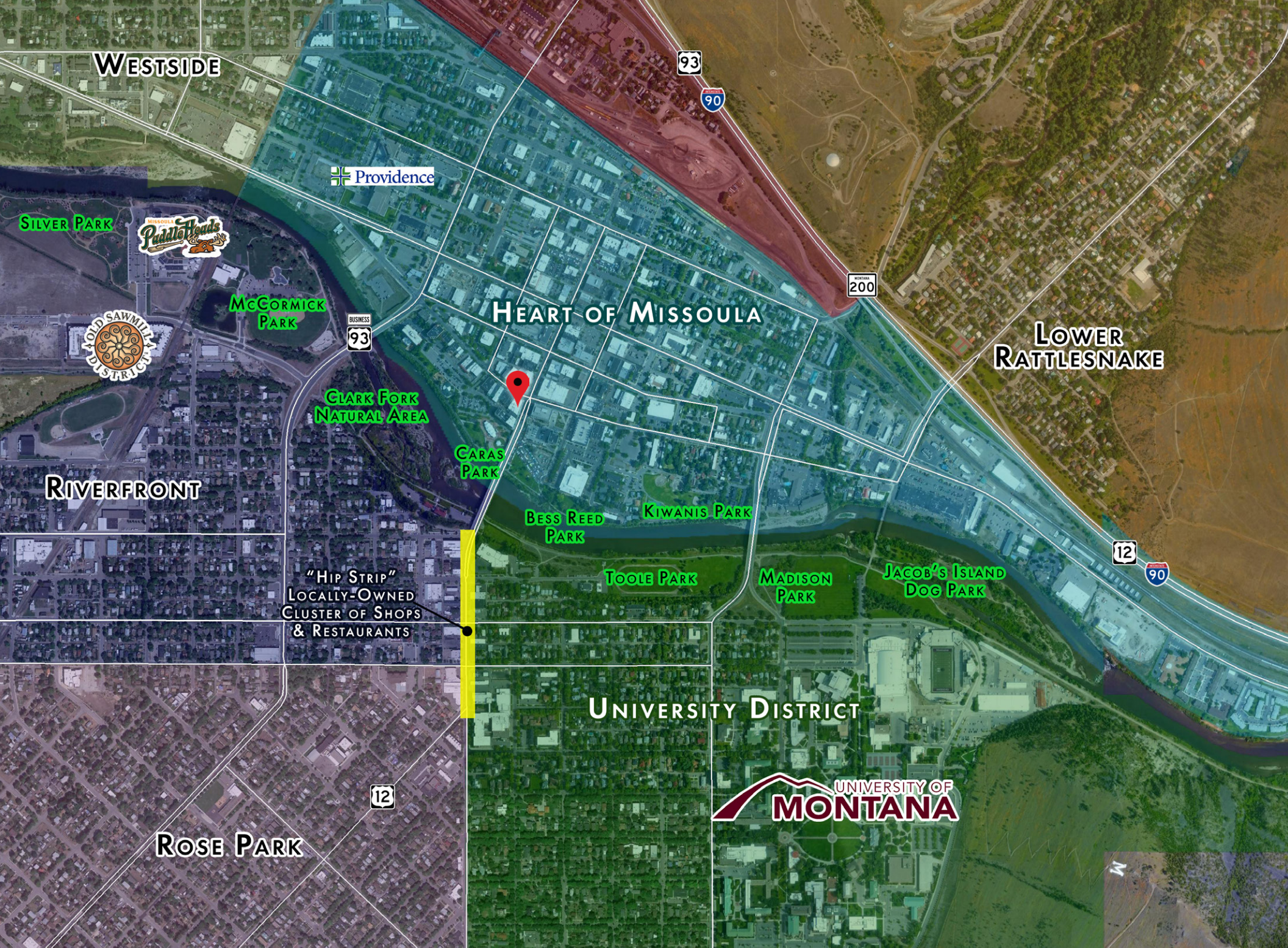
CENTRAL CITY DEVELOPMENT STATS:

- Over 800 apartment units built since 2019
- Higgins Ave Corridor Plan expected to be adopted summer 2022

Walk Score
86



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ABOUT THE AREA: OFFICE, RESTAURANTS & RETAIL



OFFICE |

The Heart of Missoula comprises the bulk of Missoula's central business district which includes the US District Court for the District of Montana as well as Missoula City and County offices. The neighborhood is also home to Montana's only Level II trauma center.

Over 100 technology companies call the Missoula area home, including Submittable, LumenAd, TOMIS, Inimmune, and FYR Diagnostics, all of which are located in the Heart of Missoula neighborhood.

A strong workforce pipeline from the University of Montana and Missoula College has led to nearly \$950 of investment into downtown since 2012.



RETAIL |

The addition of over 800 apartment units in the past three years as well as the opening of the 164-unit ROAM Student Housing complex in 2018 have created demand for both daily needs and destination retail and food services in the Heart of Missoula.

A 175-room Residence Inn by Marriott and a 105-room AC Hotel by Marriott both recently opened, also driving demand for retail and food service throughout the central city.

The "Hip Strip" lies just south of the Higgins Street Bridge and is well known for its eclectic mix of locally-owned shops such as Rockin Rudy's Record Heaven, Shakespeare & Co., Mellow Mood, and numerous thrift shops.



RESTAURANTS & BARS |

Over 10% of the Heart of Missoula employment base works at a restaurant or bar — there are currently 83 "Food Service & Drinking Places" in the neighborhood employing over 1,400 workers.

The names that top many of Missoula's "Best of" lists, from Scotty's Table, to Bob Marshall's Biga Pizza, to 1889 Steakhouse, to the Notorious PIG can all be found in the Heart of Missoula.

Missoula also has a brewing beer and cider scene, ranking among SmartAsset's "Best Cities for Beer Drinkers" each of the past three years. Missoula currently has 10 breweries, with both Conflux Brewing and Tamarack Brewing located in the Heart of Missoula.

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THE HEART OF MISSOULA IS HOME TO 83 RESTAURANTS & BARS



Providence



BN PLAZA

Protected Bike Lane

Bike Lane

Signed Shared Roadway



CLARK FORK
NATURAL AREA

CARAS
PARK

THE WILMA

BESS REED
PARK



Residence INN.
BY MARRIOTT

ROAM
STUDENT LIVING



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For More Information Please Contact:



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