

BOZEMAN SQUARE

RETAIL/OFFICE/HOTEL/CIVIC

W OAK ST & NORTH 7TH AVENUE | BOZEMAN, MT 59715

AREA TENANTS



PROPERTY INFORMATION

- Bozeman Square is a transformative, mixed-use redevelopment opportunity in the heart of Bozeman, Montana.
- Phase I is a lifestyle-driven project that will deliver a curated mix of national, regional, and local retailers and culinary operators.
- Phase II will consist of civic uses, performing arts, and a hospitality component.
- With connectivity to the planned redevelopment of the 60-acre Gallatin County Fairgrounds and proximity to Downtown Bozeman, the 16-acre mixed-use Cannery District development, and the historic Northeast neighborhood, Bozeman Square will offer a synergistic destination unlike any other in the region.

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	50,863	67,885	98,647
MEDIAN HH INC	\$81,507	\$92,141	\$96,025
AVERAGE HH INC	\$117,015	\$130,268	\$133,831



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Located just south of an Interstate-90 interchange, a mile north of downtown Bozeman's Main Street and between 19th Ave, Bozeman's box retail corridor, and the gentrifying Northeast neighborhood, Bozeman Square is truly an "infill" location. Bozeman Square benefits from the real estate fundamentals of 19th Avenue with the allure of Main Street, but with convenient parking, in a location that will appeal to residents and visitors alike.



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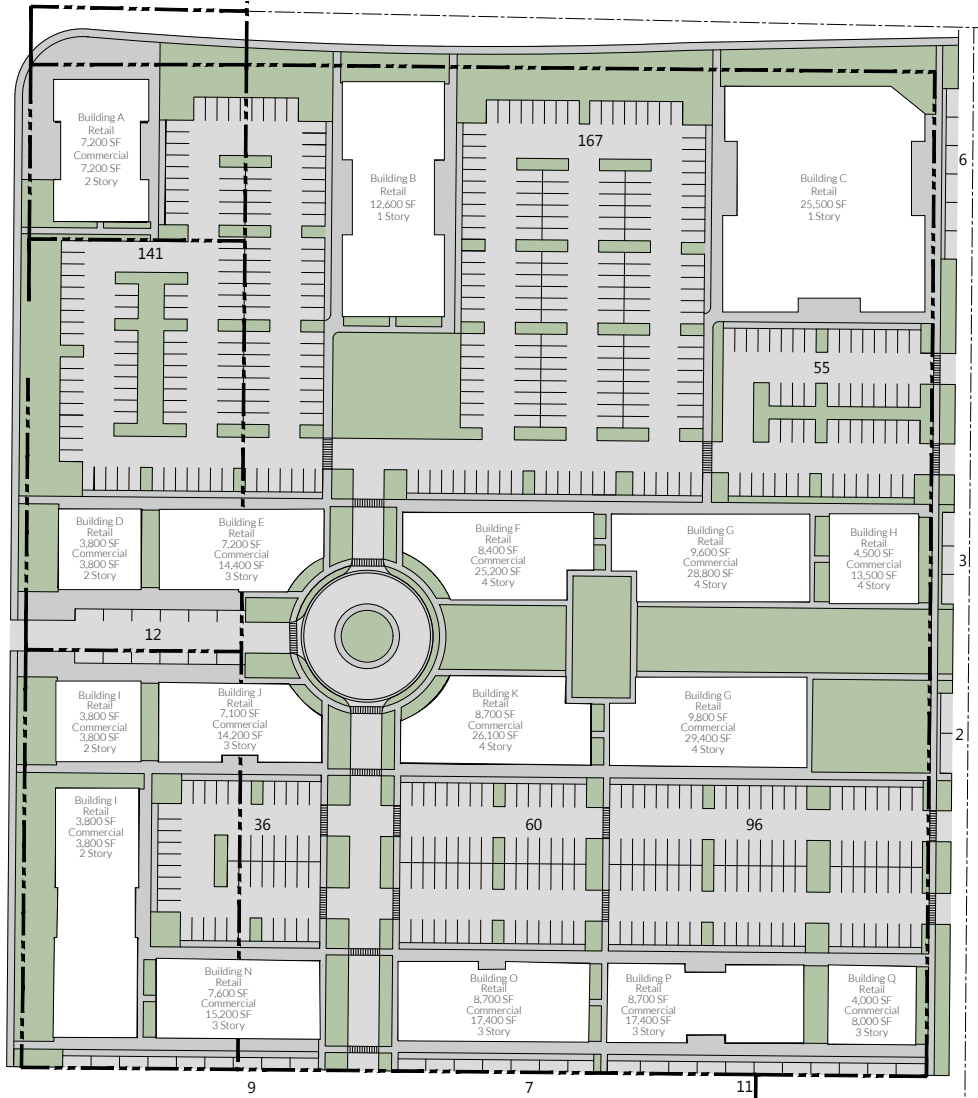
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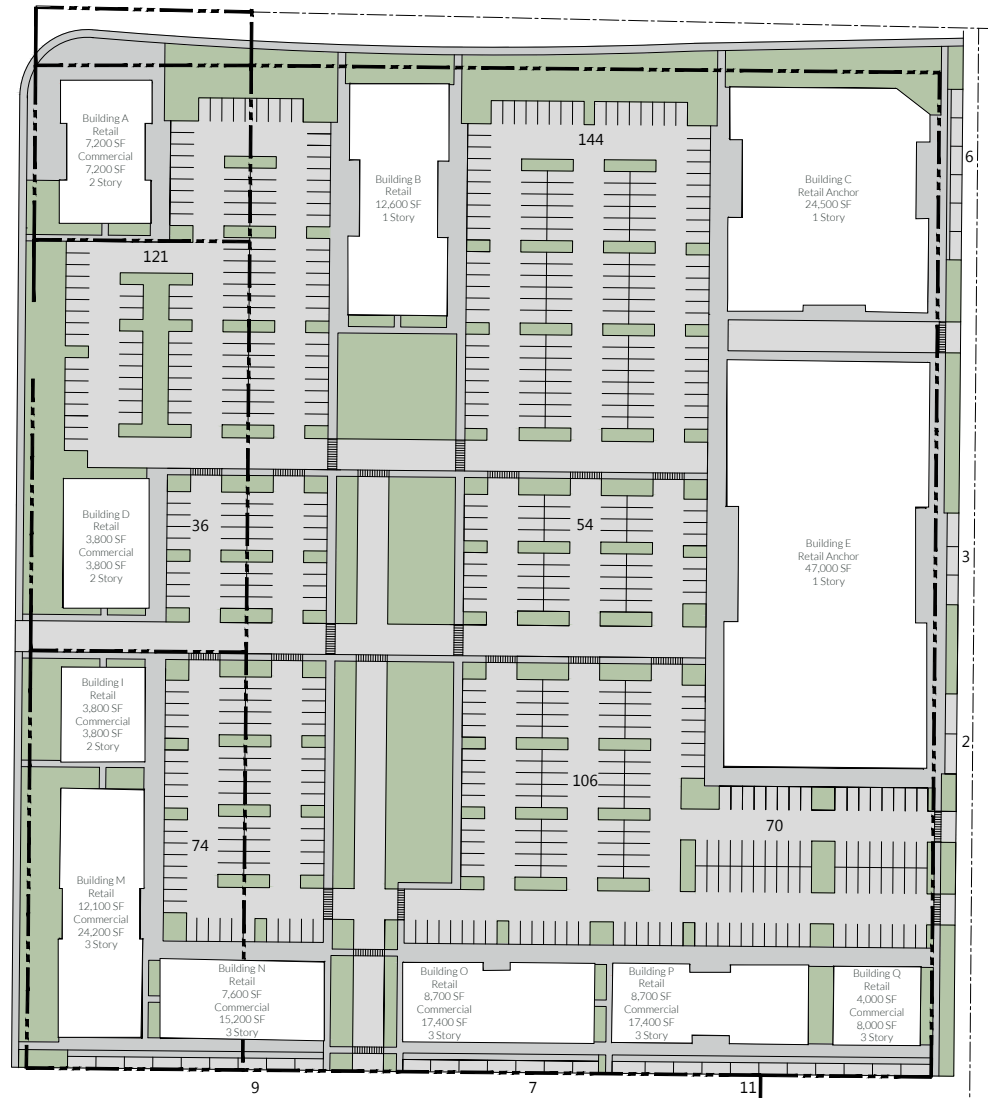
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SITE PLAN OPTION 1



SITE PLAN OPTION 2



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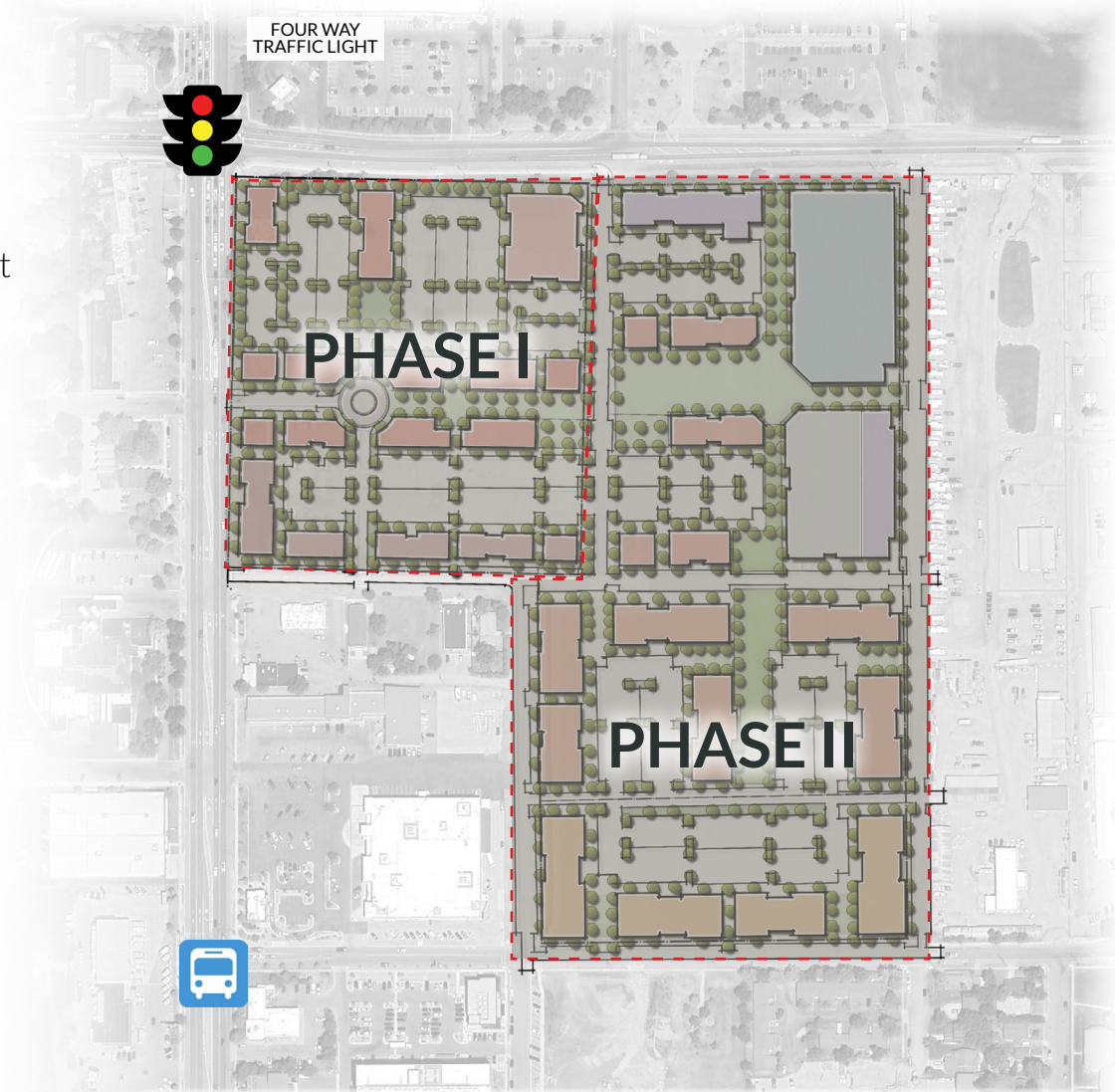
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VISION

Recent new entrants into the market illustrate the demand for quality retailers Bozeman. Bozeman Square can draw on this success, but in an infill location with a blank slate to conceive a mixed-use environment that will create a draw for retail shoppers beyond the retail component itself. Bozeman Square is envisioned as a vibrant, walkable mixed-use development that brings together:

- **Lifestyle Retail Village** with national brands and local boutiques
- **Outdoor Plazas** and public gathering areas featuring work from local/regional artists.
- **Restaurant Row** with high-end regional dining concepts
- **Hospitality** (e.g., boutique hotel, extended stay)
- **Food Hall** concept supporting local culinary entrepreneurs
- **Performing Arts & Civic Facilities** including a proposed convention center, performing arts and/or a museum.

The project creates synergy with the adjacent **Gallatin County Fairgrounds redevelopment**, offering an unmatched regional draw.



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TRADE AREA DEMOGRAPHICS

GALLATIN COUNTY POPULATION: 126,409

3 MILE RADIUS:



Total Population: **50,863**

Households: **21,610**

Daytime Population: **41,777**

Median Age: **29.5**



Average Household Income: **\$117,015**

Median Household Income: **\$81,507**

5 MILE RADIUS:



Total Population: **67,885**

Households: **28,650**

Daytime Population: **47,737**

Median Age: **31.6**



Average Household Income: **\$130,268**

Median Household Income: **\$92,141**

10 MILE RADIUS:



Total Population: **98,647**

Households: **40,853**

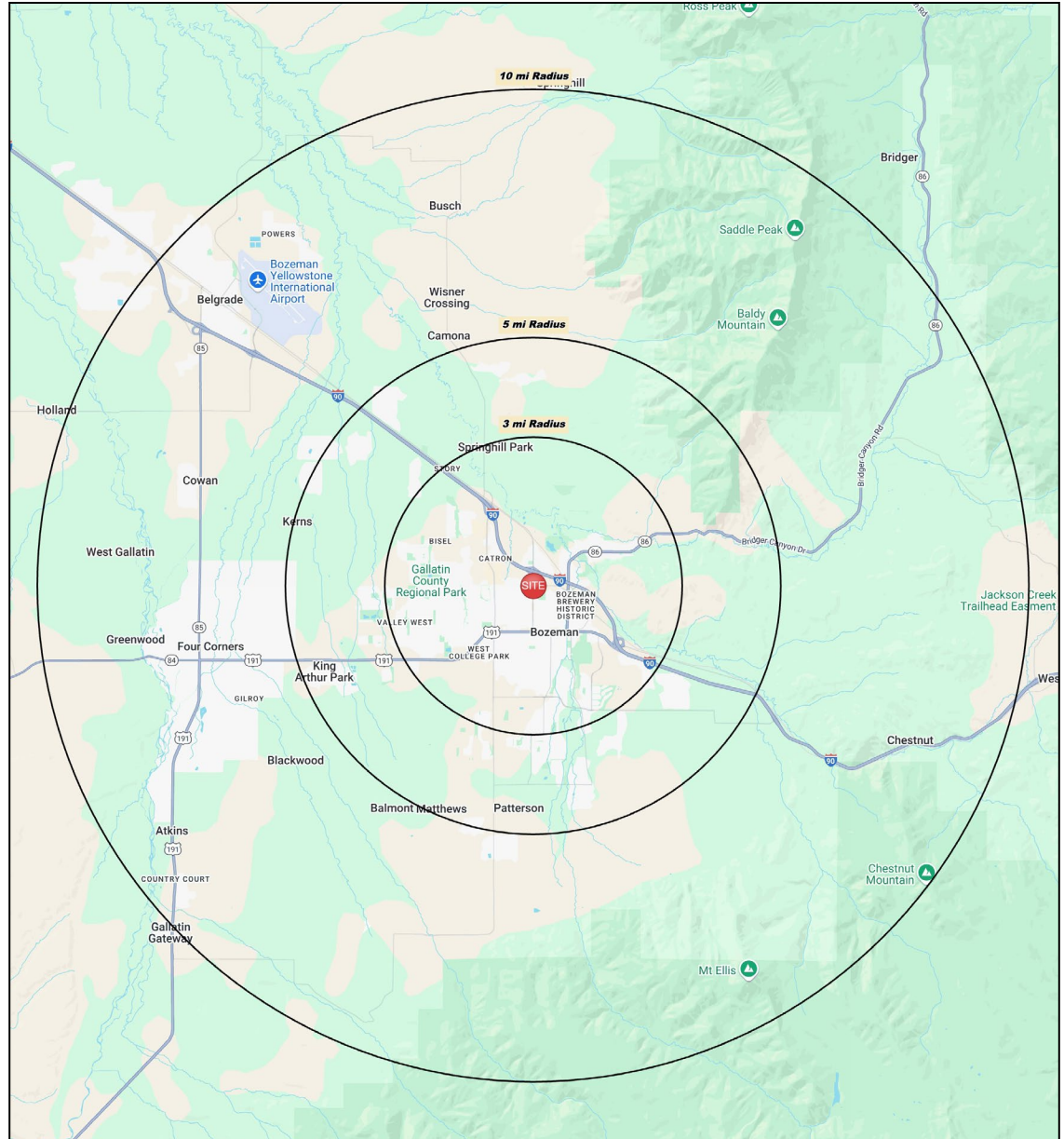
Daytime Population: **63,554**

Median Age: **33.5**



Average Household Income: **\$133,831**

Median Household Income: **\$96,025**



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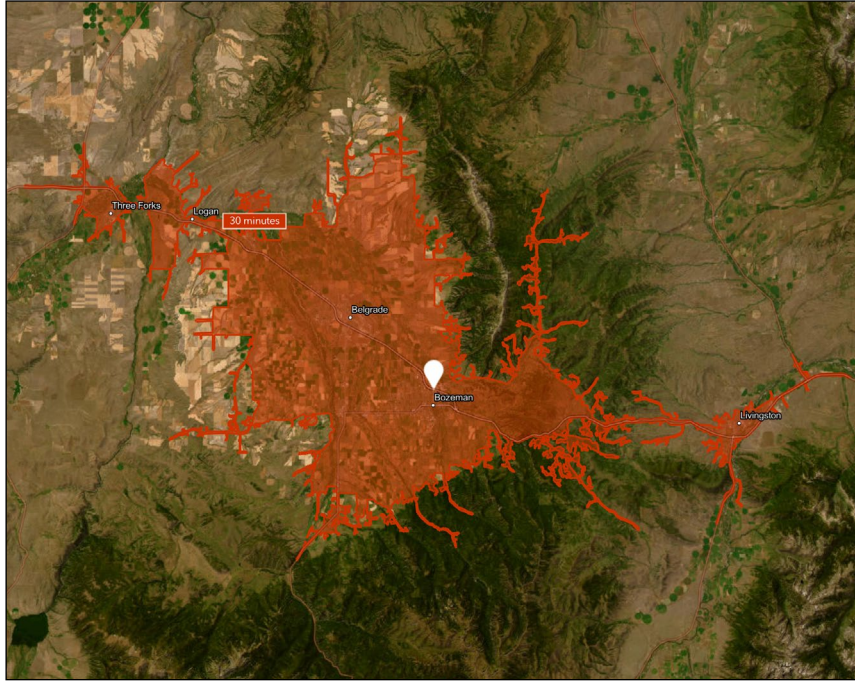
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30 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,376,495,166

EDUCATION

Bachelor's Degree
or Higher



53%

KEY FACTS

131,238

Population

34.1

Median Age

\$83,403

Median Household Income

129,854

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals

9,415 Households

Socioeconomic Traits

Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.

Household Types

Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent & single-person households.

Typical Housing

Single Family; Multi-units

College Towns

9,277 Households

Socioeconomic Traits

About half the residents are enrolled in college, while the rest work for a college or the services that support it.

Household Types

These are nonfamily households with many students living alone or with roommates for the first time.

Typical Housing

Multi-unit Rentals; Single Family

Middleburg

4,000 Households

Socioeconomic Traits

Younger market but growing in size & assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%

Household Types

Young couples, many with children; average household size is 2.75.

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,331

Eating
Out

\$2,385

Apparel &
Services

\$7,701

Groceries

\$282

Computer &
Hardware

\$7,294

Health
Care



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