

PRIME MAIN STREET RETAIL OPPORTUNITY

233 E Main Street, Bozeman, MT

Contact:

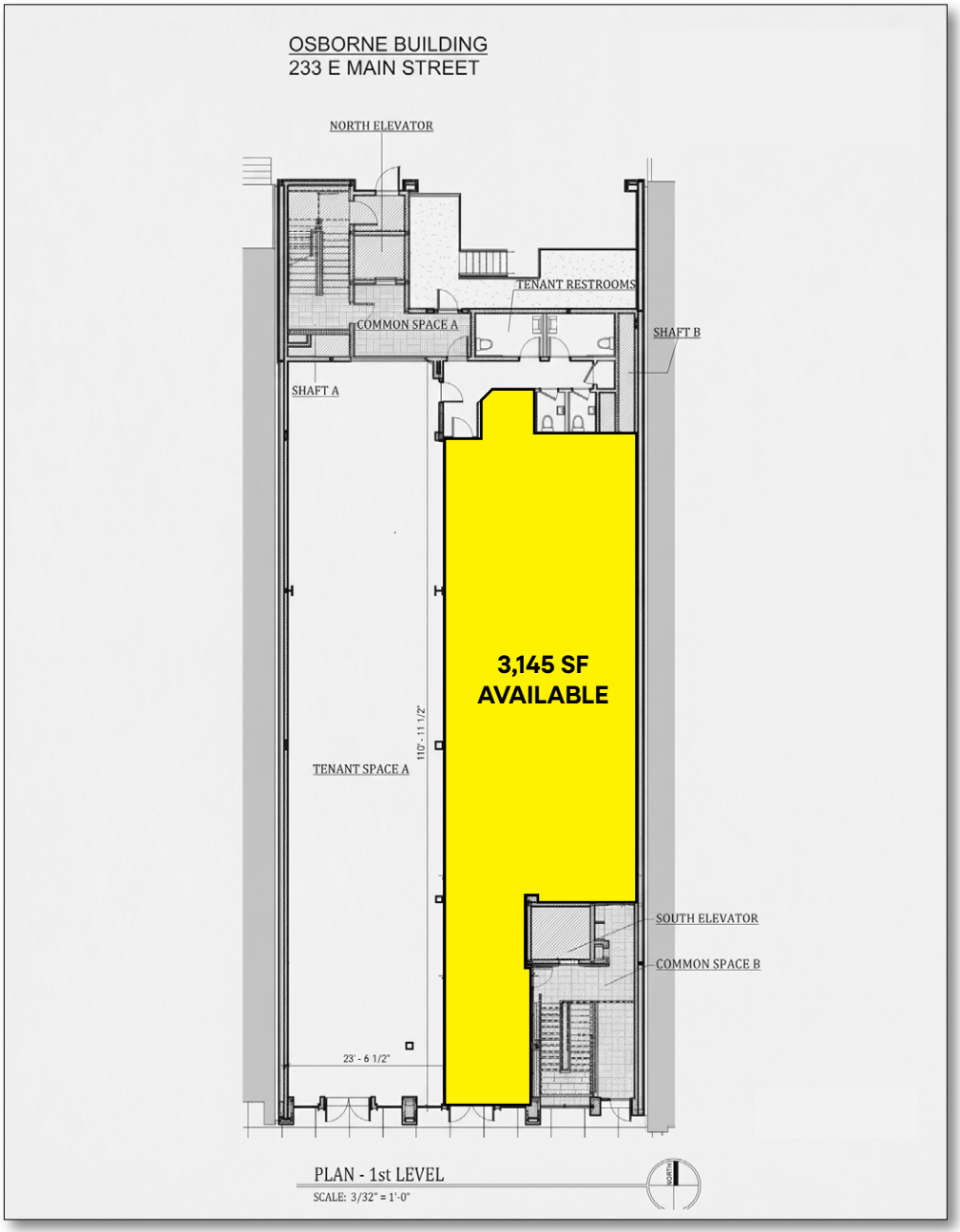
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THE OSBORNE

Site Plan





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Building Overview

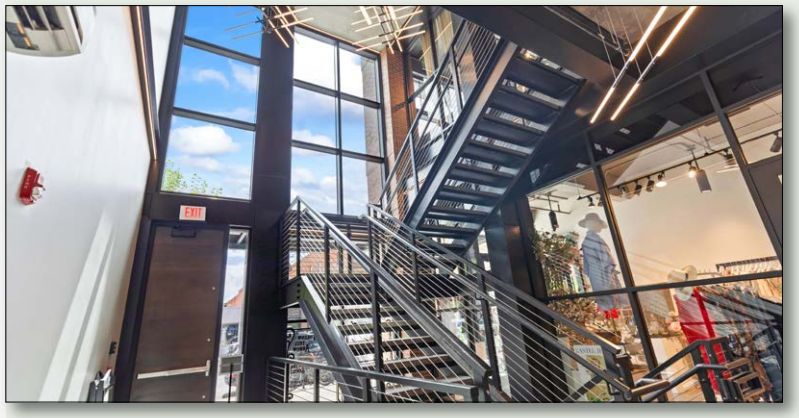
We are pleased to present a premier 3,145 SF retail leasing opportunity at **The Osborne**, a landmark mixed-use development located on East Main Street in the heart of Downtown Bozeman, Montana. Delivered in 2020 and designed by award-winning Locati Architects, this four-story, 33,044-square-foot building represents one of the few recent ground-up developments along Bozeman's core Main Street corridor, offering best-in-class construction, architectural excellence, and a highly desirable retail environment.

The Osborne features a curated mix of high-end retailers, premier dining, and executive office suites, creating a dynamic destination that attracts both local residents and visitors. With its prominent Main Street presence, exceptional architectural design, and complementary tenant mix, the property offers retailers an opportunity to establish themselves within one of Downtown Bozeman's most distinguished commercial addresses.

Situated in one of the fastest-growing and most affluent micropolitan markets in the country, The Osborne benefits from strong local demographics, walkable access to hundreds of downtown businesses, proximity to Montana State University, and millions of annual visitors to the greater Bozeman–Yellowstone–Big Sky region. **Retail availability along Bozeman's historic Main Street corridor remains extremely limited,** making this a rare opportunity to secure a presence in one of Montana's most sought-after retail destinations.







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Opportunity Overview

- ✓ **Premier Downtown Location** – Situated on Main Street, Bozeman's premier retail corridor
- ✓ **Modern Construction** – Built in 2020 and designed by award-winning Locati Architects
- ✓ **Established Retail & Dining Destination** – Join a distinguished tenant mix including STIO, Brigade, est.1864, Regus and T-Mobile
- ✓ **High-Growth Market** – Bozeman's population has grown significantly since 2010, supporting continued demand for retail, dining, and commercial space
- ✓ **Access to Major Tourism Destinations** – Approximately one hour from Big Sky, home to world-class skiing, luxury resorts, and exclusive private clubs
- ✓ **Strong Regional Tourism** – Proximity to Yellowstone National Park and Bozeman Yellowstone International Airport, Montana's busiest airport
- ✓ **Limited Downtown Availability** – Located along a highly desirable stretch of Main Street with limited new ground-up development
- ✓ **Nearby Major Employers** – Close to established and growing companies, including Oracle (RightNow), Gibson, Simms Fishing, OnX Maps, and Snowflake
- ✓ **Near Montana State University** – Convenient to MSU, Montana's largest university, with more than 17,000 students

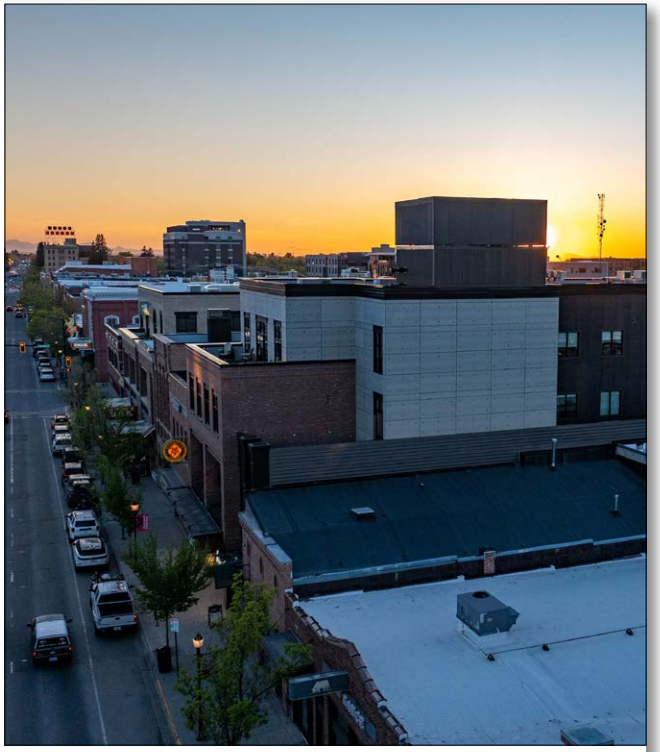
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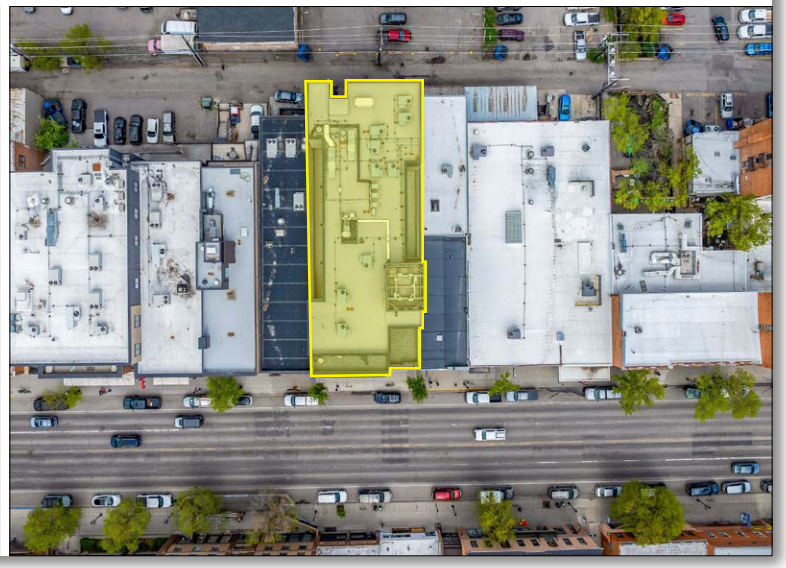
Property Photos





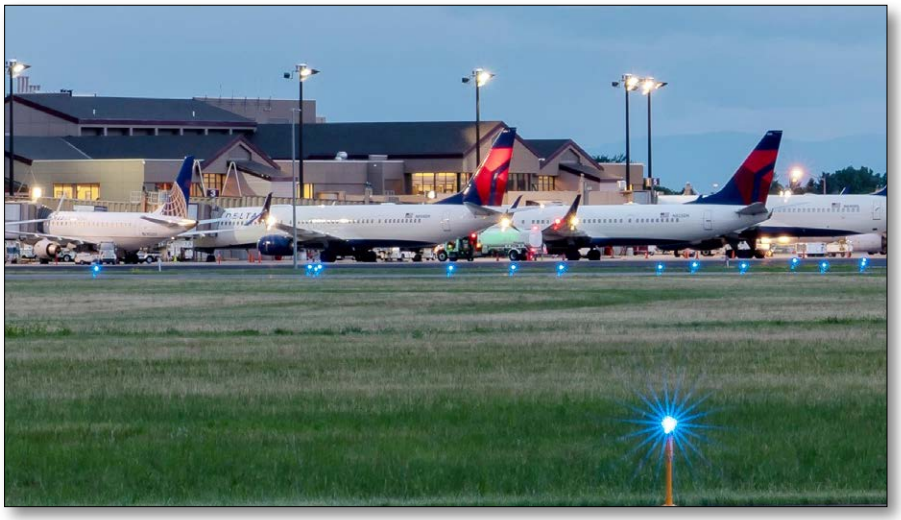






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Bozeman in the News



“Bozeman Airport Sees Record-Breaking Passenger Numbers”

KBZK (January 2025)

Bozeman Yellowstone International Airport saw record-breaking traveler numbers in 2024

BOZEMAN — Bozeman Yellowstone International Airport (BZN) had another record-breaking year as passenger numbers continued to climb. Over 2024, the airport saw a 7.2% increase in passengers—from more than 2.4 million in 2023 to 2.6 million in 2024.

The airport has begun a second expansion that started about a year ago and is expected to support the growing number of passengers. Airport President and CEO Brian Sprenger says that in the next two years, patrons will see three new baggage claim carousels, each one...

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“Montana Sees Record Visitors in 2024...”

MontanaRightNow (January 2025)

MONTANA -The Montana Institute for Tourism and Recreation Research (ITRR) recently released its annual report on estimated tourism spending for 2024.

In 2024, Montana experienced an increase in travelers but a decline in tourist spending compared to 2023. This indicates a shift in traveler behavior, according to the report.

Kara Grau, Assistant Director of Economic Analysis at ITRR, noted a change in travel patterns, saying, “We definitely saw a little bit of a shift in travel patterns this past year in 2024.”...

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Surrounding Downtown Bozeman









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Bozeman in the News



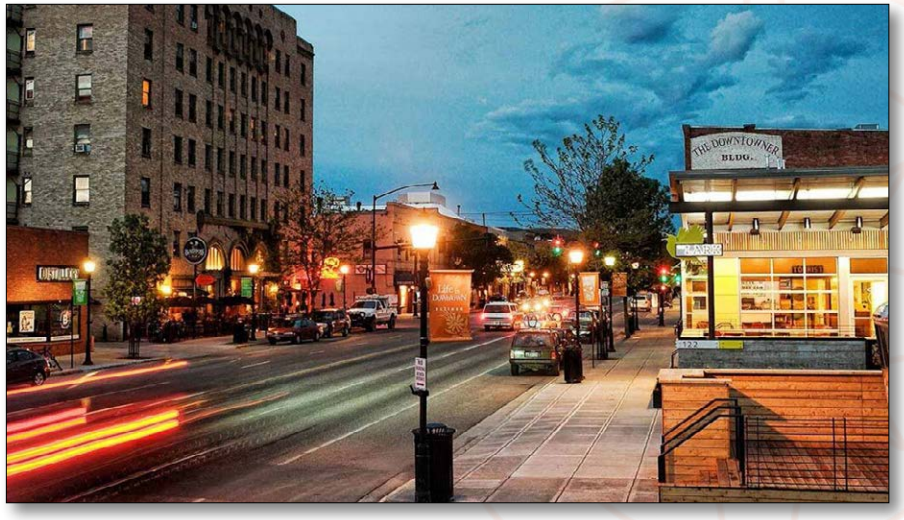
“Bozeman’s Population Growth Surpasses National Average”

Bozeman Real Estate Group (2024)

Bozeman, Montana’s Growth Over the Last Decade: Population, Housing, MSU, and Land Conservation

Bozeman, Montana, has undergone significant growth over the past decade, becoming one of the fastest-growing cities in the United States. From rising population numbers and soaring home prices to Montana State University’s expanding enrollment and increased land conservation efforts, Bozeman’s transformation reflects a dynamic balance between development and preservation. Let’s explore the key factors driving Bozeman’s growth over the last 10 years and what it means for the future of this vibrant mountain town...

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“Montana’s High-Tech Industry Expands Rapidly”

Montana High Tech Business Alliance (2024)

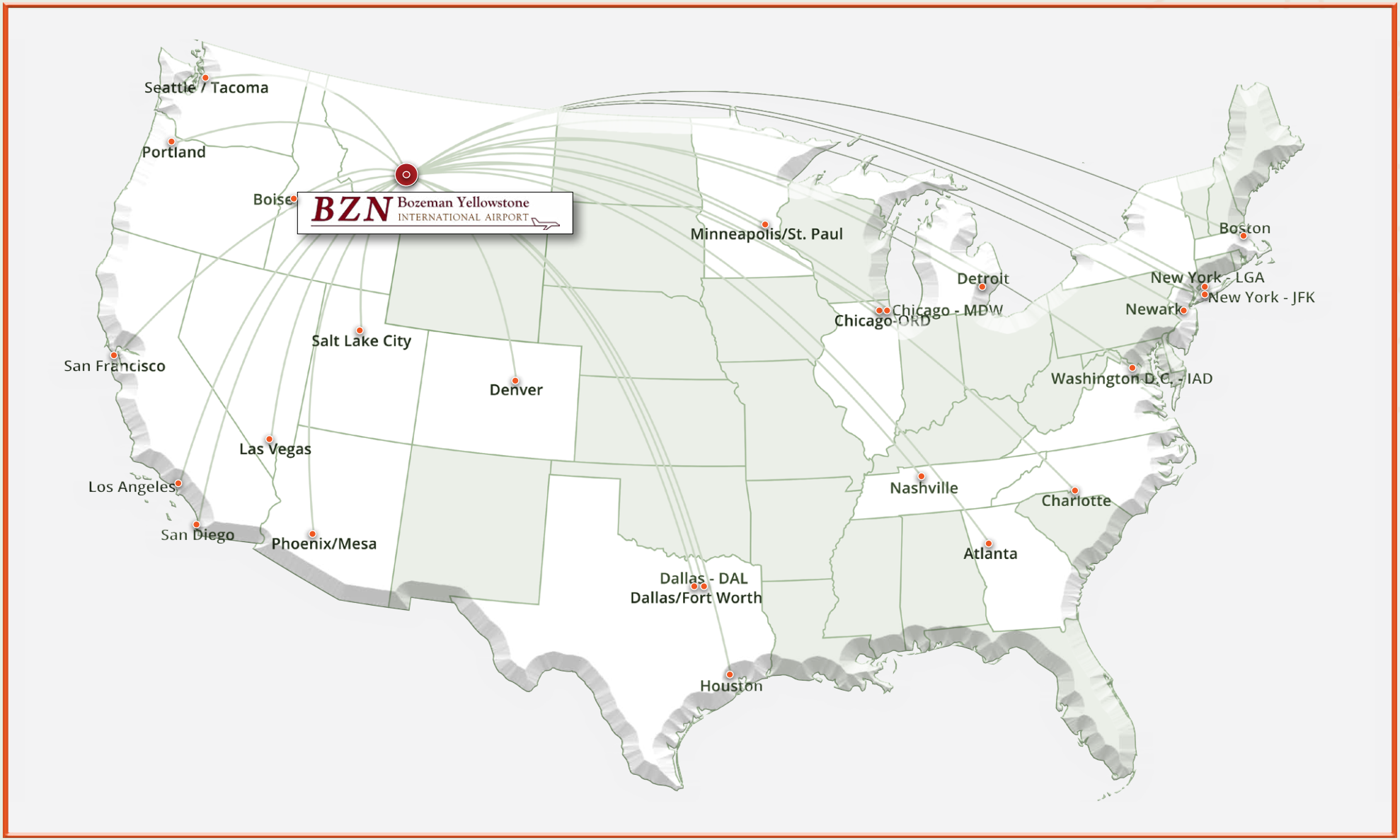
Montana’s Largest Tech Hub

As Montana’s largest tech hub, over one-third of Montana High Tech Business Alliance members reside in the Bozeman area. The city’s Cannery District includes secondary offices for innovative tech companies like onX, which produces powerful mapping software, and Figure, a FinTech company leveraging blockchain.

Many fast-growing Bozeman-based startups have been featured on the Alliance’s annual Companies to Watch lists, including Resilient Computing, a spin-off from MSU that builds ultra-reliable computers that are malware-resistant and can withstand space radiation...

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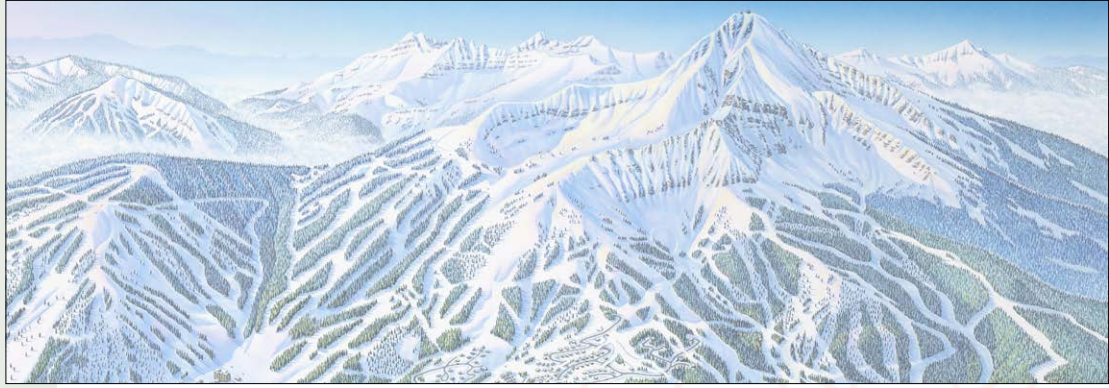
Bozeman Direct Airline Routes Map



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Big Sky, Montana

Tucked into the soaring peaks of southwest Montana, Big Sky has evolved into one of North America's most exclusive alpine destinations. With its sweeping vistas, luxury resorts, and unrivaled access to outdoor adventure, Big Sky rivals iconic mountain enclaves like Aspen and Jackson Hole – but with a distinctly untamed Montana spirit.





Key Features

- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude** – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight Basin – the first U.S. location for the six-star global resort brand.
- ✓ **High-Profile Demographic** – A magnet for Fortune 500 executives, professional athletes, and discerning global travelers seeking privacy, prestige, and year-round adventure.
- ✓ **Explosive Growth, Limited Supply** – Booming demand for high-end real estate has fueled luxury development while maintaining a deliberate pace to preserve exclusivity.
- ✓ **Year-Round Playground** – World-class skiing, fly fishing, hiking, mountain biking, and golfing across an unspoiled alpine canvas.
- ✓ **Proximity to Yellowstone** – Just 50 miles from the entrance to Yellowstone National Park – with Bozeman Yellowstone International Airport less than 1.5 hours away.
- ✓ **Economic Powerhouse** – An estimated $2.28 billion economic impact – representing over 4% of Montana's statewide GDP.
- ✓ **Private, Purpose-Built Communities** – Includes Spanish Peaks Mountain Club and the Yellowstone Club – complete with golf courses, ski-in/ski-out estates, and dedicated concierge services.
- ✓ **Discreet Luxury, Wild Surroundings** – Where luxury real estate meets wide-open landscapes – offering the rare blend of privacy, sophistication, and natural grandeur.

Demographics

5 Mile Radius:

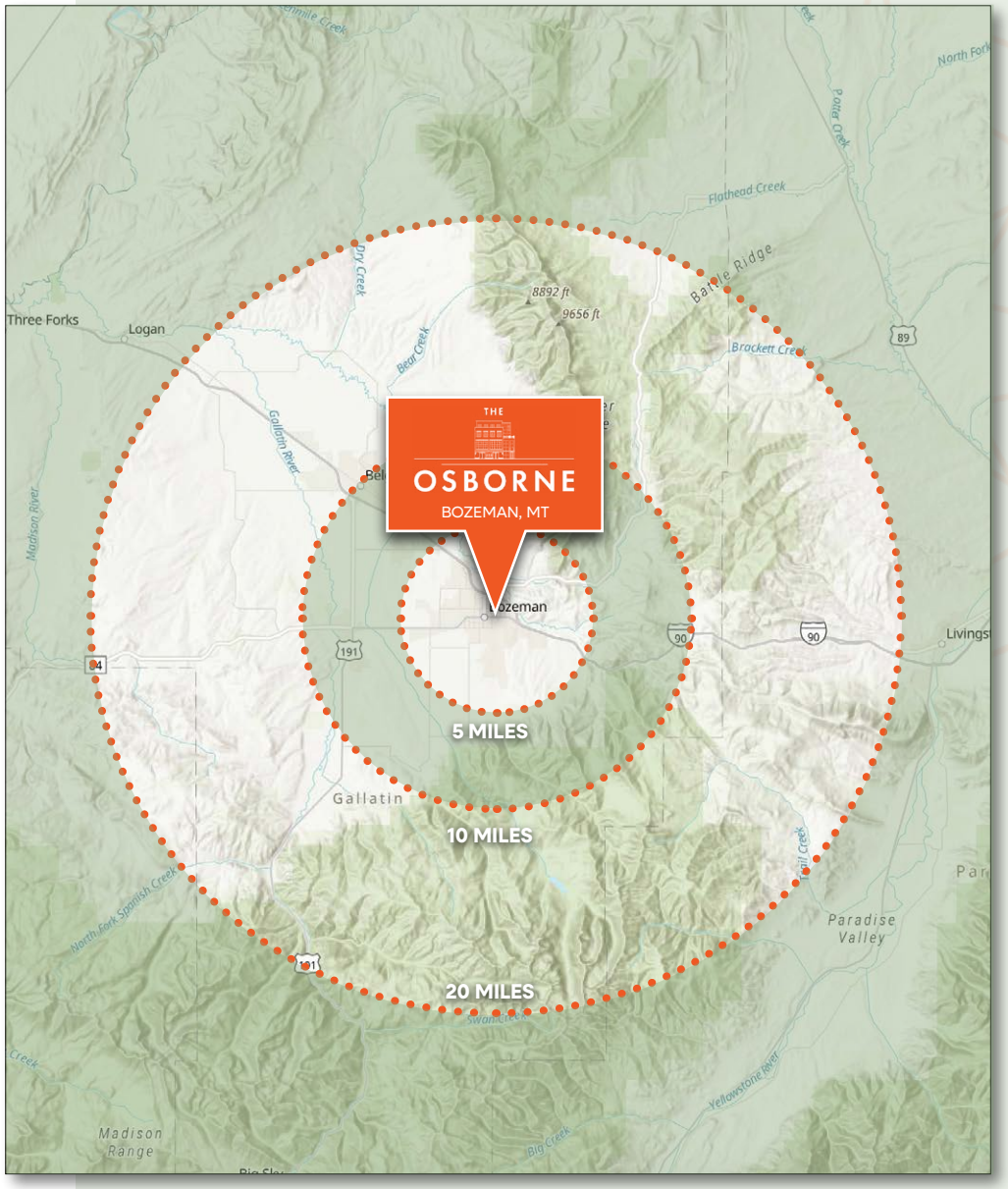
Total Population:	67,248	**Average Household Income:**	$140,174
Households:	28,987	**Median Household Income:**	$98,822
Daytime Population:	54,799		
Median Age:	31.6		

10 Mile Radius:

Total Population:	92,791	**Average Household Income:**	$149,030
Households:	39,186	**Median Household Income:**	$101,084
Daytime Population:	71,779		
Median Age:	31.2		

20 Mile Radius:

Total Population:	116,524	**Average Household Income:**	$146,843
Households:	48,403	**Median Household Income:**	$98,671
Daytime Population:	83,920		
Median Age:	30.7		



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Demographics - 30 Minutes Drive



TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE
Includes F&B	Bachelor's Degree or Higher	Average
$1,687,520,887	**57%**	**$780,573**

TAPESTRY SEGMENTS

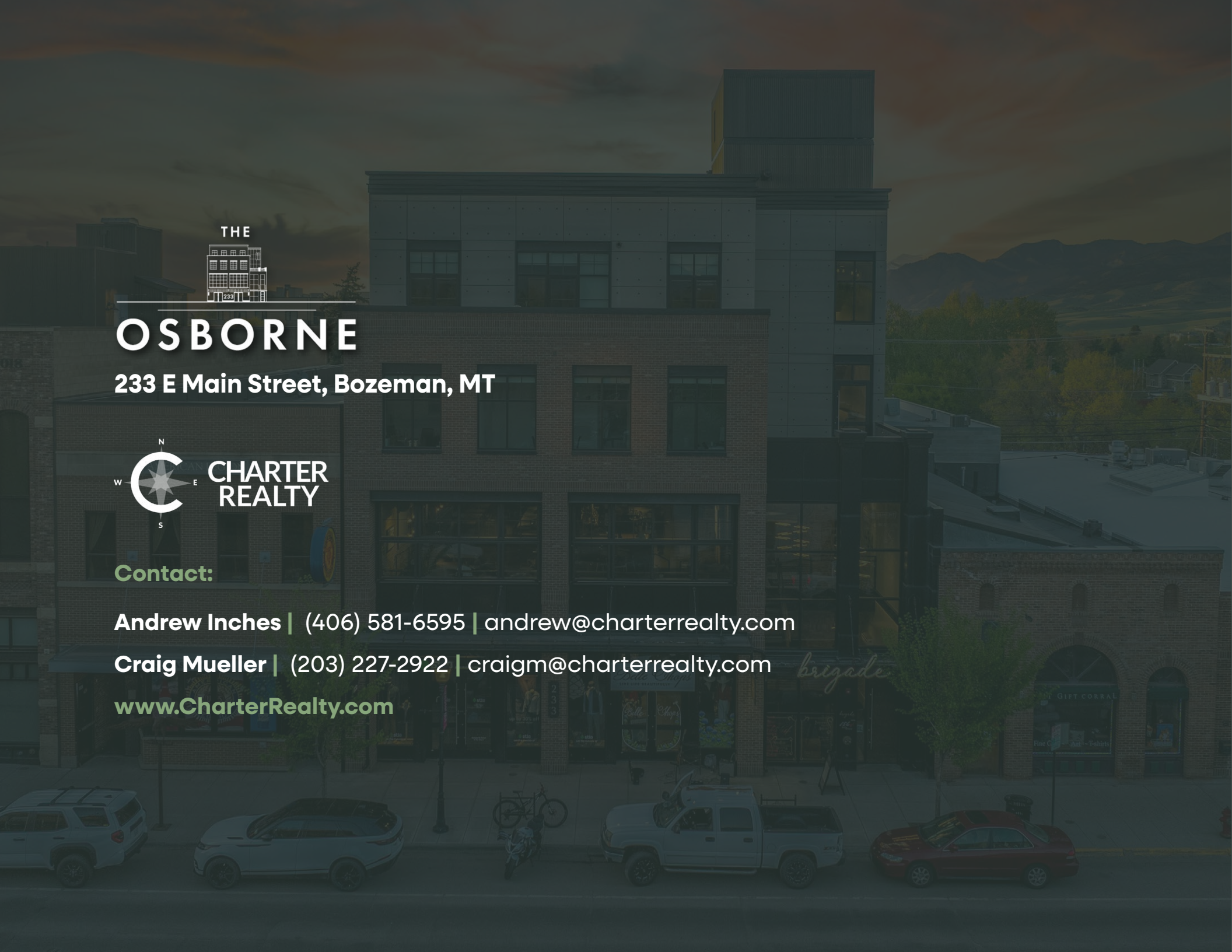
College Towns *9,093 households*	Modern Minds *7,206 households*	City Greens *5,598 households*
Socioeconomic Traits	**Socioeconomic Traits**	**Socioeconomic Traits**
About half the residents are enrolled in college, while the rest work for a college or the services that support it.	Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.	These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between $300K and $500K.
Household Types	**Household Types**	**Household Types**
These are nonfamily households with many students living alone or with roommates for the first time.	Married couples; singles living alone	Married couples
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Multi-Units	Single Family

ANNUAL HOUSEHOLD SPENDING

$4,989	$3,014	$14,355	$9,001
Eating Out	Apparel & Services	Groceries	Health Care

KEY FACTS

- ✓ **Population:** 131,431
- ✓ **Median Age:** 34.2
- ✓ **Median Household Income:** $105,066
- ✓ **Daytime Population:** 130,899



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