

SterlingCRE ADVISORS

Commercial Property For Lease

±6,128SF Office, Shop and 26 Parking Spaces on ±1.05 Acres | $11.00/SF NNN

3210 Euclid/3203 Broadwater Avenue

Helena, Montana

Exclusively listed by:

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Executive Summary

SterlingCRE Advisors presents 3210 Euclid Avenue and 3203 Broadwater Avenue in Helena, Montana: two buildings totaling ±6,128 SF on ±1.05 acres, available for lease at $11.00/SF NNN.

The property gives a business room to spread out at a lease rate that keeps overhead down. The buildout includes four private offices, three open workspaces, a reception area, a break room, an IT room, a kitchenette, an ADA restroom and a shower. A shop with an 8' grade level door and 26 surface parking spaces round out the site.

If you dispatch crews or vehicles from a central location, there is space to stage them and an office to run the operation from. If you need workspace for a growing team, the mix of private offices and open areas is already in place. The layout and parking also suit a day care or educational use.

The property sits just off Highway 12 (Euclid Avenue), with ±10,405 VPD passing on Euclid, ±1.6 miles to the Fort Harrison VA Medical Center and ±5.2 miles to Interstate-15. The surrounding neighborhood is quiet, and new retail development is planned adjacent to the property along Euclid.

Interactive Links

Link to Listing

Street View

Address	3210 Euclid Ave 3203 Broadwater Ave Helena, MT 59602
Lease Rate	$11.00/SF NNN
Estimated NNN	$3.22/SF
Total Building Square Footage	±6,128 SF (2 buildings)
Total Acreage	±1.05 (±45,738 SF)
Parking	Surface (26 Spaces)
Services	Two (2) septic systems; one (1) well
Buildout	Four (4) private offices Three (3) open work spaces Reception area Break room IT Room Work shop with 8' grade level door ADA Restroom Kitchenette

3203 Broadwater Ave | 3210 Euclid Ave

$11.00/SF NNN

Building SF	3210 Euclid Ave : ±4,658 SF 3203 Broadwater Ave: ±1,470 SF **Total: ±6,128 SF**
Geocode	05-1887-22-4-06-18-0000 05-1887-22-4-06-13-0000
Years Built	1999; 2000
Zoning	Urban Residential Mixed Use with an option for Commercial Light Manufacturing (CLM)
Access	Broadwater Ave via Euclid Ave
Services	One (1) Well; two (2) septics
Taxes	$7,342.52 (2025) $2,142.51 (2025) Total: $9,485.03 (2025)
Parking	25 surface parking spaces
Traffic Count	±10,405 VPD (2023 AADT) - Euclid
Interstate Proximity	±5.2 Miles (Interstate-15)



Property Details



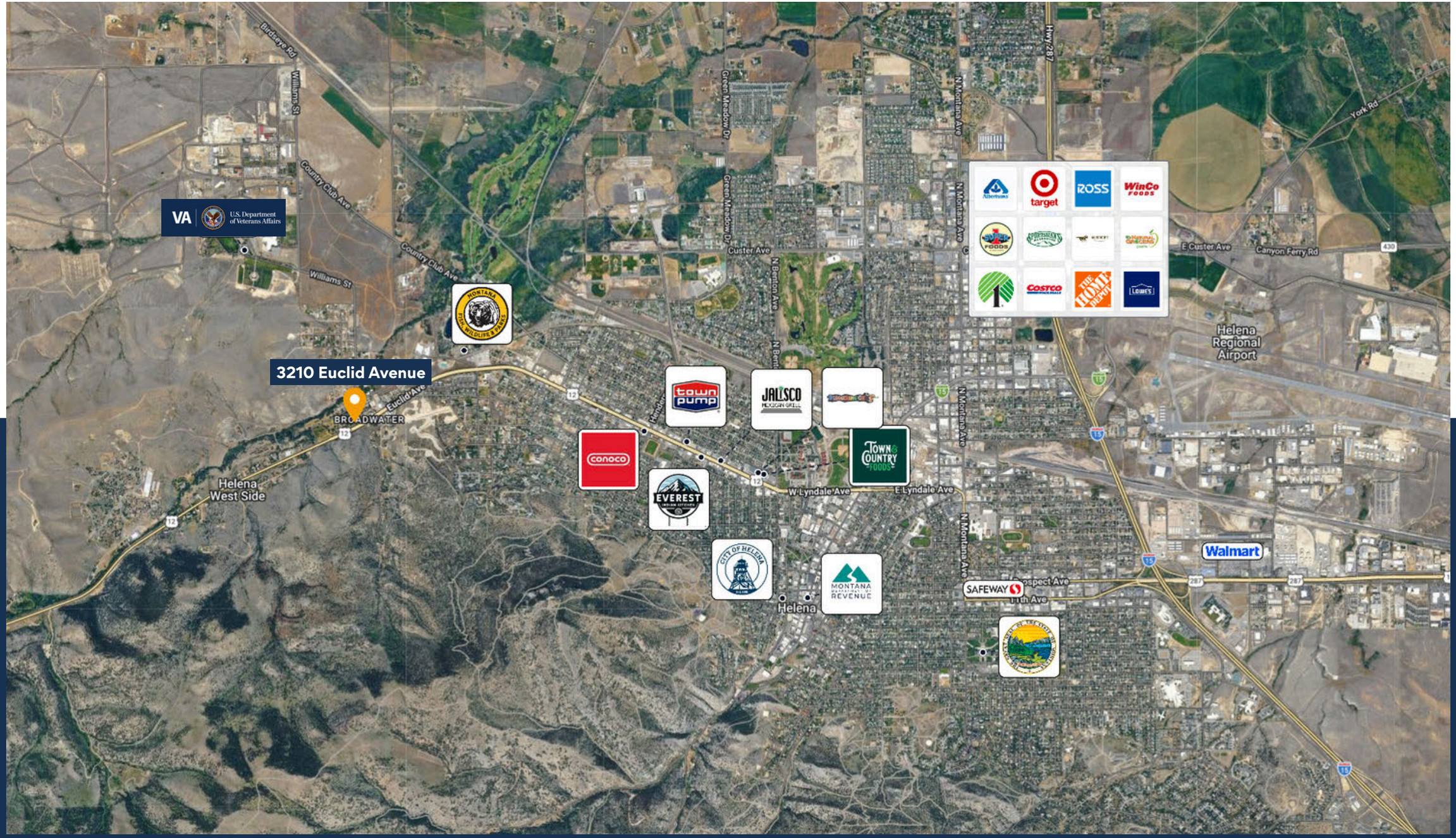
- Accessible from Highway 12 with close proximity to Fort Harrison VA Hospital
- Four private offices, three open workspaces, reception, break room and IT room already in place
- Two buildings totaling ±6,128 SF on ±1.05 acres with a spacious fenced lawn area
- Shop with an 8' grade level door and 26 surface parking spaces
- New retail development planned adjacent to the property along Euclid

Opportunity Highlights

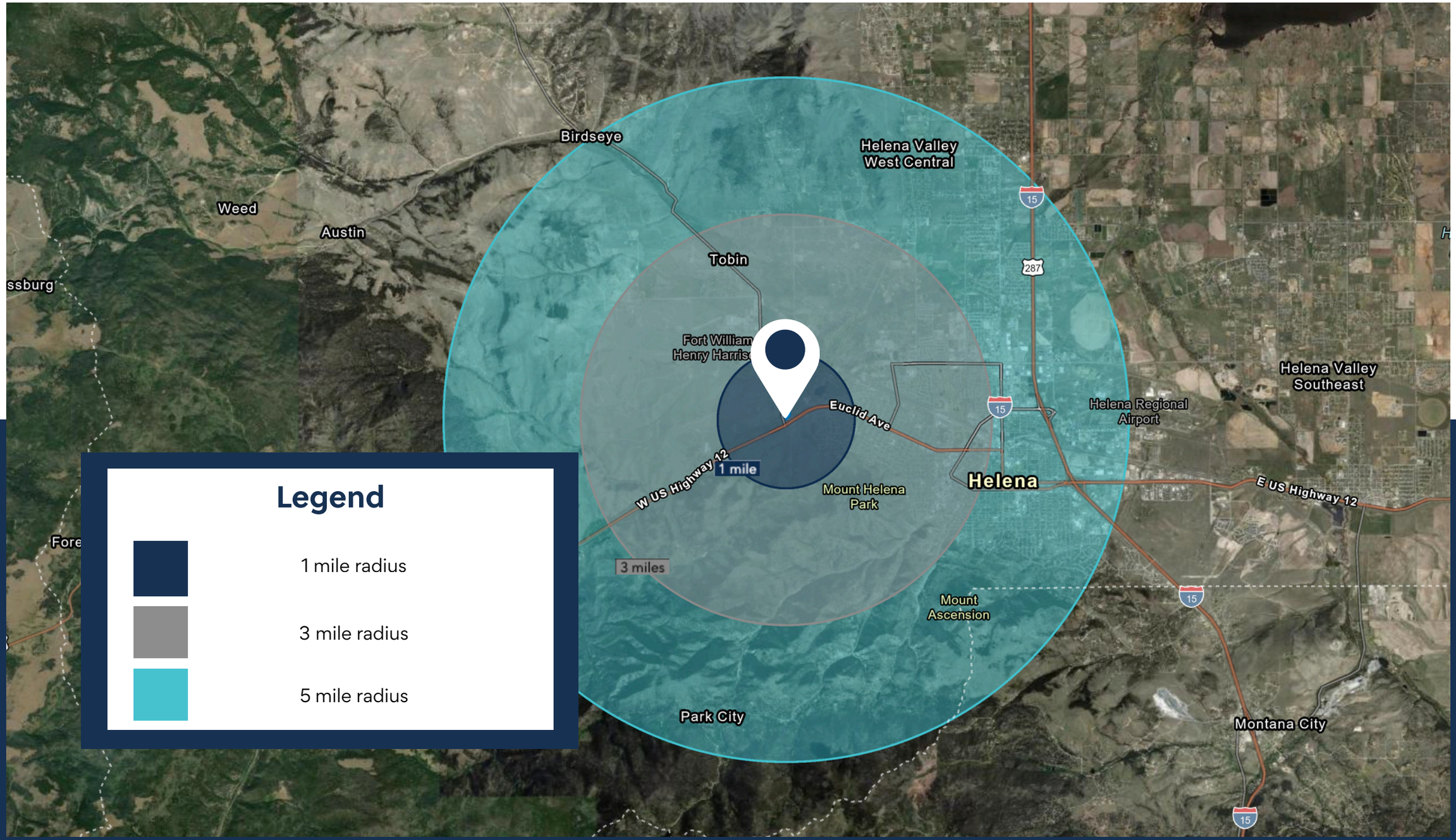

LOCATION
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To Interstate-15 | ±5miles
Broadwater Ave
Highway 12 | Euclid Avenue
Williams Street
Fort Harrison VA Medical Center ±1.6 miles - 5 Minutes
To Interstate-90 | ±40 miles
Google Earth

Locator Map



Retailer Map



Radius Demographc Map

KEY FACTS

3 miles

19,471
Population

39.7
Median Age

2.0
Average Household Size

$69,879
Median Household Income

4,930
2023 Owner Occupied Housing Units (Esri)

4,219
2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles

1,227
Total Businesses

13,107
Total Employees

HOUSING STATS

3 miles

$407,262
Median Home Value

$11,458
Average Spent on Mortgage & Basics

$868
Median Contract Rent

2024 Households by income (Esri)

3 miles

The largest group: $50,000 - $74,999 (25.3%)
The smallest group: $25,000 - $34,999 (4.6%)

Indicator ▲	Value	Diff
<$15,000	8.5%	+1.5%
$15,000 - $24,999	5.9%	+0.8%
$25,000 - $34,999	4.6%	+0.3%
$35,000 - $49,999	9.4%	+0.2%
$50,000 - $74,999	25.3%	+1.1%
$75,000 - $99,999	11.3%	-1.7%
$100,000 - $149,999	17.6%	-2.4%
$150,000 - $199,999	7.2%	-0.6%
$200,000+	10.2%	+0.8%

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles
2022 Total Population	1,703	19,471	40,305
2022 Household Population	1,698	18,672	39,192
2022 Family Population	1,323	12,856	28,367
2027 Total Population	1,804	20,310	41,887
2027 Household Population	1,799	19,511	40,774
2027 Family Population	1,395	13,375	29,374

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$64,411	$48,067	$47,589
2022 Median Household Income	$109,596	$69,879	$71,883
2022 Average Household Income	$145,632	$102,855	$104,804
2027 Per Capita Income	$73,605	$54,709	$54,369
2027 Median Household Income	$120,590	$76,196	$78,942
2027 Average Household Income	$163,979	$115,463	$118,291


PROPERTY DETAILS
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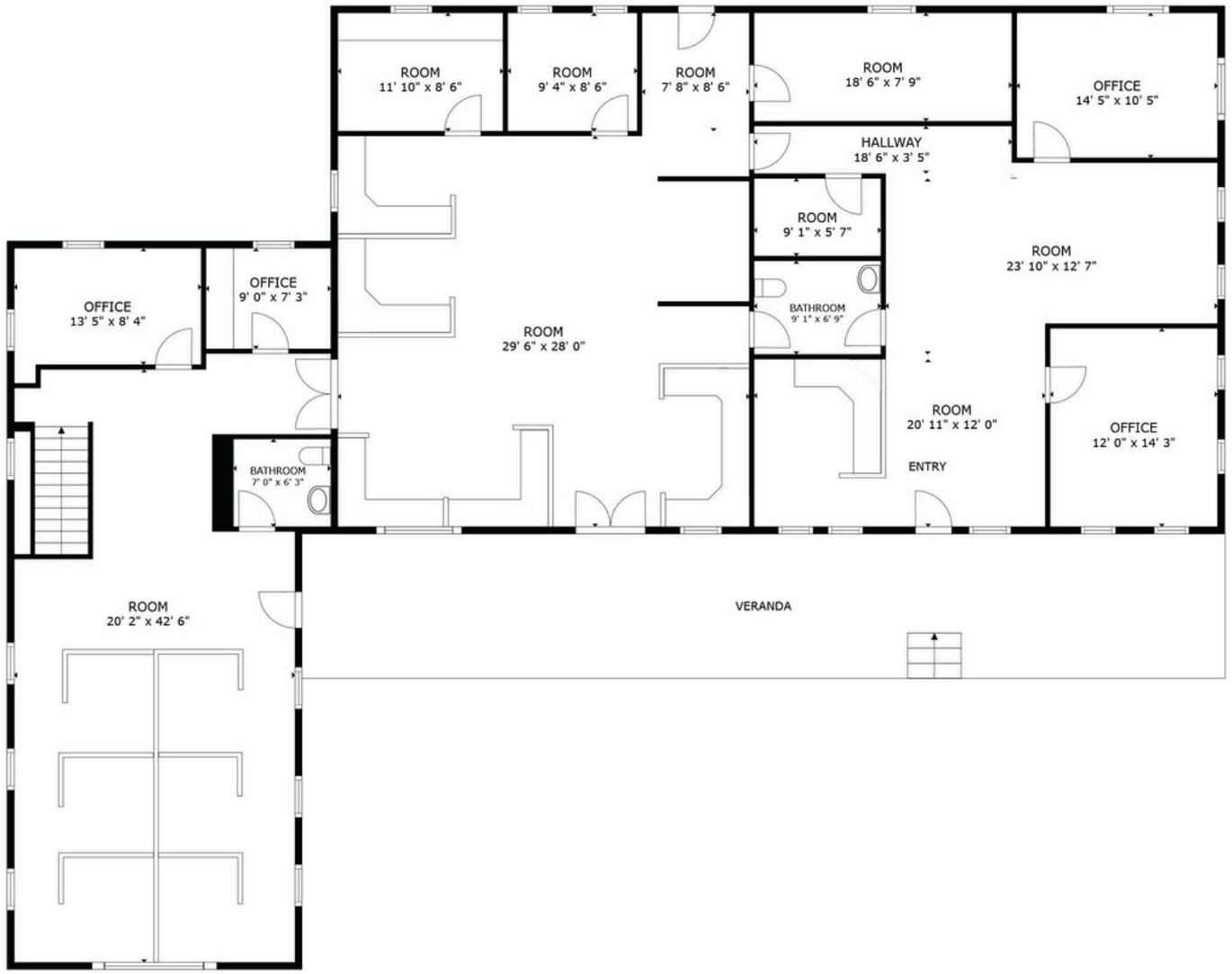


Photos





FLOOR 1



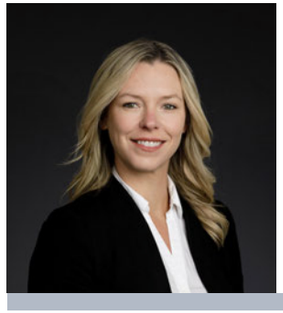
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 617 sq.ft. FLOOR 2 3,417 sq.ft.
TOTAL : 4,035 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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Brokerage Advisor & Team



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.



SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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