



The Oxbow

4650 W Garfield Street
Bozeman, MT 59718



Retail space for lease

- Beautifully built out 1,730 SF Commercial Space ideal for a restaurant or coffee shop that anchors a 400-unit multi-family development.
- First phase (268 units) completed in 2023. The second phase will include 132 additional units.
- Two fully built out restrooms, great natural light, large patio with 2.6 acre park adjacent to the space
- Asking Rate is \$28/SF NNN
- The Oxbow is on the southwestern edge of central Bozeman, a mile from the Montana State University campus and minutes away from many area technology companies, including Oracle.
- Route 191, the main thoroughfare into downtown Bozeman, is a stone's throw to the north; Gallatin Valley Mall, Bozeman Pond recreation area and The Market at Ferguson Farm are also nearby.

Leasing Contact

Kevin Cremer

VP, Leasing

+1 406 2814925

kevin.cremer@jll.com

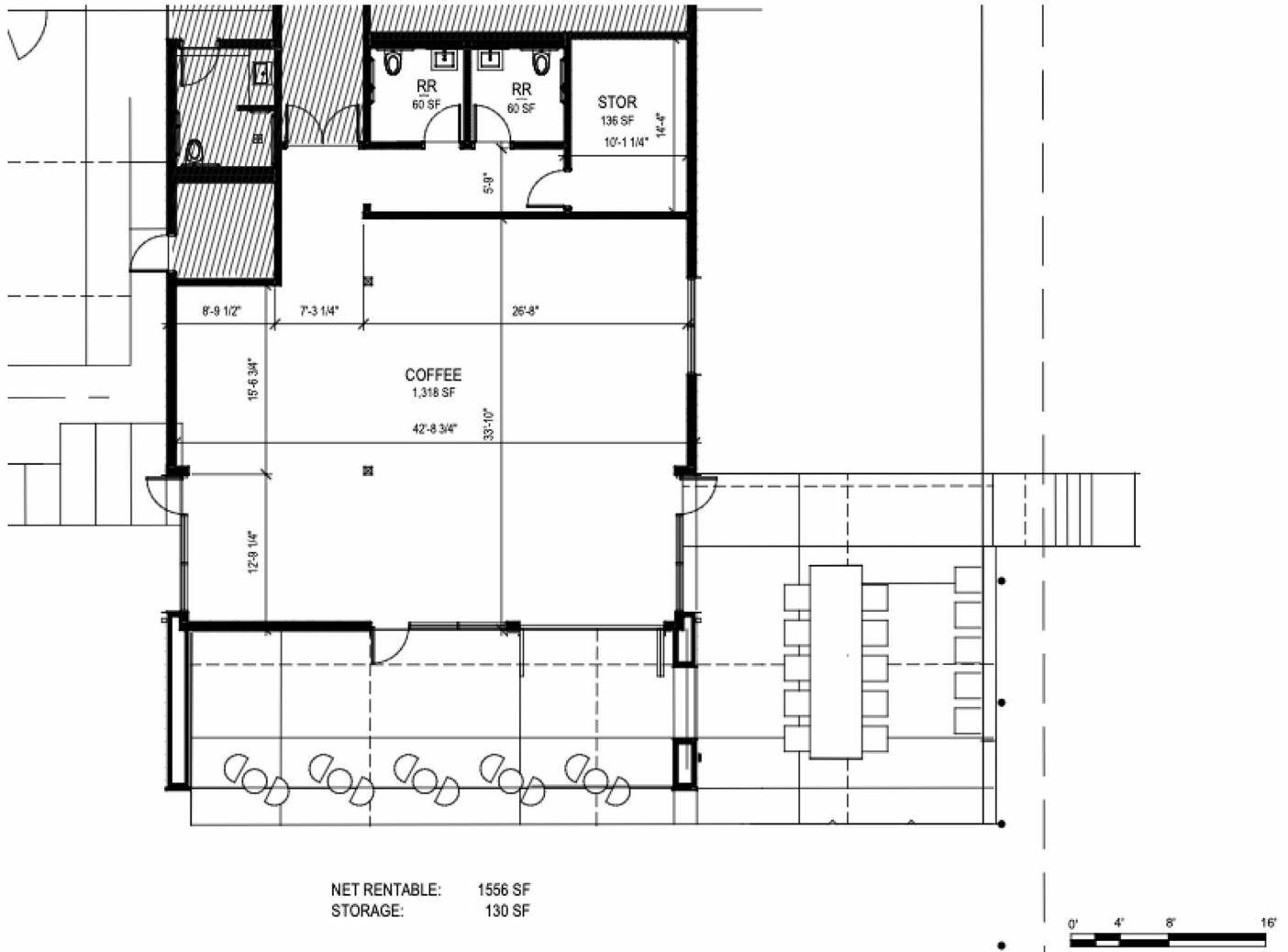
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Space plan

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theoxbowbozeman.com



Area Profile	5-mile radius	10-mile radius	20-mile radius
Est. Population	74,388	104,954	104,954
Est. Households	30,242	42,035	47,618
Avg. Household Income	\$120,932	\$126,628	\$127,186
Median Age	32.5	34.0	34.8

Source: Esri, 2022



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