

# GALLATIN CROSSING

BOZEMAN, MT



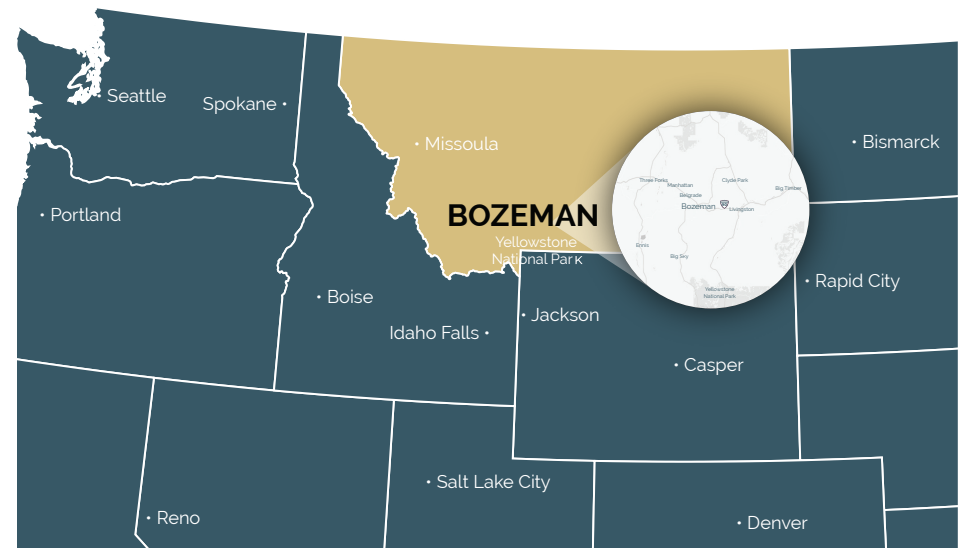


## PROPERTY

Gallatin Crossing is the multi-year reimagining and redevelopment of The Gallatin Valley Mall – located on 38 acres in the heart of Bozeman, Montana. Anchored by Montana’s first Whole Foods Market, Macy’s, Regal Cinema, Barnes and Noble, a medical office complex in addition to dozens of national and local brands that fit the Bozeman lifestyle, Gallatin Crossing is Montana’s newest and most comprehensive lifestyle mixed use development.

By pairing the best in luxury retail, food, entertainment, and value retail with such amenities as medical providers and

housing, Gallatin Crossing has become the commercial focal point of Bozeman, Montana. Due to the vastness of the surrounding area, **Gallatin Crossing has a true trade area of over 75 miles.** Located on the former site of the Gallatin Valley Mall, this development boasts over 1/4 mile of frontage on Main Street, benefits from great visibility and has a four-way traffic tight at the point of entrance. Whether a shopper is traveling from Downtown Bozeman, Montana State University or Big Sky Resort and Yellowstone National Park, Gallatin Crossing is at the center of it all.



# FACTS & RANKINGS

---

**#1 out of 543 Micropolitan Areas for Economic Strength for Past 5 Years**

*policom.com, 2023*

**#Best Place to Live in Montana**

*niche.com, 2023*

**#1 Best Place for Young Professionals in Montana**

*niche.com, 2023*

**#2 Best Place to Raise a Family in Montana**

*niche.com, 2022*

**#3 Fastest Growing Micropolitan in the Country**

*U.S Census Bureau, 2022-2023*



# RETAILER MAP

GALLATIN SHOPPING CENTER



6,000 New housing units to be constructed west of Gallatin Crossing

STONERIDGE SQUARE SHOPPING CENTER

GALLATIN CROSSING

THE MARKET AT FERGUSON FARM

THE CANNERY DISTRICT

Walmart

DOWNTOWN BOZEMAN

Bridger Ski Resort



TARGET



MONTANA STATE UNIVERSITY



BIG SKY & YELLOWSTONE NATIONAL PARK

“An American treasure and  
the only one of its kind in the world”

*Mountain Journal, 2/14/2019*



“6,000 housing units to be built  
in the next five years”

*Bloomberg, 2/11/2021*



# MERCHANDISING PLAN



SCALE: 1" = 80'

- Tenants ■
- In Negotiation ■
- Available ■



## GALLATIN CROSSING MERCHANDISING PLAN

GRAPHIC SCALE IN FEET

# DEMOGRAPHICS

---

**Gallatin County Population**

**122,690**

**Pop. Growth by 2028**

**8.8%**

**Avg Home Value**

**\$979,500**

**Avg Household Income**

**\$114,563**

**Median Age**

**31**

**Total Pop. with  
College Degree**

**68%**

**Portion of Renters**

**51%**

**Population Growth Since 2010**

**52%**

**Unemployment Rate**

**3.0%**



# GALLATIN CROSSING

**OPENING  
Fall 2025**



**GROSSMAN DEVELOPMENT GROUP, LLC**  
405 COCHITUATE ROAD, SUITE 302  
FRAMINGHAM, MA 01701  
(508) 449-0600  
WWW.GROSSMANRE.COM

## MANAGING MEMBERS

STEVE CORNING  
*Managing Member*  
GALLATIN CROSSING  
scorning@corningcompanies.com  
MOBILE: 406.651.4300

JOHN MORROW  
*Managing Member*  
GALLATIN CROSSING  
jmorrow5066@gmail.com  
MOBILE: 509.994.1044

## LEASING CONTACT

WHITNEY E. GALLIVAN  
*Managing Director and Partner*  
BOSTON REALTY ADVISORS  
wgallivan@bradvisors.com  
MOBILE: 617.780.2225

JEREMY GROSSMAN  
*President*  
GROSSMAN DEVELOPMENT GROUP  
OFFICE: 508.449.0605  
MOBILE: 617.901.0857