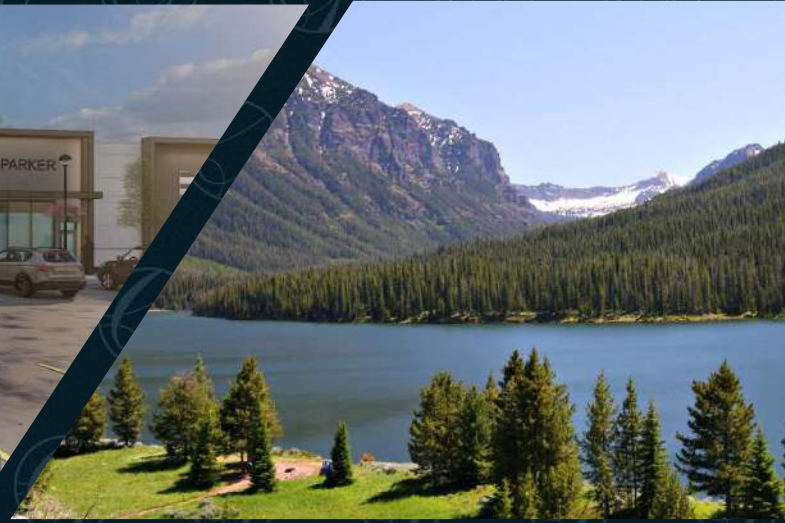


GALLATIN CROSSING

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



BIG SKY &
YELLOWSTONE NATIONAL PARK



TARGET

WinCo
FOODS

Staples

ULTA
BEAUTY

COSTCO
WHOLESALE

Michael's

BED BATH &
BEYOND

ROSS
DRESS FOR LESS



LOWE'S

TJ-maxx



WORLD MARKET



Bridger Ski Resort

THE CANNERY
DISTRICT

Walmart

DOWNTOWN
BOZEMAN

Orangetheory

KOHL'S

Albertsons



MONTANA
STATE UNIVERSITY

“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

BOZEMAN POND



Mail Office
GV VIS

HILARIOUS
MAUNICES

arcedio

1,212 SF

OLD NAVY

UNDER ARMOUR

SHOEZ

4,000 SF

LENSCRAFTERS

adidas

EDDIE BAUER

SANTA MONICA WOMEN

900 SF

SCL Health
Intermountain
Healthcare

REGAL

BARNES & NOBLE

Bar

J.CREW

4,500 SF

AMERICAN EAGLE

WOLFE'S

IS MICH

LOVED'S

RESTAURANT

1,762 SF

HENSON JEWELERS

1,065 SF

MARK LUKIN

2,384 SF

TIFFANY

BUCKLE

VICTORIAN SECRET

3,250 SF

TRADE HOME SHOES

3,500 SF

CITY VINEYARD

LOVESAC

FREE PEOPLE

ANTHROPOLOGIE

TECOVAS

EVEREVE

Madewell

ARHAUS

SEPHORA

RANDORA

hugoboss

TIRE-RAMA

WHOLE FOODS
MARKET

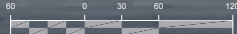
petco

FUTURE BUILDING
12,452 SF

W. COLLEGE STREET

MAIN STREET

HUFFINE LANE



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