

PARKLINE

DISTRICT



THE *Silos*
192 Units

Hallmark

Bath
& Body
Works

LENS CRAFTERS

claire's

JC Penney



RED LION
HOTELS

FUTURE MIXED-USE
DEVELOPMENT

SUNRIFT
BEER COMPANY

W CENTER ST & S MAIN ST
KALISPELL, MT



usbank

SHOP COS.
DEV.

W CENTER STREET

8264 VPD-21

PARKLINE TRAIL

PARKLINE DISTRICT



PROJECT SCOPE

Parkline District is the transformational redevelopment of the former Kalispell Center Mall into a vibrant, mixed-use destination in the heart of downtown Kalispell. Anchored by the Parkline Trail and surrounded by rapid residential growth, the project is centered on health, wellness, elevated food & beverage, and a curated mix of regional and national retail. With forthcoming additions like the new Kalispell library, Glacier Art Museum, and a boutique hotel, Parkline District is being reimagined as a walkable, locally grounded hub for daily life in the Flathead Valley.

TRAFFIC COUNTS

- o W Center Street 5,169 VPD-24
- o Main Street/US 93 26,856 VPD-24
- o Highway 2 /Idaho Street 22,2190 VPD-24

KEY TENANTS



Bath & Body Works



STARBUCKS

LENSCRAFTERS

JCPenney

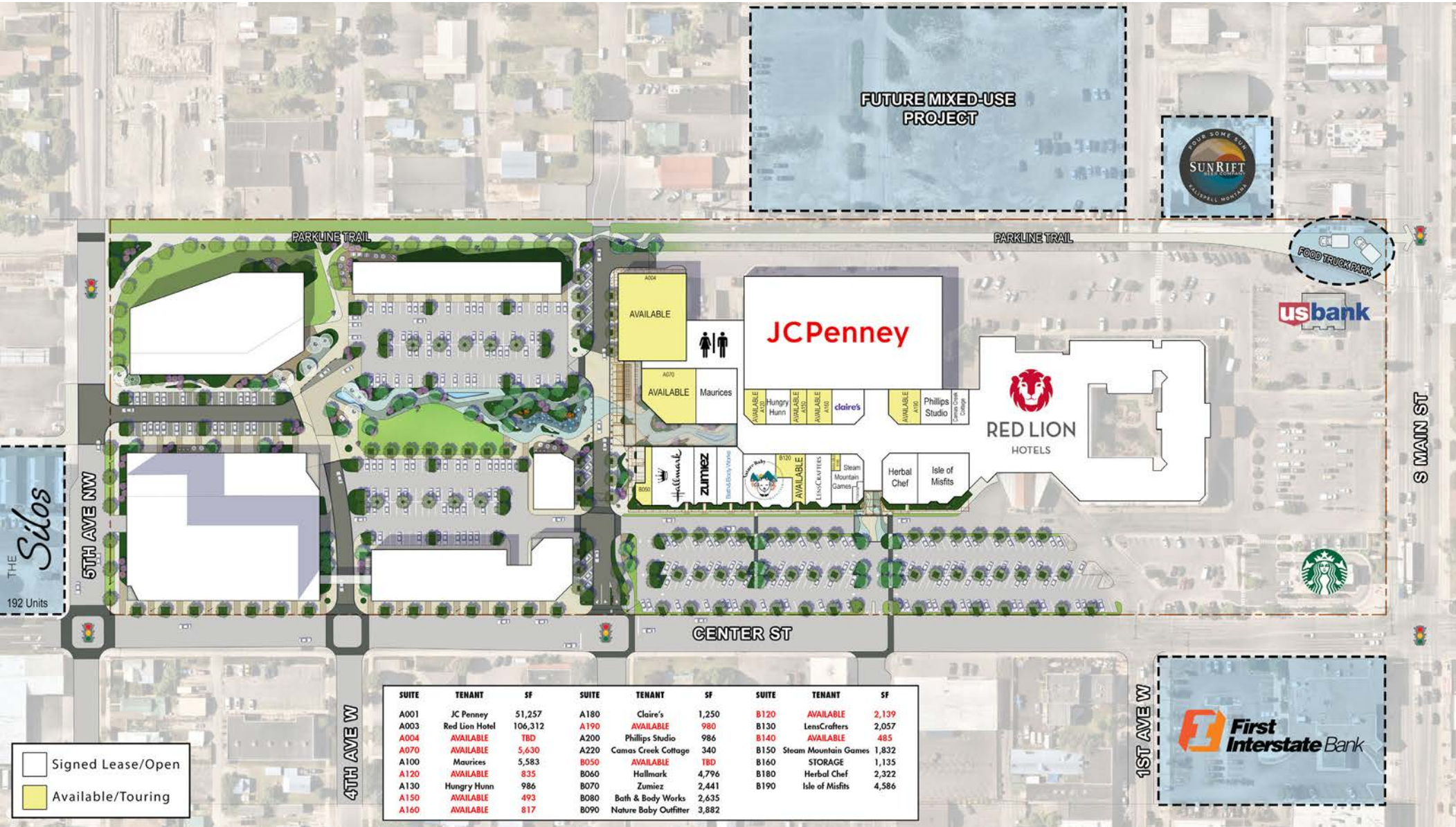
claire's

DEMOGRAPHICS	3 mile	5 mile	10 mile
Est. Population	36,875	47,072	66,547
Avg. HH Income	\$89,263	\$95,083	\$103,276
Daytime Population	45,241	54,592	68,864
Median Home Value	\$499,294	\$541,438	\$603,952

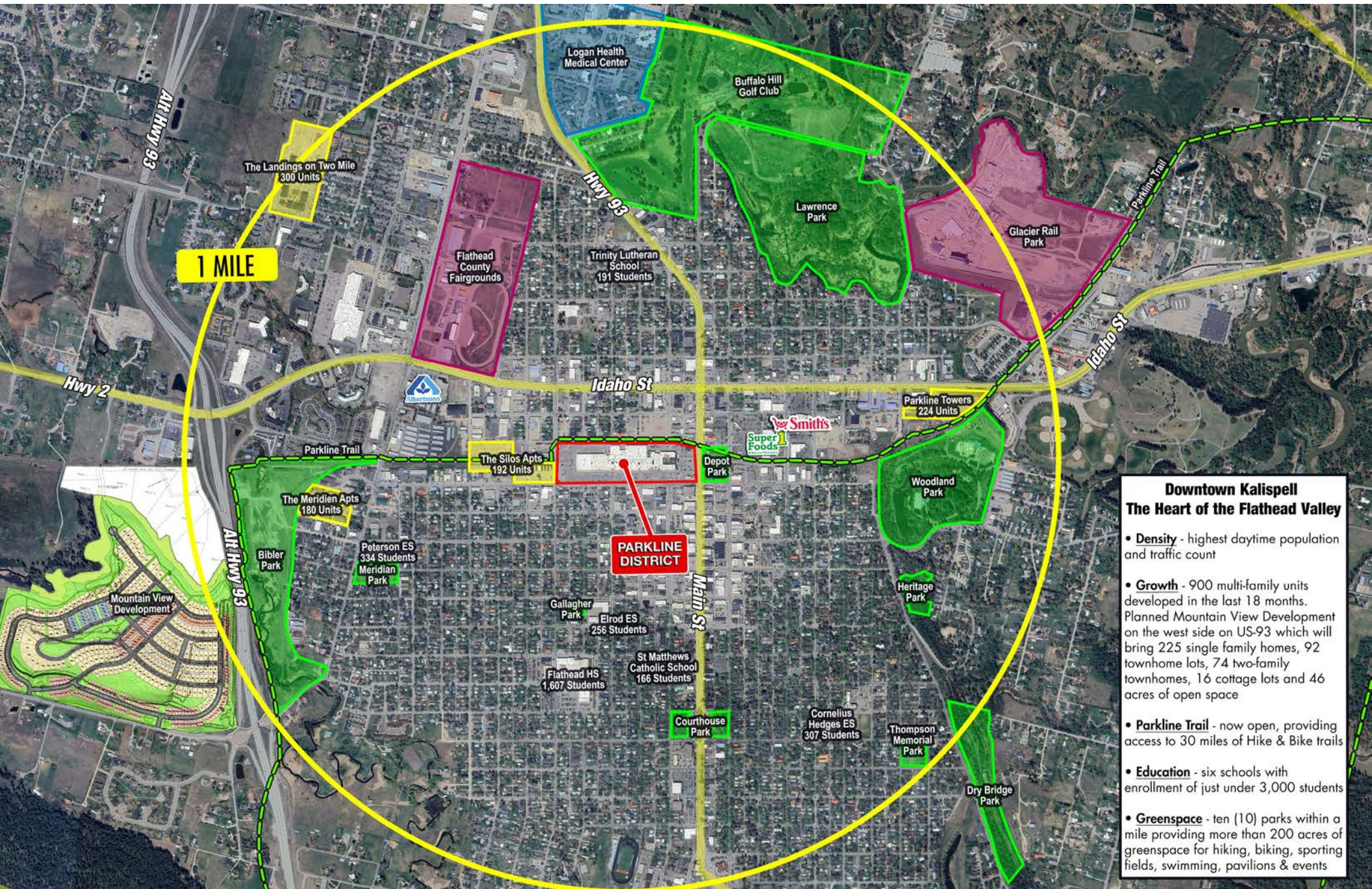
PHOTOS



SITE PLAN



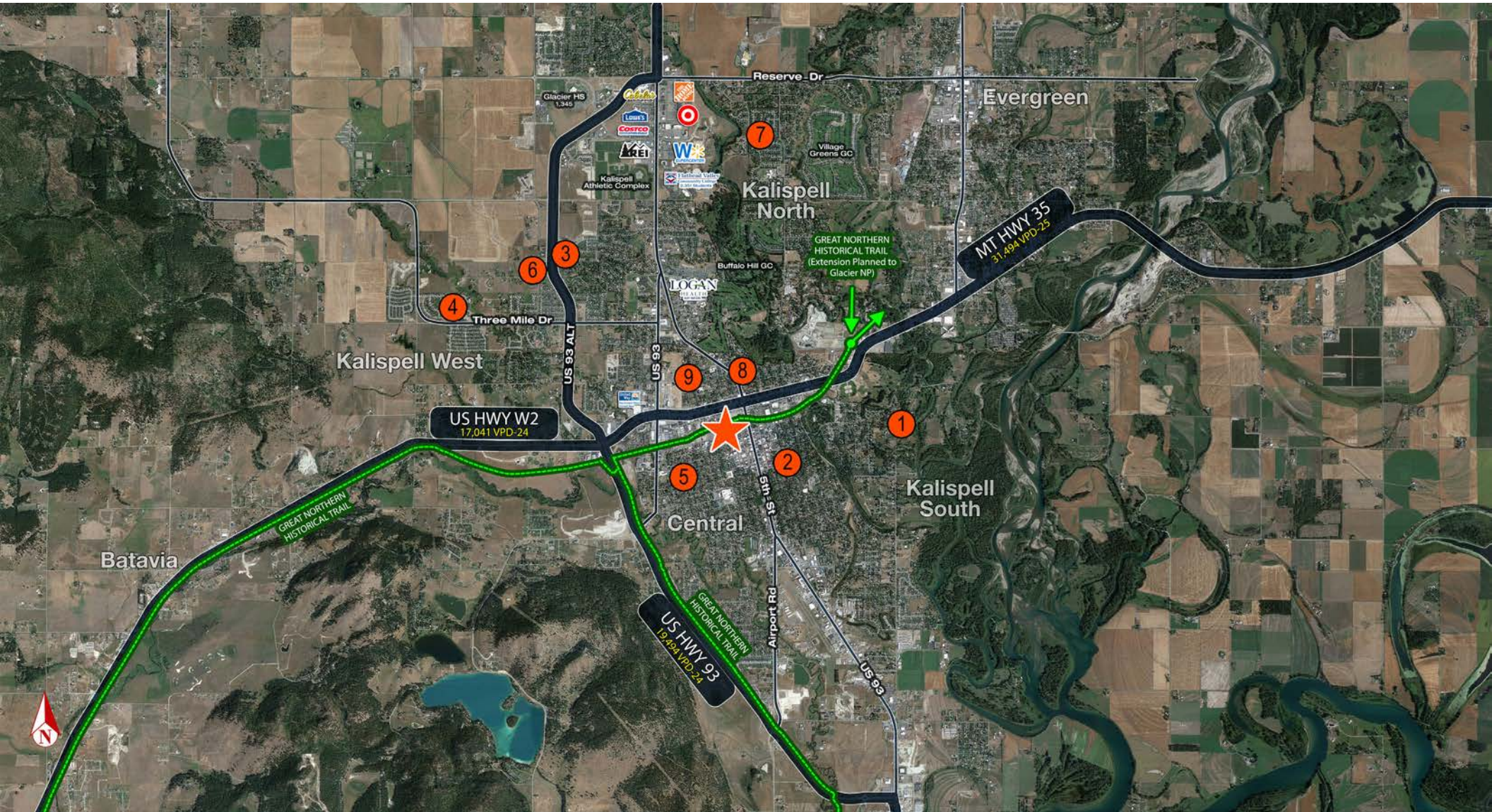
AERIAL



Downtown Kalispell The Heart of the Flathead Valley

- **Density** - highest daytime population and traffic count
- **Growth** - 900 multi-family units developed in the last 18 months. Planned Mountain View Development on the west side on US-93 which will bring 225 single family homes, 92 townhome lots, 74 two-family townhomes, 16 cottage lots and 46 acres of open space
- **Parkline Trail** - now open, providing access to 30 miles of Hike & Bike trails
- **Education** - six schools with enrollment of just under 3,000 students
- **Greenspace** - ten (10) parks within a mile providing more than 200 acres of greenspace for hiking, biking, sporting fields, swimming, pavilions & events

NEIGHBORHOOD HOME VALUES



DEMOGRAPHICS

	3 miles	5 miles	10 miles
2025 Population			
2025 Total Population	36,875	47,072	66,547
2025 Household Population	36,095	46,287	65,730
2025 Family Population	27,369	35,824	52,205
2025 Population Density (Pop per Square Mile)	1,304.5	599.4	212.0
2010-2016 Population: Annual Growth Rate			

2025 Daytime Population			
2025 Total Daytime Population	45,241	54,592	68,864
2025 Daytime Population: Workers	27,611	32,230	36,866
2025 Daytime Population: Residents	17,630	22,362	31,998

	3 miles	5 miles	10 miles
2030 Population Estimate			
2030 Total Population	41,695	53,116	74,544
2016-2021 Population: Annual Growth Rate	2.49	2.45	2.30
2030 Household Population	40,916	52,330	73,728
2030 Family Population	30,931	40,382	58,381
2030 Population Density (Pop per Square Mile)	1,475.0	676.4	237.5

	3 miles	5 miles	10 miles
2025 HH Income			
2025 Median Household Income	\$69,452	\$72,264	\$75,311
2025 Average Household Income	\$89,263	\$95,083	\$103,276
2025 Per Capita Income	\$36,971	\$38,604	\$41,214

2025 Educational Attainment			
Bachelor's Degree & Greater Total %	31%	32%	34%
Bachelor's Degree %	20.64%	21.41%	22.42%
Graduate & Professional Degree %	9.87%	10.27%	11.13%

2025 Households			
2025 Total Households	15,210	19,016	26,450
2010 Owner-occupied Housing Units			
2025 Median Home Value	\$499,294	\$541,438	\$603,952

2025 Age			
2025 Median Age	39.7	40.2	41.4

SHOP ^{COS.}

DEV.

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