



# THE JUMP

RESTAURANT | ENTERTAINMENT | EVENT VENUE

75770 GALLATIN ROAD, BOZEMAN, MT



THE  
JUMP



# THE JUMP

## BOZEMAN, MT

### PROPERTY INFORMATION

**Lot Size**

2.3 Acres

••••

**Building Size**

±10,000 SF

••••

**Zoning**

No Covenants

••••

**Traffic Count**

15,895 ADT

••••

**Access**

Direct Highway Access

••••

**All Beverage Liquor License with  
Gambling & Catering endorsement**

### LIST PRICE

**\$4,650,000**

(Includes Real Estate, Business, &  
Full Liquor and Gambling Licenses)

### TOTAL VENUE OF CURRENT USE

Restaurant/Dance Hall/Lounge/Casino

Separate Private Event Space

2 kitchens, 2 bars

Drive-thru with menu board and ordering system

Built-in wood fired pizza oven

Total Capacity 400

# RESTAURANT & BAR

Seats **120 guests** with full open dance floor

....

Seats **180** total floor usage

....

**Jereco designed sound system** for professional production stage performances

# LOUNGE & BILLIARD ROOM

Additional lounge space with seating for **50**

# BILLIARD ROOM

**2 full-size pool tables**

# CASINO

Casino with **8 gaming machines** (room for more)

# ENTERTAINMENT CAPABILITIES

State-of-the-art **Jereco Studio**-designed AV system

....

**8 Large Screen TVs** with AV connectivity

....

Custom-designed **professional sound system for:**  
Live Music, DJs, and House Music



# EVENT SPACES INDOOR

Dedicated event room with private kitchen & bar

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Accommodates intimate chef's table dinners or up to 75 guests

.....

**Total venue capacity: 400**



# EVENT SPACES OUTDOOR

Designed for full-scale events with production stage hookups

.....

Capacity: 1,500+ guests

.....

On-site parking included



# DEMOGRAPHICS AT 5, 7, 10 AND 15 MILE RADIUS

## 5 MILE RADIUS:



Total Population: **4,408**

Households: **1,759**

Daytime Population: **2,376**

Median Age: **41.0**



Average Household Income: **\$160,940**

Median Household Income: **\$103,892**

## 7 MILE RADIUS:



Total Population: **13,498**

Households: **5,329**

Daytime Population: **9,099**

Median Age: **39.4**



Average Household Income: **\$160,133**

Median Household Income: **\$113,405**

## 10 MILE RADIUS:



Total Population: **66,347**

Households: **26,795**

Daytime Population: **39,805**

Median Age: **32.0**



Average Household Income: **\$136,073**

Median Household Income: **\$99,935**

## 15 MILE RADIUS:



Total Population: **107,111**

Households: **43,782**

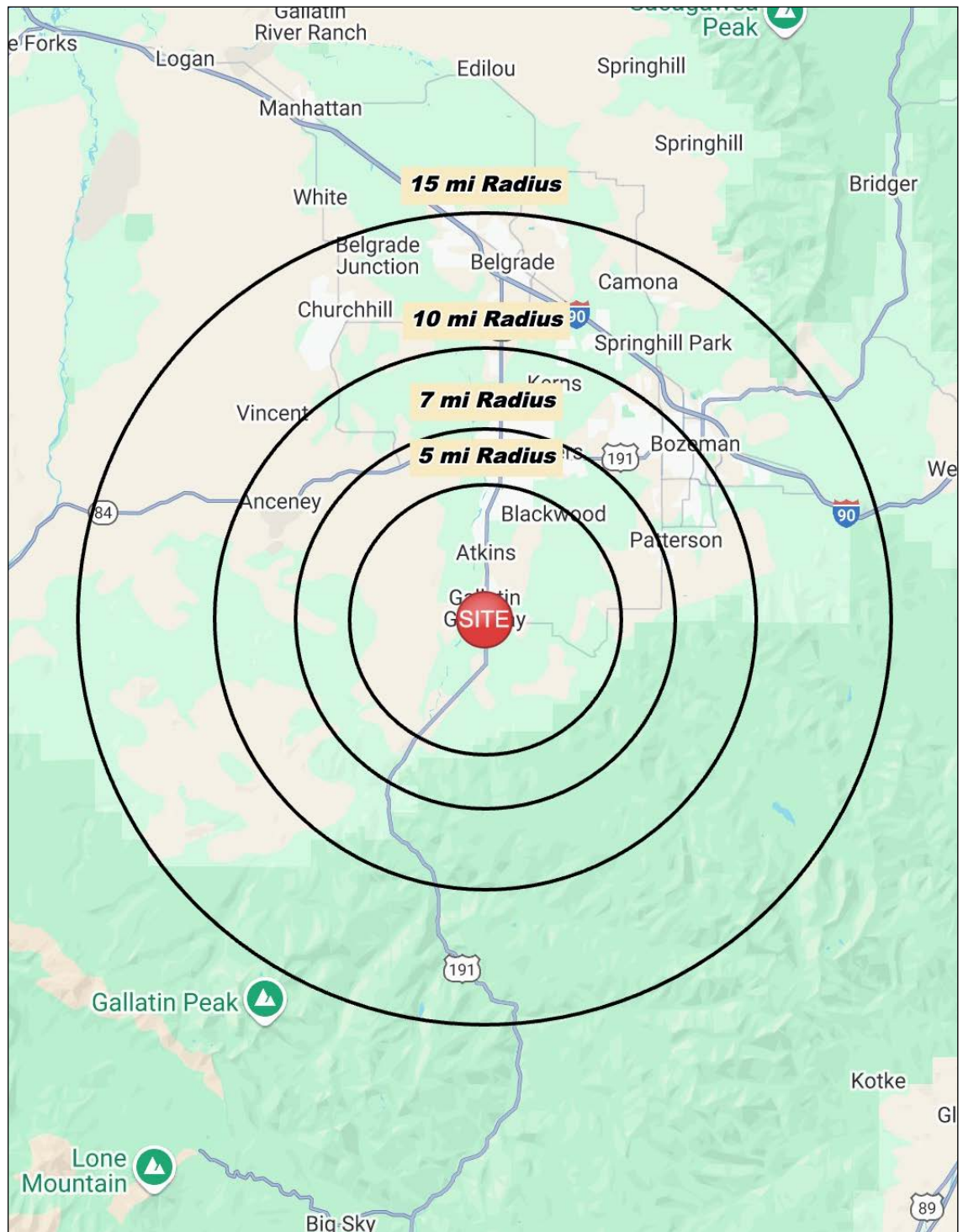
Daytime Population: **76,776**

Median Age: **33.7**

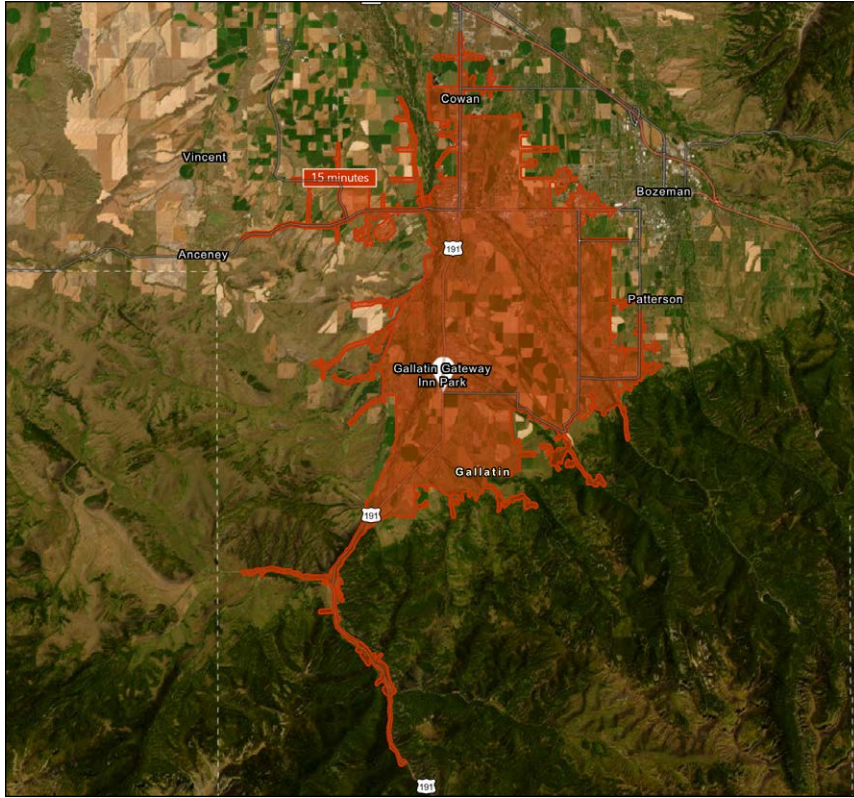


Average Household Income: **\$135,877**

Median Household Income: **\$99,054**



# 15 MINUTE DRIVE TIME



## KEY FACTS

19,358

Population

37.8

Median Age

\$115,836

Median Household Income

18,492

Daytime Population

## TAPESTRY SEGMENTS

### Flourishing Families

1,837 households

#### Socioeconomic Traits

Suburban families, mostly aged 35–64, live in growing Southern and Midwestern areas. They're often married, employed professionally, middle-income, self-employed, own 1990s homes, and commute long distances with multiple vehicles.

#### Household Types

Married couples

#### Typical Housing

Single Family

### City Greens

1,322 households

#### Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

#### Household Types

Married couples;  
singles living alone

#### Typical Housing

Single Family

### Dreambelt

1,180 households

#### Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

#### Household Types

Married couples

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$251,181,191

## EDUCATION

Bachelor's Degree or Higher



55%

## OWNER OCCUPIED HOME VALUE

Average



\$1,000,235

## ANNUAL HOUSEHOLD SPENDING

\$5,317

Eating Out

\$3,159

Apparel & Services

\$9,315

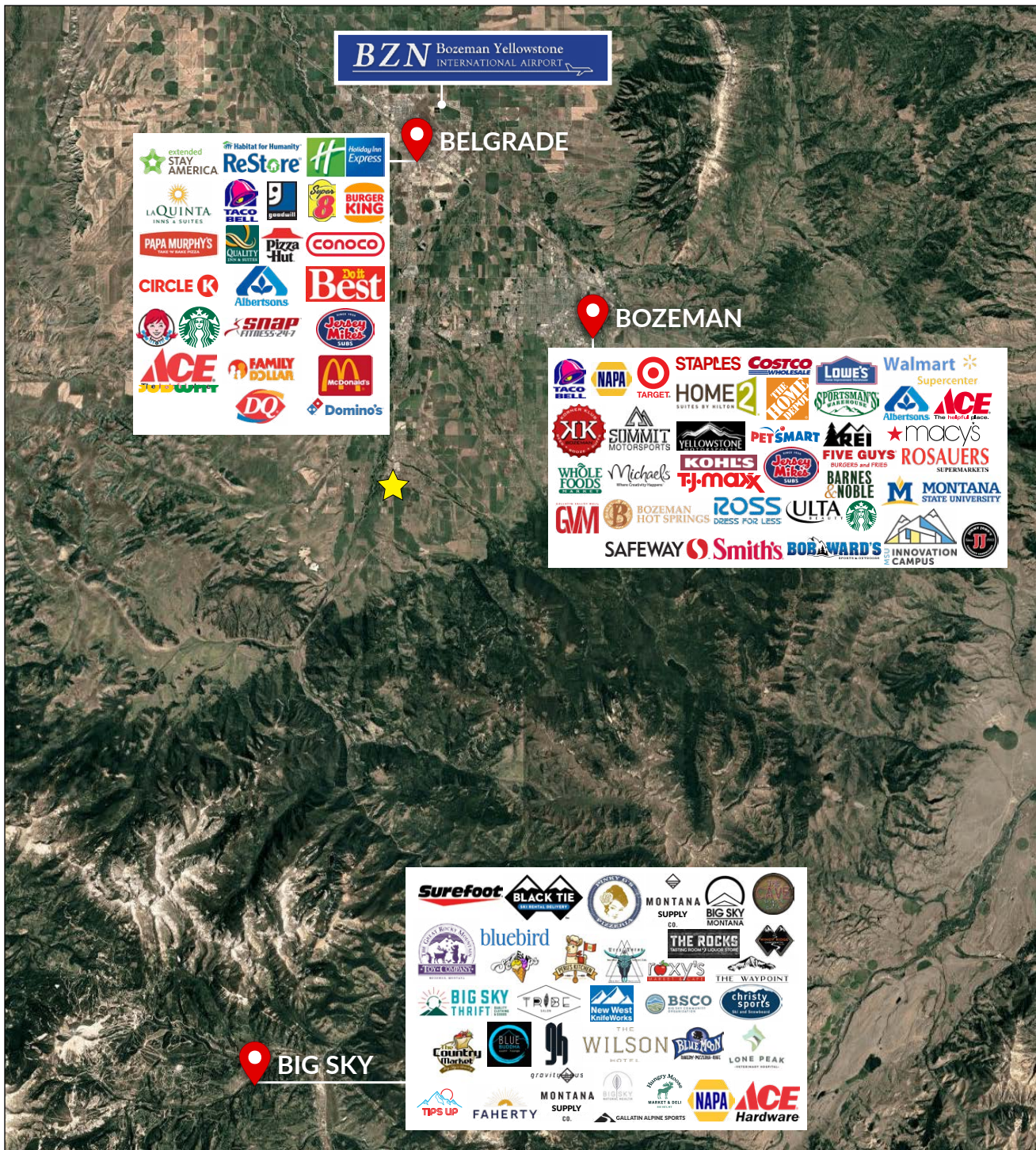
Groceries

\$299

Computer & Hardware

\$9,798

Health Care



## LOCATION HIGHLIGHTS

Strategically located to serve:

- Gallatin County
- Big Sky
- Bozeman
- Belgrade

## INFRASTRUCTURE

Autonomous water and sewer systems

....

Fiber optic connectivity

....

DEQ-approved with **multiple food retail concessions** approved

# THE FOOD



# THE JUMP



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