



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

**\$5,200,000**

(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 profes-  
sional 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

• • • • •

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**

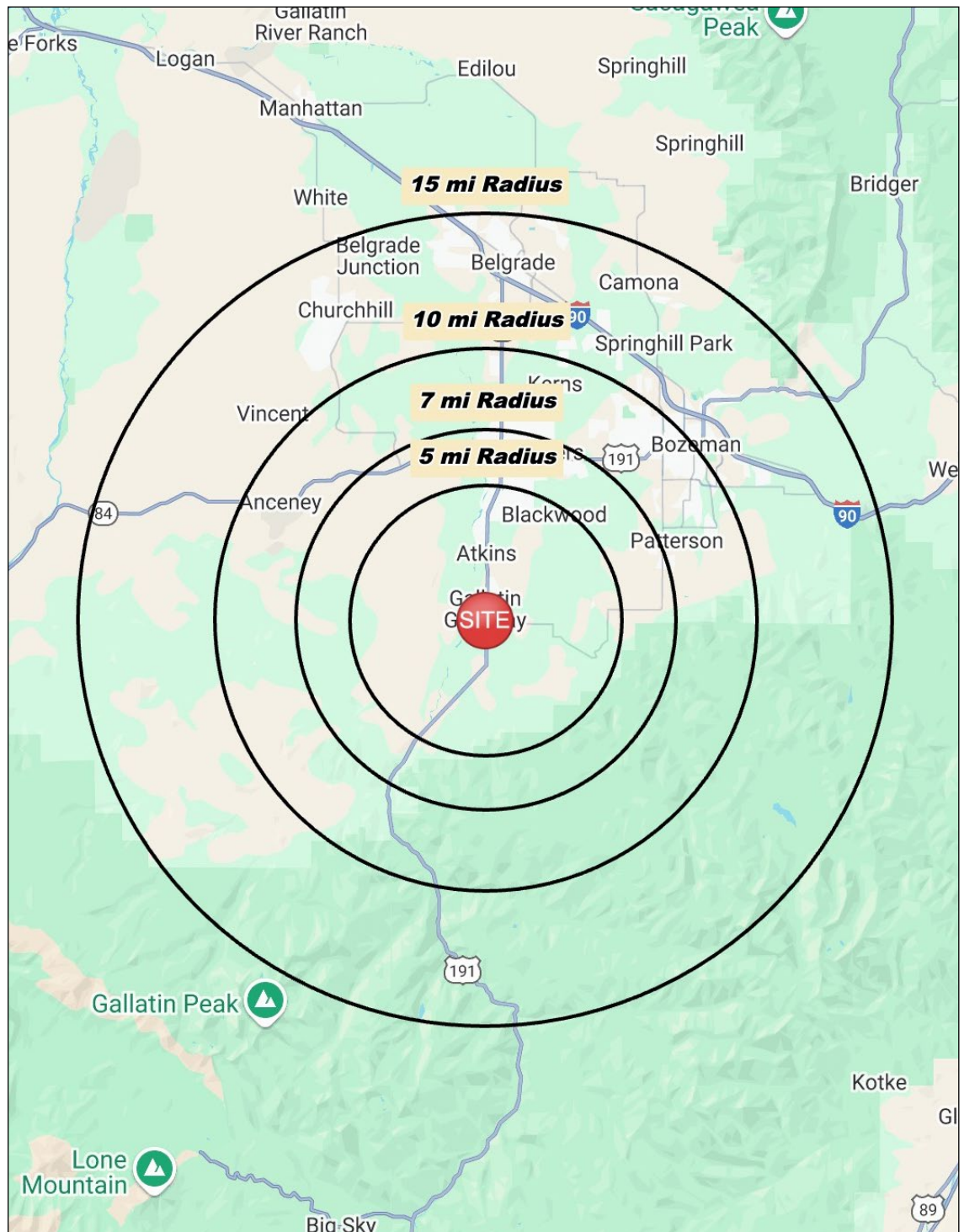
Daytime Population: **76,776**

Median Age: **33.7**

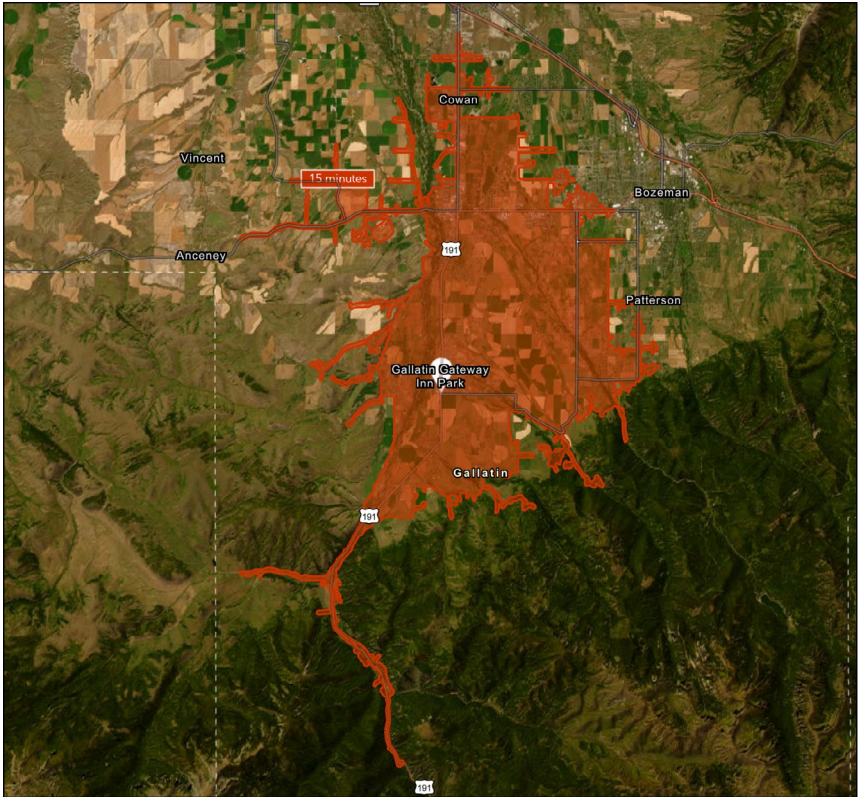


Average Household Income: **\$135,877**

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



# 15 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$251,181,191

## EDUCATION

Bachelor's Degree  
or Higher



55%

## OWNER OCCUPIED HOME VALUE

Average



\$1,000,235

## KEY FACTS

19,358

Population

37.8

Median Age

\$115,836

Median Household Income

18,492

Daytime Population

## TAPESTRY SEGMENTS

Flourishing Families <i>1,837 households</i>	City Greens <i>1,322 households</i>	Dreambelt <i>1,180 households</i>
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.
<b>Household Types</b> Married couples	<b>Household Types</b> Married couples; singles living alone	<b>Household Types</b> Married couples
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$5,317

Eating  
Out

\$3,159

Apparel &  
Services

\$9,315

Groceries

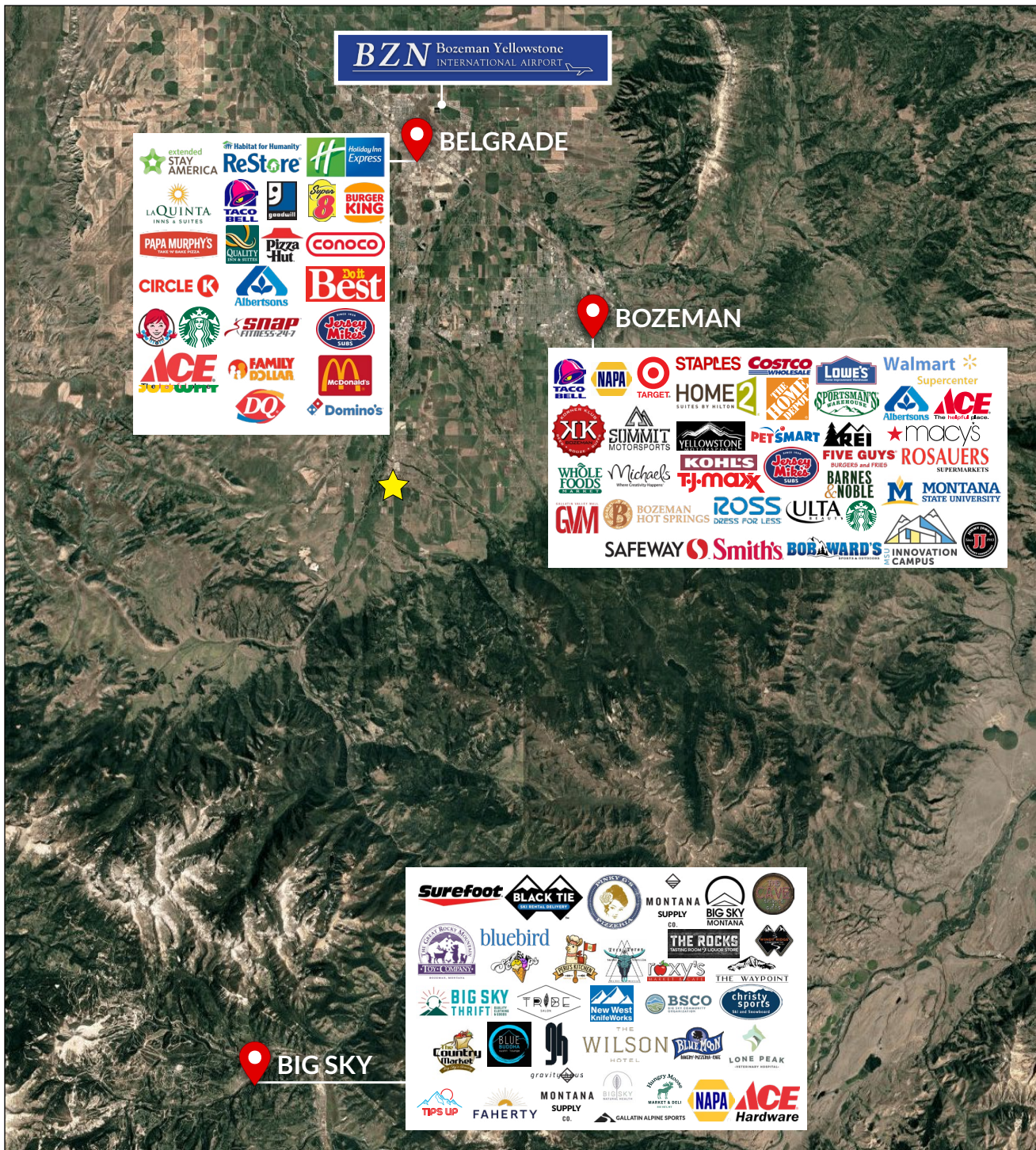
\$299

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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