



MISSOULA DOWNTOWN ASSOCIATION
BUSINESS IMPROVEMENT DISTRICT
MISSOULA DOWNTOWN FOUNDATION

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Local Media

DOWNTOWN MISSOULA ATTRACTS \$14M IN INVESTMENTS, 26 NEW BUSINESSES & 19 MORE THAT EXPANDED OR RELOCATED IN 2024

Downtown Missoula had a good year of commercial and residential investment, as well as business attraction and business expansion in 2024, despite the challenges related to workforce, cost of goods, and interest rates.

Commercial investment for 2024 landed at \$7,005,642, according to the City of Missoula permit reports. The largest investments happened at Providence St. Pat's, where four specific projects amounted to just over \$4.8 million dollars. Projects included oncology and radiation upgrades, elevator upgrades, medical laboratory renovations, and new roof terraces at the Providence Center on North Orange Street. Other significant commercial investments include interior renovations for three law firms: Parson, Behle & Latimer (127 E. Main); Halloway Hulling Law (255 W. Front); and Boone Karlberg (300 W. Main).

In 2024, 26 new businesses opened their doors in Downtown Missoula. Six retail stores, six food & beverage businesses, and 12 professional service businesses commenced operation in 2024. Highlights include Ritual Yoga, The Stables Restaurant, Montana Gift Corral, Drybar, Modern Pastime, The Grotto and Yellowstone Gallery. Downtown also saw the opening of a new hotel, as LOGE Camps purchased and renovated the former Mountain Valley Inn on West Broadway. With a 2-to-1 ratio of openings to closings in 2024, nine businesses shuttered in 2024, including Aporta, Clover, Harlow, Sage Accessories, Ducrey Chocolate, and Scotty's Table.

Business expansion was also strong in 2024, as 19 businesses expanded footprints or moved to a larger location in Downtown. Highlights include Compass Barbershop, Windfall, Clyde Coffee at the Library, Missoula Makers Collective, and Crowley Fleck Law Firm.

"Generally, businesses had a decent year in 2024, although many have reported sales were down between 3-6% from the previous year," said Charlie Beaton, President of the Downtown Business Improvement District Board and owner of Big Dipper Ice Cream. "Tourism season was pretty steady last year, and major events such as the Missoula Marathon, Grizzly Football, UM concerts at Washington-Grizzly Stadium, and Logjam events were quite impactful!"

"That said, finding workforce, let alone suitable workforce for specific positions, continues to be a challenge for our Missoula businesses," said Christine Littig, Business Development Director at the Missoula Economic Partnership. "Despite the difficult challenges related to workforce, cost of goods, and penciling projects, there is still a significant

amount of interest in Downtown Missoula. Additionally, there are several community businesses looking to expand their footprint into Downtown Missoula.”

Four Downtown businesses saw a change of ownership in 2024. Partners Creative was sold to Deloitte. Pathlabs was sold to MiQ; Eclipse Engineering was sold to Cushing Terrill, and Dobi’s Teriyaki has a new independent owner.

On the housing side of the equation, Downtown Missoula saw just over \$7 million dollars in residential investment. While most of the projects were roofing, the largest project is 15 residential units being built at the corner of Idaho & Inez. Additionally, there are six townhomes being built on the 1200 block of Idaho, which amounts to just 21 new units in Downtown for 2024.

“Housing continues to be a challenge for our community and our state,” said Beaton. “Businesses are struggling to hire folks from out of area because there just isn’t enough housing stock at price points people can get into! Thankfully, we have really smart people working hard to build more housing.”

Two major development projects that are anticipated to bring a significant number of housing units to Downtown Missoula include the old library block at 300 E. Main and the former Missoularian building at 500 S. Higgins. However, these projects have been delayed due to high interest rates and the cost of building supplies and labor.

Despite the delays, there continues to be interest in both business and residential expansion in Downtown Missoula, and 2025 is off to a good start with several businesses working on expansions or relocations.

For more information on Downtown Missoula business growth and development, contact Linda McCarthy, Executive Director of the Downtown Missoula Partnership via phone (406-543-4238) or email (linda@missouladowntown.com).

The Downtown Missoula Partnership will be celebrating its 50th year as an organization at the Missoula Downtown Association’s 50th Annual Meeting & Awards Banquet on Thurs., Jan. 30 at the Holiday Inn Downtown. Three businesses have been nominated for the Downtown Business of the Year Award: Cranky Sam Public House, Radius Gallery, and Worden’s Market. Tickets for the event can be purchased online at <https://www.missouladowntown.com/annual-downtown-awards/>.

Downtown Missoula: Connecting Our Community!



MISSOULA DOWNTOWN ASSOCIATION
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Downtown Missoula Business Activity 2024

BUSINESS OPENINGS	TYPE	ADDRESS & DATE
1. GSI Environmental	Service: Consulting.....	145 W Front (Jan)
2. Ritual Yoga Missoula.....	Service: Yoga & Wellness.....	133 N. Higgins (Jan)
3. Paula's Barbershop.....	Service: Hair Salon	126 E Broadway #B4 (Jan)
4. Center for Large Landscape Cons.	NPO: Land Conservation	225 ½ W. Broadway (Jan)
5. Tattoozou	Service: Body Art.....	104 E Main basement (Mar)
6. Stewart Title: SW Montana	Service: Title Company	280 E Front (Mar)
7. Domestic Habitat.....	Service: Interior Design.....	207 E Main (April)
8. American for Prosperity (AFP).....	NPO: Political	327 E. Broadway (April)
9. Out of the Box Cigars.....	Retail: Tobacco.....	629 Woody (May)
10. The Stables	F&B: Restaurant.....	235 W Main (May)
11. Sinful	Service: Wholesale F&B	424 N. Higgins, 3 rd Floor (May)
12. Montana Title & Escrow	Service: Real Estate.....	121 Hickory, Suite 2 (May)
13. Bob's Your Uncle	Retail: Art Gallery.....	812 Toole Ave, Suite A2 (June)
14. LOGE Missoula.....	Hospitality/F&B: Hotel & Cafe	420 W. Broadway (June)
15. Montana Gift Corral	Retail: MT Gift Store	117 W. Front (July)
16. Vespiary Book Restoration & Bind ...	Retail: Book Store	725 W. Alder St, Suite 25 (July)
17. Funk It Coffee & Thrift.....	F&B/Retail: Coffee & Thrifting.....	314 N 1 st W (Aug)
18. Drybar Missoula.....	Service: Hair	140 E Front (Aug)
19. Modern Pastime	Retail: Apparel & Gifts	160 E. Front (Aug)
20. TC Glass.....	Service: Glass Repair/Installation	121 W. Broadway (Aug)
21. The Grotto	F&B: Restaurant.....	103 W. Spruce Basement (Aug)
22. Lulu's.....	Service: Metaphysical	821 S. Higgins (Aug)
23. VolumeRoom Studios	Service: Music Practice	912 E. Broadway (Oct)
24. Yellowstone Gallery.....	Retail: Art Gallery.....	104 E. Main basement (Nov)
25. Floreo Coffee	F&B: Coffee Kiosk in FIB Building.....	101 E. Front (Dec)
26. Brew X.....	F&B: Coffee Kiosk in Montgomery Distillery	129 W. Front (Dec)

BUSINESS CLOSINGS

1. Aporta (online only).....	Retail: Home Goods	117 W Front St (Mar)
2. Clover	Retail: Apparel & Home Goods	114 E. Main (Mar)
3. Subway	Food & Beverage.....	624 E. Broadway (Mar)
4. River Wok Asian Grill	Food & Beverage.....	624 W. Broadway (Mar)
5. Harlow Missoula	Retail: Apparel	837 S. Higgins (Mar)
6. Sage Accessories	Retail: Jewelry	259 W. Front (April)
7. Black Coffee	Food & Beverage	The Wren location at 201 E. Main (May)
8. Ducrey Chocolate	Food & Beverage.....	311 E. Front (Nov)
9. Scotty's Table	Food & Beverage	131 S. Higgins (Dec)

RELOCATIONS or EXPANSION TO or WITHIN DOWNTOWN

1. [Compass Barbershop](#).....Service: Health & Beautyfrom 736 S. Higgins to 724 S. Higgins (Feb)
2. [Windfall](#)Service: Marketing2nd location at 210 E. Main (Mar)
3. [Betty V Vintage](#).....Retail: Clothing..... from 104 E Main basement to 114 E Main (Mar)
4. [Art Attic](#)Retail: Art & Framingexpansion into 837 S. Higgins (Mar)
5. [The Pulp](#).....Media: Digital.....from home to the ZACC at 216 W. Main (Apr)
6. [Top Shelf Botanicals](#)Retail: Dispensaryfrom 623 W Broadway to 2502 Brooks (April)
7. [Catalyst 2 Go](#).....Food & Beverage..... from 111 N. Higgins to 123 E. Main (May)
8. [Mexican Moose/Stuffed 406](#).....Food & Beverage.....from Food Truck to 221 W. Broadway (May)
9. [Run Wild Missoula](#).....Service: Runningfrom the 304 N. Higgins to 125 E. Main (May)
10. [Clyde Coffee](#).....Food & Beverage..... 2nd Location at Library - 455 E Main (June)
11. [Meal Thyme & Servin' Thyme](#)Food & Beverage..... from 424 N. Higgins to 1256 W. Broadway (June)
12. [Sacred Ally](#)Service: Wellbeingfrom 736 S 1st St W to 130 E Broadway (June)
13. [Art Hang-up](#)Retail: Art & Framingexpansion to adjacent space at 837 S. Higgins (June)
14. [Missoula Symphony](#).....NPO: Arts & Culturefrom 320 E. Main to 200 N. Higgins (Sept)
15. [Jem Shoppe Jewelers](#).....Retail: Thrift Store..... 122 W Broadway to 525 S Higgins (Sept)
16. [Missoula Makers Collective](#)Retail: Miscellaneousfrom 420 N Higgins to 112 W Front St (Nov)
17. [Sunday School](#)Retail: Apparel from 610 S Higgins to 130 N Higgins (Nov)
18. [GEM Aesthetics](#)Service: Wellness & Beauty from 423 S. Orange to 410 W. Spruce (Dec)
19. [Crowley Fleck PLLP](#)Service: Legalfrom 305 S. 4th St. E. to 101 E. Front (Dec)

RELOCATIONS or EXPANSIONS OUT OF DOWNTOWN

1. [Posh Chocolat: Florence Kiosk](#).....Food & Beverage.....from 111 N. Higgins to Bonner Mill Site (Mar)
2. [Firefly](#)Retail: Dispensary 314 N. 1st St W. to 2241 South 3rd St W (May)
3. [Lewis & Clark Trail Adventures](#).....Service: Tourism..... from 912 E. Broadway to 234 Old Highway 10 W. (May)
4. [Pangea Restaurant Group: ELOTE](#)Food & Beverage.....new concept at Southgate Mall (May)
5. [Higher Standard](#).....Retail: Dispensary 101 W. Front to 2740 S Reserve St (July)
6. [Cascadia Management Group](#)Service: Business Development...from 269 W. Front to 2800 S. Reserve (July)
7. [Farran Realty Partners](#).....Service: Real Estate Development..... from 101 E. Front to all Remote (Aug)
8. [A. Banks Gallery](#).....Retail: Artfrom 131 E. Main to 25 S. Tracy in Bozeman (Aug)
9. [Grist Milling & Bakery](#).....Food & Beverage: Bakeryfrom 525 E. Spruce to 520 Grant (Nov)
10. [Providence St. Pat's Clinic](#)Healthcare.....to 3017 Paxson (2025)
11. [Gary's Local](#).....Food & Beverage..... to TC Lounge (Sept) & UM University Center (2025)

BUSINESSES FOR SALE

1. [Shirt Shop \(business & building\)](#).....\$1.65M..... 740 River
2. [Golden Yolk Griddle](#).....\$225,000 200 W Pine
3. [Lil' Orbits Food Truck](#).....\$50,000 Mobile
4. [Al's & Vic's & James Bar \(business & buildings\)](#)\$3.925M..... 119 & 127 W. Alder

BUILDINGS/LOTS ON THE MARKET

1. 1401 W Broadway: (\$1.59M)Warehouse, Retail 1401 W. Broadway (Sept 2022)
2. JJ's Car Lot (\$2.0M).....Land/Auto 100 Russell St (Feb 2023)
3. Paradigm V3 Architecture BuildingOffice..... 125 W Main (Sept 2023)
4. The Indy Building (\$3.4M)Retail/Service..... 207 E. Main (Dec 2023)
5. 269 W Front Street (\$2.695M)Office..... 269 W Front (May 2024)

BUSINESS DEVELOPMENT PROJECTS

1. Missoulain Building.....Multi-Use500 S. Higgins: PLANNING
2. Old Library Block.....Multi-Use 301 E Main St: PLANNING

CHANGE OF OWNERSHIP

1. Partners CreativeService: Full Service MarketingSold to Deloitte (Jan)
2. Dobi's TeriyakiFood & Beverage: Fast FoodSold to Andy Stack (Feb)
3. PathlabsService: Digital MarketingSold to MiQ (July)
4. Eclipse Engineering.....Service: Engineering.....Sold to Cushing Terrell (July)

HOUSING DEVELOPMENTS WITHIN OR NEAR DOWNTOWN

1. Ravara.....Scott Street89 units on Community Land Trust+220 Apartments
 - Ready for occupancy in late 2025 and 2026. Total Investment. \$100-million investment.
2. MC RE Development: CANCELLED.....East Front.....28 units
3. Edgell Housing Project.....Lavasseur St.22 units for sale

*Blue represents MDA Member.
Last updated 1/16/2025 by LKM.*



Downtown Missoula Commercial Investment Report 2024

Location	Estimated Cost	Public/Private	Project Description	Developer
127 S 4th St W: Pink Elephant	\$6,500	Private	Remodel: change of use from auto to retail	Owner
127 E Main, #301: Parsons, Behle & Latimer	\$286,000	Private	Interior Remodel	Jackson Contractor Group, Inc.
125 E Main: Run Wild Missoula	\$57,586	Private	Interior Remodel	Burly Man Creations
301 W Alder: City County Health Department	\$189,920	Public	Interior Remodel	Langlas & Associates, Inc.
140 E Front: Dry Bar	\$304,369	Private	Tenant Improvement	Western Interstate, Inc.
123 E Main: Catalyst2Go	\$10,000	Private	Tenant Improvement	Summit Builders Group, LLC
740 S Higgins: Compass Barber	\$54,739	Private	Reroof	R and R Roofing Specialties
1120 E Broadway: Howlgate Canyon Carwash	\$16,685	Private	Dog Wash Addition	Owner
736 S Higgins: Roxy Theater Annex	\$5,000	Private	Change of use, new internal doorway	Arrowleaf Construction, LLC
140 N Russell: Elections Office	\$49,000	Public	Reroof	Open Country Builders, LLC
323 W Alder: Partnership Health	\$83,089	Nonprofit	Reroof	Shrock Commercial Roofing Inc
255 W Front: Holloway & Hulling Law Office	\$149,228	Private	Interior Renovation	Southern Ways Construction
500 W Broadway: Providence St. Patrick's Hospital	\$885,536	Private	Oncology & Radiation Upgrades	Jackson Contractor Group, Inc.
314 N 1st St W: Funk It Coffee & Thrift	\$13,000	Private	Electrical & Plumbing Upgrades	Owner



Downtown Missoula Commercial Investment Report 2024

624 E Broadway Suite B: unknown occupant	\$15,000	Private	Change of Use, Wall & Door Addition	Owner
130 N Higgins Ave; Sunday School	\$40,000	Private	Tenant Buildout	Birch and Bennett Co, LLC
500 W Broadway: Providence St. Patrick's Hospital	\$1,217,363	Private	Elevator Equipment Replacement	Dick Anderson Construction
300 W Main Street: Boone Karlberg	\$267,500	Private	Tenant Improvement	Jackson Contractor Group, Inc.
130 E Broadway: Sacred Ally	\$15,000	Private	Change of Use & Minor Improvements	Stroh Construction
1111 E Broadway: MonTEC	\$30,000	University of Montana	Reroof	Independent Roofing, LLC
1135 W Broadway: Citilodge Motel	\$53,900	Private	Reroof	Miller Roofing, LLC
428 E. Broadway: Mariposa	\$13,227	Private	Reroof	Fisher Family Construction
160 E. Front: Montana Scene	\$58,500	Private	Tenant Improvements	Scariano Construction
416 E. Broadway: LOCI Architecture	\$190,000	Private	Roof repairs, electrical & mechanical upgrades, windows	Ayers Construction
301 E. Front: ROAM	\$210,000	Private	Separating spaces	Jackson Contractor Group, Inc.
500 W. Broadway: Providence St. Pat's	\$1,413,000	Nonprofit	Medical Laboratory renovation	Dick Anderson Construction
118 W. Broadway, Suite 200: unknown occupant	\$55,000	Private	Converting to one contiguous space	Owner
902 N. Orange: Providence Center	\$1,291,000	Nonprofit	Construct two roof terraces	Jackson Contractor Group, Inc.



Downtown Missoula Commercial Investment Report 2024

610 S. Higgins: The Well Studio	\$4,500	Private	Divide space with interior wall	Owner
275 W. Main: Tangles Hair Salon	\$21,000	Private	Reroof	Missoula Sheet Metal
TOTAL INVESTMENT TO DATE	\$7,005,642			

Project investments and status change constantly. Data is current, but may not be precise due to project changes after permitting.

Updated 1/10/2025 by LKM



Downtown Missoula Residential Investment Report 2024

Name	Cost	# Units	Type	Sub-Type	Developer
438 E Broadway	\$13,227	1	Reroof	Reroof	Fisher Family Construction
Idaho & Inez	\$7,200,000	15	New	15 condos for sale: 2 & 3 beds each	Idaho Street Holdings
631 Owen St.	\$8,000	1	Reroof	Reroof	Rhino Roofing
103 S. 5th St. East	\$100,000	1	Renovation	Conversion from office to residential	Owner
329 E. Front, #B7	\$20,000	1	Renovation	Repair Fire Damage	Powder Hounds Construction
504 N. 2nd St. W.	\$11,000	1	Reroof	Reroof	Mighty Dog Roofing
1333 Toole Ave., #A26	\$28,000	1	Reroof	Reroof	Indepdent Roofing, Inc.
703 W. Alder	\$2,500	1	Reroof	Reroof	Dalton Construction
404 S. 6th St. West	\$30,000	1	Reroof	Reroof	Jared Langley Enterprises
1245 B Idaho	\$67,700	1	New	New Townhome	Mostad Construction
1245 A Idaho	\$67,700	1	New	New Townhome	Mostad Construction
1247 Idaho	\$60,100	1	New	New Townhome	Mostad Construction
265 S 4th St. E. #301 & 303	\$31,500	1	Combine Units	Structural Change to combine two units	Ames & Associates
500 E. Front	\$500,000	6	Renovation	Outdoor decking for multifamily residential	Inside Out Handyman, LLC
1259 B Idaho	\$67,700	1	New	New Townhome	Mostad Construction
1261 B Idaho	\$50,500	1	New	New Townhome	Mostad Construction



Downtown Missoula Residential Investment Report 2024

1261 A Idaho	\$50,500	1	New	New Townhome	Mostad Construction
500 E. Front	\$150,000	6	Balcony	Balcony Reconstruction	Inside Out Handyman, LLC
337 S. 4th St. W.	\$15,000	1	Roofing	Roofing	Rhino Roofing
105 N. 3rd St. W.	\$9,500	1	Roofing	Roofing	Independent Roofing, LLC
222 S. 4th St. W.	\$9,000	1	Roofing	Roofing	Havoc Roofing, LLC
102 Jefferson	\$100,000	4	Porch	Demolish & reconstruct front porch	Inside Out Handyman, LLC
521 Hartman, #8	\$6,400	1	Remodel	Restroom renovation	Your Home Improvements Co.
TOTAL INVESTMENT IN 2024	\$7,382,727	50			

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Last updated 1/16/2025 by LKM



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Downtown Missoula Business Activity Summary 2008-2024

YEAR	Retail OPENINGS	Retail Closings	Food & Beverage OPENINGS	Food & Beverage Closings	Professional Services OPENINGS	Professional Services Closings	TOTAL OPENINGS	TOTAL Closings
2008-09	17	10	3	3	11	1	31	14
2010	9	12	6	2	1	2	16	16
2011								
2012	11	4	2	6	3	1	16	11
2013	8	3	9	0	6	2	23	5
2014	8	7	5	2	1	1	14	10
2015	8	5	8	1	7	2	23	8
2016	2	8	6	3	6	0	14	11
2017	5	6	5	1	11	2	21	9
2018	10	3	5	2	9	1	24	6
2019	6	3	16	6	14	6	36	15
2020 Pandemic	5	2	8	4	8	4	22	10
2021 Pandemic	6	3	3	4	11	3	19	10
2022	12	4	5	2	15	1	32	7
2023	7	7	5	10	4	5	16	21
2024	6	4	6	5	12	0	26	9
TOTALS	120	81	92	50	119	31	333	162

No stats available for 2011