

MISSOULA DOWNTOWN BUILDING & BUSINESS INVENTORY



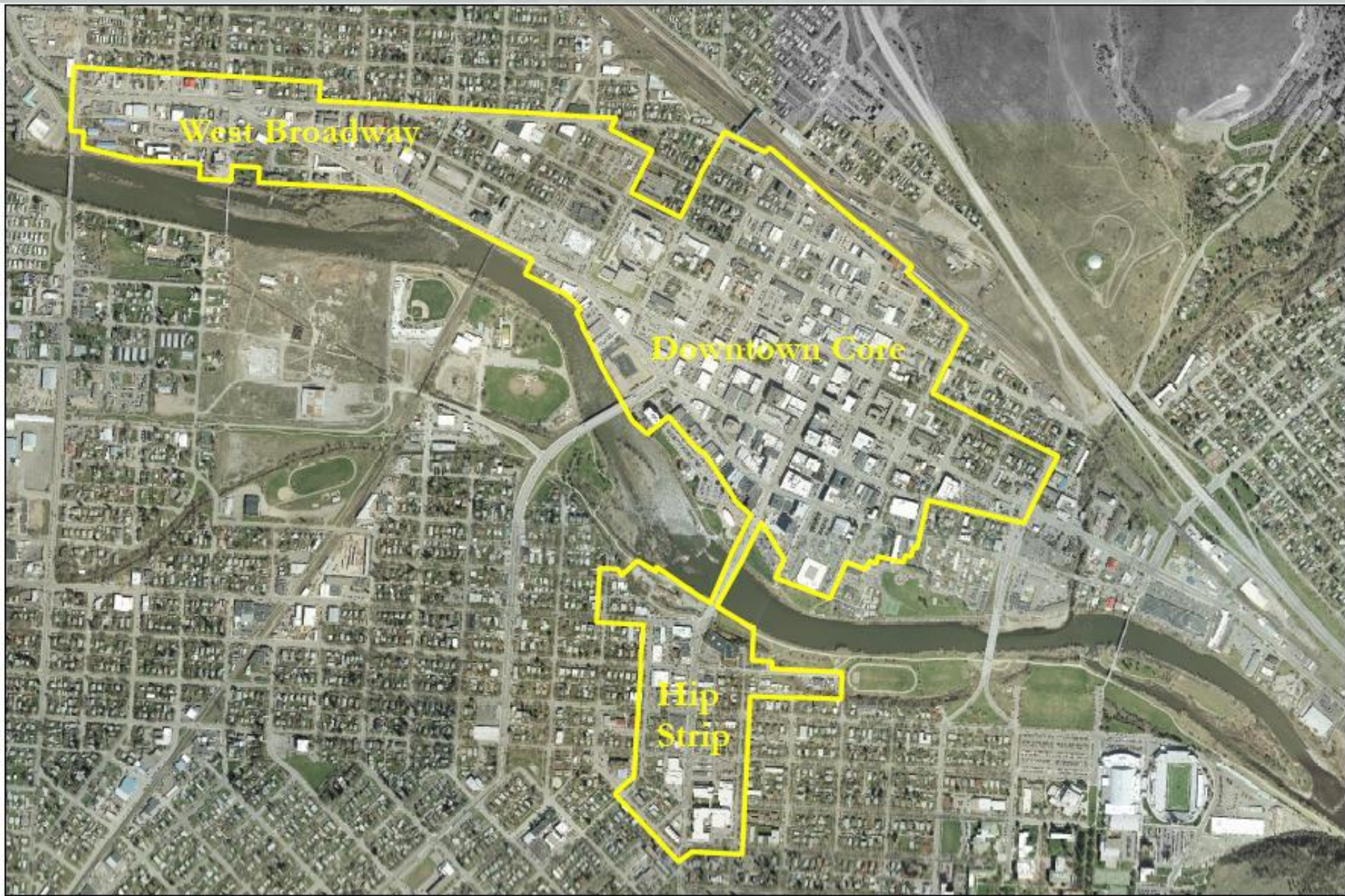
May 25, 2012

PURPOSE

- ◆ A building-by-building tracking system for Downtown commercial space
- ◆ A foundation for identifying:
 - retail categories
 - market distribution
 - gaps in the market
 - future growth opportunities



STUDY AREA



BY THE NUMBERS

Businesses

- ◆ # of Blocks Surveyed: 84
- ◆ Business Owner Response Rate: 307 out of 526, or 58%
- ◆ Average # of Businesses Per Block: 8

Properties

- ◆ # of Blocks Inventoried: 56
- ◆ Property Owner Response Rate: 93 out of 146, or 63%
- ◆ Average # of Properties Per Block: 5

*Source: Missoula Downtown Association, Downtown Information Database, 10/17/2011



EXTRAPOLATION

- ◆ In examining downtown-wide trends, reported figures for specific statistics were extrapolated
- ◆ The average is applied to all participating businesses and properties - rather than the actual number reported for each statistic
- ◆ This is done for:
 - Annual Sales/Revenues
 - Sales per SF
 - Sales per employee

BY THE NUMBERS: DISTRIBUTION OF SPACE

- ◆ 766 Units Inventoried
 - 2,288,888 square feet of space
- ◆ Consumer Services
 - 54% of the total # of establishments
 - 49% of the total square footage



BY THE NUMBERS: DISTRIBUTION OF SPACE

Sector	Total Square Feet	% of Square Feet	Number of Establishments	% of Total
Consumer Services (CS)	1,177,107	49%	412	54%
Retail (R)	270,541	11%	133	17%
Food & Beverage (F)	120,162	5%	72	10%
Government	325,854	14%	30	4%
Non-Profit	194,386	8%	49	6%
Vacant	306,271	13%	70	9%
Total	2,394,321	100%	766	100%

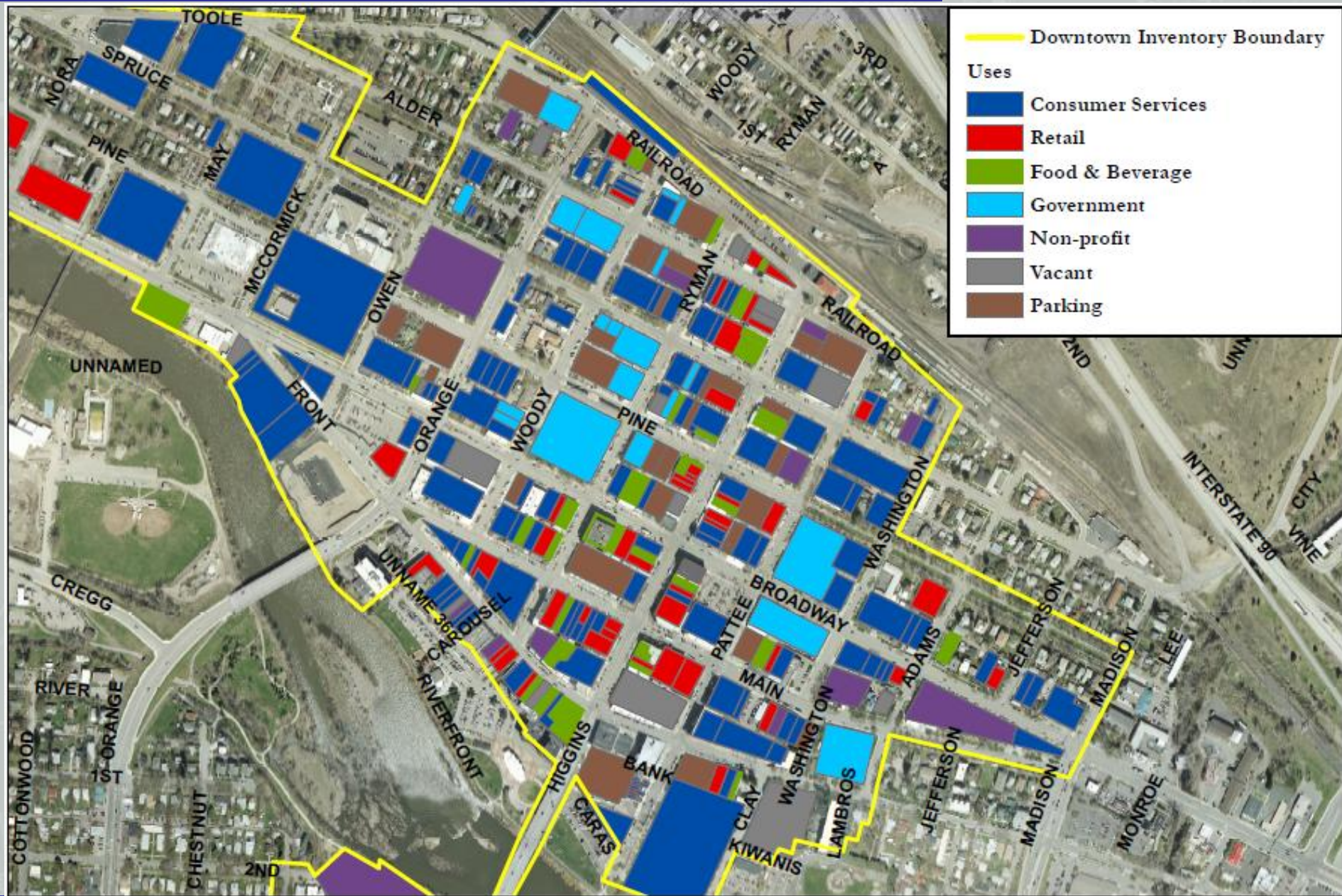
* CS excludes Hospital Category

**Food & Beverage establishments require additional follow up due to lower response rate

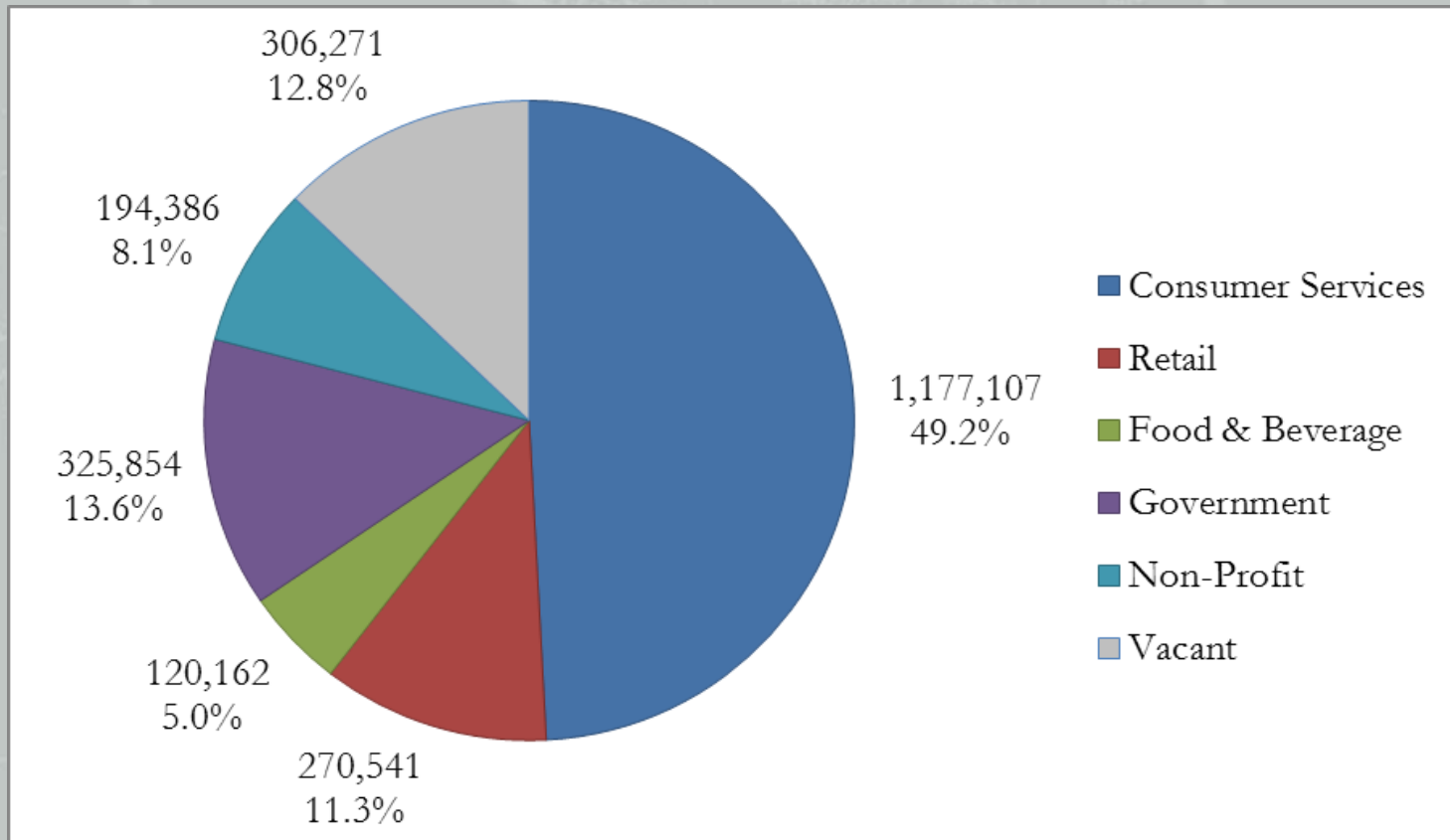
Source: Missoula Downtown Association, Downtown Information Database, 2/28/2012



BY THE NUMBERS: DISTRIBUTION OF SPACE



BY THE NUMBERS: DISTRIBUTION OF SPACE*



*Excluding St. Patrick Hospital

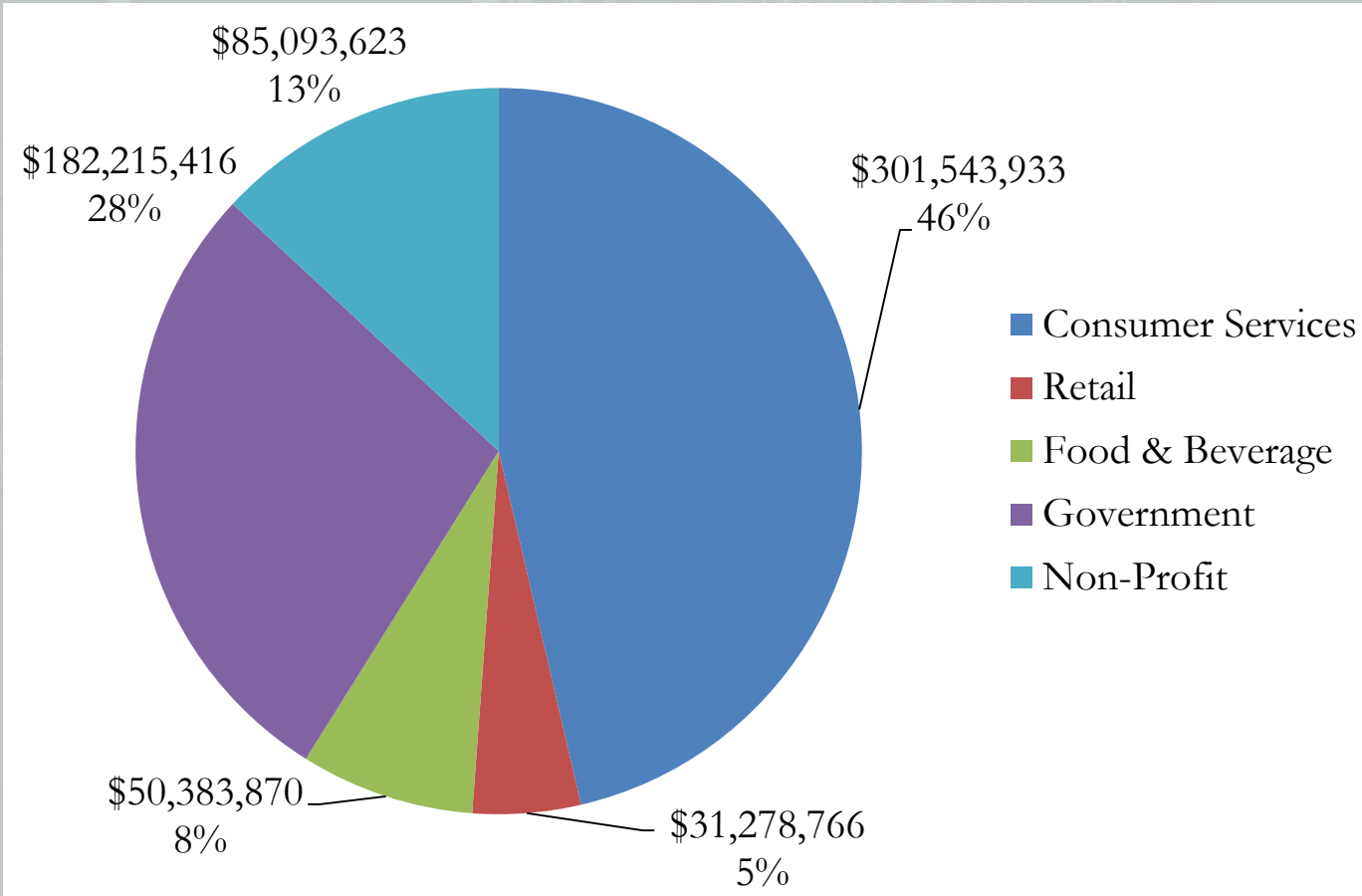
Source: Missoula Downtown Association, Downtown Information Database, 2/28/2012

BY THE NUMBERS: VACANCIES

- ◆ Rate: 12.8% of inventoried square footage
- ◆ # of Vacant Units: 70*
- ◆ Total Square Footage: 306,271
- ◆ Average SF/Unit: 3,243
- ◆ % Ground Floor: 71%



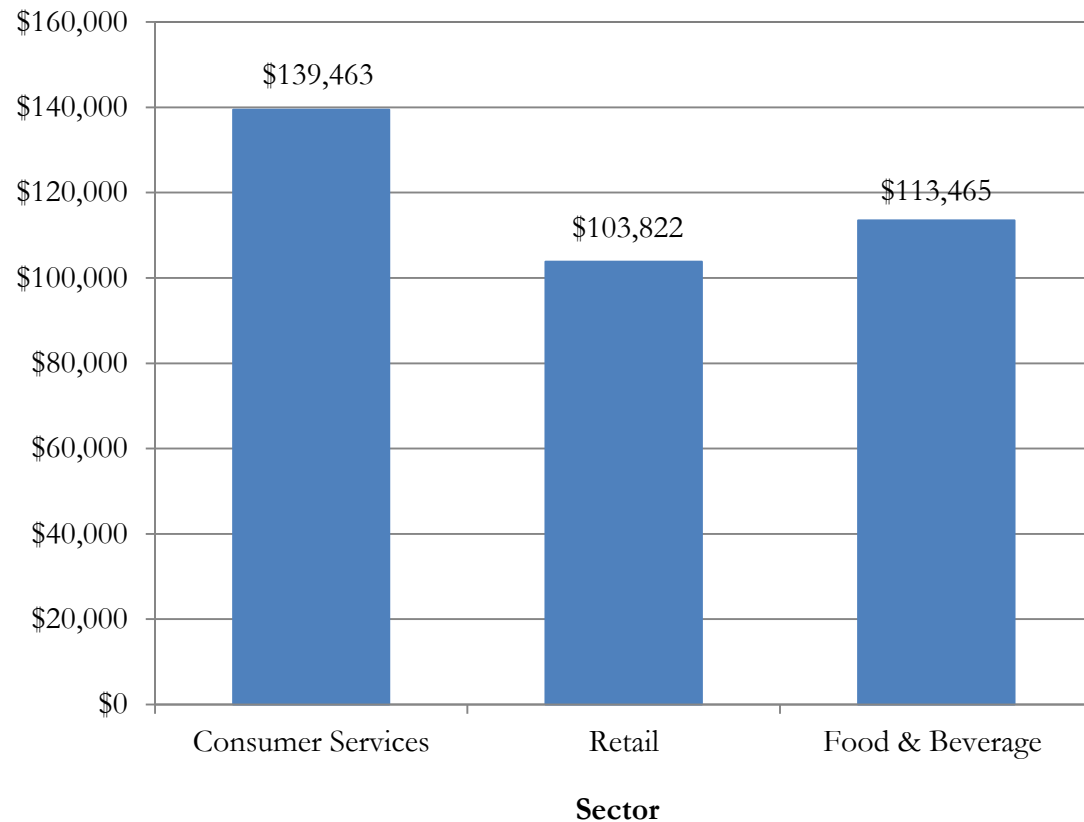
BY THE NUMBERS: EXTRAPLATED ANNUAL SALES/REVENUES



Source: Missoula Downtown Association, Downtown Information Database, 5/25/2012

- ◆ Hospital and Medical/Dental Fields excluded from Consumer Services
- ◆ Includes Operating Budgets and Revenues
- ◆ Total extrapolated revenues from inventoried businesses comes to approximately \$617 million

BY THE NUMBERS: EXTRAPOLATED SALES PER EMPLOYEE



*Source: Missoula Downtown Association, Downtown Information Database, 5/25/2012



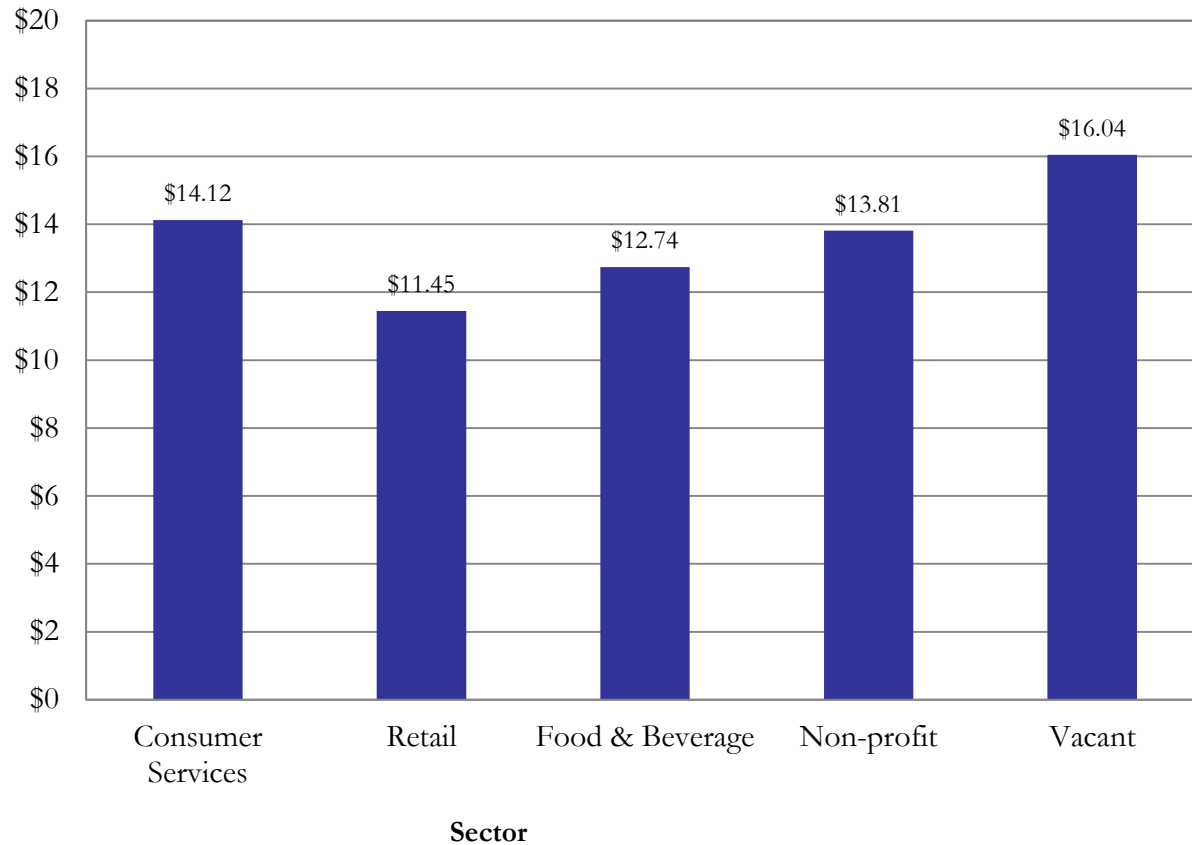
BY THE NUMBERS: ANNUAL SALES PER SQUARE FOOT

- ◆ Retail: \$123 per SF
- ◆ Eating & Drinking Establishments: \$606 per SF



*Source: Missoula Downtown Association, Downtown Information Database, 5/25/2012

BY THE NUMBERS: LEASE RATES



*Source: Missoula Downtown Association, Downtown Information Database, 5/25/2012



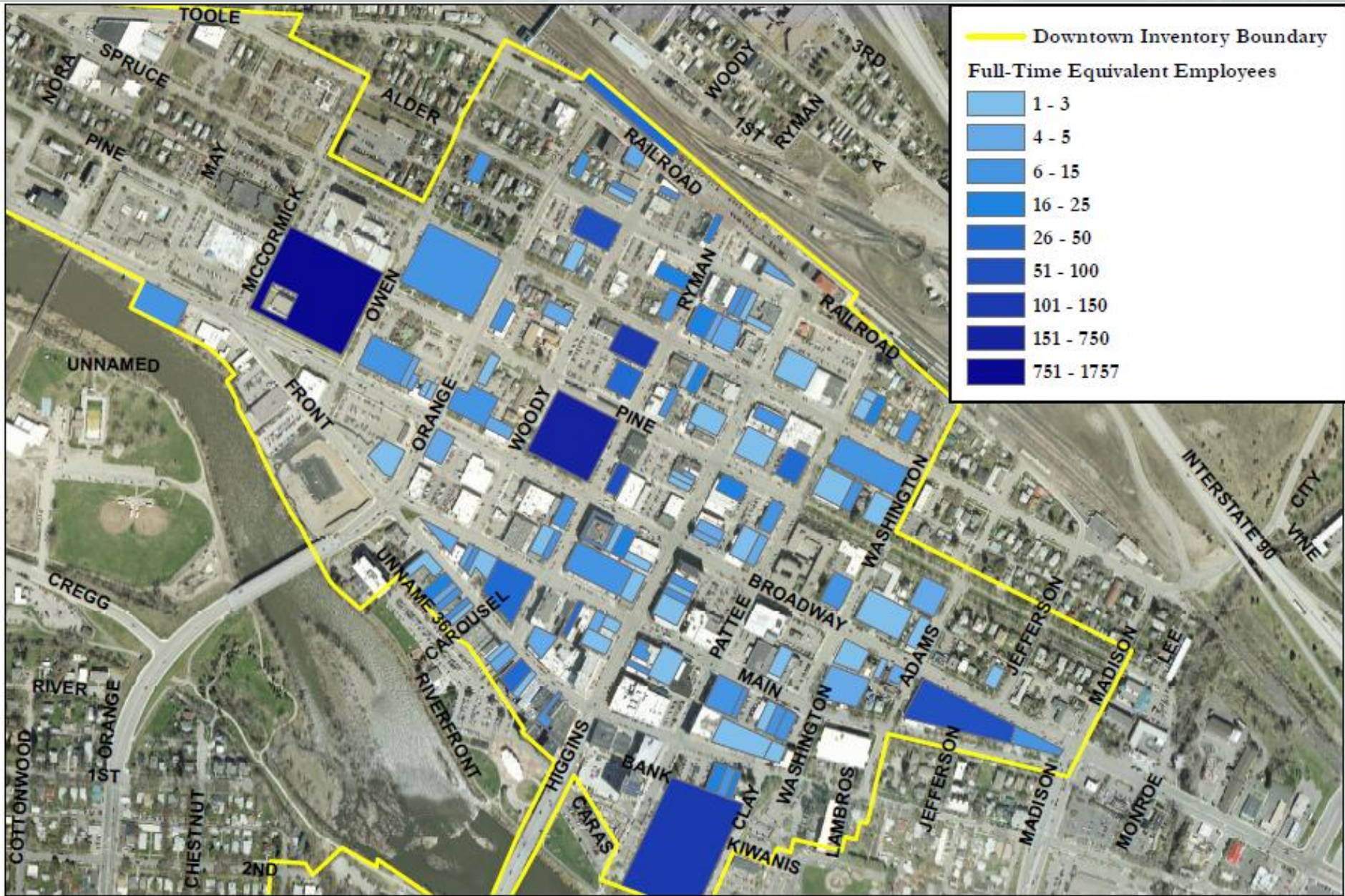
BY THE NUMBERS: NUMBER OF EMPLOYEES

Sector	Full-Time	Part-Time	Part-Time (FTE Equivalent)	Total FTE	Percent FTE
Consumer Services	2,339	584	292	2,631	62%
Retail	162	145	72	235	6%
Food	116	304	152	268	6%
Government	715	143	72	787	19%
Non-profit	231	170	85	316	7%
Total	3,563	1,346	673	4,237	100%

*Source: Missoula Downtown Association, Downtown Information Database, 2/28/2012



BY THE NUMBERS: NUMBER OF EMPLOYEES



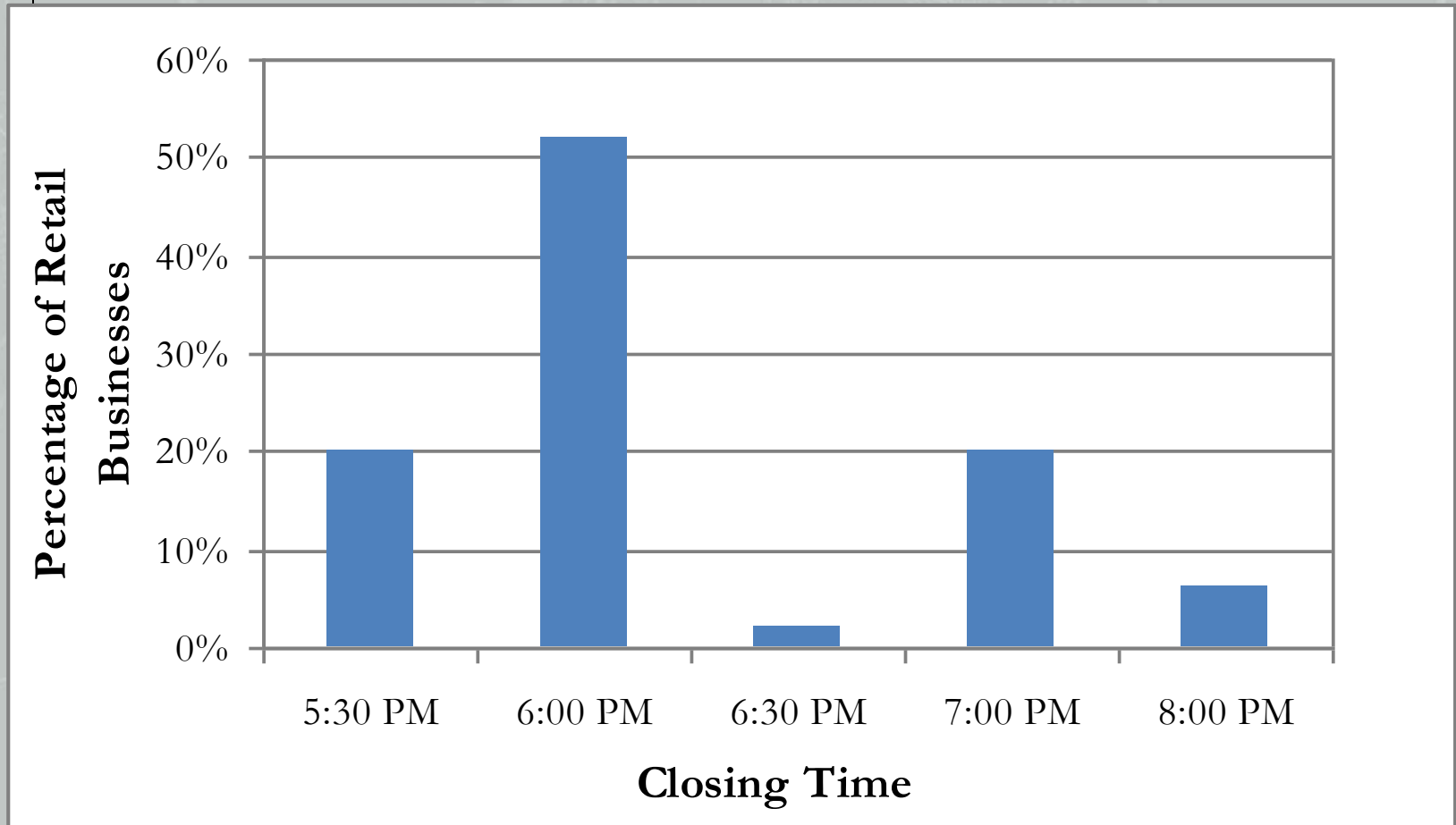
BY THE NUMBERS: BUSINESS POSITION

- ◆ Approximately 76%, or 579 businesses inventoried, are located on the ground floor
- ◆ Retail comprises 22%
- ◆ Combined, Retail and Food comprise 34%
- ◆ Approximately 66%, belong to Consumer Services, Government, Non-Profit or Vacant uses
- ◆ The vast majority, or 66%, of vacant units are located on the ground floor

*Source: Missoula Downtown Association, Downtown Information Database, 2/28/2012



BY THE NUMBERS: RETAIL CLOSING TIMES



*Source: Missoula Downtown Association, Downtown Information Database, 10/17/2011

HELP US!

Post and Search for Vacant Properties

www.missouladowntown.com

Search Properties

- Show All Properties
- Commercial Property for Lease
- Commercial Property for Sale
- Residential Property for Lease
- Residential Property for Sale

Properties for Sale or Lease in Downtown Missoula

Commercial Property for Sale

16 unit motel	338 E Broadway St	406-880-7508	
3 bdrm/1 bath	514 W Spruce St	406-728-9295	
Business for Sale	200 W Pine	406-239-9795	
Business for Sale	134 W Front	406-532-7919	
Commercial Bldg - 4,000 sq ft	321 N Higgins	406-544-6550	
Commercial Bldg - 5,600 sq ft	617 S Higgins Ave	406-544-3497	
Commercial Bldg - 19,500 sq ft	160 E Spruce St	406-212-8579	
Commercial Space - 8,548 sq ft	231 W Front St	406-544-3497	
Macy's Bldg	110 N Higgins Ave	406-649-7035	
Office Building	415 N Higgins Ave	406-532-9234	
Office Space - 1,867 sq ft	121 Hickory St	406-532-9200	
Retail Space	322 N Higgins Ave	406-532-7919	
Retail Space	113-115 W Main St	406-239-1614	
Retail Space - 12,000 sq ft	129 W Front St	406-546-8617	

Residential Property for Lease

1 bdrm/1 bath	116 E Alder	406-721-8990	
Studio/ 1 bath	740 S Higgins Ave	406-721-8990	
Studio/1 bath	334 W Alder	406-721-8990	
Studio/1 bath	420 N Pattee	406-721-8990	

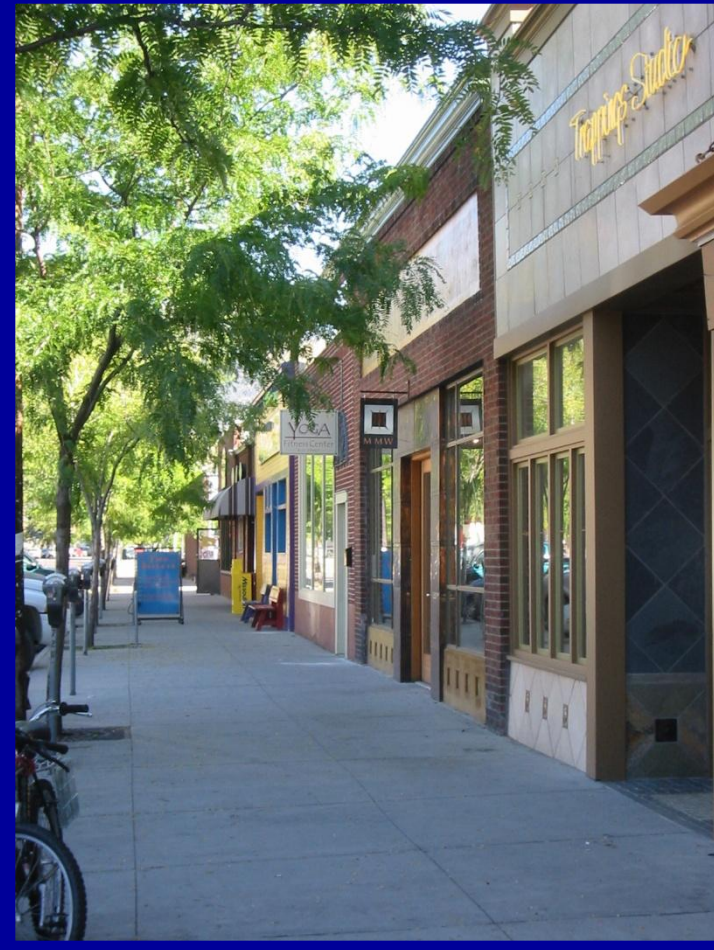


QUESTIONS?

Contact the Missoula Downtown Association at
(406) 543-4238 or
mda@missouladowntown.com



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