



MISSOULA DOWNTOWN ASSOCIATION  
 BUSINESS IMPROVEMENT DISTRICT  
 MISSOULA DOWNTOWN FOUNDATION

## Downtown Missoula Business Activity 2023

<b>BUSINESS OPENINGS</b>	<b>TYPE</b>	<b>ADDRESS &amp; DATE</b>
1. Mountain Internal Medicine .....	Health Services .....	323 E. Front (Jan)
2. Zootown Hype & Vintage .....	Retail: Antiques.....	111 W. Alder (Feb)
3. HO+KO .....	Retail: Apparel .....	101 S. Higgins, #7 (Feb)
4. Chi-Khi Bikini.....	Retail: Apparel .....	136 E Broadway (Feb)
5. Big Sky Buds.....	Retail: Dispensary .....	109 W. Main (Mar)
6. Sacred Ally .....	Service: Massage Therapy .....	736 S. 1 <sup>st</sup> St. (Mar)
7. Whiz Kid.....	Food & Beverage .....	149 W. Broadway (Mar)
8. Great Northern Pharmacy.....	Retail: Dispensary .....	135 W. Broadway (May)
9. Dumplinz.....	Food & Beverage .....	Mobile Food Truck (May)
10. Bake Sale.....	Food & Beverage .....	424 N Higgins (July)
11. Tosca Fine Oils .....	Food & Beverage .....	139 E. Main (Aug)
12. MariMint.....	Retail: Dispensary .....	501 S. Higgins (Aug)
13. Lewisia Home .....	Retail: Home .....	312 N Higgins Ave (Oct)
14. Très Bonne.....	Food & Beverage .....	101 S. Higgins (Nov)
15. Loss Run Pro .....	Service: Software .....	234 W Main (Nov)
16. Sanderson Stewart .....	Service: Engineering & Planning .....	127 N. Higgins (Nov)

### **BUSINESS CLOSINGS**

1. JL&KO.....	Retail: Clothing.....	101 S. Higgins #7 (Jan)
2. HomeTana .....	Retail: Clothing.....	312 N Higgins (Jan)
3. Locals .....	Food & Beverage .....	149 W Broadway (Feb)
4. Legacy Lounge .....	Social.....	529 S Higgins (May)
5. Mountain Heights.....	Retail: Dispensary .....	531 S. Higgins (May)
6. Wells Fargo Downtown Branch .....	Service: Banking.....	234 W Main (July)
7. Fantasy for Adults.....	Retail: Gifts & Apparel .....	210 E. Main (July)
8. CREATE Art Bar .....	F&B & Arts .....	140 E Front (Aug)
9. Sa Wad Dee (moving to Food Truck).....	Food & Beverage .....	221 W. Broadway (Sept)
10. Second Set Bistro.....	Food & Beverage .....	111 N. Higgins (Sept)
11. Burns Street Bistro.....	Food & Beverage .....	1500 Burns Street (Sept)
12. Smooch.....	Retail: Cosmetics.....	125 E. Main (Aug)
13. Harlow Missoula.....	Retail: Apparel .....	837 S Higgins (Oct)
14. Subway .....	Food & Beverage .....	624 E Broadway (Oct)
15. Trapper Peak Coffee .....	Food & Beverage .....	301 E. Main (Oct)
16. The Catalyst .....	Food & Beverage .....	111 N. Higgins (Nov)
17. Tuxedo Gallery.....	Service & Retail: Apparel .....	742 S Higgins Ave (Nov)
18. Sobbcycle.....	Service: Fitness .....	160 E. Front St (Dec)
19. Bicycle Hangar Downtown .....	Retail: Bikes.....	424 N. Higgins (Dec)
20. Opportunity Bank Downtown Branch .....	Service: Banking.....	200 N Higgins (Dec)
21. City Brew Coffee Downtown .....	Food & Beverage .....	400 W. Broadway (Dec)

## **RELOCATIONS or EXPANSION TO or WITHIN DOWNTOWN**

1. Cotner & Ryan Law Firm ..... Service: Legal ..... from 2700 Radio Way to 321 W. Broadway (Jan)
2. Morning Birds Bakery ..... Food & Beverage ... from 1300 S. Reserve to 223 W. Broadway (Mar)
3. National Wildlife Federation ..... Nonprofit ..... 240 N Higgins to 970 Wyoming St Ste. 302 (Mar)
4. Puffin Glass to Puffin Canna ..... Retail: dispensary..... from 109 W. Main to 133 N Higgins (Mar)
5. Wipfli LLP ..... Service: Accounting ..... from 101 E Front St to 330 N Higgins (July)
6. Windfall ..... Service: Marketing ..... 210 E. Main (Dec)
7. Pink Elephant..... Retail: 2<sup>nd</sup> hand Apparel..... expansion to 127 S. 4<sup>th</sup> W (Nov)
8. Le Petit Outre ..... Food & Beverage ..... 129 S 4<sup>th</sup> ST W to 529 S Higgins (Dec)
9. Paradigm V3 Architects ..... Service: Architecture ..... 125 ½ W. Main to 500 N. Higgins #203 (Dec)

## **RELOCATIONS or EXPANSIONS OUT OF DOWNTOWN**

1. Market on Front ..... F&B ..... 2nd location at The Den at Miller & Linda Vista (May)
2. Wells Fargo Advisors ..... Service: Financial ..... from 350 Ryman St to 1800 S Russell (July)
3. Birdie Thatcher ..... Service: Interior Design..... from 333 N. Higgins to 2000 S. Higgins
4. Mary's Mountain Cookies..... Food & Beverage ..... Southgate Mall (old Café Dolce space)
5. Canvas Studios..... Service: Salon..... 2<sup>nd</sup> location at UM University Center (Aug)
6. Kent Brothers Automotive ..... Service: Vehicle Repair ..... from 127 S. 4<sup>th</sup> W. to 910 N Dickens (Sept)
7. Bicycle Hangar ..... Retail: Sports Equipment ..... from 424 N Higgins to (Dec)

## **BUSINESSES FOR SALE**

1. Shirt Shop (business & building)..... \$1.65M..... 740 River St.
2. Scotty's Table (business & building)..... \$2.65M..... 101 S Higgins

## **BUILDINGS/LOTS ON THE MARKET**

1. 1401 W Broadway: (\$1.59M) ..... Warehouse, Retail ..... 1401 W. Broadway (Sept 2022)
2. Hammond Law Building (\$2.8M)..... Law Offices..... 234 E. Pine (Dec 2022)
3. Scotty's Table space (\$2.6M)..... Food & Beverage ..... 131 S. Higgins (Dec 2022)
4. Scotty's Table business (\$765K) ..... Food & Beverage ..... 131 S. Higgins (Jan 2023)
5. JJ's Car Lot (\$2.0M)..... Land/Auto ..... 100 Russell St (Feb 2023)
6. 1444 W Broadway (\$1.5M)..... Retail & Housing ..... 1444 W Broadway (Mar 2023)
7. 333 N. Higgins (\$785k sale or lease)..... Retail ..... 333 N Higgins Ave (Mar 2023)
8. 225 N Adams St (\$895k) ..... Office..... 225 N Adams St (Mar 2023)
9. Old Kettlehouse Northside (\$1.5M) ..... Warehouse..... 313 N 1<sup>st</sup> West (under contract Sept 2023)

## **BUSINESS DEVELOPMENT PROJECTS**

1. Missoulain Building..... Multi-Use ..... 500 S. Higgins: PLANNING
2. Submittable: \$47M Venture Capital..... Service: Technology ..... 111 N. Higgins: BUSINESS ONLY
3. Old Library Block..... Multi-Use ..... 301 E Main St: PLANNING

## **CHANGE OF OWNERSHIP**

1. Missoula Merc & Residence Inn by Marriott..... Lodging & Retail ..... from HomeBase to Evermore Partners
2. AC Hotel..... Lodging..... from HomeBase to Evermore Partners
3. Mountain Valley Inn: Loge Camps (\$3.6M) ..... Lodging..... 420 W Broadway (Jan)
4. Kettlehouse Taphouse on Myrtle ..... Food & Beverage ..... 602 Myrtle St.
5. KornUtopia (\$200,000) ..... Food & Beverage ..... 617 S Higgins
6. Thirst Tea Boba Food Truck ..... Food & Beverage ..... Mobile
7. Pagoda Thai & Chinese ..... Food & Beverage ..... 425 N 5<sup>th</sup> St W

**HOUSING DEVELOPMENTS WITHIN OR NEAR DOWNTOWN**

1. The Reed Condos..... 48 units ..... S. 4th St. E. (completed 2023)
2. Villagio Apartments ..... 200 units .....1180 Otis (completed 2023)
3. Trinity Apartments ..... 202 units ..... (completed 2023)
  - a. Maple Street Flats ..... 1, 2, 3, 4 Bedroom Units .....2220 Mullan Road (completed)
  - b. Westside Place ..... 2, 3, 4 Bedroom Units .....1645 Cooley & 1660 Stoddard (completed)
  - c. Westside Place Rowhouses ..... 3-Bedroom Houses .....1325 Cowper & 1370 Burns St. (completed)
4. The Hogan 55+..... 36 units .....on S. 6<sup>th</sup> St. West (completed 2023)
5. East Front Condos..... 12 units ..... 333 & 401 E. Front (deconstructed 2023)

*Blue represents MDA Member*