

DEVELOPING AND INVESTING IN MISSOULA

BY THE NUMBERS

+207,718

1

Missoula's effective business population.

Missoula's citizens total more than 68,394¹; plus: 43,413 in Missoula County¹, 40,823 in Ravalli County¹, other Montanans who travel to Missoula regularly for shopping, recreation and professional services, and tourists crossing the state or traveling to Yellowstone and Glacier national parks.

19%

2

Population growth

in the city of Missoula, 2000 – 2013.¹

\$1.21 Billion

3

Total retail purchases made in Missoula,

2010; that's 8.2% of all retail sales in Montana.²
In 2012, \$618 million was spent downtown.³

\$258.8 Million

4

2011-2012 spending in Missoula County just by nonresident travelers.⁴

\$8-\$23/sq. ft. NNN

5

Average commercial lease rate.

Class A in-city in Missoula generally ranged from: \$18-\$23/sq. ft. NNN. Class B in-city generally ranged from: \$12-\$16/sq. ft. NNN; Class B-C or B located further from city center generally ranged from: \$8-\$11/sq. ft. NNN.⁵

2 MILLION sq. ft.

6

Commercial space in downtown Missoula.

Professional and government offices occupy just over 50%; the rest: 200 retail and food/beverage establishments, 49 nonprofit offices, and residential apartments/condos.³

4.6%

7

Annual rental vacancy rate, 2013.

In part due to Missoula's large student community, only 46% of residents own the residence in which they live.⁶

43%

8

Increase in residential lot sales,

2012 – 2013. There was also a 23% increase in homes sold in Missoula in 2013.⁶

\$82 Million

9

Construction value of building permits

issued in 2013 in the city of Missoula.⁵

1

10

Number of agencies & offices that developers need to deal with.

Missoula's new Development Services combines planning, engineering and building services in a one-stop office that is the city's hub for all development projects. From concept plan review to issuance of a certificate of occupancy, Development Services handles it all.

FOOTNOTES ON BACK COVER