

EPICENTER OF JACKSON HOLE VALLEY
4030 W. LAKE CREEK DRIVE



RARELY AVAILABLE RETAIL OPPORTUNITY FOR LEASE

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4030 West Lake Creek Drive is located in the town of Wilson, Jackson Hole Valley, Teton County, Wyoming, 4 miles south of the Jackson Hole Mountain Resort on Highway 390. It is the only commercial building available on the West Bank of Jackson Hole, and the largest available in the entire of Teton County.

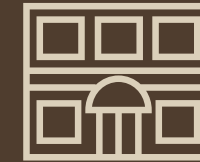
Wilson, Wyoming, nestled snugly in the Jackson Hole Valley, is a picturesque gem that embodies the essence of rustic charm intertwined with modern comforts. This cozy town, with a population of just over 1,500, boasts a captivating blend of natural beauty, outdoor adventures, and a close-knit community. Surrounded by the majestic Teton Range, Wilson is a haven for outdoor enthusiasts and nature lovers alike. Its proximity to Grand Teton National Park and the Jackson Hole Mountain Resort makes it a sought-after destination for skiing, hiking, mountain biking, and wildlife viewing. The Snake River meanders gracefully through the landscape, offering serene spots for fishing and scenic float trips.

Despite its small size, Wilson exudes a vibrant character, largely thanks to its welcoming locals. The community spirit is palpable in the quaint cafes, artisanal shops, and the lively farmers' market where residents gather to share stories and savor local produce.



The Epicenter of Jackson Hole
8 minutes to Teton Village / Jackson Hole Mountain Resort and

10-12 minutes to the Town of Jackson



> 1% Available Retail
in the Aspens Commercial District, the only mixed-use, commercial development in the West Bank



700,000 skiers
pass the building every winter to get to Jackson Hole Mountain Resort.

THE TENANTS



The West Bank Club (formerly Teton Sports Club) will be a premier fitness and wellness destination with state-of-the-art equipment and cutting-edge amenities, and a dedicated team of experienced professionals. It will be the only luxury, full service health and fitness club open to the public on the West Bank.



Jackson Hole architects specializing in custom residential architecture, commercial architecture, and interior design. John Carney, one of the founding principals, is arguably the most renowned architect in the Mountain West of US.

The team partners with clients and causes with projects ranging from high-end residences and hospitality to sustainable housing and community centers.

JACKSON HOLE VALLEY

HIGHLIGHTS

- Jackson Hole in Teton County is a valley between the Gros Ventre and Teton mountain ranges (both part of the Central Rocky Mountains).
- 97% of the land in Jackson Hole is owned by the Federal Government, which restricts development and contributes to a severe constraint on the supply of commercial real estate.
- According to luxury broker The Viehman Group, Jackson set a new record for average list prices on single-family homes in 2023, hitting \$8.625 million, up 13% year over year due to continued demand and lack of supply. Of the 58 homes for sale at the end of the year, only two were below \$2 million and more than half listed for more than \$5 million.
- Celebrity homeowners in Jackson Hole include Kanye West, Harrison Ford, Sandra Bullock, Brad Pitt, Tiger Woods, Uma Thurman, Matthew McConaughey.
- Jackson Hole is where the “billionaires chase the millionaires out of town”. It is one of the top getaways for the ultra-rich and mega-famous.
- The US Federal Reserve meets in Jackson Hole once a year, known as the “Jackson Hole Economic Symposium”.
- The symposium draws 140 central bankers, Nobel Prize winners, US government representatives and top academics from more than 40 countries.
- The Jackson Hole Symposium is now one of the most closely scrutinized policy gatherings in the world.
- Jackson Hole Airport is the only airport within a national park and offers excellent air service to major cities.
- Jackson Hole is a true year-round resort/destination as in addition to the world class skiing that it is famous for, its proximity to two of the country's most popular national parks and unsurpassed outdoor recreational activities, make the spring and summer months even busier than the winter.



Around 1.6 Million overnight visits every year

according to the Jackson Hole Travel & Tourism Board (TTB)

\$1.5 Billion travel-generated spending

Teton County is the wealthiest County in the United States, by over 40%, homes to many celebrities.

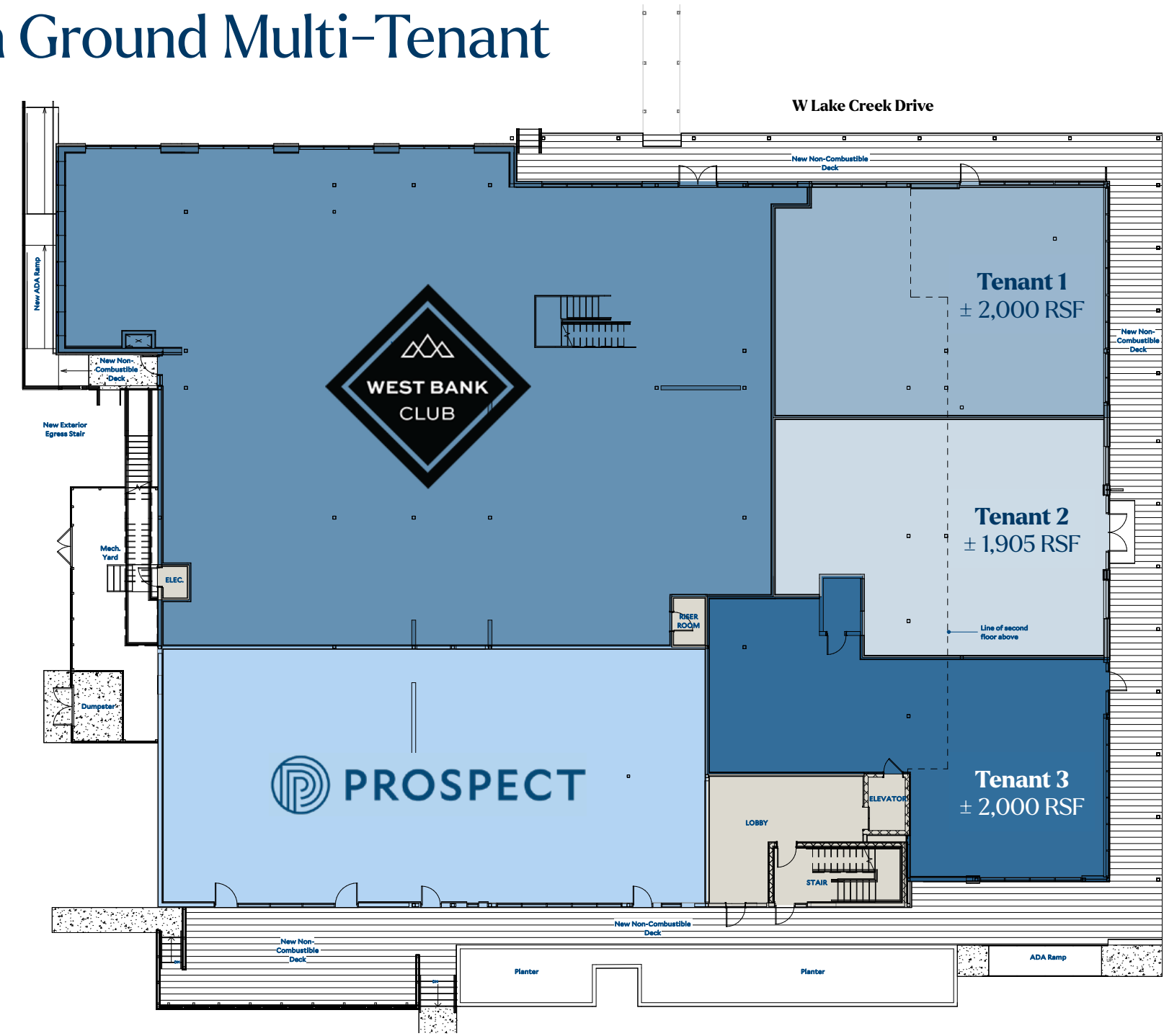


Floorplan Ground Level



Pines Way

Floorplan Ground Multi-Tenant



*Tenant 2 & 3 spaces can be combined for ± 3,905 RSF

Pines Way

West Bank Neighborhood Map



The property is located in the Aspens Commercial District, the only mixed-use, commercial development in the West Bank.

4030 W. LAKE DRIVE

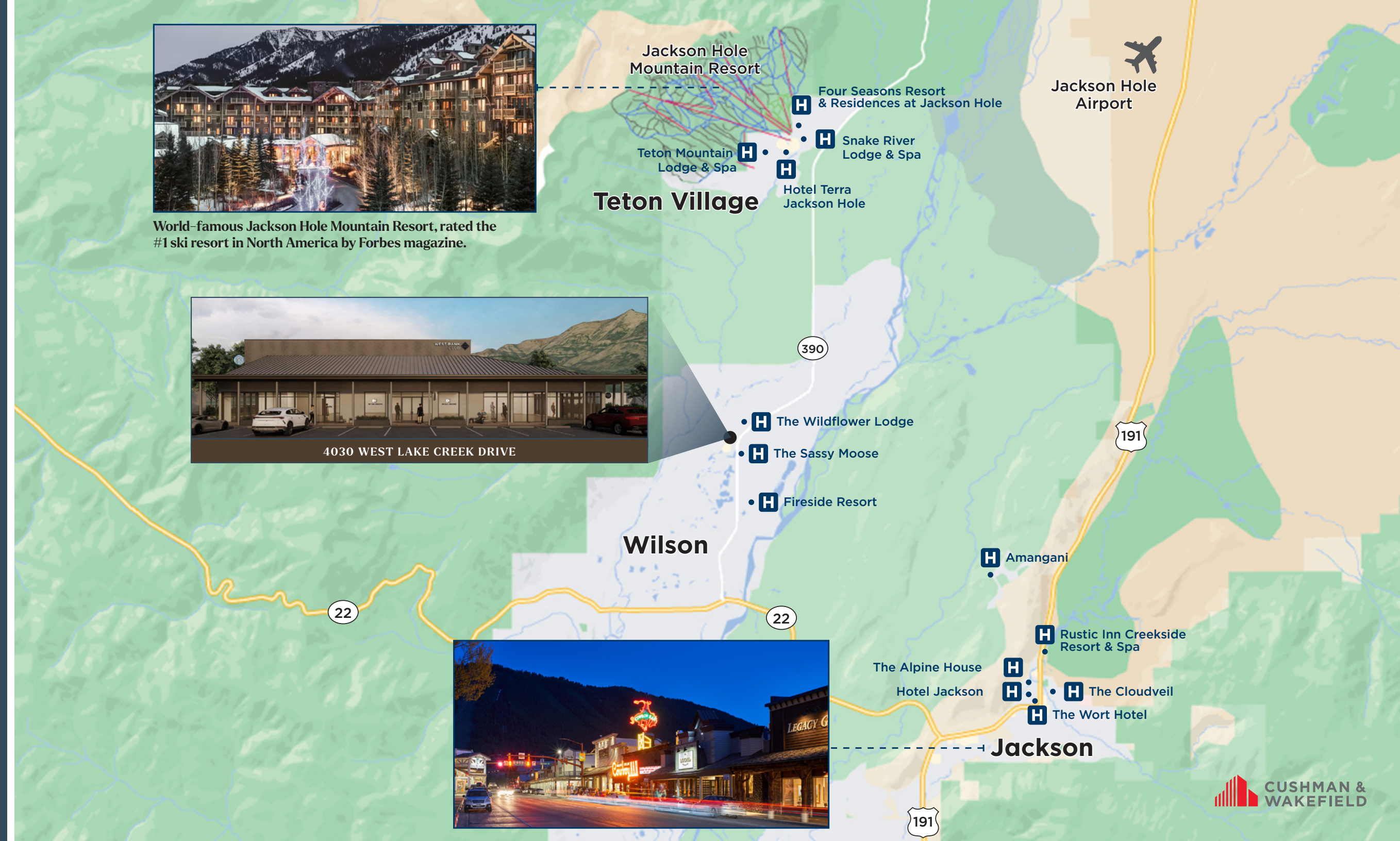
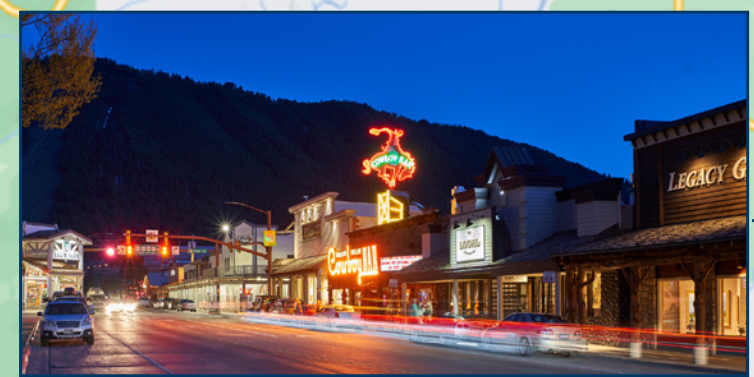
1. Commercial Local Businesses
2. Aspens Market
3. Persphone Westbank
4. Residential Units
5. Teton Pines
6. The Sassy Moose Inn
7. The Wildflower Lodge
8. Jackson Hole Racquet Club



World-famous Jackson Hole Mountain Resort, rated the #1 ski resort in North America by Forbes magazine.



4030 WEST LAKE CREEK DRIVE



JACKSON HOLE VALLEY RETAILERS

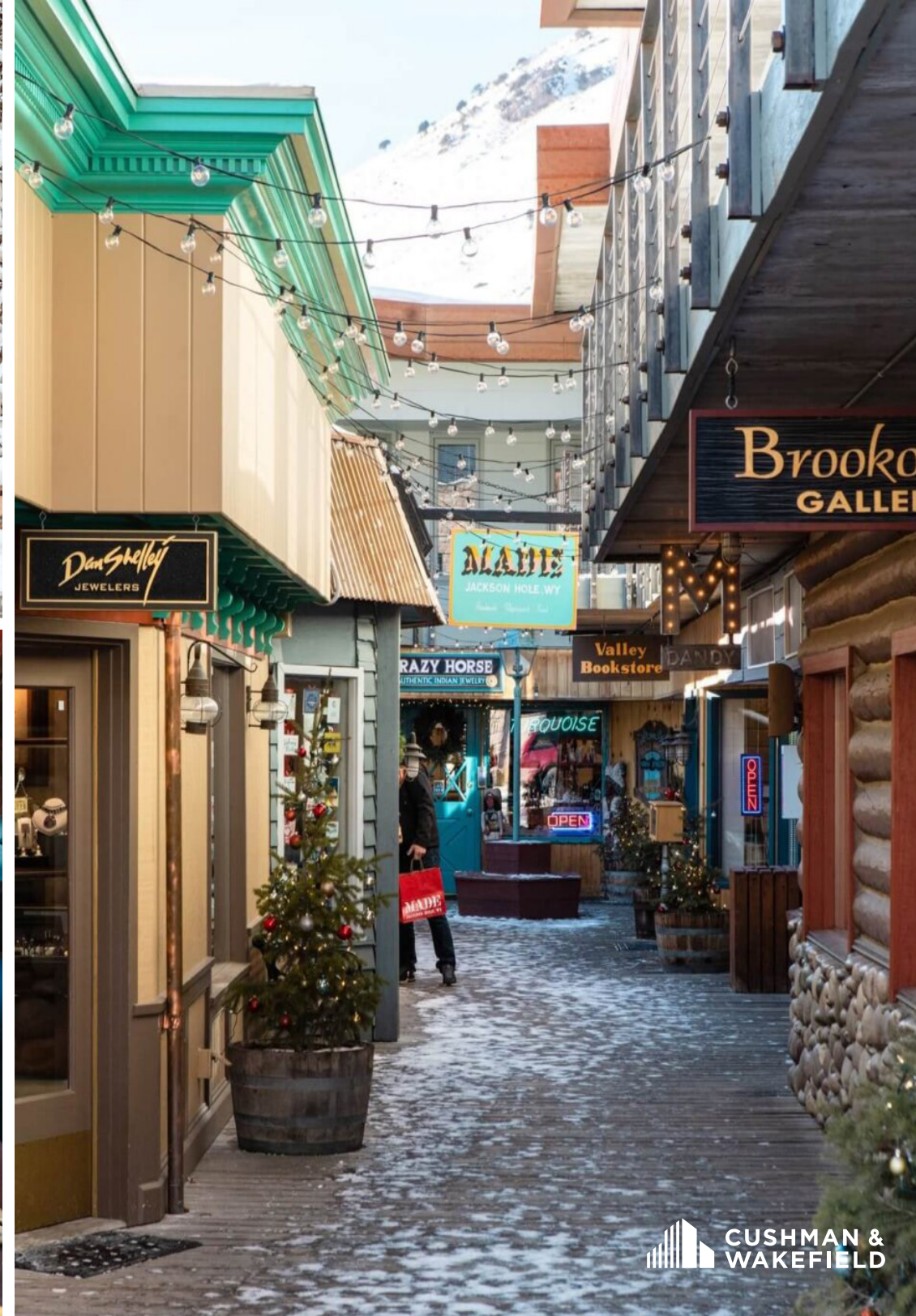
Jackson Hole Valley is not only a haven for outdoor enthusiasts, but also a haven for shoppers seeking distinctive Western-inspired goods and local craftsmanship. One of the highlights of shopping in Jackson Hole is the abundance of Western boutique and art galleries.

For those seeking outdoor gear, Jackson Hole has a selection of top-notch stores offering everything you need for climbing, skiing, fishing, and other outdoor adventures. Brands like Stio, Patagonia and Cotopaxi are readily available, ensuring you're well-prepared for your next outdoor excursion.

- MARKETS**
 - Aspen Market
 - Bodega
 - Mangey Moose Cellar & Grocery
 - Albertsons
 - Whole Foods
- FINANCIAL**
 - Meridian Trust Federal Credit Union
 - Chase Bank
 - Wells Fargo
 - First Interstate Bank
 - Bank of Jackson Hole Trust
 - First Western Trust
 - US Bank
- COFFEE - CAFE**
 - Picnic
 - Butter Cafe
 - Cafe Genevieve
 - Cowboy Coffee
 - Cream + Sugar
 - Cultivate Cafe
- CLOTHING & JEWELRY**
 - Accentuate
 - Altitude
 - Beaver Creek Hat & Leather Co.
 - Belle Cose
 - Encounter Hat Co.
 - Elevated Living
 - Boot Barn
 - Jackson Hole Originals
 - JW Bennet
 - Kemo Sabe
 - Knit on Pearl
 - Kuhl
 - Lucky You
 - Overland Sheepskin Co.
 - Penny Lane
 - MADE
 - Matoska Trading Company
 - Native
 - Onyx and Antler
- OUTDOOR**
 - REI
 - Westbank Anglers
 - Teton Mountaineering
 - Headwall Recycle Sports
 - Jackson Hole Mountain Resort's Sports

- RESTAURANTS**
 - Persephone Westbank
 - Sudachi
 - Snake River Brewing Company & Restaurant
 - North Grille
 - Calico Restaurant & Bar
 - Sidewinders American Grill
 - Bar T-5 Coverd Wagon Cookout
 - Alpenhof Lodge
 - Bin22
 - Cutty's Bar & Grill
 - Virginian Restaurant
 - China Fun Restaurant
 - Pica's Mexican Taqueria
 - The Whistling Grizzly Restaurant
 - Eleanor's Again
 - Gun Barrel Steak & Game House
 - Noodle Kitchen
 - Big Hole BBQ
 - The Bistro
 - King's Grill Restaurant
 - Miazga's

NATIONAL BRANDS



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