



STILLWEST BREWERY

Sale Leaseback | Jackson, WY (Jackson Hole Valley)



Jackson Hole Offers Visibility Into Highly Desirable Consumer Base ~ with 2.6M Annual Visitors

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TRANSACTION SUMMARY

Lease Details

Tenant:	StillWest Brewery and Grill
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Lease Term	20 Years
Rent Increases:	2 - 3% Annually
Options to Renew:	Four, 5-year or two, 10-year options for renewal at tenant discretion

Property Specifications

Address:	45 E Snow King Ave, Jackson, WY
Building Size:	11,978 SF
Land Size:	0.36 Acres
Parking:	28 Stalls
Year Built:	2018



PASSIVE OWNERSHIP OPPORTUNITY: Long Term Absolute NNN Ground Lease with 2-3% annual increases

PROXIMITY TO DEMAND DRIVERS: Located within a 5 min walk to Snow King Resort, a family owned ski resort with 400 acres of ski-able terrain and adjacent to Jackson Hole Ski & Snowboard Club, Wyoming's oldest non-profit with over 500 student-athletes annually.

CONVENIENT ACCESS: Property sits just 2 min off of US-191, the main through-way through Jackson, seeing more than 17,000 VPD.

AFFLUENT-MARKET: Located in a high income market with average household incomes in excess of \$131,800 within 10 miles, spending nearly \$63.4 million on Food and Alcohol annually.

IDEAL JACKSON HOLE LOCATION: Jackson Hole offers visibility into highly desirable consumer base, with 2.6M annual visitors that accounted for \$1.7 Billion in travel generated spending last year ~ Occupancy rates for lodging in 2023 were 90%.

AMPLE AREA AMENITIES: The property is walking distance to dozens of restaurants, retail and other amenities, including: The Jackson Hole Rodeo, Treetop Adventure Park, Teton Gravity Research and Snow King Mountain.



AREA MAP



AERIAL IMAGE



Jackson is a resort town in Teton County, Wyoming, the wealthiest county per capita of any in the United States. The Jackson Hole Economy is vibrant and driven primarily by Tourism due to its proximity to the ski resorts Jackson Hole Mountain, Snow King Mountain, and Grand Targhee, as well as Grand Teton National Park and Yellowstone National Park. **Teton County welcomed over 1.69 million visitors, generates 7,740 jobs, generating over \$1.65 billion for the local economy directly from travel-related spending.**


AERIAL IMAGE



The Jackson Hole Rodeo is a summer tradition in Jackson Hole, Wyoming that features cowboy competitions and is considered a top attraction in the area, featuring a 2,400 seat Rodeo Arena



Founded in 1938, the Jackson Hole Ski & Snowboard Club is Jackson, Wyoming's oldest non-profit, annually providing over 500 student-athletes with opportunities to become champions in sport and life.

 East Snow King Ave
5,700 Cars Per Day

**SUBJECT
PROPERTY**

STILLWEST
BREWERY & GRILL

AERIAL IMAGE



Snow King is a smaller family ski area, located just steps from downtown Jackson. Known locally as the "Town Hill," the area offers five lifts servicing 400 acres of skiable terrain.



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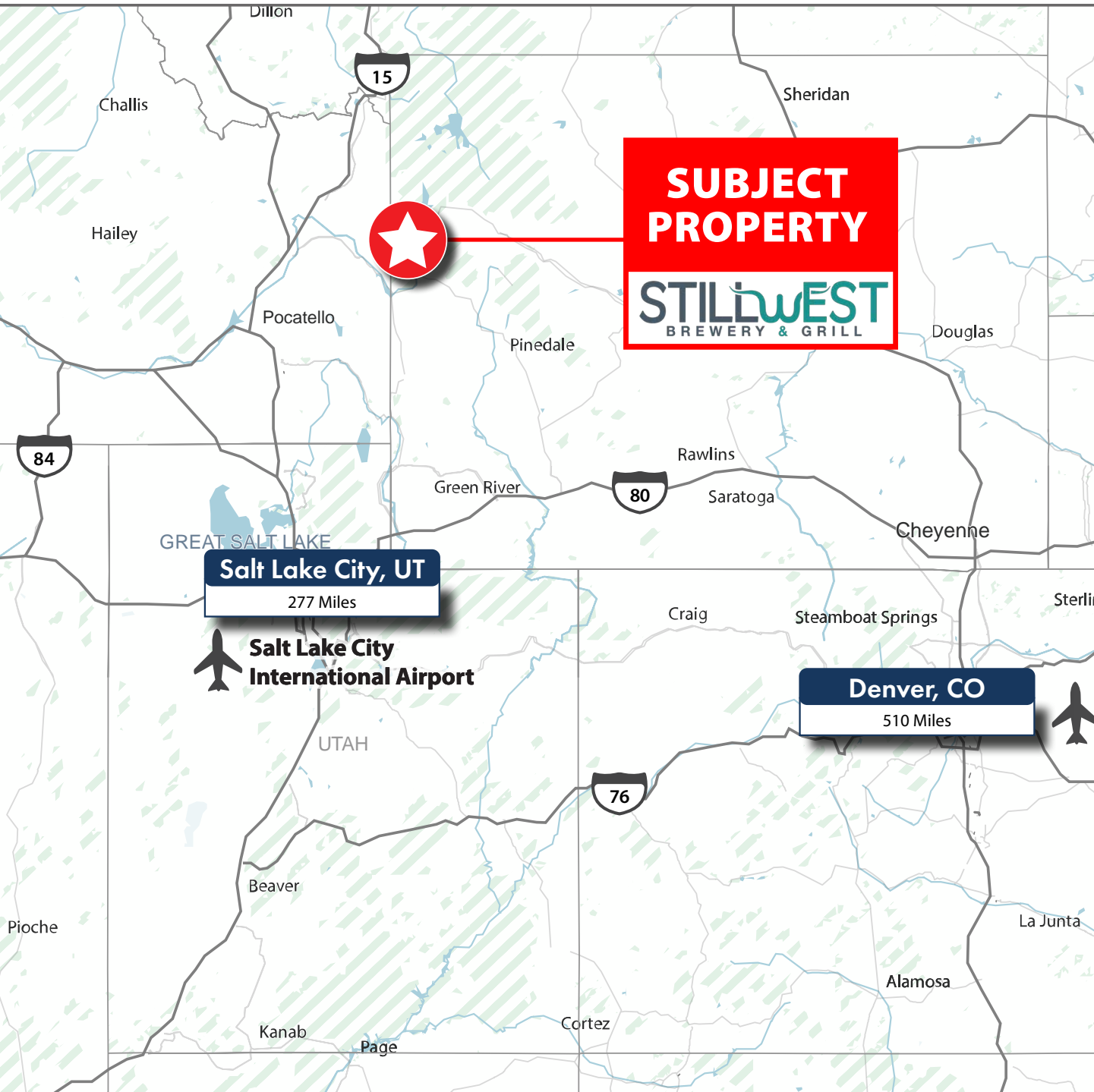


East Snow King Ave
5,700 Cars Per Day

BUILDING IMAGES



REGIONAL MAP



3-MILE RADIUS DEMOGRAPHICS

11,804

Area Population

5,136

Total Households

\$130,644

Average Household Income

5-MILE RADIUS DEMOGRAPHICS

16,112

Area Population

6,857

Total Households

\$141,291

Average Household Income

STILLWEST

BREWERY & GRILL

A taste of the West, with a view.

StillWest Brewery & Grill in Jackson is a remarkable brewpub that elevates the Western dining experience. Founded by high school friends turned partners, the establishment embodies authenticity and a passion for culinary arts. Situated mountainside dining on their patio that overlooks Snow King Mountain and brewhouse-facing bar that's the focal point of the restaurant. The interior features a welcoming bar at the heart of the restaurant, showcasing a wide selection of artfully crafted beers and artisan cocktails.

We serve artfully crafted beers to menus made from scratch and sourced from local purveyors, seasonal, inspired cocktails, top-notch wine and spirits and a warm welcome. Flowing into StillWest's tasting room year-round are flagship beers that include a Pilsner, Mexican Lager, Hefeweizen, Red Ale, Hazy IPA and rotate seasonal beers.



StillWest Brewery & Grill crafts its ales and lagers on a 10 barrel brewhouse with seven fermentation tanks and 10 serving tanks.





EXCLUSIVELY LISTED BY:

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