

180
CENTER ST
— ♦ —
JACKSON HOLE WYOMING



The Brookover Gallery

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*A flagship retail leasing opportunity in the most
prestigious mountain luxury market in
North America.*

THE VISION

“Presence here signals something different”



The future of luxury retail is experiential, intimate, and destination-driven.

Jackson Hole belongs to a rare category of global destinations where wealth, nature, hospitality, and emotional connection converge.

180 Center Street is envisioned as a curated collection of brands that feel native to this environment — discreet, elevated, and deeply tied to alpine life.

Designed Around the Luxury Customer.

The world’s most sought-after luxury destinations share a common characteristic: they attract customers who value experience, place, and lifestyle as much as product. **180 Center Street** is positioned to serve that customer in Jackson Hole—through a collection of brands, experiences, and environments that reflect the character of the market itself.

18,000 SF
Flagship
Opportunity

\$1000+
Nearby Hotel
Average Rate/Night

5m+
Annual
Visitors

300+
Adjacent
Parking Stalls

50,000 SF+
Future
Development Potential

What Defines the Approach

Scarcity

Downtown Jackson offers virtually no comparable luxury retail opportunities.

Authenticity

Luxury brands increasingly seek meaningful places rather than conventional shopping districts.

Curation

Each tenancy contributes to the identity of the destination.

Longevity

The goal is to create a luxury environment that strengthens over time.



THE OPPORTUNITY

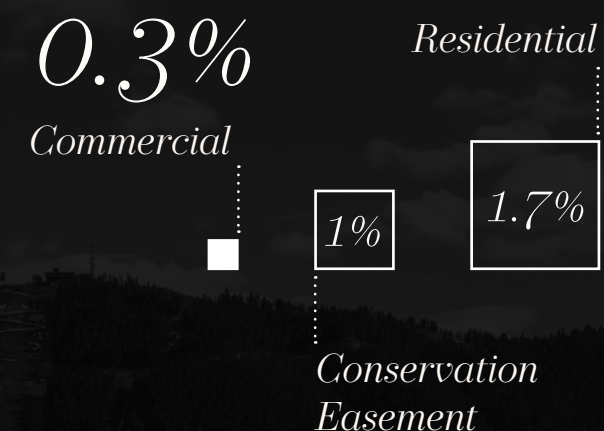
THE OPPORTUNITY

Protected by Nature.

What makes Jackson Hole extraordinary is not simply what has been built, it is what can **never be built**.

Approximately **97% of land within Teton County is permanently protected** through federal ownership, national parks, wilderness areas, and conservation initiatives. Of the small percentage that remains, only a fraction is available for future commercial development.

The result is **one of the most supply-constrained real estate markets in North America**—a place where scarcity is not temporary, but permanent.

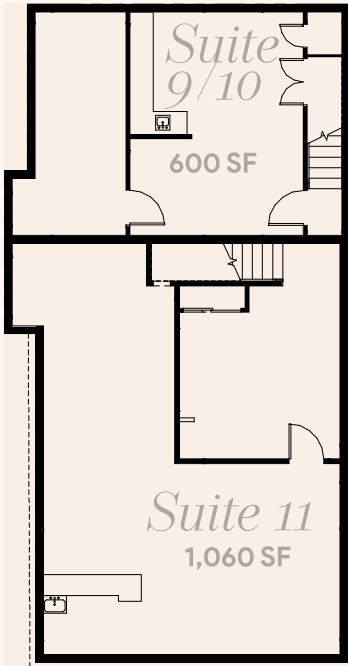
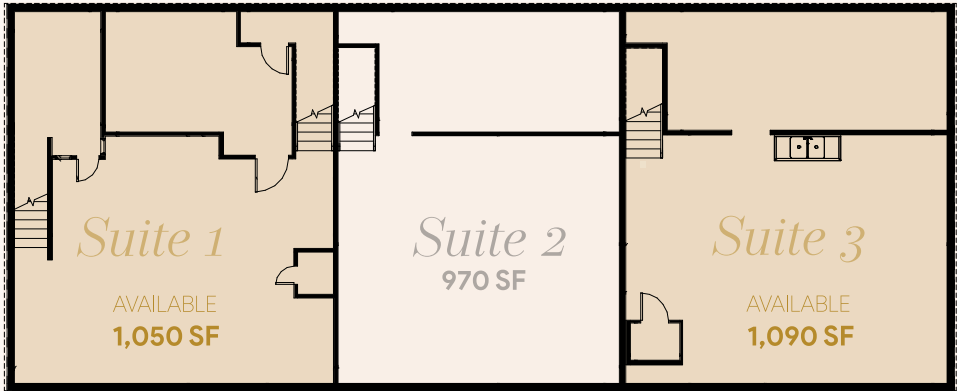


“*In Jackson Hole, limited supply is not a market cycle. It is a defining characteristic of the region itself.*”

1st
FLOOR
Opportunities



2nd
FLOOR
Opportunities







THE AREA

THE AREA

Wealth seeks experiences, not cities.

From Gstaad and St. Moritz to Courchevel and Aspen, the world’s most enduring luxury destinations share a common trait: they combine natural beauty, scarcity, and generational wealth. Jackson Hole belongs in that conversation.

\$0.6–1B
Visitor Spending/Yr



Gstaad

\$0.8–1.3B
Visitor Spending/Yr



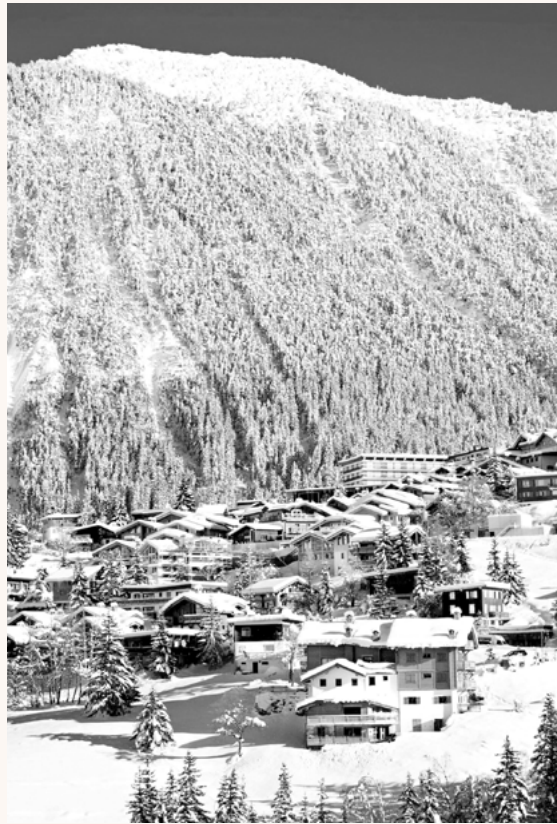
St. Moritz

\$1.9B
Visitor Spending/Yr



Jackson Hole

\$0.8–1.3B
Visitor Spending/Yr



Courchevel

\$1.5–1.8B
Visitor Spending/Yr



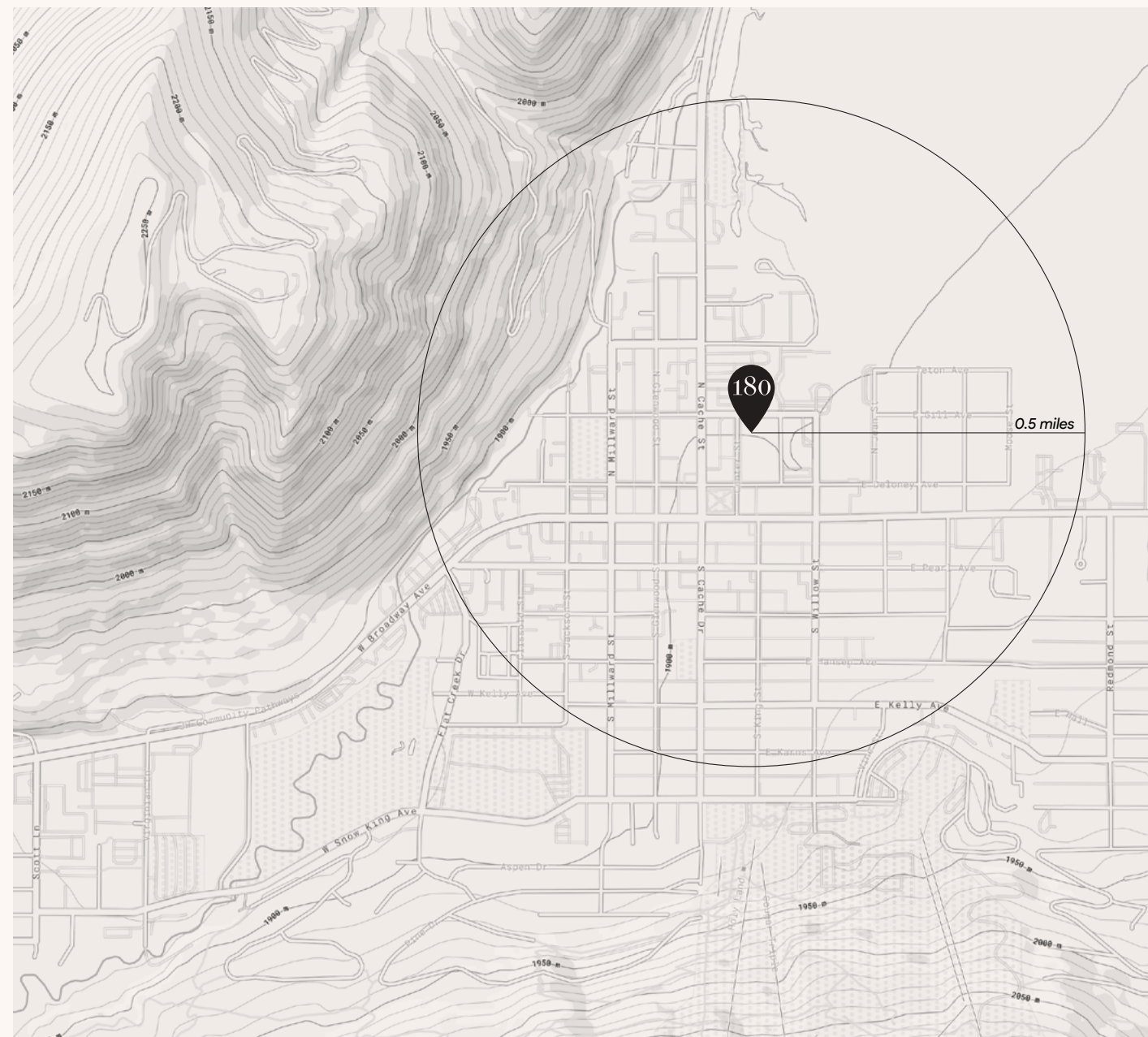
Aspen

Between Town & Mountain.

180 Center Street occupies a rare position between Jackson's historic Town Square and Snow King Mountain, placing visitors, residents, and luxury travelers at the intersection of downtown culture and outdoor recreation.

Located just 0.6 miles from the base of Snow King, the property benefits from year-round activity generated by skiing, mountain biking, concerts, alpine attractions, hospitality, and downtown retail.

This is where Jackson's urban village meets its mountain lifestyle.



World-Class Skiing.

Jackson Hole is widely regarded as one of the premier ski destinations in the world.

Home to Jackson Hole Mountain Resort, the region is known for its challenging terrain, legendary vertical drop, and reputation among serious skiers. The area's exceptionally dry climate produces the renowned "Champagne Powder"—light, low-moisture snow celebrated globally for its quality and consistency.

For generations, skiers have traveled here not simply for a ski vacation, but for one of the sport's most authentic and sought-after experiences.

Gateway to the American Wilderness.

Jackson Hole sits at the doorstep of two of North America's most iconic national parks—Grand Teton National Park and Yellowstone National Park. Together, they attract millions of visitors annually seeking unparalleled access to wildlife, recreation, and some of the most spectacular natural landscapes in the world.

Unlike destination markets built around a single season, Jackson benefits from year-round demand driven by national parks, outdoor adventure, luxury tourism, and a deep connection to nature.

*Where luxury travel meets the
American wilderness.*





**Inquire
Today.**

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