

920 W. BROADWAY

Jackson, Wyoming 83001

15,000 SF Freestanding Building | Hard Corner | CR-3 Zoning | For Lease

AVAILABLE SF

15,000 SF

LEASE RATE

\$35.00 / SF NNN

PARKING

51 Spaces

LAND AREA

1.26 Acres

PROPERTY OVERVIEW



920 W. Broadway, a 15,000 SF freestanding building on Jackson Hole's busiest non-interstate corridor, seen from the W. Broadway frontage with Snow King Mountain in the background.

920 W. Broadway is a rare large-format leasing opportunity on Jackson Hole's highest-traffic non-interstate corridor. The 15,000 SF freestanding building sits on a hard corner at the intersection of W. Broadway (US Hwy 26/89/191) and Scott Lane, directly adjacent to The Lodge at Jackson Hole. Built in 1970 and most recently configured as a conference center, the building offers an exceptionally flexible floor plate, floor-to-ceiling glass frontage, abundant on-site parking, and signage visibility to one of the highest daily traffic counts in Teton County.

With CR-3 zoning allowing a vibrant mix of retail, office, food and beverage, and other commercial uses, 920 W. Broadway presents an operator the opportunity to establish a flagship presence in a market where large-format commercial space is exceptionally difficult to find.

Available SF	15,000 SF (full building)
Lease Rate	\$35.00 / SF / Year NNN
Lease Type	NNN (Triple Net) Direct
Building Type	Freestanding / Single Tenant
Year Built	1970
Stories	1
Parking	51 Spaces / 3.4 per 1,000 SF ratio
Land Area	1.26 Acres
Zoning	CR-3 (Commercial Residential 3), Town of Jackson
2026 Taxes	\$3.39 / SF / Year
OpEx	\$1.73 / SF / Year (estimated)
Total NNN	\$5.12 / SF / Year (taxes + OpEx)

LOCATION & MARKET CONTEXT



View looking north along US Hwy 26/89/191 (W. Broadway) from 920 W. Broadway, showing the hard corner signalized intersection and high-traffic corridor the property fronts.

Location Highlights

- Hard corner location at W. Broadway and Scott Lane, one of the most visible commercial positions in the Town of Jackson.
- Fronts US Hwy 26/89/191, the primary artery connecting Jackson to Grand Teton National Park, Yellowstone, and the broader region carrying some of the highest daily traffic counts in Teton County.
- Walking distance to the Jackson Town Square, the dining, retail, and hospitality core of the community.
- Abundant on-site parking with 51 spaces a significant competitive advantage in a downtown core where parking is scarce.
- Jackson Hole Airport (JAC) approximately 8 miles north, with daily direct service to major hubs year-round.
- Year-round destination market anchored by Grand Teton and Yellowstone National Parks, Jackson Hole Mountain Resort, and world-class outdoor recreation.

Market Fundamentals

Jackson Hole is one of the most supply-constrained commercial real estate markets in the United States. The combination of geographic constraints national park and forest on all sides and strict local growth management policies creates a persistent scarcity of large-format retail and commercial space. Buildings of 15,000 SF with this level of exposure, parking, and locational quality rarely become available. This offering represents a generational leasing opportunity for an operator seeking a true flagship presence in the Jackson Hole market.

BUILDING DETAILS & ZONING

Building Specifications

Total SF:	15,000 SF	Parking:	51 Spaces / 3.4 per 1,000 SF
Stories:	1	Land Area:	1.26 Acres
Year Built:	1970	Frontage:	W. Broadway (US 26/89/191)
Ceiling Height:	Varies (high-bay sections)	Zoning:	CR-3, Town of Jackson
Construction:	Masonry / Steel	APN:	R0015155
Sprinklers:	Yes (wet system)	Tenancy:	Single tenant

CR-3 Zoning Summary

The property is zoned **Commercial Residential 3 (CR-3)** by the Town of Jackson, one of the most flexible commercial zoning designations in the market. The CR-3 zone is designed to provide for a vibrant mixed-use environment consisting primarily of retail and office uses, with residential permitted above. Permitted uses include but are not limited to:

- Retail and neighborhood-serving commercial uses
- Food and beverage, restaurant, and hospitality uses
- Office and professional services
- Assembly and event uses
- Personal and business services
- Residential uses above ground floor

Tenant to verify all permitted uses and any required permits with the Town of Jackson Planning Department prior to executing a lease.

Property Highlights

- Freestanding single-tenant building with maximum operational flexibility and signage rights.
- Floor-to-ceiling glass curtain wall on the W. Broadway elevation exceptional visibility and natural light.
- Open floor plan with high ceilings throughout, suitable for a wide range of commercial configurations.
- 51 on-site parking spaces exceptional for a building of this size on Broadway.
- Hard corner location with signalized intersection provides superior ingress, egress, and brand visibility.

PHOTO GALLERY





LEASE TERMS & CONTACTS

Lease Summary

Available SF:	15,000 SF (full building)
Lease Rate:	\$35.00 / SF / Year NNN
Lease Type:	NNN (Triple Net) Direct
2026 Taxes:	\$3.39 / SF / Year
Est. OpEx:	\$1.73 / SF / Year
Total NNN:	\$5.12 / SF / Year
Lease Term:	Negotiable
Occupancy:	To be determined
Zoning:	CR-3 (Commercial Residential 3), Town of Jackson
APN:	R0015155

Annual Cost Summary

Operating expenses are estimated based on 2026 CoStar data. Actual NNN charges to be confirmed by landlord. All figures subject to lease negotiation.

Contact Information

Listing Agent	Brokerage
Bill Van Gelder	Jackson Hole Sotheby's International Realty
(307) 690-0178	
bill.vangelder@jhsir.com	

DISCLAIMER & CONFIDENTIALITY

All information deemed reliable but not guaranteed.

This Leasing Memorandum has been prepared by Jackson Hole Sotheby's International Realty for informational purposes only and is intended solely for the use of prospective tenants in evaluating the possible lease of the subject property. The information contained herein was obtained from sources believed to be reliable; however, no representation or warranty is made as to the accuracy or completeness of this Leasing Memorandum or any of its contents.

Prospective tenants should conduct their own due diligence, including independent investigation of all property conditions, zoning regulations, permitted uses, lease terms, and all other factors relevant to their leasing decision. Tenant to verify all square footage, zoning, and permitted uses with the Town of Jackson Planning Department.

This document is CONFIDENTIAL and intended only for the named recipient. Reproduction or distribution without the express written consent of Jackson Hole Sotheby's International Realty is strictly prohibited.