

# ECONOMIC AND URBAN DEVELOPMENT PROJECTS



Fiscal Year **2018**  
(July 1, 2017 - June 30, 2018)



## ABOUT THE CITY OF LAS VEGAS ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT

The Economic and Urban Development Department (EUD) creates, coordinates and encourages new development and redevelopment throughout our city. The EUD works with the Las Vegas Redevelopment Agency (RDA) on day-to-day operations, economic development, job creation and long-term strategic goals.

The agency is an accredited member of the International Economic Development Council.





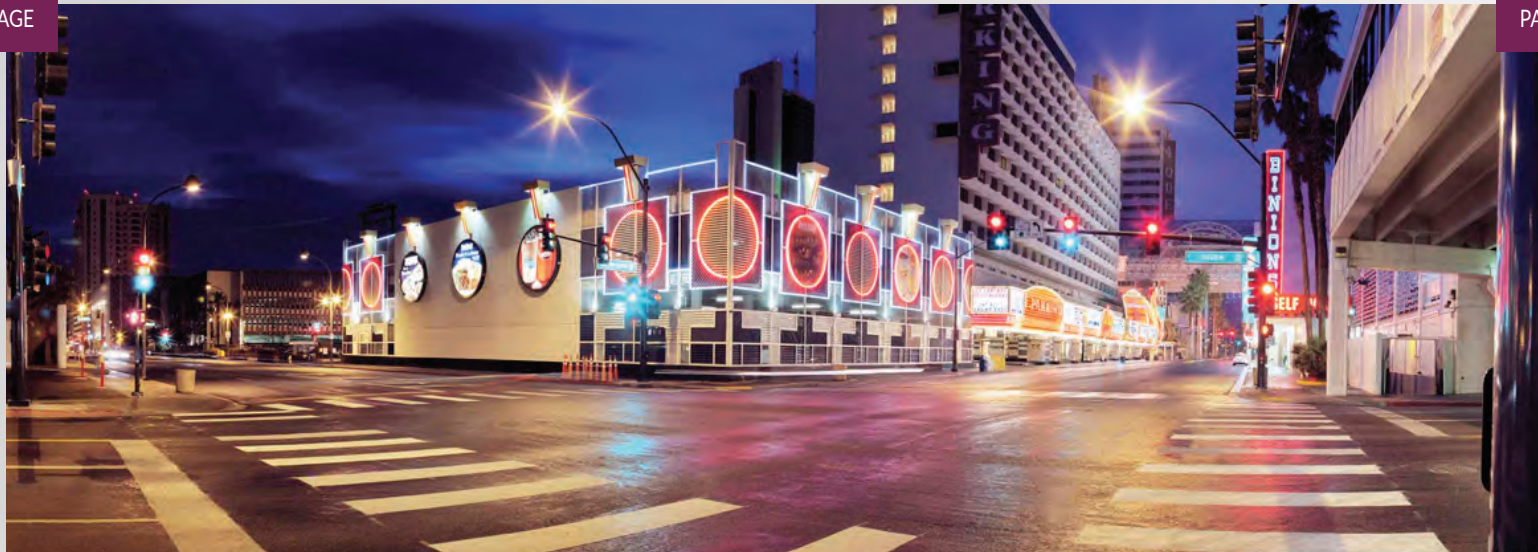


Photo by Litzer Van Orman

## Las Vegas by the Numbers

### FY 2018 PROJECTS COMPLETED

- 911 CONSTRUCTION WORKERS EMPLOYED\*
- 650 PERMANENT JOBS CREATED
- 91 PERMANENT JOBS RETAINED
- \$61 MILLION PROJECT VALUE/COST

### FY 2018 PROJECTS UNDER CONSTRUCTION

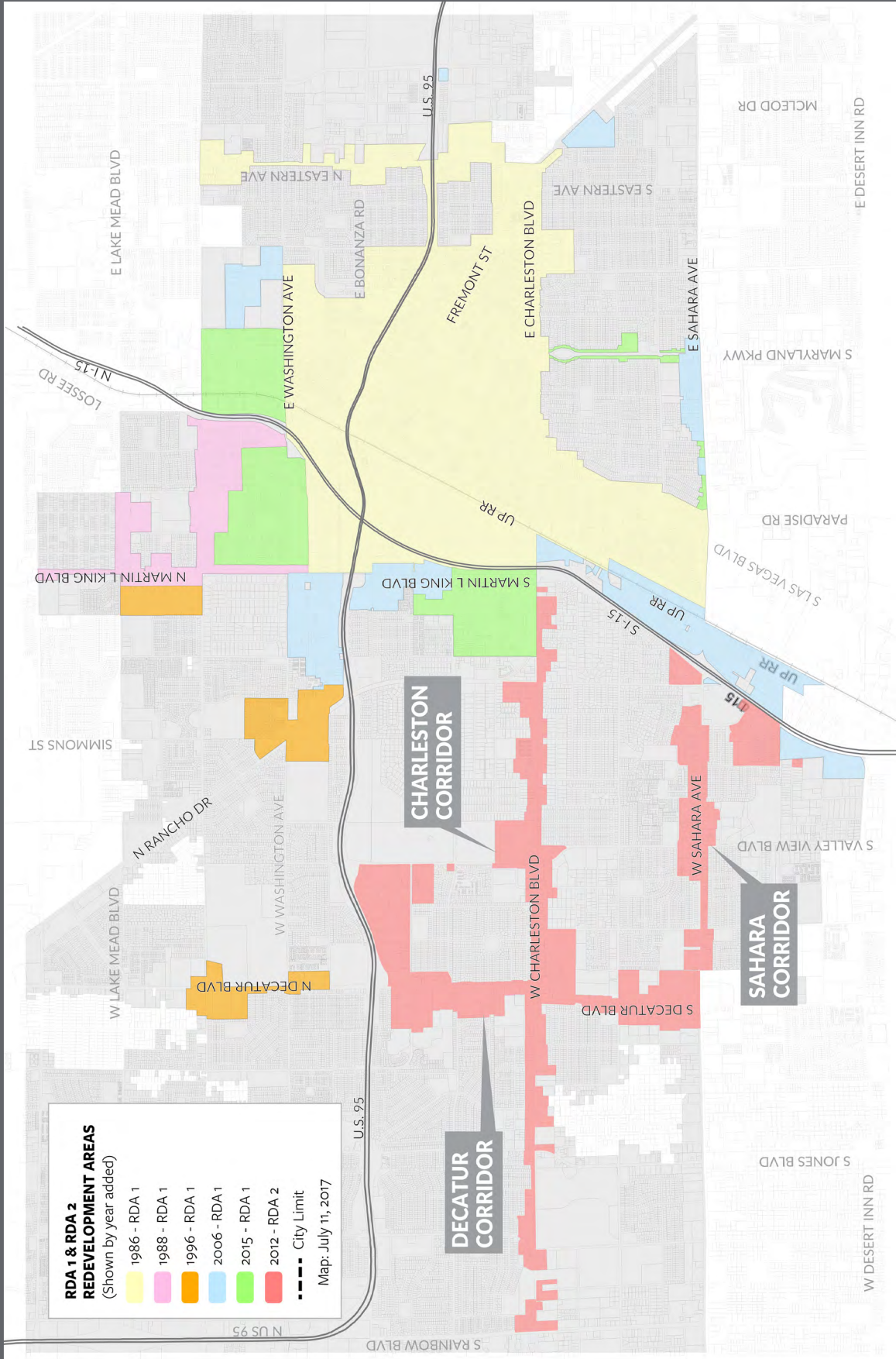
- 3,640 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
- 304 PERMANENT JOBS TO BE CREATED
- \$556+ MILLION PROJECT VALUE/COST

### PLANNED PROJECTS

- \$3 BILLION PROJECT VALUE/COST ESTIMATED FOR MULTIPLE PROJECTS IN NEWLY EXPANDED DOWNTOWN MEDICAL DISTRICT

*\* Peak employment*

*Sources: Project developers, media & IMPLAN software calculations*



## RDA 1 & RDA 2 | REDEVELOPMENT AREAS

- Redevelopment Area 1 includes downtown Las Vegas east of I-15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin L. King Boulevard and Eastern Avenue corridors. In December 2015, the Las Vegas City Council approved expanding this Redevelopment Area to include the Las Vegas Medical District, the Maryland Parkway area from Sahara Avenue to Charleston Boulevard, and the Historic Westside community.
- Redevelopment Area 2 covers Sahara Avenue from I-15 to Decatur Boulevard, Charleston Boulevard from Rancho Drive to Rainbow Boulevard, and Decatur Boulevard from Sahara Avenue to U.S. 95.



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# 18 FREMONT STREET

**Address:** 18 Fremont St.

**Type:** Casino & hotel

**Developer:** Derek & Greg Stevens

**Size:** 1.2+ million sq. ft., 459-foot-tall, 777 rooms

**Status:** Deconstruction of previous structure begun in first quarter 2017

**Construction Jobs Generated:** 310 (IMPLAN estimate)

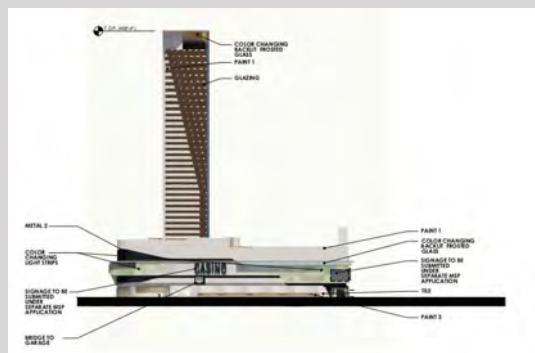
**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$40 million (Amount for purchasing land and building only. Doesn't include renovation costs.)

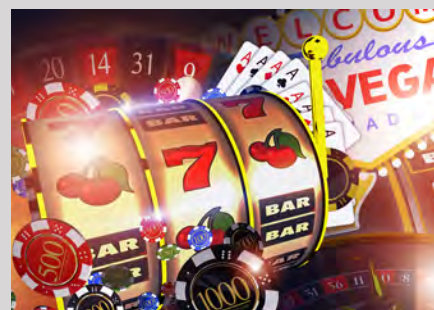
**City Investment:** N/A

**Website:** N/A at this time

**Description:** Purchased in recent years by the Stevens brothers, who also own downtown's Golden Gate and The D. This casino was shuttered in August 2015 to make way for a brand new property, which will open under a new name. Also purchased were two adjacent properties, the former Mermaids and Glitter Gulch. These spaces are being incorporated into the new hotel-casino. This will be the first casino built in downtown Las Vegas from the ground up since 1980.



Rendering courtesy of Steelman Partners



# 218 S. 11TH STREET

Before



Photo courtesy of 218 S. 11th Street LLC

After



Rendering courtesy of 218 S. 11th Street LLC

**Address:** 218 S. 11th St.

**Type:** Multifamily residential rehab

**Developer:** 218 S. 11th Street LLC

**Size:** 8 units

**Status:** Estimated to be completed late summer 2018

**Construction Jobs Generated:** 2 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$400,000

**City Investment:** Provided a combined total of \$95,000 in Multifamily Residential Unit Improvement Program and Multifamily Residential Visual Improvement Program matching grant funds

**Website:** N/A

**Description:** Major overhaul of an eight-unit, one-level, 3000-square-foot apartment complex



# 813 E. OGDEN APARTMENTS

**Address:** 813 E Ogden Ave.

**Type:** Apartments

**Developer:** Proview Series LLC

**Size:** 30 units

**Status:** Estimated completion in mid-2018

**Construction Jobs Generated:** 20

**Permanent Jobs Generated:** 3

**Total Project Cost:** \$752,660

**City Investment:** Provided \$95,000 in Multifamily Residential Unit Improvement Program matching grant funds

**Website:** N/A

**Description:** Converted commercial building to create 30 new, quality residential units downtown



Before

Photo courtesy of Proview Series LLC



After

Photo by Abbie Wheeler

# 1324 S. CASINO CENTER BLVD. APARTMENTS

Before



Photos courtesy of Oaktree Capital Series LLC

After



**Address:** 1324 S. Casino Center Blvd.

**Type:** Apartments

**Developer:** Oaktree Capital Series LLC

**Size:** 8 units

**Status:** Completed April 2018

**Construction Jobs Generated:** 20

**Permanent Jobs Generated:** 3

**Total Project Cost:** \$254,688

**City Investment:** Provided a combined total of \$95,000 in Multifamily Residential Unit Improvement Program and Multifamily Residential Visual Improvement Program matching grant funds

**Website:** N/A

**Description:** Major revitalization of 8-unit apartment complex



# A & B PRINTING & MAILING RENOVATION

**Address:** 2908 S. Highland Drive

**Type:** Printing company

**Developer:** Positive Space, Inc.

**Size:** 24,000 sq. ft.

**Status:** Renovations completed in late 2017

**Construction Jobs Generated:** 4

**Permanent Jobs Generated:** 40 (retained)

**Total Project Cost:** \$21,377

**City Investment:** \$10,689 in Visual Improvement Program matching grant funds

**Website:** [abprint.net](http://abprint.net)

**Description:** Improvements made to revitalize a 53-year-old building included exterior painting, xeriscaping and refurbished signage



Before

Photos by Positive Space, Inc.



After

# ANTIQUUE ALLEY MALL



Photo by Abbie Wheeler

**Address:** 1126 S. Main St.

**Type:** Antique store

**Developer:** TSAI Family L P III

**Size:** 12,000 sq. ft.

**Status:** Opened Sept. 1, 2017

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 2

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** [antiquealleymall.com](http://antiquealleymall.com)

**Description:** Owners lease space to a variety of antique dealers and artists

# ARCHITECT STUDIO (BUNNYFISH)

**Address:** 408 S. Maryland Parkway

**Type:** Architects

**Developer:** Mr. Pickles LLC

**Size:** 3,287 sq. ft.

**Status:** Construction and improvements completed in summer 2017

**Construction Jobs Generated:** 20

**Permanent Jobs Generated:** 8.5 (retained)

**Total Project Cost:** \$365,000

**City Investment:** \$25,000 in Visual Improvement Program matching grant funds

**Website:** [studiobunnyfish.com](http://studiobunnyfish.com)

**Description:** Completely renovated and overhauled a severely rundown building, which now houses an architectural firm



Before

*Photos by June Johns*



After

# ARTS DISTRICT PLAZA



*Photo by June Johns*

**Address:** 1025-1039 S. Main St.

**Type:** Mixed-use

**Developer:** 1025 S. Main St. LLC

**Size:** +/- 14,410 sq. ft., 3 buildings

**Status:** Finished exterior construction in June 2017

**Construction Jobs Generated:** 80

**Permanent Jobs Generated:** 40

**Total Project Cost:** \$4.6 million

**City Investment:** \$100,000 from Redevelopment Agency for qualified exterior improvements

**Website:** N/A

**Description:** Developed a new complex featuring three buildings to house retail, restaurants and creative office space. Tenants will include the Burlesque Hall of Fame museum.



# ASPEN HEIGHTS SYMPHONY PARK

**Address:** Symphony Park, Parcels N & O1

**Type:** Multifamily residential

**Developer:** Aspen Heights, dba Breckenridge Group  
Las Vegas Nevada LLC

**Size:** 299 units & 4,000-sq.-ft. restaurant

**Status:** Estimate project completed by mid-2020

**Construction Jobs Generated:** 215

**Permanent Jobs Generated:** 24

**Total Project Cost:** \$55 million

**City Investment:** Reimbursed developer up to  
\$500,000 for remediation costs and reduced land price

**Website:** N/A at this time

**Description:** An Austin-based developer has plans for four acres in Symphony Park involving 290 units of Class A, multifamily rental housing, along with approximately 4,000 square feet of restaurant/retail space. In addition, an approximately 390-space parking structure will be developed.



Rendering courtesy of CallisonRTKL

## BACK BAR USA

Before



Photos by TRH Development, LLC

After



**Address:** 2642 S. Highland Drive

**Type:** Marketing firm

**Developer:** TRH Development, LLC

**Size:** 6750 sq. ft.

**Status:** Renovations and upgrades completed in  
December 2017

**Construction Jobs Generated:** 6

**Permanent Jobs Generated:** 36 (and 19 retained)

**Total Project Cost:** \$39,336

**City Investment:** \$25,000 in matching Visual Improvement  
Program grant funds

**Website:** [backbarusa.com](http://backbarusa.com)

**Description:** Expanding marketing firm refurbished this building to accommodate additional accountants and purchasing personnel. Improvements to this outdated, rundown, water-damaged building included replacement of light fixtures, removal of unused wiring, repair of exterior damage and new signage.

# CANNAE HOLDINGS HEADQUARTERS EXPANSION

## (FORMERLY FIDELITY)

**Address:** 1701 Village Center Circle

**Type:** Investment company

**Developer:** Cannae Holdings, Inc.

**Size:** TBD

**Status:** Projected completion date of late 2018/early 2019

**Construction Jobs Generated:** 25

**Permanent Jobs Generated:** 50

**Total Project Cost:** \$3.5 million

**City Investment:** N/A. Economic incentives provided by state of Nevada, Governor's Office of Economic Development

**Website:** [cannaeholdings.com](http://cannaeholdings.com)

**Description:** Construction of a headquarters operation adjacent to its existing Las Vegas facility. The new building will house financial, IT and accounting personnel. Company originally relocated its headquarters from Florida to Las Vegas.



# CHARLESTON APARTMENTS



Rendering courtesy of Almany Architecture



Photo by June Johns

**Address:** Northeast corner of Third Street & Charleston Avenue

**Type:** Residential

**Developer:** Big Block Partners LLC

**Size:** 48 units, 3 stories, 500 sq. ft. of ground-level retail

**Status:** Estimated completion in summer 2018

**Construction Jobs Generated:** 25 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$4+ million

**City Investment:** N/A

**Website:** N/A

**Description:** The former Mona Lisa apartments at this location were torn down to make way for this new complex comprised of 48 one- and two-bedroom rental units with courtyard amenities.



# CORDUROY

**Address:** 515 Fremont St.

**Type:** Bar & lounge

**Developer:** Downtown Project

**Size:** 4,000 sq. ft.

**Status:** Opened Aug. 5, 2017

**Construction Jobs Generated:** 5 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$700,000

**City Investment:** N/A

**Website:** [corduroyly.com](http://corduroyly.com)

**Description:** Billed as a “high energy rock and roll bar,” the facility’s interior design is reminiscent of the era between 1975-1985, with the bar’s name paying homage to the type of clothing worn during that period. The venue has multiple spaces, including a main bar area featuring live DJs, a lounge with seating, an overflow bar offering beer and cocktails, and a small smoking room. The space now occupied by Corduroy was previously home to a check-cashing business.



Photo by Abbie Wheeler

# DIGNITY HEALTH – ST. ROSE DOMINICAN, SAHARA CAMPUS



Photo by June Johns

**Address:** 4980 W. Sahara Ave.

**Type:** Neighborhood hospital, medical office building, health care

**Developer:** Dignity Health/Emerus

**Size:** 38,658 sq. ft.

**Status:** Opened in 2017

**Construction Jobs Generated:** 100 estimated

**Permanent Jobs Generated:** 50 (hospital only, does not include ER physicians and inpatient hospital physicians)

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** [strosehospital.org](http://strosehospital.org)

**Description:** Neighborhood hospital that includes a full-size emergency department, imaging lab, 16 inpatient beds/16 ER treatment bays, medical office building with Dignity Health Medical Group Nevada location, wellness center and physicians

# EAST LAS VEGAS LIBRARY

**Address:** Bonanza Road & East 28th Street, East Las Vegas

**Type:** Public library branch

**Developer:** Library District Foundation

**Size:** 40,000 sq. ft.

**Status:** Projected to open spring 2019

**Construction Jobs Generated:** 275

**Permanent Jobs Generated:** 10.5

**Total Project Cost:** \$20 million

**City Investment:** Land swap with city providing six-acre parcel to build new library in exchange for former library building at 833 Las Vegas Blvd. North. Also obtained millions in federally funded gap financing called New Markets Tax Credits.

**Website:** [lvcld.org](http://lvcld.org)

**Description:** Construction of a new library branch building in a more accessible location for those living in East Las Vegas. Library offerings will include a 300-seat events venue, English language classes, Workforce Connections job search assistance, and culinary and nutrition programs. Free access to Wi-Fi, computers and printers will also be supplied.



Rendering courtesy of Library District Foundation



Photo by June Johns

# ESTHER'S KITCHEN



Photo by Abbie Wheeler

**Address:** 1130 S. Casino Center Blvd., #110

**Type:** Restaurant and tavern-limited bar

**Developer:** Timeless Cuisine, LLC

**Size:** 2,100 sq. ft. (indoor) and 600 sq. ft. (outdoor)

**Status:** Completed in January 2018

**Construction Jobs Generated:** 2 (IMPLAN estimate)

**Permanent Jobs Generated:** 15

**Total Project Cost:** \$310,000 (tenant improvements only)

**City Investment:** \$25,000 in matching grant funds through Downtown Business Assistance Program

**Website:** [estherslv.com](http://estherslv.com)

**Description:** Conversion of vacant retail space into a restaurant and tavern-limited bar with an Italian theme.



# EUREKA!

**Address:** 520 Fremont St.  
**Type:** Restaurant  
**Developer:** Eureka Restaurant Group LLC  
**Size:** 4,200 sq. ft. with 600 sq. ft. of patio seating  
**Status:** Opened in early 2018  
**Construction Jobs Generated:** 30  
**Permanent Jobs Generated:** 100  
**Total Project Cost:** \$1.8 million  
**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** [eurekarestaurantgroup.com](http://eurekarestaurantgroup.com)

**Description:** Promotes operation as the “anti-chain chain,” as all of their restaurants emphasize using local designers, employees and products. Menu consists of mid-priced American classics “with a twist.” Company prefers opening restaurants in college towns, tech areas and gentrified neighborhoods. They currently operate over 20 other restaurants in western locations such as California, Idaho, Washington and Texas. Eureka is operating out of the space formerly occupied by The Beat Coffee House, which closed on Sept. 30, 2016.



Before

Alamay Stock Photo



After

Photo courtesy of Eureka Restaurant Group LLC

# FERGUSONS MOTEL CONVERSION



Before

Photo by Abbie Wheeler



After

Rendering by D.i.G Design Group

**Address:** 1028 E. Fremont St.  
**Type:** Mixed-use  
**Developer:** Downtown Project  
**Size:** 50,768 sq. ft.  
**Status:** Completion date TBD  
**Construction Jobs Generated:** 17 (IMPLAN estimate)  
**Permanent Jobs Generated:** Unavailable  
**Total Project Cost:** \$5.5 million  
**City Investment:** N/A  
**Website:** [downtownproject.com](http://downtownproject.com)  
**Description:** Originally built in 1960, this vacant motel is being converted into a small complex of Airstream trailers, tiny homes and micro-apartment units that will serve as home to approximately 30 young artists and entrepreneurs. Will include community-oriented facilities and events.

# FREMONT9

**Address:** Corner of Fremont & Ninth Streets

**Type:** Mixed-use; residential & retail

**Developer:** Wolff Company & 901 Fremont LLC

**Size:** 231 apartments & 5 live-work units; 15,000 sq. ft. of retail, 5 stories

**Status:** Scheduled to open in September 2018

**Construction Jobs Generated:** 157 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$25.6 million

**Website:** [fremont9.com](http://fremont9.com)

**City of Las Vegas Investment:** N/A

**Description:** A mixed-use, multifamily residential project that will consist of five stories, 231 market-rate apartments and five live-work units. It will also offer 15,000 square feet of retail. This is a joint effort of the Downtown Project and an Arizona-based apartment investment firm called the Wolff Company.



Before

Rendering courtesy of the Fremont Street 901 LLC



After

Photo by Abbie Wheeler

## FREMONT STREET EXPERIENCE UPGRADE



Photo by Ryan Reason

**Address:** 425 Fremont St.

**Type:** Mixed-use entertainment complex including restaurants, bars, casinos & hotels

**Developer:** Fremont Street Experience & City of Las Vegas (Canopy is privately owned, mall pedestrian area is public property)

**Size:** 5 city blocks

**Status:** Estimated completion date in 2019/2020

**Construction Jobs Generated:** TBD

**Permanent Jobs Generated:** TBD

**Total Project Cost:** \$33 million

**Website:** [vegasexperience.com](http://vegasexperience.com)

**City of Las Vegas Investment:** \$10.7 million

**Description:** A large-scale renovation is in the works for Fremont Street Experience's 14-year-old, five-block, audio-visual canopy currently featuring 12.5 million LED lights. The upgrades will include an overhaul of the canopy LED display, new content and interactive elements. The revamp will also enable operators to run hourly, floor-to-ceiling shows throughout the day; currently the shows only run at night. Opened in 1995, the display was last updated in 2004. Funding for the multimillion dollar upgrade is coming from the Fremont Street Experience, the city of Las Vegas and the Las Vegas Convention and Visitors Authority.

# FRESENIUS KIDNEY CARE

**Address:** 1865 N. Martin L. King Blvd.

**Type:** Dialysis medical facility

**Developer:** Lake Mead MLK LLC

**Size:** 15,000 sq. ft.

**Status:** Opened in mid-2018

**Construction Jobs Generated:** 34

**Permanent Jobs Generated:** 19

**Total Project Cost:** almost \$6.3 million

**City Investment:** Land parcel sale

**Website:** [freseniuskidneycare.com](http://freseniuskidneycare.com)

**Description:** This will be the tenth location in Nevada operated by Fresenius Kidney Care, a division of Fresenius Medical Care North America, which provides dialysis treatment and services at more than 2,200 facilities nationwide. Fresenius Kidney Care provides not only personalized assistance, but education and lifestyle support services as well.



Photo by June Johns

# HIGHLAND INDUSTRIAL WAREHOUSE

Before



Photos courtesy of Highland Industrial

After



**Address:** 2901 S. Highland Drive

**Type:** Warehouse

**Developer:** Highland Industrial Park, LLC

**Size:** 20,400 sq. ft.

**Status:** Completed improvements in late 2017

**Construction Jobs Generated:** 10

**Permanent Jobs Generated:** N/A

**Total Project Cost:** \$63,000

**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** N/A

**Description:** Business owner made major improvements to a metal industrial building that had not undergone any upgrades or experienced much maintenance for the past 38 years. Lighting and security were also poor and needed to be corrected.



# HUNTRIDGE SHOPPING CENTER

**Address:** 1120 E. Charleston Blvd.

**Type:** Retail strip center

**Developer:** Ten15 Huntridge LLC

**Size:** 62,000 sq. ft.

**Status:** Improvements completed in December 2017

**Construction Jobs Generated:** 50

**Permanent Jobs Generated:** 8.5 (retained)

**Total Project Cost:** \$553,500

**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** N/A

**Description:** Involved upgrades to a retail strip plaza constructed in the 1950s. Improvements included energy-efficient installations, added lighting, landscaping and extensive exterior building upgrades.



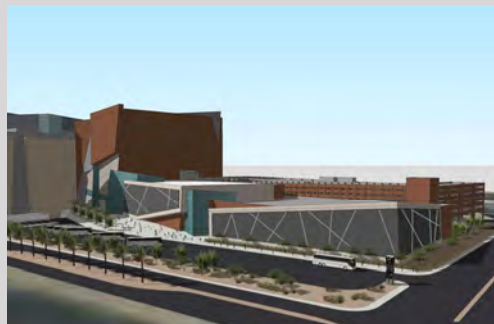
Before

Photos by Ten15 Huntridge, LLC



After

# INTERNATIONAL MARKET CENTERS



Rendering courtesy of International Market Centers, Inc.

## EXPOSITION, TRADESHOW, EVENT & CONVENTION CENTER

**Address:** 445 S. Grand Central Parkway

**Type:** Exposition, tradeshow, event & convention center

**Developer:** International Market Centers, Inc.

**Size:** 350,000 sq. ft.

**Status:** Construction anticipated to begin in 2019, with completion in about 18 months

**Construction Jobs Generated:** 589 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$76 million

**City Investment:** \$30 million through Tax Increment Financing

**Website:** [lasvegasmarket.com](http://lasvegasmarket.com)

**Description:** There are plans being drawn for a new multiuse building capable of hosting large-scale tradeshow, conventions and exhibitions. It would be located adjacent to World Market Center Las Vegas. The center also would be used for the semiannual Las Vegas Market, a furniture, gift and home décor tradeshow that attracts more than 100,000 attendees annually.

# JAMMYLAND

**Address:** 1121 S. Main St.

**Type:** Tavern-limited bar and restaurant

**Developer:** Lucky Sunday & Jammyland LLC

**Size:** 2,315 sq. ft.

**Status:** Opened first quarter 2018

**Construction Jobs Generated:** 11

**Permanent Jobs Generated:** 27.5

**Total Project Cost:** \$371,850

**City Investment:** Provided \$50,000 in Visual Improvement Program & Downtown Business Assistance Program matching grant funds

**Website:** [jammyland.com](http://jammyland.com)

**Description:** Conversion of a vacant auto garage into a tavern-limited bar and restaurant. Jammyland provides Jamaica-inspired dishes, cocktails and atmosphere. Its name was inspired by a now-closed reggae record shop admired by Jammyland's co-owners.



Before

*Photos courtesy of Antiqua*



After

# LAS VEGAS DISTILLERY



*Rendering courtesy of Nevada H & C Distillery*

**Address:** 301 W. Mesquite Ave.

**Type:** Manufacturing

**Developer:** Nevada H & C Distilling Company, LLC

**Size:** 3.02 acres with approximately 15,000-20,000 sq. ft. of facilities

**Status:** Currently in pre-development

**Construction Jobs Generated:** 14 (IMPLAN estimate)

**Permanent Jobs Generated:** TBD

**Total Project Cost:** Estimated \$3.5-\$4 million

**City Investment:** Land sale

**Website:** [nevadadistilling.com](http://nevadadistilling.com)

**Description:** Nevada H & C Distilling Company is owned by Jonathan Hensleigh and Aaron Chepenik, who in 2007 co-founded The Griffin, located in the Fremont East Entertainment District. Nevada H & C Distilling Company has outgrown its portion of a leased building at 418 W. Mesquite Ave. With the purchase of the 3.02-acre city site located next-door, the owners will be able to construct 10,000 square feet of manufacturing and office space, as well as an additional 9,000 square feet of storage space in two buildings.

# LAS VEGAS LIGHTS FC

**Address:** 231 S. Third St., Ste. #110

**Type:** Sports entertainment

**Developer:** City & Las Vegas Lights FC

**Size:** 10,000-seat stadium

**Status:** Soccer matches began in February 2018

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 50+

**Total Project Cost:** \$2.55 million

**City Investment:** \$750,000

**Website:** [LightsFC.com](http://LightsFC.com)



Rendering courtesy of Las Vegas Lights FC

**Description:** Las Vegas Lights FC is a new professional soccer team that launched in February 2018.

Cashman Field, a 10,000-seat stadium in downtown Las Vegas, will be the team's new home as part of a 15-year lease agreement approved by the Las Vegas City Council in 2017. Lights FC will play in the United Soccer League, which is affiliated with Major League Soccer.

# LAS VEGAS MEDICAL DISTRICT



Rendering courtesy of the City of Las Vegas

**Address:** Core acreage bounded by Alta Drive on the north, Charleston Boulevard on the south, Martin L. King Boulevard on the east and Rancho Drive on the west.

**Type:** Area devoted to health care industries/services

**Developer:** City of Las Vegas & Business Stakeholders

**Size:** 684 acres with 214 acres in the core of the district

**Status:** Planning stages

**Construction Jobs Generated:** N/A (calculated on an individual project basis)

**Permanent Jobs Generated:** N/A (calculated on an individual project basis)

**Total Project Cost:** Estimated at \$3 billion

**City Investment:** Research, planning, implementation, marketing & business incentives

**Website:** [lasvegasmedicaldistrict.com](http://lasvegasmedicaldistrict.com)

**Description:** Established by the Las Vegas City Council in 1997, the Las Vegas Medical District (LVMD) is a collaborative effort between the city of Las Vegas and the downtown Las Vegas medical and health-care community. The UNLV School of Medicine is considered LVMD's cornerstone. It is a full-scale, four-year medical school. The charter class of 60 students commenced in July 2017. UNLV School of Medicine plans include an educational building and library.

Currently the LVMD includes the following health care organizations and institutions: **University Medical Center** (Nevada's only Level 1 Trauma Center); **Children's Hospital of Nevada at UMC**; **Cleveland Clinic Lou Ruvo Center for Brain Health** (treatment and clinical trials/research for neuro-degenerative diseases); **Valley Hospital Medical Center** (specializing in behavioral health); **Horizon Specialty Hospital of Las Vegas** (long-term, acute-care hospital); **Desert Radiology** and **Steinberg Diagnostic Medical Imaging**; **Southwest Medical Associates**, **UNLV School of Medicine**; **UNLV School of Dental Medicine**; **Touro University** (teaching hospital); and **UNLV School of Medicine Ackerman Center for Autism and Neurodevelopment Solutions** (medical school's first clinical practice).



# LATIN CHAMBER OF COMMERCE

**Address:** 300 N. 13th St.

**Type:** Chamber of Commerce

**Developer:** Latin Chamber of Commerce

**Size:** 7,500 sq. ft.

**Status:** Completed early summer 2018

**Construction Jobs Generated:** 10

**Permanent Jobs Generated:** N/A

**Total Project Cost:** \$55,000

**City Investment:** \$25,000 in Visual Improvement Program matching grant funds

**Website:** [lvlcc.com](http://lvlcc.com)

**Description:** Installed fencing and columns that coordinated with look of surrounding neighborhood structures in order to prevent prevalent trespassing and reduce property damage.

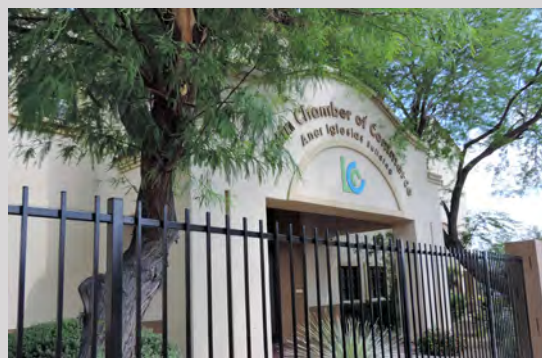


Photo by June Johns

## LIVE-WORK UNITS

Before



Photo by Oaktree Capital Series

After



Photo by June Johns

**Address:** 1316 S. Casino Center Blvd.

**Type:** Live-work units

**Developer:** Oaktree Capital Series, LLC

**Size:** 7,000 sq. ft.

**Status:** Completed in April 2018

**Construction Jobs Generated:** 25

**Permanent Jobs Generated:** 2.5 (and 3 retained)

**Total Project Cost:** \$154,787

**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** N/A

**Description:** Revitalization of a dilapidated apartment complex constructed in 1952. Converted into live-work units to encourage entrepreneurs to locate downtown.

# MAJESTIC REPERTORY THEATER

**Address:** 1217 S. Main Street

**Type:** Repertory theater

**Developer:** Table 8 Productions Inc.

**Size:** 4,518 sq. ft.

**Status:** Completed in December 2017

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 5

**Total Project Cost:** \$20,000 (tenant improvements only)

**City Investment:** \$5,000 in matching grant funds through Downtown Business Assistance Program

**Website:** [majesticrepertory.com](http://majesticrepertory.com)

**Description:** Conversion of existing retail space into a repertory theater



Photo by Abbie Wheeler

# (THE) MOB MUSEUM EXPANSION



Photos courtesy of The Mob Museum



**Address:** 300 Stewart Ave.

**Type:** Museum

**Developer:** 300 Stewart Avenue Corporation

**Size:** 3,500 sq. ft.

**Status:** Official unveiling held April 19, 2018

**Construction Jobs Generated:** 105

**Permanent Jobs Generated:** 67

**Total Project Cost:** \$9 million

**City Investment:** Obtained gap financing via federally funded New Markets Tax Credits Program = \$2.7 million

**Website:** <https://themobmuseum.org/renovation/>

**Description:** Added amenities include food service, meeting rooms and revenue-generating exhibit areas that will be ticketed separately. Improvements to the museum will help generate additional revenue for programs provided by the museum to residents, as well as educational outreach for students.

# MULLER CONSTRUCTION WAREHOUSE REHABILITATION

**Address:** 2133 Industrial Road

**Type:** Warehouse

**Developer:** Muller Construction

**Size:** 7,020 sq. ft., 2 levels

**Status:** Rehabilitation completed in late 2017

**Construction Jobs Generated:** 5

**Permanent Jobs Generated:** 8.5 (and 11.5 retained)

**Total Project Cost:** \$478,000

**City Investment:** Provided \$25,000 in Visual Improvement Program matching grant funds

**Website:** N/A

**Description:** Rehabilitation of unsecured, boarded-up warehouse previously occupied by squatters. Revamp included new lighting; a security system; structural improvements; façade upgrades; new signage; replacement of windows, doors and gates; painting, and restriping of parking area



Before

Photos by Muller Construction



After

# NEON MUSEUM EXPANSION

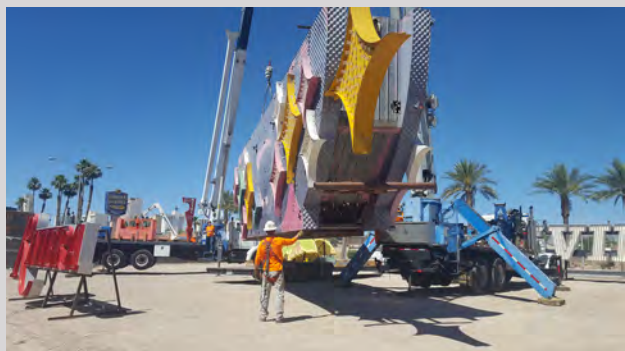


Photo courtesy of Neon Museum

**Address:** 770 Las Vegas Blvd. North

**Type:** Museum

**Developer:** Neon Museum

**Size:** 0.27 acres

**Status:** Completed in 2017

**Construction Jobs Generated:** 10

**Permanent Jobs Generated:** N/A

**Total Project Cost:** \$500,000

**City Investment:** \$425,000 grant

**Website:** [neonmuseum.org](http://neonmuseum.org)

**Description:** Neon Museum purchased additional land adjacent to the existing Neon Boneyard and La Concha visitor's center thanks in part to a \$425,000 grant from the city of Las Vegas. The newly expanded museum now has room for more authentic vintage Vegas signs. A new outdoor exhibit area and events center were also part of the expansion.



# NINJA KAROKE

**Address:** 1007 & 1009 S. Main St.

**Type:** Tavern-limited bar & night club

**Developer:** High Virtue, LLC

**Size:** 4,000 sq. ft.

**Status:** Completed in October 2017

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 2

**Total Project Cost:** \$150,000 (tenant improvements only)

**City Investment:** \$25,000 in matching grant funds through Downtown Business Assistance Program

**Website:** [ninjakaraoke.com](http://ninjakaraoke.com)

**Description:** Conversion of former retail shops into a tavern-limited bar and night club.



Before

Photo from Google Maps



After

Photo by Abbie Wheeler

# PALACE STATION REMODEL



Rendering courtesy of Station Casinos

**Address:** 2411 W. Sahara Ave.

**Type:** Hotel-casino

**Developer:** Station Casinos

**Size:** 575 rooms, 1.7 acres

**Status:** Estimated to be completed by end of 2018

**Construction Jobs Generated:** 1,495 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$191 million

**City Investment:** N/A

**Website:** [palacestation.sclv.com](http://palacestation.sclv.com)

**Description:** Major upgrades and additions are being made to this 32-year-old resort. New upgrades include luxury movie theatres and a resort-style pool. Other improvements include a new restaurant, casino bar, race and sports book area, and a renovated poker room. These upgrades follow on the heels of a major renovation and expansion that included a new facade, two restaurants, porte-cochere, casino valet, new bingo room, and improved parking and access at Palace. The hotel-casino complex attracts local residents as well as out-of-town guests.

# POST-ACUTE MEDICAL REHABILITATION HOSPITAL

**Address:** 6100 N. Durango Drive

**Type:** Mixed-use development

**Developer:** Post-Acute Medical

**Size:** 24+ acres

**Status:** Completed Jan. 4, 2018

**Construction Jobs Generated:** 139 (IMPLAN estimate)

**Permanent Jobs Generated:** 150-200 jobs

**Total Project Cost:** \$18 million

**City Investment:** N/A

**Website:** [postacutemedical.com](http://postacutemedical.com)

**Description:** The newest addition to the Centennial Hills Center, this commercial mixed-use development offers medical and professional offices for sale or lease. The build-to-suit facility is the first in Nevada for Post-Acute Medical, a specialty hospital company based in Pennsylvania. The company provides specialty care, as well as physical, occupational and speech rehabilitation services in 31 hospitals throughout the U.S.



Photo by June Johns

# RHYTHMS

Before



Photos courtesy of 4545 W. Sahara Avenue LLC

After



**Address:** 4545 W. Sahara Ave.

**Type:** Special events center & dance instruction studio

**Developer:** 4545 W. Sahara Avenue LLC

**Size:** 8,000 sq. ft., 1 story

**Status:** Opened second quarter 2018

**Construction Jobs Generated:** 100

**Permanent Jobs Generated:** 8.5

**Total Project Cost:** \$2.2 million

**City Investment:** \$50,000 in matching Owner Participation Agreement grant funds

**Website:** [sincitysalserosdancecompany.com](http://sincitysalserosdancecompany.com)

**Description:** Newly constructed center for special events and dance instruction.

# SOUTHERN LAND DEVELOPMENT

**Address:** 251 S. City Parkway

Symphony Park Parcels G and F

**Type:** Mixed-use multifamily residential with ground-floor retail

**Developer:** Southern Land Company

**Size:** 300 residential units & 20,000 sq. ft. of retail

**Status:** Projected to start construction in first quarter 2019 and finish in mid-2020

**Construction Jobs Generated:** 215 (estimated)

**Permanent Jobs Generated:** 174 (estimated apartment/retail operations)

**Total Project Cost:** \$62 million

**City Investment:** Sold five-acre land parcel to developer for \$4.25 million. Also, developer will receive reimbursement for approximately \$1 million of environmental remediation.

**Website:** [southernland.com](http://southernland.com)

**Description:** Plans call for four stories of multifamily housing units with 20,000 square feet of ground-floor retail that will include restaurant space. The units and retail will be wrapped around a parking garage. The complex will be located across from The Smith Center for the Performing Arts. Units will range in size, with the majority occupying approximately 800 square feet. With headquarters in Tennessee, the company is also developing mixed-use residential products in New York and Texas.



## STARBUCKS



*Photo by June Johns*

**Address:** 122 E. Clark Ave.

**Type:** Mixed-use residential

**Developer:** SML

**Size:** 2,500+/- sq. ft.

**Status:** Opened late 2017

**Construction Jobs Generated:** 7 (IMPLAN estimate)

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$3.2 million

**City Investment:** N/A

**Website:** [starbucks.com](http://starbucks.com)

**Description:** Sit-down and drive-through facility located kitty-corner from Las Vegas City Hall. The building was constructed with a mid-century modern touch and includes a pedestrian plaza.



# SYMPHONY PARK GARAGES

**Address:** Symphony Park, Parcels B & L

**Type:** Parking facility

**Developer:** City of Las Vegas

**Size:** 1,250 parking spaces & 25,000 sq. ft. of ground-floor retail space

**Status:** Construction to start mid-summer 2018 and be completed by mid-summer 2019

**Construction Jobs Generated:** 271 (IMPLAN estimate)

**Permanent Jobs Generated:** N/A

**Total Project Cost:** \$35 million

**City Investment:** \$35 million

**Website:** N/A

**Description:** Features two multilevel garages with different configurations. Will provide approximately 1,250 spaces to accommodate parking for businesses, events and organizations in and around Symphony Park. Will also encompass 25,000 square feet of retail space on the ground floors.



Renderings courtesy of Carpenter Sellers Del Gatto



## TREND NATION



**TREND**NATION



Logo & photos by Trend Nation

**Address:** 229 S. Las Vegas Blvd.

**Type:** E-commerce multi-channel retailer

**Developer:** Green Unicorn

**Size:** 8,250 sq. ft.

**Status:** Expected to be move-in ready by late 2018/early 2019

**Construction Jobs Generated:** 10

**Permanent Jobs Generated:** 42

**Total Project Cost:** \$800,000

**City Investment:** Providing \$75,000 in matching grant funds through business incentives called Visual Improvement Program & Office Tenant Incentive Program

**Website:** [trendnation.com](http://trendnation.com)

**Description:** This business, which generates \$25 million per year in sales, is relocating their administrative offices to downtown Las Vegas. The company purchases consumer goods from around the globe and sells them on Amazon.com, eBay and other websites. They will refurbish much of the building's exterior and completely renovate the interior, which includes needed asbestos removal.

# VISIONS OF GREATNESS CENTER

**Address:** 1001 N. Bruce St.

**Type:** Service center

**Developer:** Blind Center of Nevada

**Size:** 36,000 sq. ft.

**Status:** Opened March 15, 2018

**Construction Jobs Generated:** 136

**Permanent Jobs Generated:** 13.5

**Total Project Cost:** \$9.1 million

**City Investment:** Obtained millions in federally funded gap financing called New Markets Tax Credits = \$2.7 million

**Website:** [blindcenter.org](http://blindcenter.org)

**Description:** The state's only full-service center for the blind and visually impaired opened a new center in downtown Las Vegas.



*Photo by June Johns*



Valley Hospital



UMC Hospital





Photo by Erin O'Boyle Photographics

## ABOUT THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY

The Redevelopment Agency (RDA) was created in 1986 to revitalize downtown Las Vegas and the surrounding aging commercial districts. The RDA works with developers, property owners and the community to recruit businesses, create new jobs, eliminate blight and diversify our economy.

Funding for the RDA is obtained exclusively from new property tax revenue generated through higher property values, as well as new construction within the city's two Redevelopment Areas. This is called tax increment.

The city of Las Vegas currently has two designated redevelopment areas. Redevelopment Area 1 encompasses 3,948 acres. The area roughly includes the greater downtown Las Vegas area east of Interstate 15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin L. King Boulevard and Eastern Avenue corridors. Redevelopment Area 2 encompasses almost 1,050 acres covering Sahara Avenue from Interstate 15 to Decatur Boulevard, Charleston Boulevard from Rancho Drive to Rainbow Boulevard and Decatur Boulevard from Sahara Avenue to U.S. 95.

Although the RDA is legally a separate entity from the city of Las Vegas, city council members sit on its board and approve projects, contracts and incentive programs. The RDA provides assistance programs for companies located within the Redevelopment Areas including the Commercial Visual Improvement Program, Multifamily Residential Incentives, New Markets Tax Credits, the Retail Downtown Las Vegas Assistance Program and Tax Increment Financing.



Economic and Urban Development Department

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[www.lasvegasnevada.gov/EUD](http://www.lasvegasnevada.gov/EUD)

Las Vegas City Council:

Mayor Carolyn G. Goodman

Mayor Pro Tem Lois Tarkanian, Ward 1

Councilman Stavros S. Anthony, Ward 4

Councilman Bob Coffin, Ward 3

Councilman Steven G. Seroka, Ward 2

Councilwoman Michele Fiore, Ward 6

Councilman Cedric Crear, Ward 5

City Manager: Scott Adams

Chief Operations and Development Officer: Jorge Cervantes

Chief Financial Officer: Gary Ameling

Chief Community Services Officer: Karen Duddleston

Executive Director of Community Development: Tom Perrigo

