

REQUEST FOR PROPOSALS

DOWNTOWN CORE ASSEMBLAGE

Be a Part of Building the Next Chapter of Downtown Las Vegas

THE OPPORTUNITY

The city of Las Vegas is seeking a dynamic developer for a rare opportunity to create a transformative, mixed-use urban district that activates Las Vegas Boulevard, strengthens the downtown neighborhood, delivers a vibrant new community, and incorporates a public safety component in the heart of downtown Las Vegas.



11 +/- acres: prime Downtown Las Vegas site



Excellent access: adjacent to I-11 / US 95 on/off ramps



Mixed-use: create a dynamic district with housing, jobs, entertainment and more



Walkable: to Fremont Street, museums, parks, dining and transit



Civic/public safety component: 2.03 acres on the SE corner of the site at 7th Street & Stewart Avenue

DOWNTOWN MARKET AT A GLANCE

Population (Greater Downtown)	32,000+
Median Age	34
Annual Downtown Las Vegas Visitors	26 Million+
Hotel Rooms Downtown	4,500+
Residential Units Existing	~7,500+
Residential Units in Pipeline	5,000+
Median Household Income	\$78,600

Source: city of Las Vegas, Applied Analysis, LVCVA, Esri (2025)

TRAFFIC COUNTS



LAS VEGAS BLVD
(at Stewart Ave.)
± 41,000
VEHICLES PER DAY



STEWART AVE
(between LV Blvd & 7th St.)
± 12,500
VEHICLES PER DAY



I-11 / US 95
(adjacent ramps)
± 160,000
VEHICLES PER DAY

Source: NDOT Traffic Counts (2024)

PROPOSAL PROCESS

Dec. 16, 2026
Deadline: 5 P.M.

See full RFP for detailed proposal submission requirements



CITY PRIORITIES

The city is interested in proposals that:

- Create a walkable, connected mixed-use district
- Activate Las Vegas Boulevard with a strong street presence
- Introduce significant residential density
- Incorporate entertainment, cultural and experiential uses
- Create inviting public gathering spaces and green space
- Generate year-round activity and economic impact
- Leverage proximity to Fremont Street, Symphony Park, and Las Vegas Civic Center
- Deliver a high-quality architectural statement that elevates downtown Las Vegas

MAJOR INVESTMENTS



- \$221 million in infrastructure investment in the last five years alone
- Symphony Park: 924 apartments, 40,000 sq ft of new retail space and soon the Las Vegas Museum of Art
- Medical District: Level 1 Trauma Center, dental school, and the Kirk Kerkorian School of Medicine at UNLV
- The Arts District: Las Vegas's creative core with 600 new market rate residential units
- Cashman Redevelopment: over 1000 new homes will be constructed
- Historic Westside: Westside Educational Training Center, ShareWESTSIDE residential, and The Good Word Social Club

WHY LAS VEGAS

- Business-friendly, tax-free or low-tax environment
- Abundant incentives and opportunity zones
- Easy access to government leaders and decision-makers
- Pro-business climate focused on partnership and results

SUSTAINABILITY LEADERSHIP

In a city known for excess Las Vegas is considered a world leader in sustainability:

- Most secure long-term water plan in the Southwest U.S.
- Captures and recycles virtually every drop of indoor water
- One of the most energy-efficient cities in the world
- Expanding alternative transportation options
- World-class recycling programs

Economic and Urban
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