

A large-scale construction site at dusk. Several tall tower cranes with red lights are visible against a purple and orange sky. In the foreground, there are concrete pillars and a large circular structure under construction, possibly a water tower or a large storage tank. To the right, a multi-story building frame is visible. The overall scene conveys active urban development.

DOWNTOWN LAS VEGAS  
ECONOMIC AND URBAN DEVELOPMENT

# PROJECTS PORTFOLIO

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**Projects with Development | Investment Potential**





# (FORMER) BILL HEARD PROPERTY

400 S. Decatur Blvd.  
Las Vegas, Nevada 89107

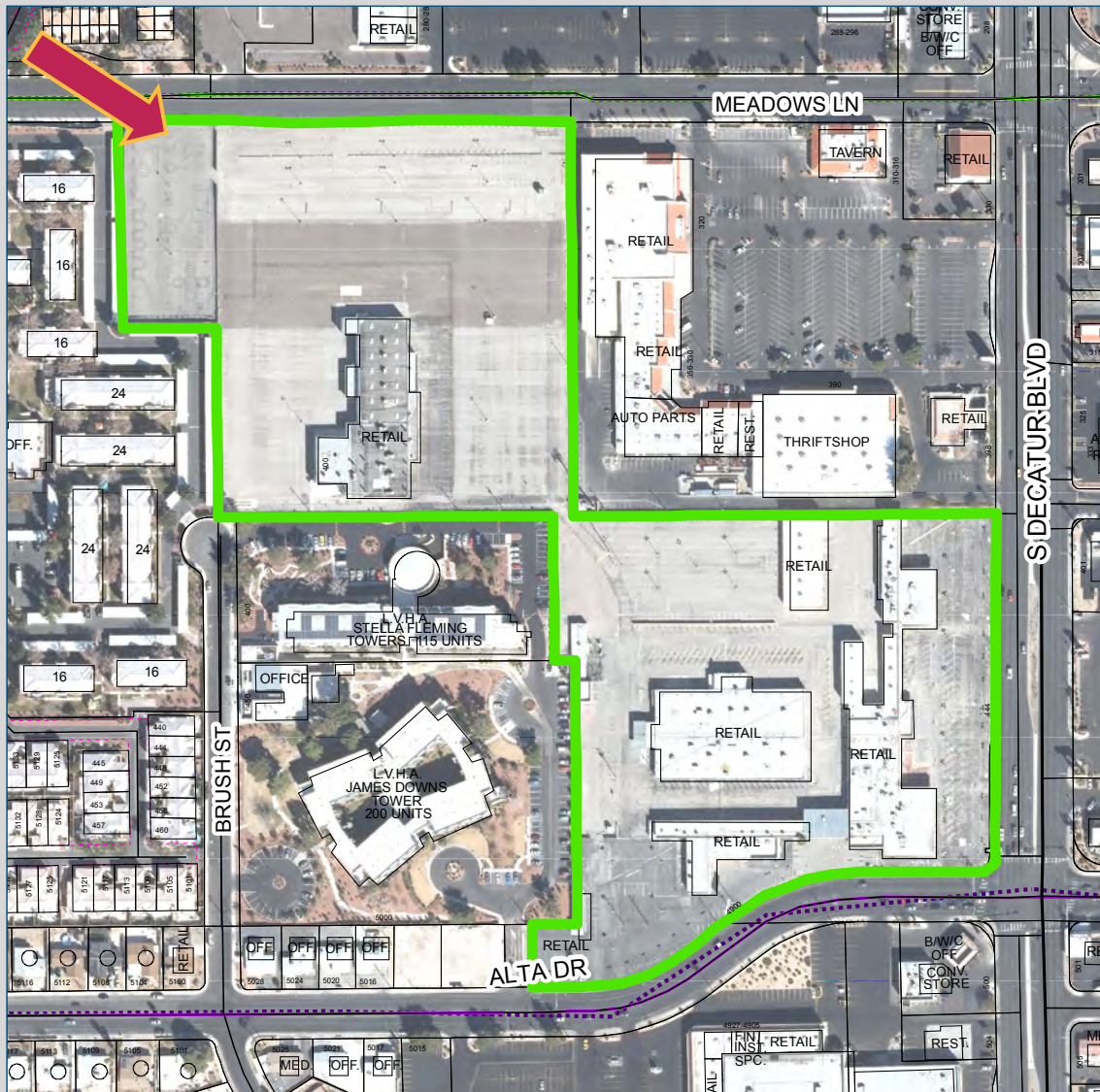
## Project Highlights

- ☐ Vacant land
- ☐ Size: 19.60 acres
- ☐ APN: 138-36-601-009
- ☐ Zoning: C-2
- ☐ Located in city of Las Vegas Redevelopment Area 2 at the northwest corner of Alta Drive and Decatur Boulevard

**Project Partners:** TBD

## Contact:

Cindy Lafortune  
Corporate Business Manager  
Fletcher Jones Management Group  
7300 W. Sahara Ave. Las Vegas, Nevada 89117  
Main: 702.739.9800; Fax: 702.446.5322; Cell: 708.480.9605; Direct: 702.740.2602  
clafortune@fletcherjones.com



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# CASHMAN CENTER SITE

Northeast Corner of Las Vegas Boulevard & Washington Avenue  
Las Vegas, Nevada 89101

## Project Highlights

- ☐ 50 acres of contiguous land
- ☐ Las Vegas Boulevard frontage
- ☐ Direct access to freeways
- ☐ Possible project funding incentives
- ☐ Close to large-scale development
- ☐ Possible site uses: baseball / soccer stadium, urban or academic medical center, mixed-use urban village, civic/government center, cultural facility, educational or university campus.

**Project Partners:** City of Las Vegas Redevelopment Agency  
Las Vegas Convention and Visitors Authority

## Contact:

City of Las Vegas Redevelopment Agency  
495 S. Main St., Sixth Floor  
Las Vegas, Nevada 89101  
702.229.6100



Photo courtesy of the city of Las Vegas

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# CASTAWAYS SITE

2800 Fremont St.  
Las Vegas, Nevada 89104

## Project Highlights

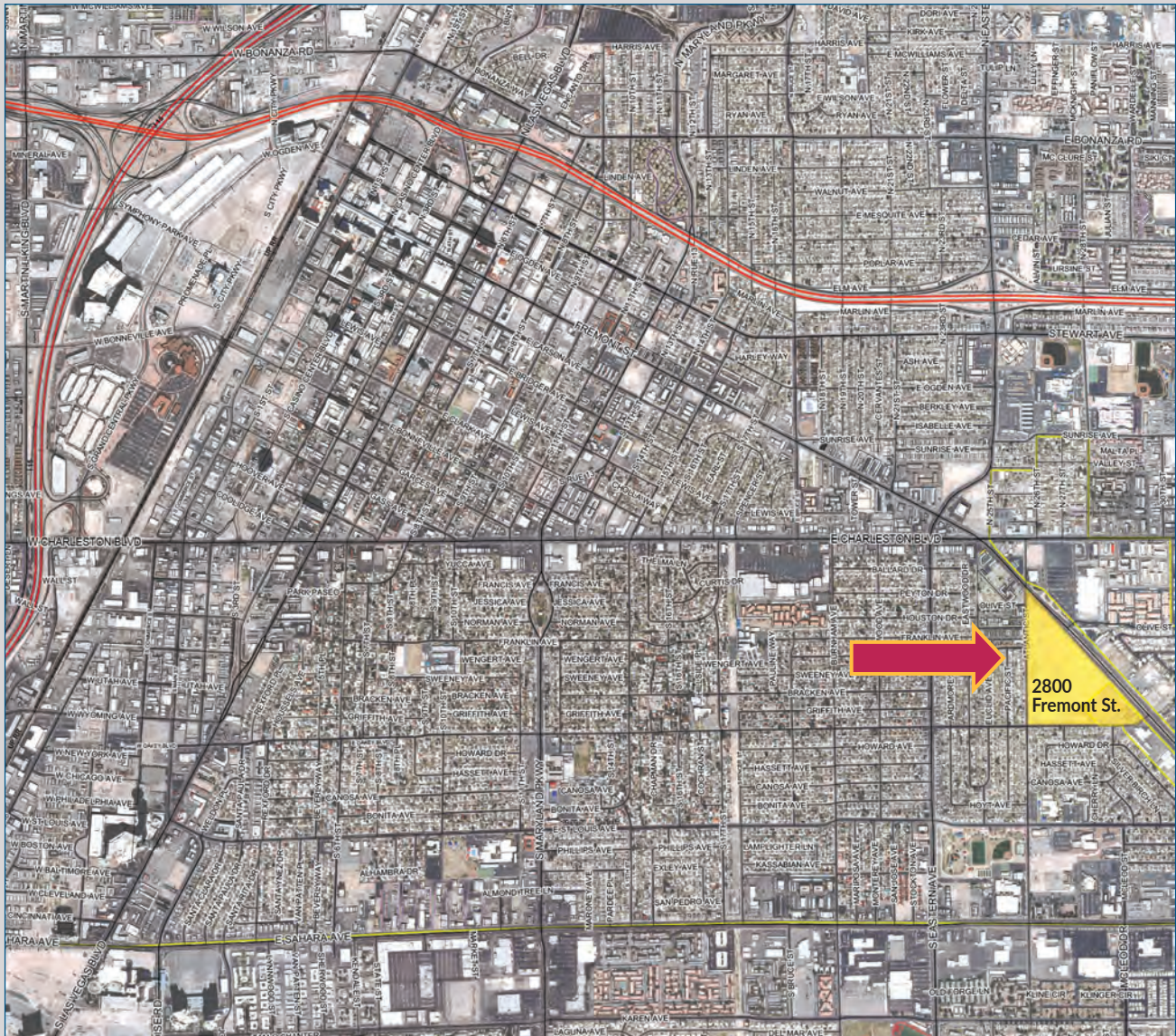
- ☐ 30.44 acres of contiguous land
- ☐ APN: 162-01-201-006 & 162-01-201-007
- ☐ Former casino-hotel site available for redevelopment
- ☐ Close to freeways
- ☐ Accessible by Fremont Street, Charleston Boulevard from the north and Oakey Boulevard from the southwest
- ☐ Zoned C-2 for the following possible uses: mixed-use shopping center, casino, offices or medical complex
- ☐ 26 acres are within the city of Las Vegas and its RDA 1 area; 4 acres are in unincorporated Clark County

**Property Owner:** Station Casinos

## Contact:

Kevin Higgins  
702.369.4944  
kevin.j.higgins@cbre  
cbre.com/kevin.j.higgins

Garrett Toft  
702.369.4868  
garrett.toft@cbre.com  
Cbre.com/garret.toft



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# CITY DEVELOPMENT PARCELS

Southeast corner of Washington Avenue & Veteran's Memorial Drive  
Las Vegas, Nevada

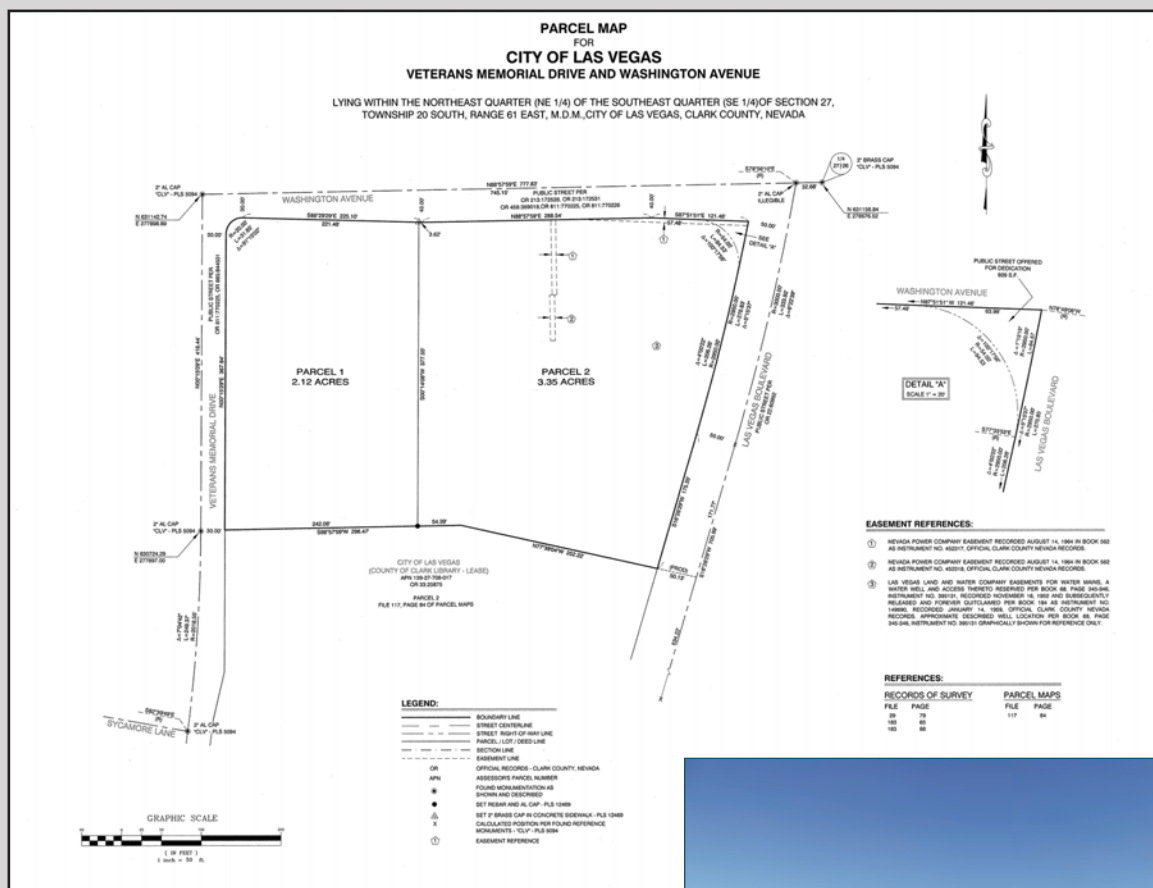
## Project Highlights

- 2.2 acres vacant land
- Zoned: C-2 Commercial
- Located along Veteran's Memorial Drive, west of the intersection of Las Vegas Boulevard and Washington Avenue near the Cashman Center and in the Cultural Corridor.

**Project Partner:** City of Las Vegas Redevelopment Agency

## Contact:

Julie Quisenberry  
City of Las Vegas Redevelopment Agency  
495 S. Main St., Sixth Floor  
Las Vegas, Nevada 89101  
702.229.6100



Map and photo courtesy of the city of Las Vegas





# DOWNTOWN BLOCK DEVELOPMENT

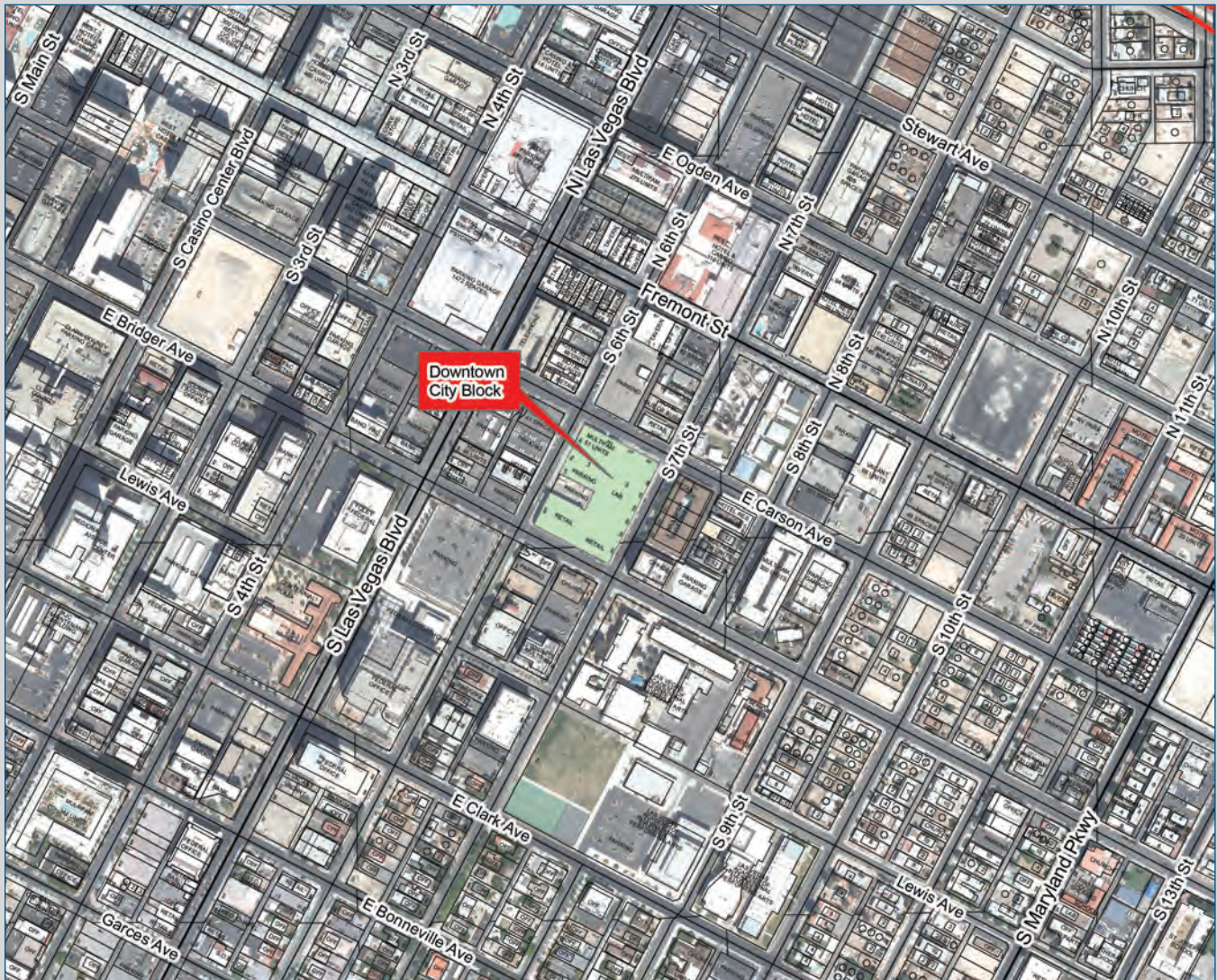
City block encompassing Sixth Street & Carson Avenue to Seventh Street & Bridger Avenue  
(excluding one parcel and public right of way)  
Las Vegas, Nevada 89101

## Project Highlights

- ☐ Proximity to Fremont East Entertainment District, a rapid growth area
- ☐ Located just south of Container Park
- ☐ 12 assembled parcels on approximately 2.33 acres
- ☐ Includes office, residential, former hotel/hostel structures and vacant land. All can be razed or reconfigured.
- ☐ Zoned C-2 for general commerce (majority) & R-4 for apartment residence (2 parcels)

## Contact:

Lau Investment Group  
Sophie and Jeffrey Lau  
415.299.0518  
lausinvestment@yahoo.com



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# DOWNTOWN 3<sup>RD</sup> RETAIL PROJECT

300 N. Casino Center Blvd. & 350 Stewart Ave.  
Las Vegas, Nevada 89101

## Project Highlights

- ☐ 35,000 square feet of retail space
- ☐ Onsite parking
- ☐ Downtown Grand hotel-casino and The Mob Museum serving as anchors
- ☐ Approved by the state for Tourist Improvement District funds, which are a rebate of a portion of future sales tax revenue and are to be used for infrastructure improvements and developments

## Project Partners: CIM Group &

City of Las Vegas (land lease for project site)

## Contact:

Jason Schreiber  
First Vice President  
CIM Group  
4700 Wilshire Boulevard  
Los Angeles, California 90010  
323.860.4997  
jschreiber@cimgroup.com

Brian Sorrentino  
ROI Commercial Real Estate  
702.363.3100, ext. 102

Jim Hill  
VP Retail Sales  
ROI Commercial Real Estate  
702.550.4917



Rendering courtesy of CIM Group

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# ENTERPRISE PARK SITE

Located near intersection of Martin L. King Boulevard & Lake Mead Boulevard  
West Las Vegas, Nevada 89106

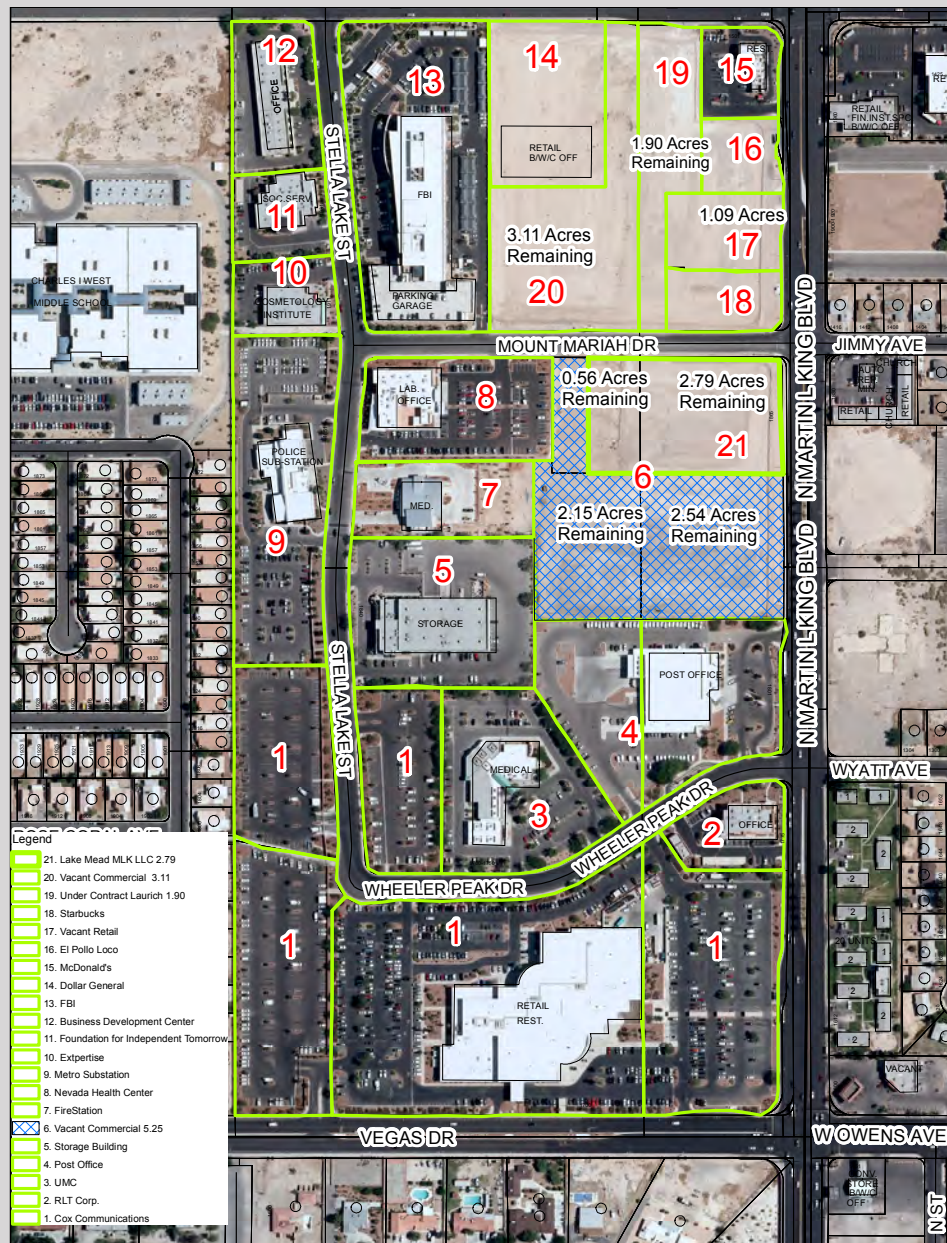
## Project Highlights

- ☐ C1 zoning (approximately 3.32 acres remaining)
- ☐ CPB zoning (approximately 5.24 acres remaining)
- ☐ Commercial parcel
- ☐ Generally located north of Mount Mariah Drive
- ☐ 1.25 acres remaining along Mount Mariah Drive & Martin L. King Boulevard
- ☐ Encompassed by surrounding retail commercial development

**Project Partner:** City of Las Vegas Redevelopment Agency

## Contact:

City of Las Vegas Redevelopment Agency  
495 S. Main St., Sixth Floor  
Las Vegas, NV 89101  
702.229.6100



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# FISHER BROTHERS MIXED-USE

Runs north/south along Rancho Drive, Teddy Drive (N), W. Desert Inn (S)

## Project Highlights

- ☐ Approximately +/- 80 acres
- ☐ Zoned for commercial, multifamily and industrial development
- ☐ Located in city of Las Vegas Redevelopment Area
- ☐ Situated south of Palace Station Casino
- ☐ Near I-15 and resort corridor
- ☐ Planned mixed-use developments

**Project Partner:** Fisher Brothers Las Vegas LLC

## Contacts:

Terry Murphy  
Strategic Solutions  
516 S. Sixth St.  
Las Vegas, Nevada 89101  
702.889.2840  
tmurphy@strategicsolutionsnv.com  
strategicsolutionsnv.com

Jennifer Lazovich  
Kaempfer Crowell Renshaw Gronauer & Fiorentino  
8345 W. Sunset Road, Ste. 250  
Las Vegas, Nevada 89113  
702.792.7000



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## MULTI-USE MULTIFAMILY DEVELOPMENT

300, 320 & 330 E. Charleston Blvd.  
Las Vegas, Nevada 89104

### Project Highlights

- ☐ Located on East Charleston Boulevard between Third & Fourth Streets
- ☐ Situated in 18b, The Las Vegas Arts District
- ☐ Located within downtown Redevelopment Area 1
- ☐ Approximately 2.67 acres
- ☐ Open for commercial investment
- ☐ Entitled for 1,100 living units (*subject to review*)

**Project Partner:** 305 Las Vegas LLC

### Contact:

Glenda Shaw  
1127 S. Rancho Drive  
Las Vegas, Nevada 89102  
702.232.6000  
gshaw@northcap.com



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300 320 & 330 E. Charleston Blvd.,  
Las Vegas, NV 89104

2.67  
ACRES

MIXED USE-MULTIFAMILY  
DEVELOPMENT OPPORTUNITY

Courtesy of Northcap

CALL FOR OFFERS TO  
GLENDA AT (702) 232-6000



## PROJECT NEON LIGHTS

821 Las Vegas Blvd. North  
Las Vegas, Nevada 89106

## Project Highlights

- ☐ Approximately 56 net acres
- ☐ May be acquired in its entirety or in portions with financing options available
- ☐ Zoned for mixed-use development, including gaming, retail, condominiums, hotel and 22,000-seat events arena
- ☐ Includes approximately 17 acres of city-owned streets and alleyways that previously had been vacated, yielding a +/- 73 gross acre development site
- ☐ Located within city's Redevelopment Area

**Project Partner:** Real Estate Interests Group

### Contact:

TR Las Vegas Group  
5440 W. Sahara Ave., Ste. 103  
Las Vegas, Nevada 89146  
702.478.7000  
info@trlvgroup.com  
<http://trlvgroup.com/project01.html>



Map courtesy of city of Las Vegas

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*Information provided by third party sources; although the city of Las Vegas has no reason to doubt its accuracy, the city does not guarantee it.*



# WORLD MARKET CENTER LAS VEGAS PHASE IV

445 S. Grand Central Parkway  
Las Vegas, NV 89106

## Project Highlights

- ☐ WMCLV north 20-acres
- ☐ Currently occupied by temporary white tents serving as exhibit halls
- ☐ Proposed mixed-use
- ☐ Entitlements approved for Phase IV (*subject to review*)
- ☐ One of only two markets this size in the United States
- ☐ Serves as a landmark in downtown Las Vegas
- ☐ Beginning in summer 2015, the pavilions will serve as additional showroom space and business incubators for temporary tenants, with the aim of having them eventually become permanent in other WMCLV buildings.

**Project Partner:** International Market Centers

## Contact:

Robert J. Maricich  
Chief Executive Officer International Market Centers  
World Market Center Las Vegas, Las Vegas Design  
475 S. Grand Central Parkway, Ste. 1615  
Las Vegas, Nevada 89106  
Phone: 702.599.3300; Fax: 702.599.3301



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Councilman Ricki Y. Barlow, Ward 5 • Councilman Stavros S. Anthony, Ward 4  
Councilman Bob Coffin, Ward 3 • Councilman Steven G. Seroka, Ward 2 • Councilwoman Michele Fiore, Ward 6  
**City Manager:** Scott Adams • **Deputy City Manager:** Orlando Sanchez  
**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