

ECONOMIC AND URBAN DEVELOPMENT PROJECTS



2014

FISCAL YEAR IN REVIEW



Front cover photos by Ryan Reason & June Johns



DOING BUSINESS IN DOWNTOWN LAS VEGAS



As our company continues its rapid growth, we quickly realized the need to set up a formal U.S. headquarters. We explored multiple cities and were about to make the move to San Francisco, and then we heard about the complete reinvention of downtown Las Vegas. Coming from China where things are booming and growing, we love that downtown Vegas now has a similar vibe of energy and change. Not only is there an exciting tech community here and much lower costs than the Bay Area, but we love the fact that almost every industry group brings their conventions to our front door once a year.

*~Jonathan Jenkins, Founder & CEO
OrderWithMe*



BY THE NUMBERS

FY 2014 DOWNTOWN PROJECTS COMPLETED

- 875 CONSTRUCTION WORKERS EMPLOYED *
- 2,682 PERMANENT JOBS CREATED
- 52 PERMANENT JOBS RETAINED
- \$203 MILLION PROJECT VALUE/COST
- 24 PROJECTS

FY2014 DOWNTOWN PROJECTS UNDER CONSTRUCTION

- 1,931 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
- 1,804 PERMANENT JOBS TO BE CREATED
- 337 PERMANENT JOBS TO BE RETAINED
- \$403 MILLION PROJECT VALUE/COST
- 22 PROJECTS

PLANNED DOWNTOWN PROJECTS

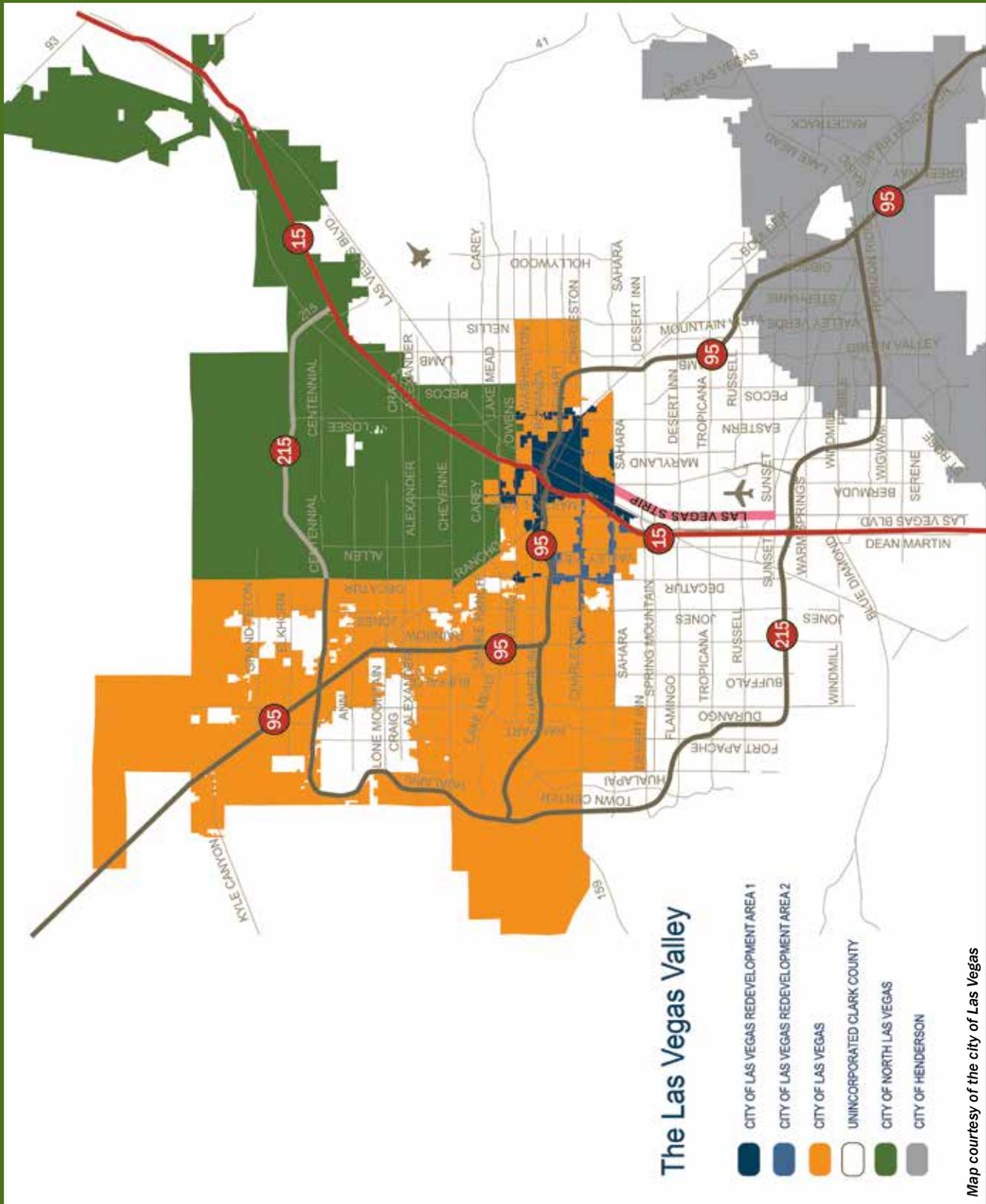
- 2,550 CONSTRUCTION JOBS PROJECTED
- 2,417 PERMANENT JOBS PROJECTED
- \$496 MILLION PROJECT VALUE/COST ESTIMATED
- 4 PROJECTS

* Peak employment

Sources: Project developers

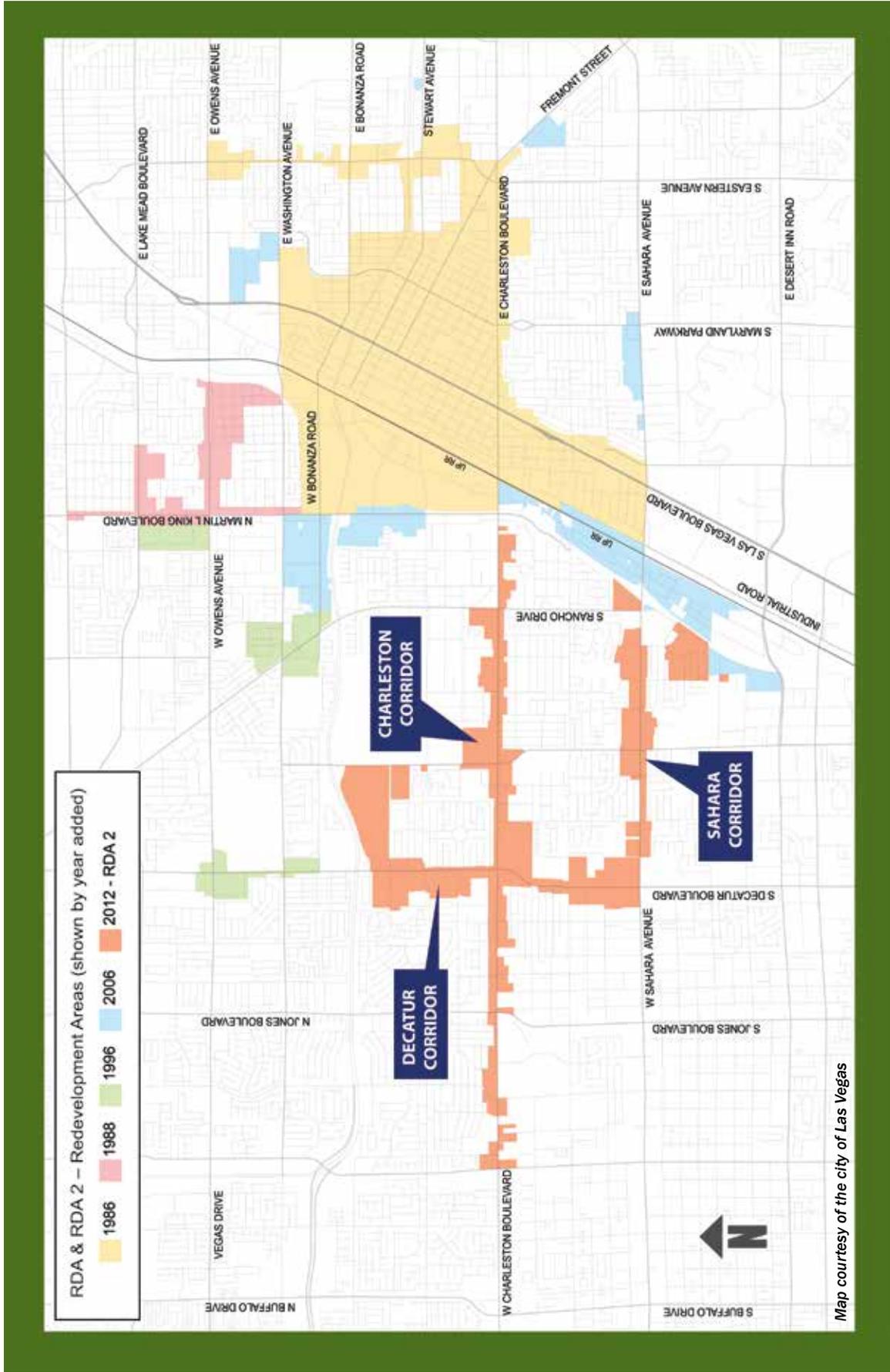
ABOUT THE CITY OF LAS VEGAS ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT

The Economic and Urban Development Department creates, coordinates and encourages new development and redevelopment throughout the city of Las Vegas. It increases and diversifies the city's economy and creates jobs through business attraction, retention and expansion programs. The department also includes the city's parking division. The parking division has begun work on modernizing parking meters, online customer service, downtown parking locator assistance and aiding developers with their parking-related plans.



Map courtesy of the city of Las Vegas

The original Redevelopment Area 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.



A new Redevelopment Area 2 (RDA 2) was adopted by the City Council in August 2012. This allows the city's Redevelopment Agency to provide qualified owners/operators in this area with certain business incentives, as is done in the original Redevelopment Area. The RDA 2 area 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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ADVANCED HEALTH CARE

Address: 2860 N. Tenaya Way
Type: Skilled nursing facility
Developer: The Boyer Company
Size: 33,000 sq. ft.
Status: Opened July 2014
Construction Jobs Generated: 50
Permanent Jobs Generated: 90
Total Project Cost: \$6 million
City Investment: Sold land and guided project through development process
Website: ahcfacilities.com/lasvegas;
boyercompany.com

Description: Operated by the Advanced Health Care Corporation, this skilled nursing facility provides 24-hour nursing care, as well as inpatient and outpatient rehabilitation services. Advanced Health Care manages a similar facility in Clark County.



Photo by June Johns

AMBERJOYS VINTAGE CLOSET



Photo by June Johns

Address: 1225 S. Main St.
Type: Vintage retail boutique
Developer: Amber Joy Burkhart
Size: 1,800 sq. ft.
Status: Opened on Nov. 12, 2013
Construction Jobs Generated: N/A
Permanent Jobs Generated: 1
Total Project Cost: \$20,000
City Investment: N/A
Website: amberjoysvintagecloset.com
Description: This newly opened clothing store offers rockabilly fashions, as well as consignment vintage clothing, including wedding gowns. In addition, this boutique features a line of replica vintage fashions designed by the owner. Vintage hair and makeup classes are also offered, as well as swing dancing and beginner's burlesque lessons.

ART OF FLAVORS



Photo by June Johns

Address: 1616 Las Vegas Blvd. South, #130

Type: Dessert/gelato shop

Developer: Desyree Betancourt

Size: 1,190 sq. ft.

Status: Opened 2013

Construction Jobs Generated: 2

Permanent Jobs Generated: 2.5

Total Project Cost: \$70,695

City Investment: Provided \$17,675 in matching Quick Start Program grant funds

Website: N/A

Description: Produces and serves all-natural gelatos on the premises, often utilizing atypical ingredients such as sweet corn.

BANGER BREWING

Address: 450 Fremont St., Ste. 135

Developer: Banger Brewing Las Vegas, LLC

Status: Opened Dec. 27, 2013

Construction Jobs Generated: 10

Permanent Jobs Generated: 7

Total Project Cost: \$600,000

City of Las Vegas Investment: Located on the ground level of Neonopolis, this locally owned establishment features an onsite brewery and serves craft beer.

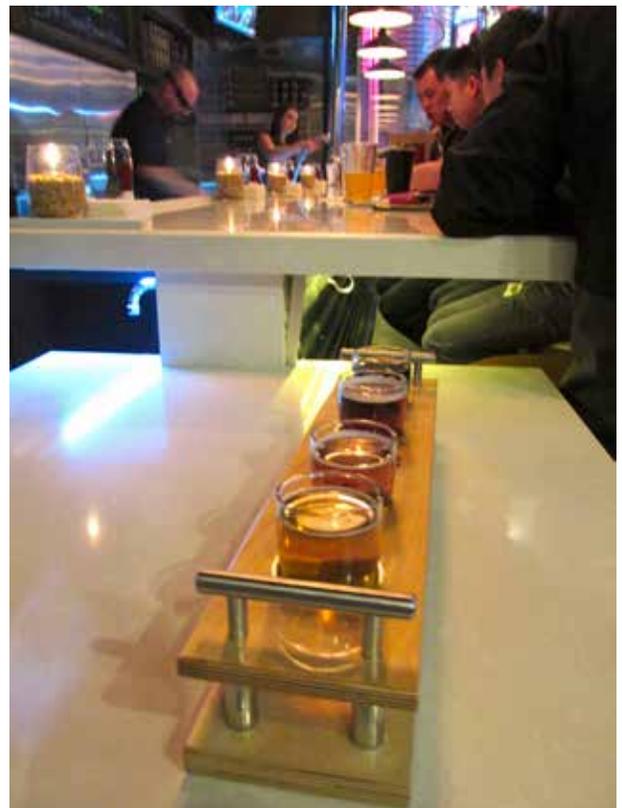


Photo by Daniella Cortez Alvarez



“The city has been great in helping us with the licensing and procedures necessary to start a business. There hasn't been a brewery built in the city of Las Vegas for probably 10 years. So for them it hasn't been a typical 'cut and paste' thing. We're something different. It was a team work process to get us opened – a lot of talk and listening on both sides. And now the city started opening up the doors for other breweries once we were up and running. Good news for us and good news for the future.”

~Roberto Mendoza, Co-owner
Banger Brewing



BANK OF AMERICA RETAIL



Rendering courtesy of Bank of America

Address: 300 S. Fourth St.
Type: Retail shops
Developer: City Center Realty Partners, LLC
Size: 12,000 sq. ft.
Status: Estimate completing renovation work during third quarter 2014
Construction Jobs Generated: N/A
Permanent Jobs Generated: TBD
Total Project Cost: Undisclosed
City Investment: N/A
Website: N/A
Description: Following the remodel of the office lobby at Bank of America Plaza, the owner is undertaking exterior renovations and interior infrastructure improvements to the retail annex to provide for ground-floor retail shops targeting consumers in the downtown business district.

BIER GARTEN



Photo courtesy of the Bier Garten

Address: One Main St. (Plaza Hotel & Casino)

Type: Restaurant & micro-brewery

Developer: T-UPR, LLC

Size: 3,000 sq. ft.

Status: Opened February 2014

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 5

Total Project Cost: \$845,000

City Investment: Matching grant funds:

Quick Start Program - \$50,000, Visual

Improvement Program - \$45,000

Website: biergartenlv.com

Description: Located street-level at the Plaza Hotel & Casino, this beer garden features live music and offers craft and draft beers, as well as a micro-brewery. Lunch/dinner selections include beer brats and Bavarian pretzels.

BOWHEAD SYSTEMS MANAGEMENT

Address: 777 N. Rainbow Blvd.

Type: West Coast Regional Office

Developer: Division of UIC Technical Services, a wholly owned subsidiary of Ukpeagvik Iñupiat Corporation of Barrow, Alaska

Size: 4,000 sq. ft.

Status: Opened July 15, 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 16

Total Project Cost: Undisclosed

City Investment: N/A

Website: bowheadsupport.com

Descriptions: Handles federal contracting and program management. Working with unmanned aerial vehicles (UAVs). This new office will serve as a key location for supporting the company's operations in the Western United States.



Photo courtesy of city of Las Vegas

CITRA MIXED-USE MEDICAL CAMPUS

Address: Parcel L in Symphony Park™

Type: Mixed-use development

Developer: CITRA Real Estate Capital, LLC

Size: Combined 477,716 sq. ft., 3.3 acres

Status: In planning stage; projected to open in 2016

Construction Jobs Generated: 449 (projected)

Permanent Jobs Generated: 892 (projected)

Total Project Cost: \$71.3 million

City Investment: Sold land at discounted price

Website: None available at press time

Description: CITRA is planning to develop a 181-bed, 115,996-square-foot skilled nursing facility; a 111-unit, 146,325-square-foot building offering independent-living senior housing, as well as medical office and retail space; and a 216,395-square-foot garage offering 464 parking spaces. The skilled nursing facility will offer physical, occupational and speech therapy, among other services. The assisted living center is expected to house patients for approximately 30 days at a time.



Rendering courtesy of CITRA Real Estate Capital, LLC

CLEVELAND CLINIC MEDICAL CAMPUS



Rendering courtesy of Cleveland Clinic

Address: Symphony Park™ (parcels A2, B, J & K)

Type: Medical facilities

Developer: Cleveland Clinic Foundation

Size: 800,000 sq. ft.

Status: Planned. Estimated construction start: late 2016 / early 2017

Construction Jobs Generated: 2,101 (projected)

Permanent Jobs Generated: 1,525 (projected)

Total Project Cost: \$395 million

City of Las Vegas Investment: \$12.4 million in land and \$2.4 million in soil remediation

Website: clevelandclinic.org

Description: Having recently established operations in Las Vegas with the Cleveland Clinic Lou Ruvo Center for Brain Health in Symphony Park™, Cleveland Clinic is currently interested in constructing nearby medical care and/or research facilities and other nonprofit-related uses.

CONTAINER PARK



Photo by Lucky Wenzel

Address: Fremont Street between Seventh & Eighth Streets

Type: Retail & entertainment

Developer: Downtown Project

Size: 19,000 sq. ft.

Status: Opened Dec. 5, 2013

Construction Jobs Generated: Undisclosed

Permanent Jobs Generated: 110

Total Project Cost: Undisclosed

City Investment: N/A

Website: downtowncontainerpark.com

Description: Container Park is a major element of the Downtown Project, a \$350 million urban renewal program backed by Zappos CEO Tony Hsieh. Container Park houses almost 40 small locally owned and operated businesses in an open-air retail complex. The complex is comprised of repurposed shipping containers and locally manufactured

cubes. The complex includes art shops, boutiques and restaurants. It is one of many efforts designed to promote budding entrepreneurs that is aided by the privately run entity called the Downtown Project.

DOWNTOWN GRAND HOTEL & CASINO (FORMERLY LADY LUCK)

Address: 206 N. Third St.

Type: Hotel & casino

Developer: CIM Group is owner; Fifth Street Gaming is the gaming licensee that oversees development and management of property.

Size: 300,000 sq. ft., 650 hotel rooms

Status: Reopened in late October 2013

Construction Jobs Generated: 300

Permanent Jobs Generated: 800

Total Project Cost: \$100 million

Website: downtowngrand.com

City of Las Vegas Investment: \$3 million in Stewart Avenue streetscape improvements. Also provided long-term lease of city-owned garage for hotel/casino parking.

Description: Closed since 2006, the former Lady Luck complex reopened in late 2013 as the Downtown Grand Hotel & Casino. The revitalized, 300,000-square-foot complex includes 650 rooms in 2 towers, over 15,000 square feet of new meeting space, a 35,000-square-foot rooftop pool area and several dining venues. Total renovation costs exceeded \$100 million.



Photo by June Johns

DOWNTOWN PROJECT

Address: 515 Fremont St.

Type: Downtown Las Vegas development operation

Developer: Downtown Project

Size: Multiple developments, various sizes

Status: Varies

Construction Jobs Generated: 1,100+

Permanent Jobs Generated: 597 (not counting 110 for Container Park)

Total Project Cost: \$350 million (over several years)

Website: downtownproject.com

City of Las Vegas Investment: N/A

Description: The Downtown Project has allocated \$350 million to aid in the revitalization of downtown Las Vegas. This includes investing \$200 million in real estate, \$50 million in small businesses, \$50 million in education and \$50 million in technology startups through the VegasTechFund. Projects developed during this fiscal year alone include: Container Park (see separate description in this publication); Turntable Health medical clinic ("A Revolution in Health Care"); a private early education facility called 9th Street Bridge School; organic-oriented Wild pizzeria (at The Odgen); 150-seat Inspire Theater featuring an international news stand, an espresso bar and dining options; the revamp of buildings at 612, 618 and 624 Carson Ave. for office/service/retail space; and the revitalization of former dive bar, The Bunkhouse, which is now a non-smoking, non-gaming locale. Also working on: a mini grocery store in Fremont East and Ferguson's Motel. The 50,768-square-foot former motel will be converted into a retro-style retail center including a tavern and patio. Two other bars will be on the property, as well as a coffee shop.



Photo by June Johns

D STREET ENHANCEMENTS



Photo by Sherm Sheftall

Address: D Street from Washington Avenue to Owens Avenue, West Las Vegas

Type: Infrastructure & transportation improvements

Developer: City of Las Vegas

Size: Approximately ½ mile

Status: Official completion ceremony held Oct. 15, 2013

Construction Jobs Generated: N/A

Permanent Jobs Generated: N/A

Total Project Cost: \$2.2 million

City of Las Vegas Investment: Project was funded by a combination of city, state and federal funds

Website: lasvegasnevada.gov

Description: The project included roadway and sidewalk improvements to create a pedestrian-friendly corridor. This included removal and replacement of roadway, in addition to creation of curbs and gutters, sidewalks, handicap ramps and street lights. Landscape upgrades were made and new trees were added. Work also entailed signing and marking the roadway, including the placement of a median monument reading "Welcome to Historic West Las Vegas – D Street."



Photo courtesy of El Pollo Loco

Address: 1985 N. Martin L. King Blvd., West Las Vegas

Type: Restaurant

Developer: Laurich Properties, Inc.

Size: 2,900 sq. ft.

Status: Opened in August 2014

Construction Jobs Generated: 90

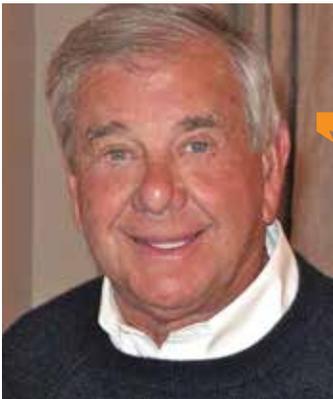
Permanent Jobs Generated: 50

Total Project Cost: \$725,000

City of Las Vegas Investment: Sold land to developer

Website: elpolloloco.com

Description: El Pollo Loco is a national fire-grilled chicken chain which operates more than 400 company-owned and franchised restaurants in Arizona, California, Nevada, Texas and Utah.



It is always a pleasure to deal with the city of Las Vegas' economic development department. The staff is really interested in helping create a positive business environment to work with. ” ”

~Hank Gordon, Chairman of the Board
Laurich Properties

ESPRESSION CAFE

Address: 321 S. Casino Center Blvd., Ste. 120A/B

Type: Restaurant

Developer: Sylvia Atanasova

Size: 1,300 sq. ft.

Status: Opened May 2014

Construction Jobs Generated: N/A

Permanent Jobs Generated: 5

Total Project Cost: Complex it is housed in scheduled to undergo an \$85,000 renovation

City of Las Vegas Investment: N/A

Website: garganobistro.com

Description: Italian restaurant serving soups, salads, paninis, pasta, desserts, coffee, breakfast food and more.



Photo courtesy of Espresso Cafe

FABRIZIO BANQUET HALL



Photo by June Johns

Address: 818 Main St.

Type: Rental banquet facility

Developer: Joseph Fabrizio

Size: 8,000 sq. ft.

Status: Opened November 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: Unavailable

Total Project Cost: Unavailable

City of Las Vegas Investment: N/A

Website: fabriziovegas.com

Description: Special events facility

FEDERAL JUSTICE TOWER



Photo by June Johns

Address: 501 Las Vegas Blvd. South

Type: Government office building

Developer: SDA, Inc.

Size: 158,000 sq. ft.

Status: Estimated completion date is first half of 2015

Construction Jobs Generated: 300

Permanent Jobs Generated: 300 (mostly retained)

Total Project Cost: \$35 million

City of Las Vegas Investment: Facilitated sale of Redevelopment Agency land, at appraised value, to developer

Website: N/A

Description: Construction began in mid-2012 on an 11-story, Class A office building that will house the executive offices of the Department of Homeland Security U.S. Immigration and the U.S. Attorney's Office for the District of Nevada, among others. Emphasis was put on energy-efficient designs; this 158,000-square-foot building is expected to receive a LEED Silver rating as established by the U.S. Green Buildings Council.

GALAXY STREET MARKET

Address: 10 Charleston Blvd.

Type: Multiple dining venues

Developer: Proview Series, LLC

Size: 7,500 sq. ft.

Status: Estimated opening: late fall 2014

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 19

Total Project Cost: \$1.3 million

City of Las Vegas Investment: \$50,000 in Quick Start Program grant money

Website: galaxystreetmarket.com

Description: Offering an assortment of food vendors housed in one building and featuring a diversity of foods cooked in front of customers in a festive indoor atmosphere. This "food hall" will be anchored by a craft beer and wine bar with 6 food tenants. Will also include cart businesses featuring items such as jewelry and caramel apples. This concept is designed to be more affordable for food vendors, as well as encourage them to collaborate by sharing resources and equipment. The facility will also serve as a business incubator for startup restaurant operators.



Rendering courtesy of Proview Series, LLC

(THE) HAWTHORNE

Address: 1115 S. Casino Center Dr.

Type: Lounge

Developer: Creative Beverages LLC

Size: 900 sq. ft., 2 stories

Status: Opening October 2014

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 20

Total Project Cost: \$187,550

City of Las Vegas Investment: \$50,000 in Visual Improvement Program matching grant funds

Website: hawthorndowntown.com

Description: Prohibition-era, speakeasy-inspired lounge housed in 2 floors at the Art Haus building. Will offer full wine list, classic cocktails and beer.



HOP NUTS BREWING



Address: 1120 S. Main St.

Type: Brewery & craft beer pub

Developer: Kevin Holder

Size: 3,500 sq. ft.

Status: Anticipate opening in 2014

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: Unavailable

Total Project Cost: Unavailable

City of Las Vegas Investment: N/A

Website: hopnutsbrewing.com

Description: Pub with warehouse-industrial feel serving craft beer made onsite

JIMMY JOHN'S GOURMET SANDWICHES



Photo by June Johns

Address: 495 S. Main St. at Las Vegas City Hall southeast corner, ground level

Type: Sandwich shop

Developer: Hodges Enterprises of Las Vegas 4, LLC

Size: 1,229 sq. ft. interior, with 546-sq.-ft. patio

Status: Opened August 2014

Construction Jobs Generated: 30

Permanent Jobs Generated: 25

Total Project Cost: \$350,000

City of Las Vegas Investment: Rent abated for initial 6 months during build out, as well as reduced fair market rent

Website: jimmyjohns.com

Description: Offers an assortment of sub sandwiches, along with side orders such as sodas and cookies. These franchise developers currently own 26 stores in 3 states.

KAREO

Address: 1180 N. Town Center Drive

Type: Medical billing & records management

Developer: Kareo, Inc.

Size: 22,000 sq. ft.

Status: Moved in & operational July 2014

Construction Jobs Generated: N/A

Permanent Jobs Generated: 75 (plan to employ 300 in 3 years)

Total Project Cost: Unavailable

City Investment: Business recruitment, site selection service, business development & operational tours

Website: kareo.com

Description: Back-office medical billing and records management company that relocated to Las Vegas from Irvine, California.



Photo courtesy of city of Las Vegas

LAS VEGAS METRO CHAMBER OF COMMERCE

Address: The Smith Center for the Performing Arts
Type: Chamber of Commerce
Developer: Las Vegas Metro Chamber of Commerce
Size: Leasing a total of 15,345 square feet on the 5th floor of Bowman Pavilion, as well as a portion of the 1st floor
Status: Tenant improvements under way. Scheduled to move in fourth quarter of 2014.
Construction Jobs Generated: N/A
Permanent Jobs Generated: 48
Total Project Cost: Undisclosed
City of Las Vegas Investment: Approved leased space and provided parking
Website: lvchamber.com
Description: Las Vegas Metro Chamber of Commerce was selected by The Smith Center as a nonprofit tenant. The organization is relocating from Clark County to downtown Las Vegas.



LAS VEGAS PREMIUM OUTLETS – NORTH EXPANSION



Photo by Ryan Reason

Address: 875 S. Grand Central Parkway
Type: Open-air mall featuring outlet stores
Developer: Simon Property Group
Size: 539,000 sq. ft. (currently)
Status: 150,000 sq. ft. expansion completion anticipated in 2015
Construction Jobs Generated: 300 (projected)
Permanent Jobs Generated: 800 (projected)
Total Project Cost: Not disclosed
City of Las Vegas Investment: N/A
Website: premiumoutlets.com/lasvegas
Description: Owner Simon Property Group is expanding their highly successful mall outlet operation in downtown for a second time. The center currently encompasses

539,000 square feet, and underwent one expansion in 2008. The newest expansion will add an extra 150,000 square feet with approximately 35 new stores, which will include Saks Fifth Avenue OFF 5th.



Once we stood relatively alone and today we are now surrounded by vibrant [entities] including The Smith Center for Performing Arts, The Mob Museum and the Discovery Children's Museum. ””

~Alex Goranson, Area Marketing Director
Las Vegas Premium Outlets – North & South



LONNIE WALSTON PROPERTY

Address: 1100 Martin L. King Blvd., West Las Vegas
Type: Business/service/retail complex
Developer: Lonnie Walston
Size: 2,000 sq. ft. expansion
Status: Anticipate completing in 2014
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 24 (retained)
Total Project Cost: \$200,000
City of Las Vegas Investment: \$50,000 in Quick Start Program matching grants
Website: N/A
Description: 2,000-square-foot addition to an existing property that currently has 6 tenants. The new addition will accommodate 1 to 2 extra tenants.



MEDICAL DISTRICT

Address: Centered at Charleston Boulevard & Shadow Lane

Type: Area devoted to health care industries/services

Developer: City of Las Vegas & business stakeholders

Size: Propose expanding from current 200 acres to 1 mile

Status: Planning stages

Construction Jobs Generated: TBD

Permanent Jobs Generated: TBD

Total Project Cost: TBD

City of Las Vegas Investment: Research, planning, implementation & possible incentives

Website: N/A at this time

Description: Business and government leaders have begun working on a plan to expand a downtown Las Vegas medical district from its current 200 acres to at least 680 acres (1 mile). While currently offering the largest concentration of health care services in the Las Vegas valley, an expanded district would allow for additional health care services and opportunities, including the possibility of a medical mart. Available areas for expansion include the Charleston Boulevard corridor to Valley View Boulevard, along Martin L. King Boulevard and in Symphony Park™.



Map courtesy of the city of Las Vegas

MOCHIKO FRIED CHICKEN



Address: 2101 S. Decatur Blvd.
(Redevelopment Area 2)

Type: Restaurant

Developer: Alexandra Lenska

Size: 1,200 sq. ft.

Status: Opened Aug. 8, 2014

Construction Jobs Generated: 16

Permanent Jobs Generated: 6

Total Project Cost: Undisclosed

City Investment: N/A

Website: mochikofriedchicken.com

Description: Fast-serve, casual restaurant

MTO CAFE



Photo by June Johns

Address: 500 S. Main St.
(City Hall parking garage, ground level)
Type: Restaurant
Developer: Eat Here LV, LLC
Size: 2,067 sq. ft.
Status: Opened Oct. 22, 2013
Construction Jobs Generated: 3
Permanent Jobs Generated: 25
Total Project Cost: \$437,937
City Investment: \$95,000 in matching funds through the Quick Start and Visual Improvement Programs
Website: mtocafe.com
Description: MTO stands for “made to order,” which is a fast-casual restaurant serving breakfast and lunch in a mid-20th century setting. It is located on the ground level of the city of Las Vegas parking garage, adjacent to the

parking services office. The restaurant is promoted as offering “organic, locally sourced American comfort classics,” with items freshly prepared for dining in, take away or delivery to nearby offices. This restaurant is owned by a privately held company based in Las Vegas. The company also develops restaurants, nightclubs ultra-lounges and bars in other locations such as Los Angeles, San Diego, Arizona, New York and Washington D.C.

NAKED CITY STUDIOS @ DOWNTOWN SPACES

Address: 1800 Industrial Road
Type: Art-related mixed-use
Developer: 1800 Industrial LLC
Size: 39,000 sq. ft.
Status: Opened Nov. 26, 2014
Construction Jobs Generated: 3
Permanent Jobs Generated: 25
Total Project Cost: \$212,000
Website: vegaswood.com/dtspaces/index.html

City of Las Vegas Investment:
Contributed \$50,000 in matching Quick Start Program grant money.

Description: Revamp of an older, run-down building, which now offers affordably priced spaces for lease to local artists and art-related businesses.



Photo by Nancy Higgins

NUCLEUS PLAZA

Address: 900 & 1000 W. Owens Ave., West Las Vegas

Developer: JLC Nevada Operations

Status: Under renovation

Construction Jobs Generated: 50

Permanent Jobs Generated: TBD

Total Project Cost: \$3.2 million for land & renovation

City of Las Vegas Investment: Sold land at below appraised value

Website: n/a

Description: Two parcels covering 2.6 acres of land were purchased by a Michigan-based company that specializes in inner city renovations. Plans are to renovate the aging buildings on this property, upgrade the landscaping, restripe the parking lot, update and paint the exterior and improve lighting. Would like to add quick-serve restaurants to the line-up of retail operations and service agencies presently there.



Photo by June Johns

OrderWithMe



Photo by June Johns

Address: 813 Ogden St.

Type: Technology company

Developer: Jonathan & Danielle Jenkins

Size: 20 office suites

Status: Opened Nov. 19, 2013

Construction Jobs Generated: N/A

Permanent Jobs Generated: 50

Total Project Cost: Undisclosed

City Investment: Provided \$50,000 in matching Visual Improvement Program grant money to landlord, Proview LLC, for facility upgrades.

Website: orderwithme.com

Description: Technology company that works with small businesses to aggregate their buying power. This company was formerly based in China, immediately outside of Shanghai, before relocating to downtown Las Vegas.

PARKING



Photo courtesy of city of Las Vegas

Address: 500 S. Main St.
Type: Downtown parking facilities & services
Developer: City of Las Vegas
Size: N/A
Status: Ongoing
Construction Jobs Generated: N/A
Permanent Jobs Generated: 10
Total Project Cost: \$4 million
City of Las Vegas Investment: \$4 million
Website: lasvegasnevada.gov/parking
Description: The city's Parking Division is in the midst of a 5-year asset management plan approved by the city council in January 2012. The plan involves investing over \$4 million for new parking meters, online customer service and comprehensive parking location assistance. This division also provides existing and potential developers with parking planning guidance.

PROVIEW PROJECTS

Address: 1808 (Bonanza Lodge), 1919 (The Mod motel) & 2101 Fremont St.
Type: 2 motels & 1 auto repair shop
Developer: Proview Series, LLC
Size: Varies
Status: All three properties undergoing rehabilitation
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 20 (13 jobs retained)
Total Project Cost: \$658,726
City Investment: \$150,000 for the combined properties in matching Visual Improvement Program funds
Website: N/A
Description: Provided extensive refurbishments to two worn-down (including closed and boarded-up) hotels and an auto repair shop, all located downtown along Fremont Street.



Renderings courtesy of Proview Series, LLC

PUBLICUS

Address: 1126 Fremont St.

Type: Restaurant

Developer: PublicUS, LLC

Size: 3,800 sq. ft.

Status: Opening 2014

Construction Jobs Generated: 2

Permanent Jobs Generated: 15

Total Project Cost: \$279,682

City Investment: Supplied \$29,975 in matching funds through the Quick Start Program and \$50,000 in matching funds through the city's Visual Improvement Program

Website: None available at press time

Description: This restaurant will promote a "fresh American" menu of produce and meats. It will also offer bottled craft beers. Extensive interior and exterior renovations are being made in order to convert this former Philly Steak Express space into a restaurant.



Rendering courtesy of PublicUS

RECLAIMED ART SUPPLIEZ



Photo by June Johns

Address: 1114 S. Casino Center Blvd., #1

Type: Retail

Developer: Jen Harney

Size: 2,700 sq. ft.

Status: Opened March 2014

Construction Jobs Generated: N/A

Permanent Jobs Generated: 2

Total Project Cost: Unavailable

City Investment: N/A

Website: reclaimedart.org

Description: Sells recycled and repurposed material that can be used for art projects.

ROBERT T. EGLET ADVOCACY CENTER



Photo by June Johns

Address: 400 S. Seventh St.

Type: Law offices

Developer: Robert T. Eglet

Size: 49,200 sq. ft., 4 stories

Status: Opened March 2014

Construction Jobs Generated: 100

Permanent Jobs Generated: Unavailable

Total Project Cost: \$18 million

City Investment: N/A

Website: N/A

Description: Houses other laws firms as well as the Robert T. Eglet Advocacy Center. Includes a courtroom where mock trials held by law students are recorded and stored in a library for teaching.

ROCK'N'OODLES

Address: 1108 S. Third St.

Type: Restaurant

Developer: Brian McEahern, Susan Kordt & Mosaic Building Group

Size: 780 sq. ft.

Status: Opened Nov. 1, 2013

Construction Jobs Generated: 4

Permanent Jobs Generated: 7

Total Project Cost: \$156,000

City Investment: \$38,150 in matching Quick Start & Visual Improvement program grant money

Website: rocknoodles.com

Description: Billed as a casual restaurant that specializes in music-inspired eclectic noodle creations. Located in the heart of 18b, The Las Vegas Art District, Rock'N'oodles serves fresh noodle dishes, soups, salads and desserts - all named after iconic songs. The décor features a collection of 100 individually framed vintage vinyl records displayed in a contemporary setting.



Photo courtesy of city of Las Vegas

SAFETY INSTITUTE BUILDING

Address: 820 S. Valley View Blvd.

Type: Training facility

Developer: Diane J. Krause-Hale

Size: 8,000 sq. ft.

Status: Expected to be completed by fall 2014

Construction Jobs Generated: 6

Permanent Jobs Generated: 13

Total Project Cost: \$380,434

City Investment: \$50,000 in Visual Improvement Program matching funds & \$45,000 in Quick Start Program funds

Website: herservices.com

Description: Partners with several OSHA and EPA training centers to provide affordable safety and environmental compliance information and training for small businesses. Rehabilitating a 40-year-old building that formerly housed a collection agency. Upon completion of this renovation, facility is expected to achieve LEED Platinum certification.



SCULLERY



Photo courtesy of Future Restaurant Group

Address: Corner at Ogden's ground level

Type: Urban lounge

Developer: Future Restaurant Group

Size: Unavailable

Status: Opened April 2014

Construction Jobs Generated: Undisclosed

Permanent Jobs Generated: Undisclosed

Total Project Cost: Undisclosed

City of Las Vegas Investment: N/A

Website: N/A

Description: Touted as a "drinking facility," this establishment features a small main bar with street visibility, as well as hidden booths and nooks that lead to the facility's other attraction, which is a 100-seat experimental theater.

SIEGEL GROUP PROPERTIES



Photo courtesy of Siegel Suites

Address: 1300, 1401 & 1500 Fremont St.
Type: Apartment complexes
Developer: Fremont LV Holdings, LLC, a subsidiary of The Siegel Group
Size: Varies
Status: Renovations completed
Construction Jobs Generated: 85
Permanent Jobs Generated: 18 (retained)
Total Project Cost: \$944,000
City Investment: \$150,000 in Visual Improvement Program matching funds
Website: siegelsuites.com
Description: As they have done in many other locations throughout Las Vegas, the Siegel Group is renovating, upgrading and converting these 3 apartment complexes into Siegel Suites offering flexible-stay options.

SLOTZILLA

Address: 425 Fremont St., Fremont Street Experience
Type: Permanent zipline attraction
Developer: Fremont Street Experience
Size: Covers 5 city blocks
Status: Opened April 2014
Construction Jobs Generated: 150
Permanent Jobs Generated: 100
Total Project Cost: \$17 million
City Investment: N/A
Website: vegasexperience.com
Description: Due to immense popularity, the SlotZilla zipline has become a permanent fixture over the 5-block Fremont Street Experience in downtown Las Vegas. On the lower Zipline, flyers go halfway down the Fremont Street Experience (850 feet) in a seated position. On the upper Zoomline, guests fly "Superman-style" all the way down the Fremont Street Experience canopy (1,700 feet).



Photo courtesy of the Fremont Street Experience

Address: Northeast corner of Bridger Avenue & Third Street

Type: Integrated health care data management

Developer: Michael & Beatrice Katz Family Trust

Size: 5,050 sq. ft.

Status: Opened late 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 51 (33.5 jobs retained)

Total Project Cost: \$120,000

City of Las Vegas Investment: \$50,000 in Visual Improvement Program matching grant funds

Website: socialwellth.com

Description: Occupying 60 percent of a building that formerly housed offices and a restaurant, SocialWellth made significant interior and exterior upgrades in order to convert into a facility providing health care-oriented web and social media services.



Photo by June Johns



We chose to relocate from the suburbs to downtown for several reasons. Our brand image and that of downtown's mesh perfectly. The new downtown Las Vegas reflects a more hip, startup, social media-style image. Additionally, downtown's emerging technology corridor, anchored by Zappos, is an environment that enhances our ability to recruit the types of technical skill sets required for our continued growth and success. ” ”

*~Ramesh Srinivasan, Senior Vice President
& Chief Marketing Officer
SocialWellth*

STACEY'S STILETTOS



Address: 931 W. Owens Blvd., #150
Edmond Town Center, West Las Vegas
Type: Retail
Developer: Stacy J. Lee & Nucleus Investments
Size: 1,500 sq. ft.
Status: Opened in mid-2013
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 3.5
Total Project Cost: \$115,000
City Investment: \$2,500 in matching Visual Improvement Program funds
Website: N/A
Description: Women's shoe store in Edmond Town Center, a strip shopping mall located in West Las Vegas.



I think downtown Las Vegas is a unique blend of intimacy and great energy. Plus, in contrast to the Strip, it's so easy to walk around...The Golden Gate has been here for over 100 years and with all the changes going on downtown, it feels like a new era. It truly is a renaissance—the rebirth of a classic. ” ”

~Mark Brandenburg, President
Golden Gate

VIVA LAS VEGAS EVENT CENTER

Address: 1201 Las Vegas Blvd. South

Type: Catering & event facility

Developer: DeCar Enterprises LLC

Size: 12,000 sq. ft., seats 300

Status: Opened in the summer of 2013

Construction Jobs Generated: 5

Permanent Jobs Generated: 10

Total Project Cost: \$4 million

City Investment: \$50,000 matching grant from Quick Start Program & \$45,000 Visual Improvement Program matching grant funds

Website: vivalasvegaseventcenter.com

Description: Banquet room that includes a full bar, room to seat 300, a catering kitchen, 90-inch video screens and more. Renovation of a former restaurant that sat vacant for more than a decade. This facility was developed by the owner of the Viva Las Vegas Wedding Chapel, which is located next-door.



Photo courtesy of city of Las Vegas

VIVA VEGAS SOUVENIR



Photo courtesy of city of Las Vegas

Address: 18 Fremont St.

Type: Souvenir retail store

Developer: Arelini, LLC

Size: 2,000 sq. ft.

Status: Renovations completed in third quarter 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 5

Total Project Cost: \$240,000

City Investment: \$50,000 in matching Visual Improvement Program grant money

Website: N/A

Description: Work included opening up front portion of building facing Fremont Street in order to generate more business.

WALGREENS



Rendering courtesy of Newmark Grubb Knight Frank

Address: Northeast corner of Las Vegas Boulevard & Sahara Avenue
2417-2423 Las Vegas Blvd. South
Type: Retail shops & pharmacy
Developer: Newmark Grubb Knight Frank
Size: 40,258 sq. ft., 2 stories
Status: Estimated completion date: first quarter 2015
Construction Jobs Generated: TBD
Permanent Jobs Generated: TBD
Total Project Cost: TBD
City Investment: N/A

Website: N/A

Description: The northeast corner of one of the area's busiest intersections - Las Vegas Boulevard and Sahara Avenue - will be home to a new, 2-story multitenant retail complex. The 40,258-square-foot building will feature an assortment of retail shops, with Walgreens serving as the anchor tenant. Walk-up accessibility and parking will be available. A 70-foot-tall, street-front LED multimedia sign will advertise the complex.

WHITE CROSS MARKET

Address: 1700 Las Vegas Blvd. South
Type: Grocery mart/convenience store
Developer: Rimon & Hikmat Hirmiz and James & Nick Shoshani
Size: 6,400 sq.ft.
Status: Opened July 20, 2013
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 15
Total Project Cost: \$400,000
City Investment: N/A
Website: N/A

Description: Assuming the space formerly occupied by White Cross Drugs (that closed in March 2012) is the new White Cross Market. This new downtown market is expected to complement the existing 1,200-square-foot Tiffany's Café. This new facility includes a deli, and is stocked with items such as fresh produce and craft beer.



Photo by Nancy Higgins

ZAPPOS HEADQUARTERS

Address: 400 Stewart Ave. (leasing)

Type: Online retailer

Developer: Resort Gaming Group, Inc.

Size: 300,000 sq. ft., 10 floors

Status: Opened Sept. 9, 2013

Construction Jobs Generated: 200

Permanent Jobs Generated: 1,500

Total Project Cost: \$58 million (purchase price & renovations)

City Investment: Sold former City Hall building at discounted price

Website: zappos.com

Description: Zappos made extensive renovations to the former Las Vegas City Hall building preparing for the 2013 relocation of their corporate headquarters. Zappos is one of the nation's most successful shoe and clothing retailers and is consistently voted as one of America's best work places. In addition, Zappos achieved LEED (Leadership in Energy and Environmental Design) Gold certification, an internationally recognized standard for environmental friendliness. Furthermore, Zappos is looking to expand beyond this building.



Photo by Lucky Wenzel



Photo courtesy of Zappos



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Las Vegas City Council

Mayor Carolyn G. Goodman • Mayor Pro Tem Stavros S. Anthony,
Ward 4 Councilwoman Lois Tarkanian, Ward 1 • Councilman Steven D. Ross, Ward 6 • Councilman Ricki Y. Barlow,
Ward 5 Councilman Bob Coffin, Ward 3 • Councilman Bob Beers, Ward 2

City Manager: Elizabeth N. Fretwell • **Deputy City Managers:** Orlando Sanchez, Scott D. Adams

Chief Officer, Internal Services: Mark R. Vincent