

# Economic and Urban Development Projects

Fiscal Year  
**2015**

(July 1, 2014 - June 30, 2015)



*Front cover: Photo by Erin O'Boyle Photographics*

# ECONOMIC DEVELOPMENT & REDEVELOPMENT

## ACCOMPLISHMENTS: FISCAL YEAR 2015

- Completed business projects resulted in at least 601 construction workers employed, 1,683 permanent jobs created, 10 permanent jobs retained and \$66.5 million in realized project value.
- Under-construction developments will provide at least 1,313 construction workers with employment, create 435 permanent jobs, retain 409 positions and generate \$238.6 million in project value.
- Achieved future commitments for projects within the city's Redevelopment Areas with a combined taxable value of at least \$100 million.
- Enabled Historic Westside School restoration work to begin by using newly acquired federal funding, called New Markets Tax Credits, as gap financing.
- Developed a real-time online data portal for [lvrda.org](http://lvrda.org), allowing the public to access the most up-to-date and frequently requested facts and demographics on our area.
- Created a new portal website, [downtown.vegas](http://downtown.vegas), which promotes working, living and playing in our urban core. This website serves multiple purposes and targets a wide audience, including local residents, site selectors, families and business owners interested in relocating.



Historic Westside School  
(Rendering courtesy city of Las Vegas)



Home page of [www.downtown.vegas](http://www.downtown.vegas)  
(Photo courtesy of website)



Photo courtesy city of Las Vegas

- Developed **ParkMe**, a mobile device app that provides iPhone and Android users with real-time information regarding street and garage parking downtown. The Parking Division also began accepting credit card payment via a cell phone app for event parking.
- Completed a master plan for downtown Las Vegas' proposed Medical District expansion, incorporating a UNLV School of Medicine as an anchor. Meanwhile, the Nevada legislature approved \$27 million in funding for the school. Private fundraising also continues.
- Awarded 33 matching fund grants totaling \$834,750 through our business facility improvement programs, which helped generate \$159 million in private investment. These programs are designed to eliminate urban blight by assisting business owners with financing exterior and interior improvements to downtown buildings.



Quick Start Program recipient  
Dougie J's Cafe (Photo by Lucky Wenzel)

**continued...**

- Revised the popular Visual Improvement Program, which provides financial assistance to property owners undertaking exterior building rehabilitation and renovations. The grant program was amended to specifically target underserved areas of downtown and restrict the number of grants a property owner can annually obtain to ensure fund availability for a wider variety of applicants.
- Grew a Business Retention and Expansion Visitation Program targeting businesses of all sizes, which now includes representatives of the mayor's and city manager's offices.
- Implementing a new Contact Resource Management system for tracking business leads and opportunities.



Visual Improvement Program recipient  
 Mercado Del Sol  
 (Photo courtesy city of Las Vegas)



Business Development Center  
 (Photo courtesy city of Las Vegas)

- Created a new Tourist Improvement District (TID), which includes Symphony Park and the Las Vegas North Premium Outlets. Designating an area as a TID enables a portion of city taxes charged to tourists to be used for infrastructure improvements within the district.
- Turned over responsibility for the operations and funding of the Las Vegas Business Development Center to the Urban Chamber of Commerce. The Las Vegas Redevelopment Agency (RDA) had assisted this business incubator with financial and operational support for four years. The RDA continues to sponsor free business seminars with the Urban Chamber.
- Earned a credit upgrade for the city of Las Vegas Redevelopment Agency by improving its finances through debt restructuring and receipt of increased property taxes paid by Redevelopment Area businesses, the result of a rebounding economy.

## Las Vegas Among 10 Best Places to Start Business

Las Vegas has been rated as one of the top 10 best places in the country to start a new business, according to a study by WalletHub.com. Reasons listed included low corporate taxes and hard-working employees.



## BY THE NUMBERS

### FY 2015 DOWNTOWN PROJECTS COMPLETED

- 601 CONSTRUCTION WORKERS EMPLOYED\*
- 1,683 PERMANENT JOBS CREATED
- 9.5 PERMANENT JOBS RETAINED
- \$66.5 MILLION PROJECT VALUE/COST
- 28 PROJECTS

### FY 2015 DOWNTOWN PROJECTS UNDER CONSTRUCTION

- 1,313 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
- 435 PERMANENT JOBS TO BE CREATED
- 409 PERMANENT JOBS TO BE RETAINED
- \$238.6 MILLION PROJECT VALUE/COST
- 22 PROJECTS

### PLANNED DOWNTOWN PROJECTS

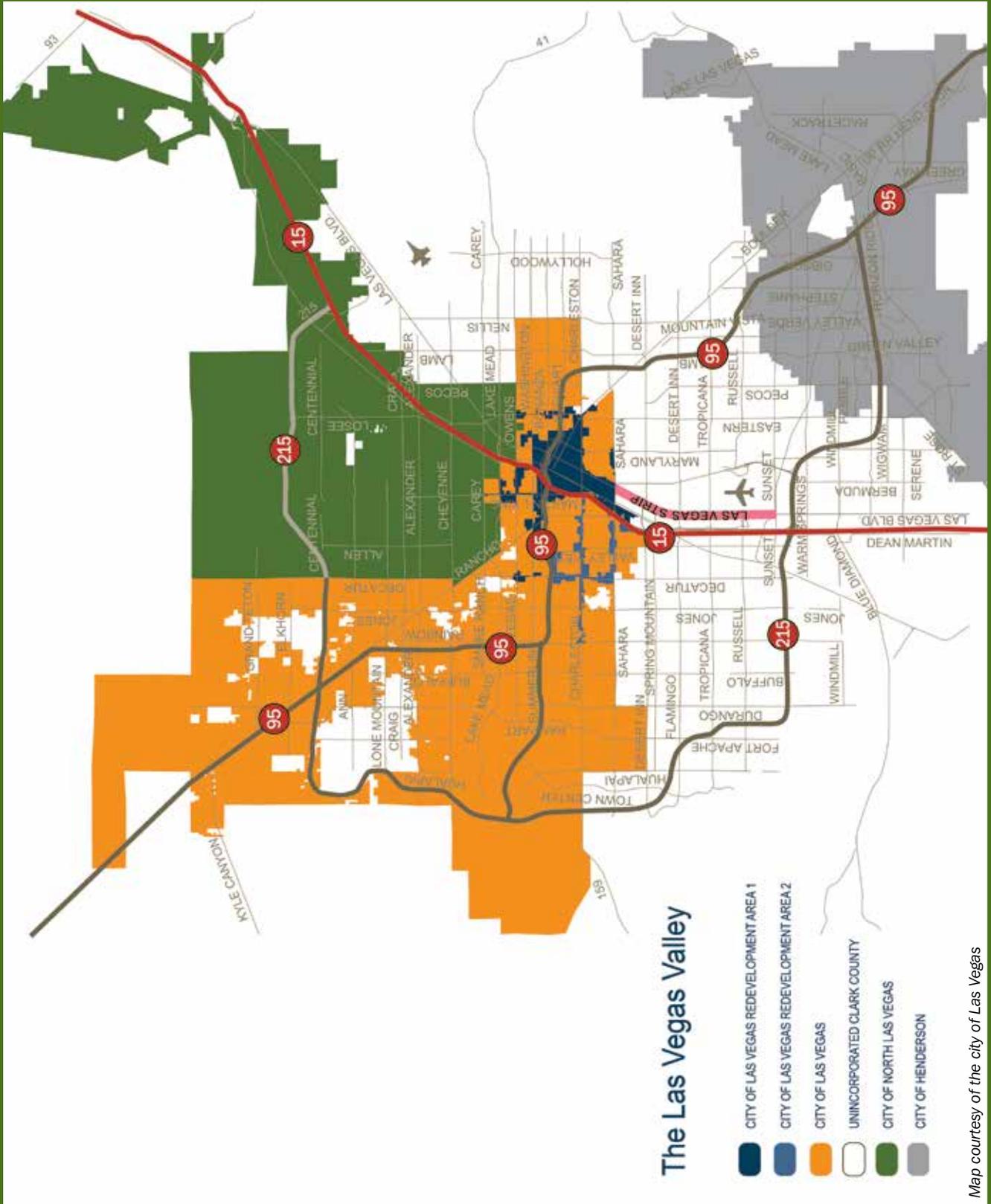
- \$30+ MILLION PROJECT VALUE/COST ESTIMATED
- 2 PROJECTS

\* Peak employment

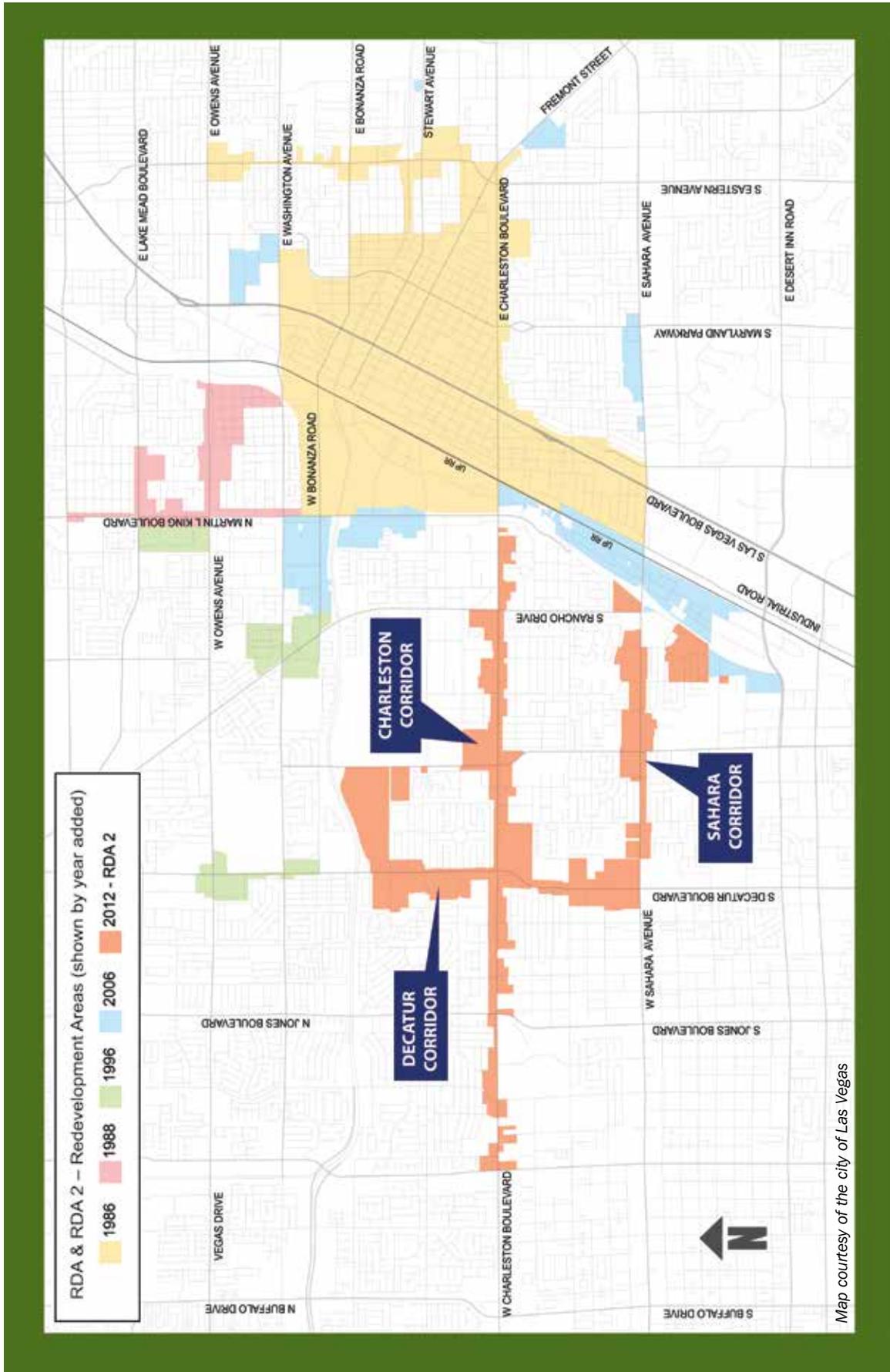
Sources: Project developers

## 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 newly reorganized parking division. The consolidated parking division has been modernizing parking meters, as well as providing new online customer service, downtown parking locator assistance and aid for developers with their parking-related plans.



The original Redevelopment Area (RDA) 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 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.

# 2015 PROJECTS: TABLE OF CONTENTS

Arts District Plaza .....	1
Artist Walk by Kevin .....	1
Ashley Furniture .....	2
Asurion, LLC .....	2
Bank of America Retail .....	3
Buffalo Exchange .....	3
Cafe 316 .....	4
Chase Bank .....	4
Church's Chicken .....	5
Cross Hill 1, LLC .....	5
Dougie J's Cafe .....	6
Downtown Third Retail Project .....	6
Eclipse Theater .....	7
El Pollo Loco .....	7
El Super .....	8
Federal Justice Tower .....	8
Goodwich @ Soho Lofts .....	9
Hard Hat Lounge .....	10
Historic Westside School .....	10
Hop Nuts Brew Pub .....	11
Jimmy John's Gourmet Sandwiches .....	11
Kareo .....	12
Las Vegas North Premium Outlets Expansion .....	13
Las Vegas-Clark County Library .....	13
Lonnie Watson Property .....	14
Lucky Dragon .....	14
LV.Net .....	15
Main Street Las Vegas .....	16
Main Street Moto .....	17
Makers & Finders Coffee .....	17
Medical District .....	18
Mercado Del Sol .....	18
[N]Site Studio .....	19
Nucleus Plaza .....	19
Oaktree Capital Series, LLC .....	20
Ogden Mart .....	21
Orange Beld, LLC .....	21
Parking .....	22
Pawn Plaza .....	22
PublicUS .....	23
Safety Institute Building .....	23
Sin City Sandwich .....	24
Starbucks .....	25
Symphony Park Pedestrian Bridge .....	25
Tenaya Creek Brewery Downtown .....	26
Therapy .....	27
TRH Development .....	27
Venue Las Vegas, The .....	28
Walgreens .....	29
Wolfson Medical Center .....	29
WSS Shoes .....	30

## ARTS DISTRICT PLAZA

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

**Type:** Mixed-use

**Developer:** Jonathan & Eshagh Kermani

**Size:** 14,410 sq. ft.

**Status:** Expected to open in late 2016

**Construction Jobs Generated:** Unavailable at press time

**Permanent Jobs Generated:** Unavailable at press time

**Total Project Cost:** \$3.1 million

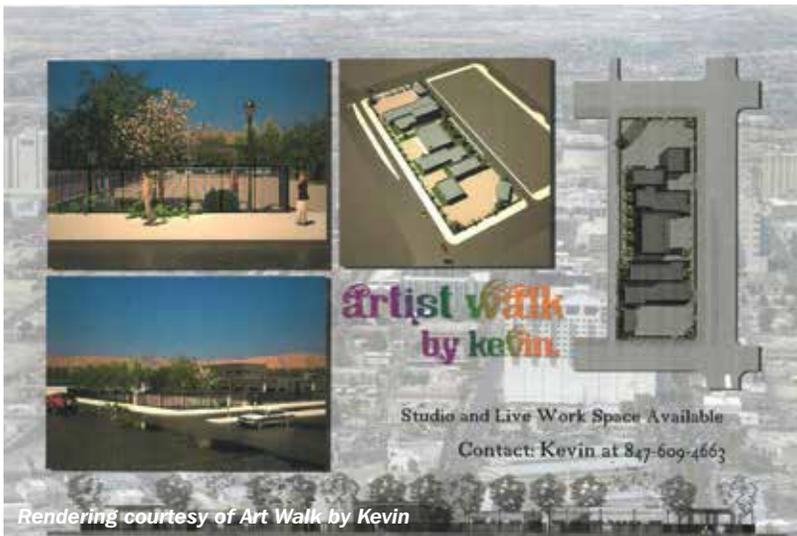
**City Investment:** N/A

**Website:** Not established at press time

**Description:** Plans are to develop a new 14,410-square-foot space adjacent to the Boulder Plaza public park. This structure would replace the former Gainsburg Studio, The Attic and The Las Vegas Ballet School. The new building is to house retail and restaurants and feature street art.



## ARTIST WALK BY KEVIN



**Address:** 900-932 S. Casino Center Blvd.

**Type:** Open spaces that can be used for events; Building will house art-related retail

**Developer:** 900-932 Casino Center, LLC

**Size:** Half city block

**Status:** Projected to be completed near the end of 2015

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 2.5 new and 19 retained

**Total Project Cost:** \$100,000

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

**Website:** None or unavailable at press time

**Description:** Considered the "front door" of 18b,

The Las Vegas Arts District, plans for the project call for surrounding an entire block with multicolor wrought iron fencing along with paver block on each corner. Landscaping will include trees, grassy areas and walkways, which will be installed throughout the block. Various gates will allow areas to be opened or closed depending on the size and needs of special events.

## ASHLEY FURNITURE



Photo by June Johns

**Address:** 9000 W. Sahara Ave.

**Type:** Retail furniture store

**Developer:** Ashley Furniture Homestores

**Size:** 46,000 sq. ft.

**Status:** Opened October 2014

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 110

**Total Project Cost:** \$15 million

**City Investment:** Technical support with building permits and licensing

**Website:** ashleyfurniturehomestore.com

**Description:** A newly built Ashley Furniture store is replacing a former Smith's Food Market that closed approximately three years ago. Will serve as anchor store for Canyon Lakes Shopping Center.

## ASURION, LLC

**Address:** 6605 Grand Montecito Parkway

**Type:** Professional office

**Developer:** Asurion, LLC

**Size:** 90,000 of 180,000-sq.-ft. building

**Status:** Opened October 2014

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 500 (projected to increase to 800 in the near future)

**Total Project Cost:** \$15 million

**City Investment:** Site selection assistance; expedited planning and zoning reviews

**Website:** asurion.com

**Description:** Technology company supporting and insuring equipment for major cell phone providers.



Photo by June Johns

## BANK OF AMERICA RETAIL

**Address:** 300 S. Fourth St.

**Type:** Retail shops

**Developer:** City Center Realty Partners, LLC

**Size:** 11,020 sq. ft.

**Status:** Opened February 2015

**Construction Jobs Generated:** None or Unavailable

**Permanent Jobs Generated:** TBD

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** None or unavailable at press time

**Description:** Following the remodel of the office lobby at Bank of America Plaza, the owner undertook exterior renovations and interior infrastructure improvements to the retail annex to provide for ground-floor shops targeting consumers in the downtown business district.



## BUFFALO EXCHANGE



**Address:** 1209 S. Main St.

**Type:** Retailer

**Developer:** Buffalo Exchange

**Size:** 5,000 sq. ft.

**Status:** Opened October 2014

**Construction Jobs Generated:** Undisclosed

**Permanent Jobs Generated:** Undisclosed

**Total Project Cost:** Undisclosed

**City Investment:** N/A

**Website:** buffaloexchange.com

**Descriptions:** Buffalo Exchange specializes in buying, selling and trading vintage and used clothing, shoes and accessories. The company operates 46 stores nationwide including New York City, Boston, Washington D.C., Atlanta, Chicago, San Francisco and Los Angeles. After more than 20 years in business at the intersection of Flamingo Road and Maryland Parkway near the University of Nevada, Las Vegas, Buffalo Exchange is making downtown's 18b, The Las Vegas Arts District its new home.

## CAFÉ 316



Photo courtesy of the city of Las Vegas

**Address:** 316 Bridger Ave.

**Type:** Restaurant

**Developer:** Jerry & Brenda Perez

**Size:** 1,400 sq. ft.

**Status:** Opened April 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** Unavailable at press time

**Description:** Formerly home to Big D Original Italian Subs, this site has been given a makeover. The café serves coffee, wraps, soups, salads and smoothies.

## CHASE BANK

**Address:** 2311 W. Charleston Blvd.

**Type:** Financial services

**Developer:** Hawthorne Corporation

**Size:** 3,475 sq. ft.

**Status:** Scheduled to open in February 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** chase.com

**Description:** Located at the intersection of Charleston Boulevard and Rancho Drive, the new bank branch will offer technology innovations such as the new e-ATMs, which enable customers to self-serve on many transactions and dispense multiple denominations of bills. A full range of traditional bank conveniences will also be provided.



## CHURCH'S CHICKEN

**Address:** 1625 E. Charleston Blvd.  
(Redevelopment Area 2)

**Type:** Restaurant

**Developer:** ARSR2, LLC

**Size:** 0.64 acres

**Status:** Opened late 2014

**Construction Jobs Generated:** 1.5

**Permanent Jobs Generated:** 15 new and 5 retained

**Total Project Cost:** \$10.6 million

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

**Website:** churchs.com

**Description:** New building meeting required specifications from Church's Chicken corporate office.



*Photo courtesy of the city of Las Vegas*

## CROSSHILL 1, LLC



**Address:** 516 S. Fourth St.

**Type:** Legal services

**Developer:** Crosshill 1, LLC

**Size:** 0.16 acres

**Status:** Renovation completed in early 2015

**Construction Jobs Generated:** 1.5

**Permanent Jobs Generated:** 9

**Total Project Cost:** \$350,000

**City Investment:** \$35,000 in matching Quick Start Program grant funds

**Website:** None or unavailable at press time

**Description:** Rehabilitation of a 600-square-foot addition to a former residence constructed in 1927 that had fire damage. Currently houses legal offices.

## DOUGIE J'S CAFE



Photo by Lucky Wenzel

**Address:** 603 Las Vegas Blvd. South

**Type:** Restaurant

**Developer:** Dougie J's Café, LLC

**Size:** 1,200 sq. ft.

**Status:** Opened December 2014

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 7

**Total Project Cost:** \$213,208

**City Investment:** \$ 22,000 in matching Quick Start Program grant funds

**Website:** dougiejscafe.com

**Description:** Featuring art with patriotic themes, Dougie J's boasts gourmet burgers, sandwiches and breakfast fare. The shop is named in honor of Army Spc. Douglas Jay Green,

who died while serving in Afghanistan in 2011. The café's co-owner, Suni Chabrow, also runs the Douglas J. Green Memorial Foundation, a nonprofit organization dedicated to providing comfort and support to service members and their families by crafting care packages and welcome-home events.

## DOWNTOWN THIRD RETAIL PROJECT (DT3R)

**Address:** 300 N. Casino Center Blvd. & 350 Stewart Ave.

**Type:** Mixed-use retail

**Developer:** CIM Group

**Size:** 80,000 sq. ft.

**Status:** TBD

**Construction Jobs Generated:** TBD

**Permanent Jobs Generated:** TBD

**Total Project Cost:** \$30 million

**Website:** Not available at press time

**City Investment:** Conveyed land through ground lease with purchase option

**Description:** A mixed-use retail project

featuring 85,000 square feet of retail space and 15,000 square feet of meeting space, together with a parking garage that will wrap around the Mob Museum. The project developer will also be renovating a former bus depot and adding a new plaza with direct pedestrian access from the Mob Museum.



Rendering courtesy of CIM

## ECLIPSE THEATER

**Address:** Southwest corner of Gass Avenue & Third Street

**Type:** Movie theatre, dining, mixed-use entertainment and retail complex

**Developer:** Eclipse Theater LV, LLC

**Size:** 72,000 sq. ft.

**Status:** Expected to open in spring 2016

**Construction Jobs Generated:** 400

**Permanent Jobs Generated:** 85

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

**City Investment:** TBD

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

**Description:** Three-story mixed-use complex. Third floor will feature eight movie theatres with regular and VIP seating. Patrons to enjoy items such as sliders, crème brulee and alcoholic beverages while watching a movie. Second floor to include a bar, lounge, restaurant and concession stand. First floor will be devoted to ground-level retail, another restaurant and 51 parking spaces. On-street parking also nearby.



## 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 summer 2014

**Construction Jobs Generated:** 90

**Permanent Jobs Generated:** 50

**Total Project Cost:** \$725,000

**City Investment:** Sold land to developer

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

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

## EL SUPER



**Address:** 4610 W. Sahara Ave.

**Type:** Grocery anchor

**Developer:** MLCFC2006-4 SAHARA RETAIL

**Size:** 50,661 sq.ft.

**Status:** Opened spring 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

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

**Description:** Hispanic grocery store.

## FEDERAL JUSTICE TOWER

**Address:** 501 Las Vegas Blvd. South

**Type:** Government office building

**Developer:** SDA, Inc.

**Size:** 158,000 sq. ft.

**Status:** Estimated completion date in late 2015

**Construction Jobs Generated:** 300

**Permanent Jobs Generated:** 300 (mostly retained)

**Total Project Cost:** \$47 million

**City Investment:** Facilitated sale of Redevelopment Agency land at appraised value

**Website:** None or unavailable at press time

**Description:** Construction began in mid-2012 on an 11-story, Class A office building to 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. The building is expected to receive a LEED Silver rating as established by the U.S. Green Buildings Council.



**Address:** 900 S. Las Vegas Blvd., #120

**Type:** Restaurant

**Developer:** Dinefine, LLC/Cherry Development

**Size:** 1,400 sq. ft. plus patio

**Status:** Opening late 2015

**Construction Jobs:** 50

**Permanent Jobs:** 12

**Total Project Cost:** Unavailable

**Website:** the-goodwich.com

**City Investment:** N/A

**Description:** Walk-up sandwich shop located on ground floor of Soho Lofts condominium complex. Also supplies food for Dino's Lounge, a neighborhood karaoke bar located several blocks away. In addition, Goodwich specializes in providing sack lunches for delivery to downtown businesses, with menus often customized.



### Las Vegas Big for Business Startups

Las Vegas ranked 11th among U.S. cities for the most significant business startup activity, according to 2015 Kauffman Index data. The Kauffman Index is an annual look at startup activity across the country by the entrepreneurship-focused Kauffman Foundation.

## HARD HAT LOUNGE



**Address:** 1675 Industrial Road  
**Type:** Bar/lounge  
**Developer:** Hard Hat Lounge, LLC  
**Size:** Unavailable  
**Status:** Unavailable  
**Construction Jobs Generated:** 1  
**Permanent Jobs Generated:** 2 new and 6 retained  
**Total Project Cost:** \$36,300  
**City Investment:** \$18,500 in matching Visual Improvement Program grant funds  
**Website:** Unavailable at press time  
**Description:** Upgraded building's exterior, including paving and striping of parking lot, landscaping and exterior facade work.

## HISTORIC WESTSIDE SCHOOL

**Address:** 330 W. Washington Ave. (West Las Vegas)  
**Type:** Historic school restoration  
**Developer:** Historic Westside School Corp.  
**Size:** 5,453 sq. ft. school & 12,600 sq. ft. annex  
**Status:** Anticipate reopening in June 2016  
**Construction Jobs Generated:** 64  
**Permanent Jobs Generated:** 24  
**Total Project Cost:** \$12.5 million  
**City Investment:** Obtained \$3 million in federal New Markets Tax Credits funding  
**Website:** [lasvegasnevada.gov/Government/hws.htm](http://lasvegasnevada.gov/Government/hws.htm)  
**Description:** Improvements will include renovating the 1923 portion of the historical school for use as community space. Revitalization plans also call for renovating the school's annex building, constructed in 1948; this space will house the community-based radio station KCEP, as well as professional office and retail spaces.



Rendering courtesy of the city of Las Vegas

## HOP NUTS BREW PUB

**Address:** 1120 S. Main St.

**Type:** Brewery & craft beer pub

**Developer:** Kevin Holder

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

**Status:** Opened beginning of 2015

**Construction Jobs Generated:** Undisclosed

**Permanent Jobs Generated:** Undisclosed

**Total Project Cost:** Undisclosed

**City Investment:** N/A

**Website:** hopnutsbrewing.com

**Description:** Pub with warehouse/industrial feel serving craft beer made onsite.



Photo courtesy of the city of Las Vegas

## JIMMY JOHN'S GOURMET SANDWICHES



Photo by June Johns

**Address:** 495 S. Main St. (at Las Vegas City Hall)

**Type:** Restaurant

**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:** Unavailable

**Permanent Jobs Generated:** 25

**Total Project Cost:** \$350,000

**City Investment:** Rent abated for initial six months during build out; reduced market rent

**Website:** jimmyjohns.com

**Description:** Franchised sandwich restaurant chain specializing in subs prepared and delivered fast. These franchise developers currently own 26 stores in three states.



**Address:** 1180 N. Town Center Dr., Suite 200

**Type:** Medical billing and records management

**Developer:** Kareo Inc.

**Size:** 22,000 sq. ft.

**Status:** Moved in and operational by July 2014

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 99 (plan to max out at 300 in year three)

**Total Project Cost:** \$2 million

**City Investments:** Business recruitment, site selection service, business development and operational tours, state Catalyst Fund sponsor

**Website:** Kareo.com

**Description:** Provides back-office billing and records management for medical operations. Just opened a branch in Las Vegas. Currently leasing 22,000 square feet of office space in northwest Las Vegas.

## Las Vegas Positive For Small Businesses

Las Vegas was ranked number five among the top 10 cities in the United States for small businesses, according to a 2015 survey conducted by Biz2Credit, a leading online lending platform for small businesses. Rankings were based on the health of small businesses in a metro area, the rate of small-business creation and the economic ecosystem for entrepreneurs (including the cost of doing business, tax climate and local talent pool).



## LAS VEGAS NORTH PREMIUM OUTLETS EXPANSION

**Address:** 875 S. Grand Central Parkway  
**Type:** Open-air mall featuring outlet stores  
**Developer:** Simon Property Group  
**Size:** 685,000 sq. ft. (including two expansions)  
**Status:** 150,000 sq. ft. expansion completed May 2015

**Construction Jobs Generated:** 300 (projected)

**Permanent Jobs Generated:** 800 (projected)

**Total Project Cost:** \$17.2 million

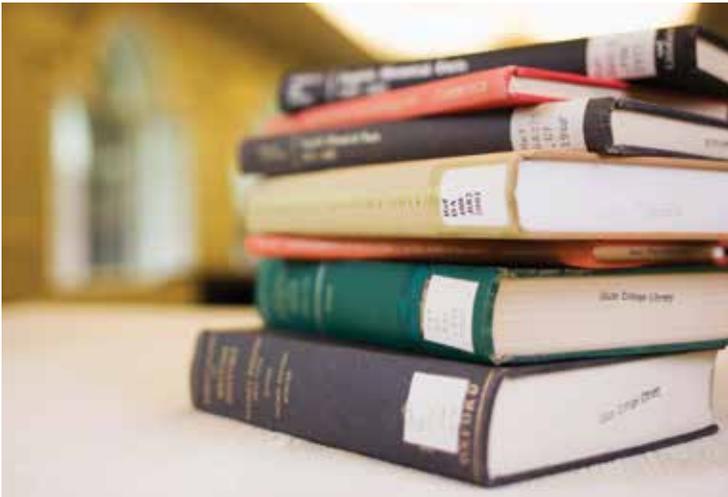
**City Investment:** N/A

**Website:** [premiumoutlets.com/lasvegas](http://premiumoutlets.com/lasvegas)

**Description:** Owner Simon Property Group expanded its successful mall outlet operation in downtown for a second time. (The center's first expansion occurred in 2008.) The newest expansion added an extra 150,000 square feet, which accommodated 25 new stores, including Saks Fifth Avenue OFF 5th, Neiman Marcus Last Call and the Cheesecake Factory. The upscale outlet center now comprises 685,000 square feet and offers 175 stores. It is one of the top outlet performers in the Simon Property Group's portfolio.



## LAS VEGAS-CLARK COUNTY LIBRARY



**Address:** Sunrise Avenue & 28th Street (East Las Vegas)

**Type:** Public library branch

**Developer:** Las Vegas-Clark County Library District

**Size:** 6-acre land parcel

**Status:** Planned opening in October 2017

**Construction Jobs Generated:** TBD

**Permanent Jobs Generated:** TBD

**Total Project Cost:** \$13.8 million

**City Investment:** Land swap with city providing six-acre parcel in exchange for former 111,400-square-foot library building at 833 Las Vegas Blvd. North. City also contributing \$7 million.

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

**Description:** Construction of a new library branch building in a more accessible location for those living in the east Las Vegas community. The Las Vegas Natural History Museum will move across the street from its current location into the more spacious former library branch building.

## LONNIE WATSON PROPERTY



**Address:** 1100 Martin L. King Blvd. (West Las Vegas)  
**Type:** Mixed-use  
**Developer:** Lonnie Walston  
**Size:** 2,000-sq.-ft. expansion  
**Status:** Unavailable  
**Construction Jobs Generated:** None or Unavailable  
**Permanent Jobs Generated:** 24 retained  
**Total Project Cost:** \$200,000  
**City Investment:** \$50,000 in matching Quick Start Program grant funds  
**Website:** None or Unavailable  
**Description:** 2,000-square-foot addition to an existing property that currently has six occupants. The new addition will accommodate one to two extra tenants.

## LUCKY DRAGON

**Address:** 300 W. Sahara Ave.  
**Type:** Boutique hotel  
**Developer:** Andrew Fonfa  
**Size:** 2.5 acres  
**Status:** Expected to open in 2016  
**Construction Jobs Generated:** 250  
**Permanent Jobs Generated:** Unavailable  
**Total Project Cost:** \$115 million  
**City Investment:** N/A  
**Website:** <http://lveirc.com/project/lucky-dragon/>  
**Description:** This Asian-themed boutique hotel is to include 201 rooms and be located next to the Allure condominium tower. Expected to include a two-story, 18,900-square-foot casino, a pool and three restaurants. Concrete for foundation was poured in May 2015.



**Address:** 800 S. Valley View Blvd.  
**Type:** Office building  
**Developer:** LV Buildings, LLC  
**Size:** 19,000 sq. ft.  
**Status:** Improvements completed in spring 2015  
**Construction Jobs Generated:** 12  
**Permanent Jobs Generated:** 10  
**Total Project Cost:** \$165,000  
**City Investment:** \$50,000 in matching Visual Improvement Program grant funds  
**Website:** dot.vegas  
**Description:** An electronic databank and internet server company now operates out of a 30-year-old, formerly dilapidated building.

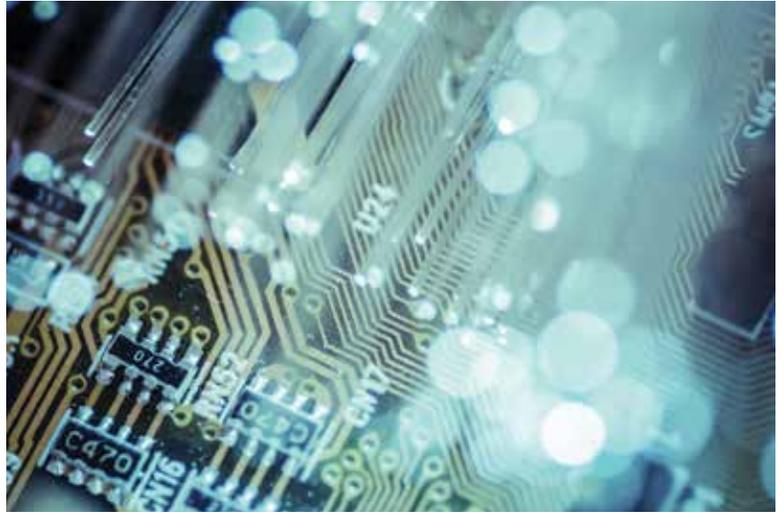


Photo courtesy of Molasky Corporate Center

## Las Vegas Ranks High As Business-Friendly City

Las Vegas was ranked among the top 10 business-friendly cities in the Americas according to fDi Magazine’s “American Cities of the Future” ranking. fDi is a division of the Financial Times, Ltd.



Rendering courtesy of Main Street Las Vegas, LLC

**Address:** 1217 – 1237 S. Main St.

**Type:** Mixed-use

**Developer:** Main Street Las Vegas, LLC

**Size:** 0.8-acre lot with 21,645 square feet of leased interior

**Status:** Anticipate completion by fall 2015

**Construction Jobs Generated:** 1.5

**Permanent Jobs Generated:** 16

**Total Project Cost:** \$226,735

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

**Website:** [mainstreet.vegas](http://mainstreet.vegas)

**Description:** Rehabilitation of a building that is to house mixed retail, a showroom and restaurants. Upgrades include facade and awning improvements and installation of new lighting, murals, signage and anti-graffiti window film.



Photo courtesy of Golden Nugget

## Downtown Las Vegas Named Best Meeting Location

Downtown Las Vegas was awarded Entrepreneur Magazine's "Best Meeting Destination" in 2015.

## MAIN STREET MOTO

**Address:** 831 S. Main St.

**Type:** Motorcycle sales and repair shop

**Developer:** Dyno-Tech, LLC

**Size:** 3,800 sq. ft.

**Status:** Opened spring 2015

**Construction Jobs Generated:** 2

**Permanent Jobs Generated:** 4.5

**Total Project Cost:** \$64,000

**City Investment:** \$32,000 in matching Visual Improvement Program grant funds

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

**Description:** Renovation of a former bail bonds site that was abandoned and boarded up.



Rendering courtesy of Dyno-Tech, LLC - 1

## MAKERS & FINDERS



Photo by Nancy Higgins

**Address:** 1120 S. Main St., Ste. 110

**Type:** Coffee bar

**Developer:** Areperos Restaurant Group, LLC

**Size:** 2,500 sq. ft.

**Status:** Opened in late 2014

**Construction Jobs Generated:** 30

**Permanent Jobs Generated:** 8

**Total Project Cost:** \$250,000

**City Investment:** Promotional assistance

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

**Description:** A full-service coffee bar offering café-style breakfast and lunch items featuring Latin comfort foods. Also provides single-origin coffee beans and multiple brewing methods. Patio seating is available.

## MEDICAL DISTRICT



Map courtesy of the city of Las Vegas



Photo by June Johns

**Address:** Centered at Charleston Boulevard & Shadow Lane

**Type:** Medical health care

**Developer:** City of Las Vegas, business stakeholders

**Size:** 480-acre expansion

**Status:** Planning stages

**Construction Jobs Generated:** TBD

**Permanent Jobs Generated:** TBD

**Total Project Cost:** TBD

**City Investment:** Research, planning, implementation and possible incentives

**Website:** Unavailable at press time

**Description:** Business and government leaders have begun working on a plan to expand the 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 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.

## MERCADO DEL SOL

**Address:** 1110-1150 S. Rainbow Blvd. & 6789 Charleston Blvd.

**Type:** Shopping center

**Developer:** Mercado 888, LLC

**Size:** 30,000 sq. ft.

**Status:** TBD

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 58 new and 57 retained

**Total Project Cost:** \$278,995

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

**Website:** N/A

**Description:** Devoting funds to improve the facade of this strip center shopping complex in an effort to attract new merchants and retain current tenants.



Photo courtesy of the city of Las Vegas

## [N]SITE STUDIO

**Address:** 618 & 620 S. 115th St.  
**Type:** Architectural and design firm  
**Developer:** [N] Site Studios, LLC  
**Status:** Improvements completed June 2015  
**Construction Jobs Generated:** 0.5  
**Permanent Jobs Generated:** 4.5 retained  
**Total Project Cost:** \$49,900  
**City Investment:** \$25,000 in matching Visual Improvement Program grant funds  
**Website:** nsitestudios.com  
**Description:** Full service architectural design firm doing work in interior and urban design, system and process analysis, and web and graphic design.



## NUCLEUS PLAZA



**Address:** 900 & 1000 W. Owens Ave. (West Las Vegas)  
**Type:** Strip mall  
**Developer:** JLC Nevada Operations  
**Status:** Construction completed in 2015  
**Construction Jobs Generated:** 50  
**Permanent Jobs Generated:** TBD  
**Total Project Cost:** \$3.2 million  
**City Investment:** Sold land at below appraised value as part of a larger redevelopment project  
**Website:** N/A  
**Description:** Two parcels covering 2.6 acres of land were purchased by a Michigan-based firm that specializes in inner city renovations. The renovations

included upgrading landscaping, restriping parking lot, updating and painting the exterior and lighting improvements. The developer is hoping to add quick-serve restaurants to the line-up of retail operations and service agencies presently there.



Photo by Paul Gully

**Address:** 217 N. Ninth St.  
**Type:** Office building  
**Developer:** Oaktree Capital Series, LLC  
**Status:** Completed June 2015  
**Construction Jobs Generated:** 1  
**Permanent Jobs Generated:** 4  
**Total Project Cost:** \$575,569  
**Website:** None or unavailable at press time  
**City Investment:** \$25,000 in matching Visual Improvement Program grant funds  
**Description:** Renovated both the interior and exterior of a building that sat vacant for several years. This building is to house at least three small business tenants.

## Las Vegas Draws Millennials

Las Vegas ranks third among the top 10 U.S. cities attracting millennials (ages 20 - 34), according to Bloomberg Business. One influential factor is the city's affordable cost of living.



## OGDEN MART

**Address:** 203 N. Ninth St.

**Type:** Grocery/retail

**Developer:** General Merchandise Service Corporation

**Size:** 2 buildings on 0.17-acre property

**Status:** Expected completion in mid-2015

**Construction Jobs Generated:** 3

**Permanent Jobs Generated:** 12 new and 3 jobs retained

**Total Project Cost:** \$122,804

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

**Website:** None or Unavailable

**Description:** The Ogden Mart provides a grocery and sundry retail service patronized by downtown workers and visitors. The rehabilitation of the neighboring building offers space for two to three additional small businesses. Extensive exterior work, as well as window and door replacements, was done to the structure.



*Rendering courtesy of  
General Merchandise  
Service Corporation*

## ORANGE BELD, LLC



*Rendering courtesy of Orange Beld, LLC*

**Address:** 818 Stewart Ave.

**Type:** Office

**Developer:** Orange Beld, LLC

**Status:** Opened fall 2014

**Construction Jobs Generated:** 1.5

**Permanent Jobs Generated:** 3

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

**City Investment:** \$42,000 in matching Quick Start Program grant funds

**Website:** orangebeld.com/

**Description:** Fashion design company occupying a formerly abandoned commercial building.

## PARKING



Photo by June Johns

**Address:** 500 S. Main St.

**Type:** Downtown parking facilities and services

**Developer:** City of Las Vegas

**Size:** N/A

**Status:** Ongoing

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 2 (this fiscal year)

**Total Project Cost:** \$397,000 (this fiscal year)

**City Investment:** City division

**Website:** [lasvegasnevada.gov/parking](http://lasvegasnevada.gov/parking)

**Description:** The city's Parking Division is in the midst of a five-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.

## PAWN PLAZA

**Address:** 725 S. Vegas Blvd. South

**Type:** Retail complex

**Developer:** Harrison Properties

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

**Status:** Expected to open summer 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$2 million

**City Investment:** N/A

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

**Description:** Two-story, open-air retail project located in downtown Las Vegas next to the Gold and Silver Pawn Shop, home of the History Channel's #1 show, "Pawn Stars." This shopping plaza is to house up to 16 restaurants and retail spaces, all constructed of modular steel cubes ranging in size from 288 sq. ft. to 1,152 sq. ft. The first level will be comprised of grab-and-go restaurants, with the second floor offering services and specialty shops. The cubes housing these tenants were manufactured locally by Las Vegas-based Xtreme Manufacturing.



Rendering courtesy of Harrison Properties

**Address:** 1126 Fremont St.

**Type:** Restaurant

**Developer:** PublicUS, LLC

**Size:** 3,800 sq. ft.

**Status:** Opened spring 2015

**Construction Jobs Generated:** 2

**Permanent Jobs Generated:** 15

**Total Project Cost:** \$279,682

**City Investment:** \$29,975 in matching Quick Start Program grant funds and \$50,000 in matching Visual Improvement Program grant funds

**Website:** publicuslv.com

**Description:** This restaurant and coffee bar promotes a "fresh American" menu of produce and meats. It also offers bottled craft beers. Extensive interior and exterior renovations were made in order to convert this former Philly Steak Express space into a restaurant.



Photo by Krystal Ramirez

## SAFETY INSTITUTE BUILDING



Photo courtesy of the city of Las Vegas

**Address:** 820 S. Valley View Blvd.

**Type:** Office

**Developer:** Diane J. Krause-Hale

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

**Status:** Expected to be completed in late 2015

**Construction Jobs Generated:** 6

**Permanent Jobs Generated:** 13

**Total Project Cost:** \$380,434

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

**Website:** Unavailable at press time

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

## SIN CITY SANDWICH



**Address:** 375 Lewis Ave.

**Type:** Restaurant

**Developer:** Michael Howland

**Size:** 1,165 sq. ft.

**Status:** Opened May 2015

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 5

**Total Project Cost:** Undisclosed

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

**Website:** sincitysandwich.com

**Description:** This new downtown sandwich shop promotes fresh meats, homemade sauces, pretzel tortillas, breakfast items, pastries and a coffee bar.

### Las Vegas Great Place to Start a Career

Las Vegas was listed among the top 10 best places in the country to start a career, based on a survey conducted by Apt.com. Reasons include affordability and career opportunities.



## STARBUCKS (WEST LAS VEGAS)

**Address:** Northwest corner of Mt. Mariah Drive and Martin L. King Boulevard

**Type:** Cafe

**Developer:** Pure Real Estate Group LLC

**Size:** 2,100 sq. ft.

**Status:** Planned opening in fall 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 18

**Total Project Cost:** Unavailable

**City Investment:** Assistance with supplemental data and city approval processes

**Website:** starbucks.com

**Description:** This project will bring a Starbucks to the Enterprise Park business plaza in West Las Vegas. The announcement of a second retail development next to the Starbucks is expected later this year.



Photo courtesy of the city of Las Vegas

## SYMPHONY PARK™ PEDESTRIAN BRIDGE



Rendering courtesy of city of Las Vegas  
(Area highlighted in yellow displays future bridge location)

**Address:** 100 N. Main St.

**Type:** Foot bridge

**Developer:** City of Las Vegas & Regional Transportation Commission

**Size:** TBD

**Status:** Expected completion late 2017

**Construction Jobs Generated:** 150

**Permanent Jobs Generated:** N/A

**Total Project Cost:** \$15 million

**City Investment:** Financing (\$900,000 for engineering studies supplied by RTC)

**Website:** lasvegasnevada.gov & rtcnv.com

**Description:** The pedestrian bridge will cross over the downtown railroad tracks, allowing for easier access between Main Street and the Symphony Park area, currently home to The Smith Center for the Performing Arts and the Cleveland Clinic Lou Ruvo Center for Brain Health. This bridge will include a concrete deck, elevators, stairs and, possibly, a moving walkway. A moving sidewalk would take pedestrians from Main Street to the bridge. The sidewalk would move toward Symphony Park before events and away when the events are over. Ultimately, planners would like to connect this bridge into a mass transit system (perhaps an extension to the monorail). This will be the second of three bridges planned for the area. The first pedestrian bridge, which connects the City Hall parking garage with Symphony Park, opened in May 2013.

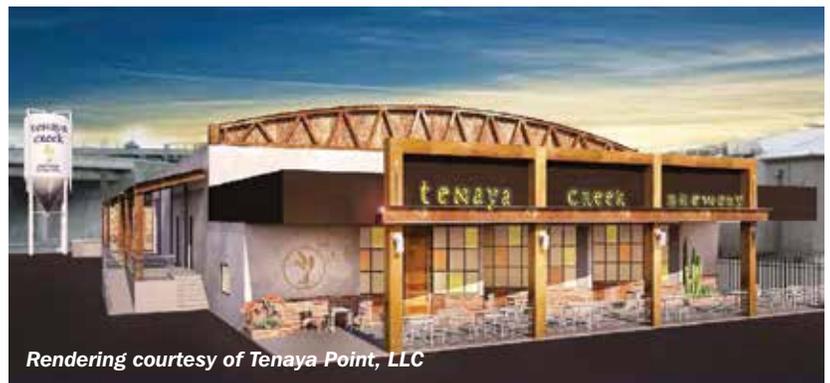


## Las Vegas is Well-Read City

Las Vegas ranks among the top 20 most well-read cities, according to Amazon.com. The rankings were based on online purchases for print and Kindle books, magazines and newspapers. Las Vegas ranked third, placing behind only Seattle and Portland.

## TENAYA CREEK BREWERY DOWNTOWN

**Address:** 831 W. Bonanza Road  
**Type:** Bar and brewery  
**Developer:** Tenaya Point, LLC  
**Size:** 12,800 sq. ft.  
**Status:** Expected opening in September 2015  
**Construction Jobs Generated:** 60  
**Permanent Jobs Generated:** 4  
**Total Project Cost:** \$1.26 million  
**City Investment:** \$50,000 in matching Quick Start Program grant funds  
**Website:** tenayacreek.com



Rendering courtesy of Tenaya Point, LLC

**Description:** Formerly located in northwest Las Vegas, this operation will rehabilitate a 60-year-old decaying downtown building, converting it to a tap room and brewery with expanded production. The building sat vacant after serving as a plumbing supply warehouse. Beer consumption will be allowed at this property, but no other food or alcohol will be served, as the facility is located in an area zoned for industrial use.

## THERAPY

**Address:** 518 E. Fremont St.

**Type:** Bar

**Developer:** Artemus W. Ham, III Trust

**Size:** 4,149 sq. ft.

**Status:** Opened June 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** therapylv.com

**Description:** This combination of restaurant and lounge offers American cuisine and hand-crafted cocktails. It is open daily for lunch and dinner, transforming into a lounge and bar on weekend nights.



## TRH DEVELOPMENT



**Address:** 2673 Western Ave.

**Type:** Office

**Developer:** TRH Development, LLC

**Size:** 8,140 sq. ft.

**Status:** Planned opening in late 2015

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** .5

**Total Project Cost:** \$51,830

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

**Website:** backbarusa.com

**Description:** Upgrade of property purchased by current owners in late 2014. It occupies the space that formerly held a Dollar Store.



**Address:** 750 Fremont St.  
**Type:** Indoor/outdoor special event space  
**Developer:** The Venues Group, owner and CEO Victor Perrillo  
**Size:** 38,430 sq. ft.  
**Status:** Fully operational in late 2015  
**Construction Jobs Generated:** 25  
**Permanent Jobs Generated:** 200  
**Total Project Cost:** \$3.9 million  
**City Investment:** N/A  
**Website:** thevenueLasVegas.com  
**Description:** Versatile, state-of-the-art

special events facility located in the Fremont East Entertainment District. Offers customizable event space, patio seating and a rooftop bar/lounge overlooking the downtown area among its amenities. Venue Las Vegas is suited for corporate events, meetings, weddings, conferences and live entertainment. The owner/operator is The Venues Group, a special event and entertainment facility group with locations in Scottsdale and now Las Vegas.



## Las Vegas Urban Area Highly Rated

Downtown Las Vegas ranks among America's 10 great urban neighborhoods, according to Richard Florida, author of *Rise of the Creative Class*.

## WALGREENS

**Address:** 2417-2423 Las Vegas Blvd. South

**Type:** Pharmacy and retail shops

**Developer:** Newmark Grubb Knight Frank

**Size:** 40,258 sq. ft.

**Status:** Completed in spring 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** walgreens.com

**Description:** The northeast corner of one of the area's busiest intersections – Las Vegas Boulevard and Sahara Avenue – is home to a new, two-story multitenant retail complex. The 40,258-square-foot building features an assortment of retail shops, with a 17,200-square-foot, 24-hour Walgreens serving as the anchor tenant. Walk-up accessibility and parking are available. A 70-foot-tall, street-front LED multimedia sign advertises the complex.



## WOLFSON MEDICAL CENTER



**Address:** 921 Las Vegas Blvd. South

**Type:** Mixed-use medical complex

**Developer:** Wolfson Medical Center Downtown, LLC

**Size:** 16,000 sq. ft.

**Status:** Opened May 2014

**Construction Jobs Generated:** 3

**Permanent Jobs Generated:** 15

**Total Project Cost:** \$2.9 million

**City Investment:** \$50,000 in matching Quick Start Program grant funds

**Website:** wolfsonmedicalcenter.com

**Description:** Former vacant bank building converted into medical, office and retail space. The building had sat vacant since 2008.



**Address:** 4457 W. Charleston Blvd.  
**Type:** Retail store  
**Developer:** Weingarten Realty (landlord)  
**Size:** 10,400 sq. ft.  
**Status:** Opened April 2015  
**Construction Jobs Generated:** 100  
**Permanent Jobs Generated:** 15  
**Total Project Cost:** Unavailable  
**City Investment:** N/A  
**Website:** None or Unavailable

**Description:** The footwear retailer sells name brand sneakers, sports shoes, infant and toddler footwear, and dress and casual shoes. The company’s large retail stores display every style and size shoe on their showroom floors. The WSS shoe chain recently announced plans to expand its presence in the Las Vegas market with six retail locations. Company headquarters are in Los Angeles.



### Las Vegas Great Place to Retire and Dine

Las Vegas was rated one of the top 10 locations in the country for retirement and food – “a foodie haven” – according to an article on the Huffington Post.



**Economic and Urban Development Department**  
**Sixth Floor, 495 S. Main St.**  
**Las Vegas, NV 89101**  
**Office: 702.229.6551 • TTY: 7-1-1**  
**[www.lvrda.org](http://www.lvrda.org)**

**Las Vegas City Council:** Mayor Carolyn G. Goodman • Mayor Pro Tem Steven D. Ross, Ward 6  
Councilwoman Lois Tarkanian, Ward 1 • Councilman Ricki Y. Barlow, Ward 5 • Councilman Stavros S. Anthony, Ward 4  
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

ED-0014-07-15 RS | GA60872