

# Economic and Urban Development Projects

Fiscal Year

# 2016

(July 1, 2015-June 30, 2016)

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

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

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# Las Vegas by the Numbers

## **FY 2016 DOWNTOWN PROJECTS COMPLETED**

- 847 CONSTRUCTION WORKERS EMPLOYED \*
- 1440 PERMANENT JOBS CREATED
- 798 PERMANENT JOBS RETAINED
- \$91+ MILLION PROJECT VALUE/ COST
- 27 PROJECTS

## **FY 2016 DOWNTOWN PROJECTS UNDER CONSTRUCTION**

- 864 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
- 1105 PERMANENT JOBS TO BE CREATED
- \$197+ MILLION PROJECT VALUE/ COST
- 11 PROJECTS

## **PLANNED DOWNTOWN PROJECTS**

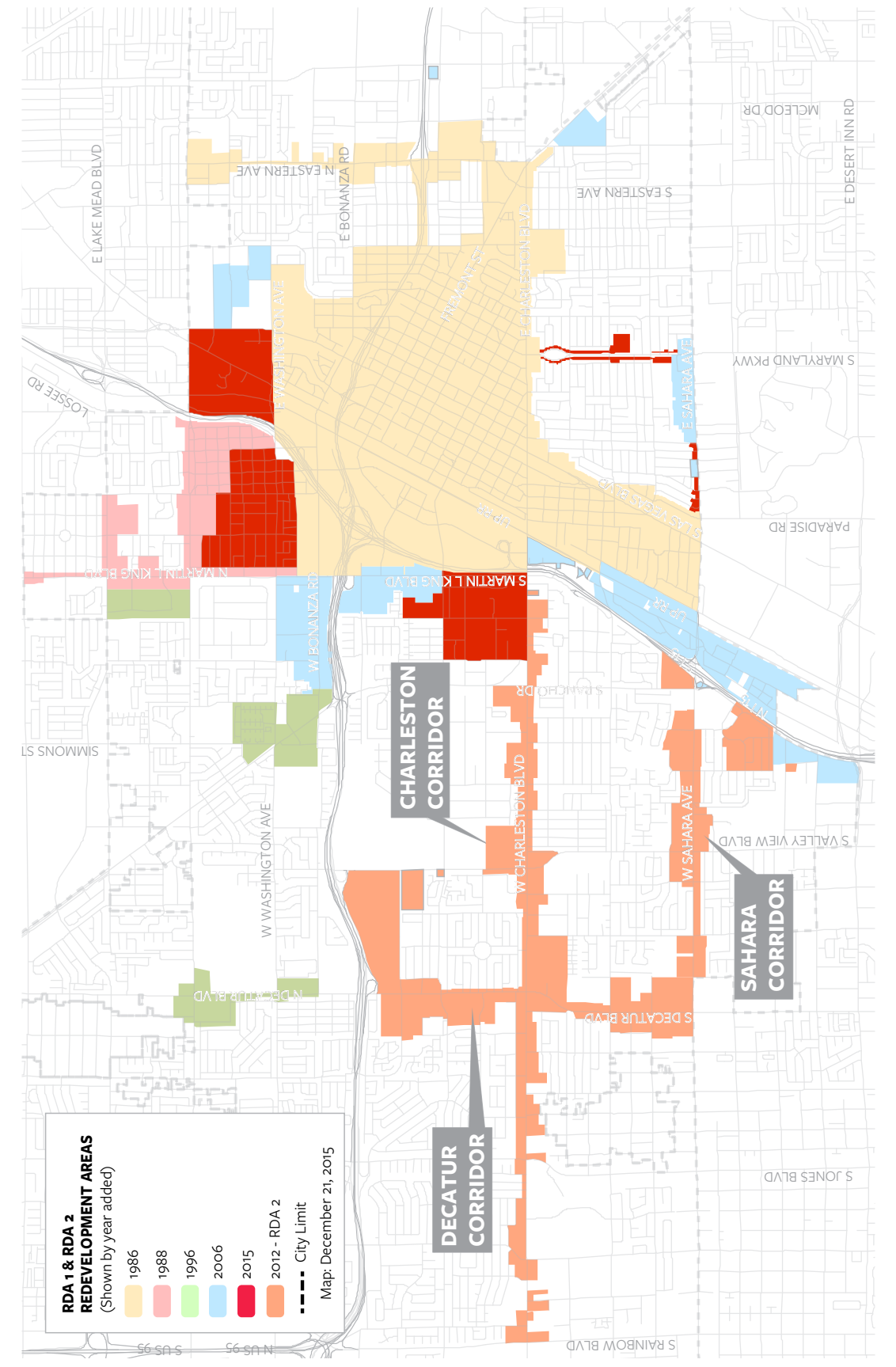
- \$3 BILLION PROJECT VALUE/COST ESTIMATED FOR MULTIPLE PROJECTS IN NEWLY EXPANDED DOWNTOWN MEDICAL DISTRICT

\* Peak employment  
Sources: Project developers

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# RDA1 & RDA2 | REDEVELOPMENT AREAS



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

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Rendering courtesy of: 1025 S. Main Street, LLC



Photo by: June Johns

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Rendering courtesy of: Lucky Dragon Hotel & Casino, LLC

# ABBA MEDICAL

**Address:** 1585 N. Decatur Blvd.

**Type:** Medical services facility

**Developer:** Julie Contreras

**Size:** Unavailable

**Status:** Completed spring 2016

**Construction Jobs Generated:** 13

**Permanent Jobs Generated:** 20

**Total Project Cost:** \$551,000

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

**Website:** N/A

**Description:** Major refurbishment of a building that is currently being used as a dentistry office.

Before



After



Photos courtesy of:  
Abba Medical

# ARTS DISTRICT PLAZA

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

**Type:** Mixed-use

**Developer:** 1025 S. Main Street, LLC

**Size:** 20,000 sq. ft.

**Status:** Anticipate opening in late winter 2016

**Construction Jobs Generated:** 80

**Permanent Jobs Generated:** 40

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

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

**Website:** Unavailable at press time

**Description:** Plans are to develop a new complex to house retail, restaurants, creative office space and an art gallery.



Rendering courtesy of: 1025 S. Main Street, LLC

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# BACK BAR USA

**Address:** 2673 Western Ave.  
**Type:** Marketing Services  
**Developer:** TRH Development, LLC  
**Size:** 8,140 sq. ft.  
**Status:** Completed in 2016  
**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.

Before



Photo courtesy of: TRH Development, LLC

After



Photo courtesy of: Back Bar USA

# BOMBSHELL

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Photo by: June Johns

**Address:** 150 Las Vegas Blvd. North  
**Type:** Waxing & beauty salon  
**Developer:** Bombshell Enterprises, LLC  
**Size:** 2,500 sq. ft.  
**Status:** Opened March 2016  
**Construction Jobs Generated:** Unavailable  
**Permanent Jobs Generated:** 30  
**Total Project Cost:** \$500,000  
**City Investment:** N/A  
**Website:** ilovebombshell.com  
**Description:** Offers a wide assortment of beauty treatments including Brazilian waxing, sugaring, makeup application, and hair and facial services. First expansion outside Richmond, Virginia market where they own three salons employing over 150.



# CHASE BANK

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

**Type:** Financial services

**Developer:** Hawthorne Corporation

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

**Status:** Opened in early 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$759,500

**City Investment:** N/A

**Website:** chase.com

**Description:** Located at the intersection of Charleston Boulevard and Rancho Drive, this new bank branch offers technology innovations such as the new E-ATMs, which enable customers to self-serve on many transactions. A full range of traditional bank conveniences are also provided.



Photo by: City of Las Vegas

# CLAGGETT & SIKES LAW FIRM

**Address:** 4101 Meadows Lane

**Type:** Law Office

**Developer:** 4101 Meadows Lane, LLC

**Size:** 10,000 sq. ft. expansion

**Status:** Completed May 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 30 jobs retained

**Total Project Cost:** \$1.25 million

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

**Website:** claggettlaw.com

**Description:** This law office, located across the street from the Meadows Mall and adjacent to Springs Preserve, needed room to expand. The law partners decided to invest significant funds for renovation rather than relocation. Substantial interior and exterior improvements were made.



Photo by: City of Las Vegas

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## (THE) CORNER

**Address:** 1201 S. Main St.

**Type:** Mixed-use

**Developer:** Main Street Investments, LLC

**Size:** 11,000 sq. ft.

**Status:** Groundbreaking held on June 2, 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$1 million

**City Investment:** N/A

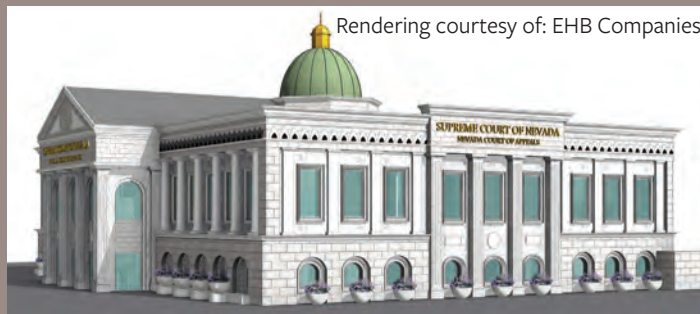
**Website:** Unavailable at press time

**Description:** The Corner will include units ranging from 700 square feet to 5,000 square feet. The project will feature a large courtyard area and a unique six-foot-wide raised platform on Main and California streets, providing opportunities for al fresco dining and other uses. First to open at this location will probably be a Mexican quick-serve, taqueria-style restaurant developed by Los Angeles-based entrepreneurs called Tacos Huevos. Also scheduled to open here will be The Urban Lounge; while targeted toward the LGBT and minority communities, it will welcome everyone.



## COURTHOUSES

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**Address:** Southeast corner of Clark Avenue & Fourth Street

**Type:** Courthouse complex

**Developer:** EHB Companies

**Size:** 26,100 sq. ft., 2 stories

**Status:** Expected to be completed by end of 2016

**Construction Jobs Generated:** 110

**Permanent Jobs Generated:** 35

**Total Project Cost:** \$13+ million

**City Investment:** Obtained \$10 million in gap funding through a federal program called New Markets Tax Credits for this project

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

**Description:** This will be the first permanent home for the Nevada Appellate Court, approved by the state's voters in 2014. This court was established to reduce the caseload of the Supreme Court and provide faster resolutions. The state Supreme Court will relocate some staff from Carson City to Las Vegas, providing this court with a larger presence in Clark County. This courthouse will also incorporate the offices and chambers of the justices and judges of the Supreme and Appellate courts, as well as their attorneys and staff.

# CURACAO

**Address:** Meadows Mall

4300 Meadows Lane

**Type:** Department store

**Developer:** ADIR International, LLC

**Size:** 100,000 sq. ft.

**Status:** Opening projected for fall 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 150

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

**City Investment:** N/A

**Website:** icuracao.com



**Description:** New anchor store located on lower level of Meadows Mall in the former Dillard's space. Curacao sells electronics, appliances, furniture, home décor, items for children and babies, jewelry and watches, eyewear, handbags, fragrance and beauty products and more. Popular brands offered include Apple, Samsung, Sony, Microsoft, Xbox, Michael Kors, RayBan and Shiseido. This is the company's first store in Nevada and will be the twelfth for the Los Angeles-based operation, which has other stores throughout California and Arizona.

# DOWNTOWN LIP SMACKING FOODIE TOURS

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**Address:** 452 S. Silverado Ranch Blvd., #246 (office)

**Type:** Walking & food-tasting tours in downtown Las Vegas

**Developer:** Donald Contursi

**Size:** N/A

**Status:** Began tours on Oct. 1, 2015

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 3

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** vegasfoodietour.com

**Description:** Offers 2-1/2 hour experience that takes patrons (ages 21+) on and around Fremont Street for a personalized, multiple-stop tour of the area's drink and dining establishments.



Photo courtesy of: Carson Kitchen

## ECLIPSE THEATER

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

(near Newport Lofts)

**Type:** Theater & entertainment complex

**Developer:** Eclipse Theater LV, LLC

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

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

**Construction Jobs Generated:** 400

**Permanent Jobs Generated:** 85

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

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

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

**Description:** Offering an entire day or evening of fun in one stop, the Eclipse entertainment complex will open soon in downtown Las Vegas. Located on the southwest corner of Gass Avenue and Third Street near Newport Lofts, the 72,000-square-foot complex will feature two restaurants, an ultra-lounge, two bars, eight movie theaters and five state-of-the-art golf simulators – all in one three-story location. Parking will be supplied on half of the building's first floor and via nearby surface parking lots; valet service also will be provided.



Rendering courtesy of: Eclipse Theatre LV, LLC

## FEDERAL JUSTICE TOWER

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

**Type:** Government office building

**Developer:** SDA, Inc.

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

**Status:** Official grand opening ceremony held in August 2016

**Construction Jobs Generated:** 450

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

**Total Project Cost:** \$50+ 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 this 11-story, Class A office building. The new building houses the executive offices of multiple components of U.S. Immigration and Customs Enforcement, including Homeland Security Investigations, Enforcement and Removal Operations and the agency's Office of the Chief Counsel; the U.S. Attorney's Office for the District of Nevada; the Federal Protective Service; and the Department of Labor's Office of the Inspector General. Emphasis was put on energy-efficient designs; this building is expected to receive a LEED Silver rating as established by the U.S. Green Buildings Council.



Photo by: June Johns

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# FLIPPIN' GOOD BURGERS

**Address:** 505 Fremont Street

**Type:** Fast Casual Restaurant

**Developer:** Las Vegas Flippin Good 1, LLC

**Size:** 3,000 sq. ft.

**Status:** Opened September 2015

**Construction Jobs Generated:** 32

**Permanent Jobs Generated:** 40

**Total Project Cost:** \$580,000

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

**Website:** flippingood.com

**Description:** Emphasizes fresh, made-to-order meals including hormone-free products and locally baked buns.



Photo by: June Johns

# FREMONT9

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Rendering courtesy of: Downtown Project & Wolfe Company

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

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

**Developer:** Downtown Project & Wolfe Company

**Size:** 231 units; 15,000 sq. ft. of retail

**Status:** Expected to be completed second quarter 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

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

**Website:** fremont9.com

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

**Description:** A mixed-use, multifamily residential project that will consist of five stories, 231 market-rate units and offer 15,000 square feet of retail. Expected completion for this project will be during the second quarter of 2017. This is a joint effort of the Downtown Project and an Arizona-based apartment investment firm called the Wolfe Company.

# HISTORIC WESTSIDE SCHOOL RESTORATION

**Address:** 330 & 350 W. Washington Ave. at D Street, West Las Vegas

**Type:** Historic school restoration

**Developer:** Historic Westside School Corp.

**Size:** 5,333 sq. ft. school & 11,600 sq. ft. annex; 2.84 acres

**Status:** Renovation completed in summer 2016; city currently seeking tenants

**Construction Jobs Generated:** 160

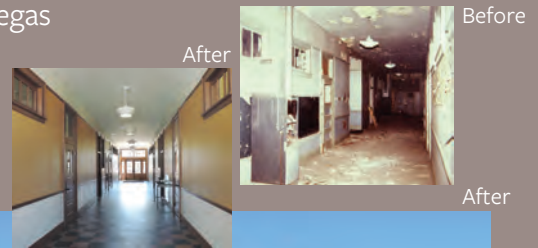
**Permanent Jobs Generated:** 22

**Total Project Cost:** \$12.5 million

**City of Las Vegas Investment:** Obtained federal New Markets Tax Credits funding for this revitalization/renovation project

**Website:** lasvegasnevada.gov

**Description:** Restoration improvements included renovating the 1923 portion of the historical school for use as community and office/retail space. Revitalization efforts also involved refurbishing the school's annex building, originally constructed in 1948. The annex building also offers office/retail space. The community-based radio station KCEP and Tech Impact, which provides training for urban young adults, will serve as anchor tenants for the Historic Westside School.



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## HOP

Before



After



**Address:** 1310 S. Third St.

**Type:** Office retail center

**Developer:** HOP, LLC

**Size:** 17,000 sq. ft.

**Status:** Estimated completion in late 2016

**Construction Jobs Generated:** 15

**Permanent Jobs Generated:** 45

**Total Project Cost:** \$900,000

**City of Las Vegas Investment:** \$25,000 in Visual Improvement Program matching funds

**Website:** N/A

**Description:** Renovation of vacant building located on .48 acres in the southeast portion of the 18b, The Las Vegas Arts District. Once completed, the building will house a bar/casual restaurant and offices. Exterior improvements will include courtyards and gathering spaces along with an artistic building façade.

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# HOUSE OF SARAH JANE

**Address:** 100 S. 14th St.

**Type:** Assisted living facility

**Developer:** SRINIVASA, LLC

**Size:** 25,366 sq. ft.

**Status:** Opened early 2016, with ancillary work ongoing

**Construction Jobs Generated:** 15

**Permanent Jobs Generated:** 32

**Total Project Cost:** Almost \$2.1 million

**City of Las Vegas Investment:** \$25,000 in Visual Improvement Program matching funds

**Website:** N/A

**Description:** Extensive, major renovation of dilapidated assisted living center.

Before



Photo by: City of Las Vegas

After



Rendering courtesy of: SRINIVASA, LLC

# IMPERIAL PLAZA

Before

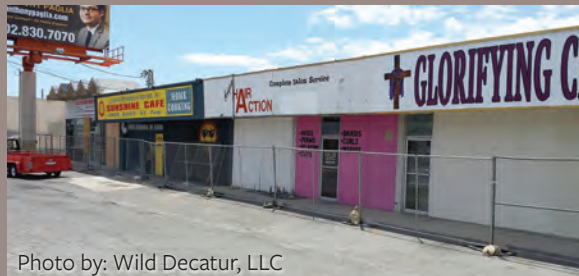


Photo by: Wild Decatur, LLC

After

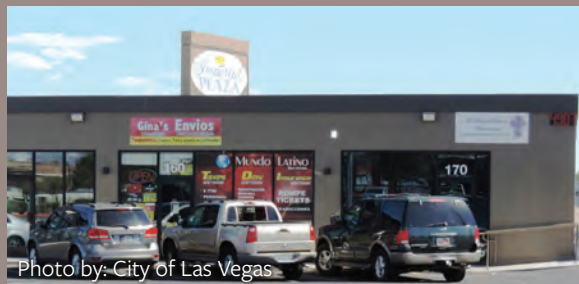


Photo by: City of Las Vegas

**Address:** 4907 Vegas Drive

**Type:** Small shopping complex

**Developer:** Wild Decatur, LLC

**Size:** Unavailable

**Status:** Completed June 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 13 jobs retained

**Total Project Cost:** \$300,000

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

**Website:** N/A

**Description:** Exterior renovations to small shopping complex containing approximately six tenants. Improvements included new storefront glass, signage and stucco.

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# (THE) IRON YARD

**Address:** 1112 S. Casino Center  
**Type:** Computer training school  
**Developer:** The Iron Yard & Apollo Education Group  
**Size:** 5,000 sq. ft.  
**Status:** Grand opening held Aug. 19, 2015  
**Construction Jobs Generated:** Unavailable  
**Permanent Jobs Generated:** Unavailable  
**Total Project Cost:** Unavailable  
**City of Las Vegas Investment:** N/A  
**Website:** theironyard.com

**Description:** Boasts being the largest code school in the world, where students are trained to build software and launch careers in technology in 12 weeks. The company is licensed by the Nevada Commission on Private Postsecondary Education. It has locations in 24 cities, including London, with plans to expand to additional cities in 2016. The Iron Yard was founded in 2012 and is headquartered in Greenville, South Carolina.



Photo by: June Johns

# LAS VEGAS DENTISTRY

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Before



Photo by: Las Vegas Dentistry, LLC

After



Photo by: City of Las Vegas

**Address:** 2421 W. Charleston Blvd.  
**Type:** Dentist office  
**Developer:** Las Vegas Dentistry, LLC  
**Size:** 3,250 sq. ft.  
**Status:** Completed mid-2016  
**Construction Jobs Generated:** Unavailable  
**Permanent Jobs Generated:** 3 retained  
**Total Project Cost:** \$45,600  
**City Investment:** \$23,000 in matching Visual Improvement Program grant funding  
**Website:** N/A  
**Description:** Conversion into a dentist's office of a 1955 office building requiring major refurbishment of the exterior, signage and parking.

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# LE PHO

**Address:** 353 Bonneville Ave., #115

**Type:** Restaurant

**Developer:** Khai Vu & Puoy Premsrirut

**Size:** 2,790 sq. ft.

**Status:** Official opening April 20, 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** lephodtlv.com

**Description:** Located on ground floor of the residential complex called Juhl, this Vietnamese restaurant is partially owned and operated by the folks who opened Le Thai, an extremely popular restaurant in downtown Las Vegas.



Photo by: June Johns

# LUCKY DRAGON

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Rendering courtesy of: Lucky Dragon Hotel & Casino, LLC

**Address:** 300 W. Sahara Ave.

**Type:** Boutique hotel

**Developer:** Lucky Dragon Hotel & Casino, LLC

**Size:** 200+ rooms & 27,500 sq. ft. casino

**Status:** Projected to open late 2016

**Construction Jobs Generated:** 250

**Permanent Jobs Generated:** 800

**Total Project Cost:** \$115 million

**City Investment:** N/A

**Website:** luckydragonlv.com

**Description:** This Asian-themed, nine-story boutique hotel will house at least 200 rooms situated on 2.5 acres and be located next-door to the Allure condominium tower. Owners plan on targeting the Asian market. Will feature 27,500-square-foot casino, several restaurants serving Asian cuisine, a 4,500-square-foot spa and a multilingual staff.

# MAIN STREET LAS VEGAS

**Address:** Main Street & First Street south of Charleston Boulevard

**Type:** Mixed-use block construction, 3 buildings

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

**Size:** 20,000 sq. ft.

**Status:** Completed September 2015

**Construction Jobs Generated:** 40

**Permanent Jobs Generated:** 80

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

**City Investment:** \$100,000 for qualifying exterior improvements

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

**Description:** Building that houses a mixture of retail and restaurant operations, as well as creative office and art gallery space. The development is being designed to create pedestrian circulation that ties the Arts District core (e.g. Arts Factory and Arts Square) to the Main Street transit corridor.

Before



Photo courtesy of: Main Street Las Vegas, LLC

After



Photo by: City of Las Vegas

# MAIN STREET MOTO

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Before

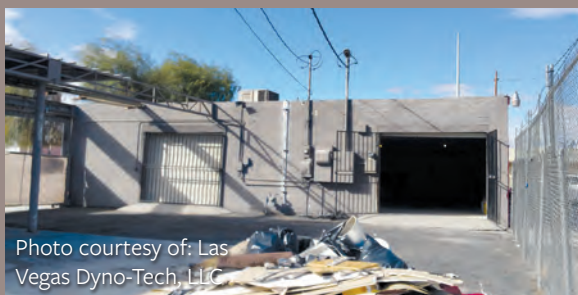


Photo courtesy of: Las Vegas Dyno-Tech, LLC

After



Rendering courtesy of: Las Vegas Dyno-Tech, LLC

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

**Type:** Motorcycle sales & repair shop

**Developer:** Las Vegas Dyno-Tech, LLC

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

**Status:** Completed late 2016

**Construction Jobs Generated:** 2

**Permanent Jobs Generated:** 4.5  
(4 retained also)

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

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

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

**Description:** Numerous renovations and upgrades were implemented to convert this building that once served as a bail bonds location. Upgrades included painting, mural art, fencing and concrete upgrades, replaced windows and new signage.

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# MASONS' VEGAS LODGE 32

**Address:** 632 E. Charleston Blvd.

**Type:** Masonic lodge/meeting hall

**Developer:** Masons

**Size:** 4,150 sq. ft.

**Status:** Completed mid-2016

**Construction Jobs Generated:** N/A

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

**Total Project Cost:** \$211,000

**City Investment:** \$25,000 in Visual Improvement Program Grant money

**Website:** vegas32.org

**Description:** Rehabilitation of a rundown and vandalized building which, among other problems, had boarded areas and broken windows. Upgrades included a new surveillance system, improved lighting, iron fence installation, landscaping, repaving the parking lot and painting the exterior.

Before



After



## (LAS VEGAS) MEDICAL DISTRICT

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**Address:** Located between I-15 & Rancho Drive near Charleston Boulevard

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

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

**Size:** Expanding from current 200 acres to 1 mile

**Status:** Planning stages

**Construction Jobs Generated:** TBD

**Permanent Jobs Generated:** TBD

**Total Project Cost:** Estimated to be \$3 billion

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

**Website:** lasvegasmedicaldistrict.com

**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. While currently offering the largest concentration of health-care services in the Las Vegas valley, an expanded district would allow for additional health-care 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.

# MEXIPANESE

**Address:** 365 Lewis Ave.

**Type:** Restaurant

**Developer:** Mike Howland

**Size:** 1,250 sq. ft.

**Status:** Opened early 2016

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 2

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** N/A

**Description:** Owners expanded downtown business by opening a second restaurant operation. The restaurant serves “Asian fusion burritos,” hence the name Mexipanese.



Photo by: June Johns

# MOUNTAINVIEW HOSPITAL EXPANSION

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Photo by: June Johns

**Address:** 3100 N. Tenaya Way

**Type:** Official medical building addition

**Developer:** Hospital Corporation of America

**Size:** 80,000 sq. ft., 4 floors

**Status:** Anticipate completing in November 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** mountainview-hospital.com

**Description:** Half of the building will be leased by Mountainview Hospital, with the balance of square footage occupied by physicians' offices



# PAWN PLAZA

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

**Type:** Retail complex

**Developer:** Harrison Properties

**Size:** 6,000 sq. ft. of retail space & 6,000 sq. ft. of balcony/patio; 2 levels

**Status:** Opened summer 2015

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

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

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

**Website:** gspawn.com

**Description:** Two-story, open-air retail project located in downtown Las Vegas next-door to the Gold and Silver Pawn Shop, home of the History Channel's #1 show, Pawn Stars. This shopping plaza houses up to 16 restaurants and retail shops, all of them constructed of modular steel cubes ranging in size from 288 square feet to 1,152 square feet. The first level is comprised of restaurants, with the second floor offering services and specialty shops. The cubes housing these tenants were manufactured locally by Las Vegas-based Xtreme Manufacturing. Much like building a new house, Xtreme Manufacturing was able to customize these cubes for the initial retail tenants.



Photo by: June Johns

# REDFLINT INNOVATION CENTER

**Address:** 300 S. Fourth St., Ste. 1

**Type:** Business assistance & education center

**Developer:** University of Phoenix

**Size:** 10,355 sq. ft.

**Status:** Opening in late 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$450,000

**City Investment:** N/A

**Website:** Sponsored by the University of Phoenix, the Redflint Innovation Center will occupy the recently renovated ground-floor area at the Bank of America building. The facility is named Redflint, since the emphasis of this downtown center will be to spark business innovation, incubation and acceleration. Services offered will include training students for available local jobs, business incubator assistance for budding businesses, and working with area companies and nonprofits to find solutions for technology needs.



Rendering courtesy of: University of Phoenix

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# RICK'S RESTORATIONS

**Address:** 800 W. Mesquite Ave.

**Type:** Restoration facility

**Developer:** Rick's Restorations, Inc.

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

**Status:** Moved into their new location in October 2015

**Construction Jobs Generated:** 2.5

**Permanent Jobs Generated:** 10 (and 18 retained)

**Total Project Cost:** \$285,200

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

**Website:** ricksrestoration.com

**Description:** Rick's Restorations provide complete overhauls of large, prized antique items. They moved their operations to a more advantageous location at the intersection of two major freeway connectors: U.S. 95 and U.S. 15; however the new location needed upgrades. Exterior improvements to their new location included installation of new light poles, new pavement and landscaping enhancements.

Before



After



Photos by: Rick's Restorations

# SANTA GOLD REALTY

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Before



Photo courtesy of: Santa Gold Realty, LLC

After



Photo by: City of Las Vegas

**Address:** 1704 Santa Paula Drive

**Type:** Building remodel for wedding services tenant

**Developer:** Santa Gold Realty, LLC

**Size:** 2,300 sq. ft.

**Status:** Completed early 2016

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 10

**Total Project Cost:** \$100,800

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

**Website:** N/A

**Description:** Involved extensive and major interior and exterior improvements made to convert a rundown building and property.

# SOUTHERN NEVADA HEALTH DISTRICT

**Address:** 278 – 286 S. Decatur Blvd.  
**Type:** Health District headquarters  
**Developer:** Southern Nevada Health District  
**Size:** 118,000 sq. ft.  
**Status:** Official opening on March 8, 2016  
**Construction Jobs Generated:** 4  
**Permanent Jobs Generated:** 10 (plus 440 retained)  
**Total Project Cost:** \$18 million  
**City Investment:** \$200,000 in reimbursable costs for exterior improvements  
**Website:** southernnevadahealthdistrict.org

**Description:** The Health District made major renovations to a building that formerly housed a Target store and which sat vacant for more than one year. The loss of this anchor store created a high vacancy rate for the neighborhood strip mall where it was located. This revamped facility serves as the new headquarters for this governmental entity, which had to abandon their previous office location due to unsafe conditions. This facility should help bring much-needed traffic to the strip center.



Photo by: June Johns

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# STARBUCKS (WEST LAS VEGAS)

**Address:** Northwest corner of Mount Mariah and Martin L. King Boulevard  
**Type:** Coffee cafe  
**Developer:** Pure Real Estate Group, LLC  
**Size:** 2,100 sq. ft.  
**Status:** Opened fall 2015  
**Construction Jobs Generated:** Unavailable  
**Permanent Jobs Generated:** 18  
**Total Project Cost:** \$500,000

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

**Website:** starbucks.com

**Description:** Located in Enterprise Park in West Las Vegas, this Starbucks construction will include a second retailer pad user, to be announced at a later date.



Photo by: June Johns

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# STEINBERG DIAGNOSTIC MEDICAL IMAGING

**Address:** 800 Shadow Lane

**Type:** Medical facility

**Developer:** Shadow Lane, LLC

**Size:** 13,747 sq. ft.

**Status:** Opened July 1, 2015

**Construction Jobs Generated:** 40

**Permanent Jobs Generated:** 16

**Total Project Cost:** \$1.7 million

**City Investment:** Master planning of expanded downtown medical district incorporating this facility

**Website:** sdmi-lv.com

**Description:** The first bricks-and-mortar addition in the city's planned Medical District expansion area, this diagnostic/medical imaging center is the seventh such facility in the Las Vegas valley. (Please also see Medical District entry in this publication.)



Rendering courtesy of: Steinberg Diagnostics

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# SUTHERLAND GLOBAL SERVICES



**Address:** 8725 W. Sahara Ave.

**Type:** Regional headquarters for business process outsourcing and technology management services

**Developer:** Sutherland Global Services

**Size:** 170,000 sq. ft. (anticipate growing into 300,000 sq. ft.)

**Status:** Refer to size and permanent jobs generated

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 925 in FY 2016; additional jobs to be added in future

**Total Project Cost:** \$2.5+ million

**City Investment:** N/A

**Website:** sutherlandglobal.com

**Description:** High-tech support center for companies in multiple business sectors. Sutherland has more than 30,000 employees worldwide, with 12 U.S. offices as well as locations in China, Mexico and Great Britain, among other countries. The company selected Las Vegas over other locations including Houston, Detroit, Phoenix, Oklahoma City and Boise. The company received \$300,000 in tax abatements from the Governor's Office of Economic Development.

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# TENAYA CREEK BREWERY DOWNTOWN

**Address:** 831 W. Bonanza Road  
(across street from former Moulin Rouge property)

**Type:** Tap room & brewery

**Developer:** Tenaya Point, LLC

**Size:** 12,800 sq. ft.

**Status:** Opened 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

**Description:** Formerly located in northwest Las Vegas, this operation rehabilitated a 60-year-old, decaying building, which had sat vacant after serving as a plumbing supply warehouse, into a tap room and brewery with expanded production. 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.

Before



After



## (THE) VENICE

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Renderings courtesy of: Tradewind Investments

**Address:** 197 E. California St.

**Type:** Office & retail complex

**Developer:** Tradewind Investments

**Size:** 5,266 sq. ft.

**Status:** Unavailable

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** Not available at press time

**Description:** Mixed-use office and retail complex located in 18b, The Las Vegas Arts District.

# (THE) VENUE LAS VEGAS

**Address:** 750 Fremont St.

**Type:** Indoor/outdoor special event space

**Developer:** The Venues Group

**Size:** 40,000 sq. ft., 3 levels

**Status:** Fully operational in late 2015

**Construction Jobs Generated:** 25

**Permanent Jobs Generated:** 200

**Total Project Cost:** \$12 million

**City Investment:** N/A

**Website:** [thevenueLasVegas.com](http://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 organization with locations in Scottsdale and now Las Vegas.



Photo by: June Johns

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

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

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

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  
Director of Community Development: Jorge Cervantes



**[/cityoflasvegas](#)**

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