

March 16-22, 2007

Future is bright for downtown



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Mayor Oscar Goodman and the Las Vegas City Council have made the revitalization of downtown one of the focal points of his manifesto for the City of Las Vegas. A number of the City's efforts have already begun to bear fruit, and the next five years are likely to bring more dramatic changes than even the last five years.

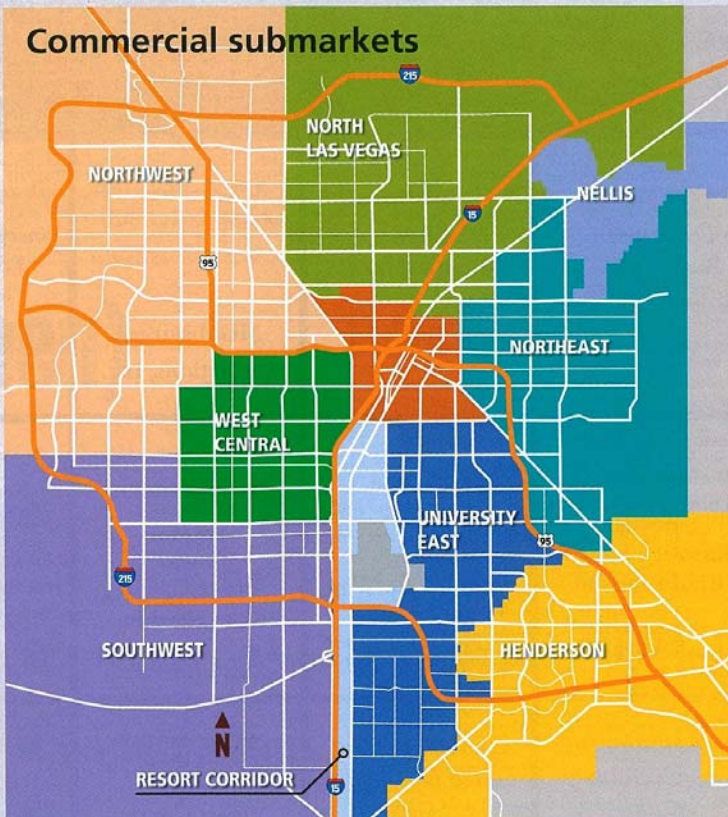
Below are the highlights of downtown's current and future major development and redevelopment as well as the state of the residential and commercial market activities at the end of 2006.

Union Park

Michael Cornthwaite recently summed up his philosophy behind his new bar, the Downtown Cocktail Room, to the *Las Vegas Sun*: "It's the locals, stupid." His sentiments are representative of the new downtown redevelopment mantra, "For Las Vegas by Las Vegas." Rather than compete against the Strip for tourists, the City is seeking to preserve downtown for the locals; which is also the motivation behind the multi-billion dollar development, Union Park. Union Park comprises 61 acres of what used to be the Union Pacific rail yard. It is a serious attempt by the City of Las Vegas and Newland Communities, the developer, to further revitalize downtown.

In 2005, the City hired Newland to oversee the development of Union Park. Plans to build a 54-story headquarters and retail space for jewelry wholesalers on the Union Park property were also recently announced. The \$70 million Lou Ruvo Brain Institute recently broke ground and will open in 2009, with famed architect Frank Gehry as the architect.

Union Park will consist of 1.9 million square feet ("sf") of medical and office space, 3,200 residential units, three hotels with 1,750 rooms, 365,000 sf of retail space, 60,000-100,000 sf dedicated to a casino, a new town hall and a total of nearly 9.4 million square feet of new development. The focal point of the project will be the \$250-million, five-acre, Smith Center for the Performing Arts which is slated to open in 2011. In addition to areas reserved for medical,



office, residential and casino hotel uses, Union Park will feature a promenade totaling at least four acres. The project also has plans to create 500,000 sf of pedestrian-friendly, urban storefront retail space.

RCG estimates that when Union Park is complete, it will employ approximately 8,700 people, and have an annual economic impact on the Clark County economy of approximately \$1.4 billion (2006 dollars). About half of this economic activity is projected to occur within the City.

World Market Center

The World Market Center ("WMC") is being built on a 57-acre site downtown, and has already drawn an estimated 112,000 buyers and sellers of wholesale furniture. Hailed as the largest trade show facility in the world, the biannual

furniture shows have been quite successful. Upon its completion in 2012, the WMC will create approximately 35,000 direct and indirect jobs and contain 12 million sf of floor space.

The 1.3-million sf Phase 1 of the World Market Center was completed in 2005. Phase 2, which opened January 2007, includes 1.6 million sf for the semiannual home furnishing marketplace. Groundbreaking for the 2 million sf in Phase 3 began in September 2006 and will be used as showroom space.

World Market Center management has indicated that more diverse amenities are planned for the remaining seven buildings, including lounges, ballrooms and offices.

Las Vegas Premium Outlet Mall

Opening in August 2003, the Las

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