Vacant Vegas
Adaptive Reuse of Modern Buildings

Christina Roush, Owner
City of Las Vegas Planning Commissioner
Adaptive Reuse Projects for Discussion

- Tenaya Creek Brewery:
  831 W Bonanza Rd.
- HOP: Mixed Use Office/ Retail Building
  1310 S 3rd Street
- Trailer Terrace: Apartment & Trailer Park
  221 N. Maryland Pkwy
- WE - Former Youth Hostel, Conversion to Micro-Housing
  201 E Utah Ave.
TENAYA CREEK BREWERY (Before)
TENAYA CREEK BREWERY (Before)
TENAYA CREEK BREWERY (Design)
TENAYA CREEK BREWERY (After)
TENAYA CREEK BREWERY (After)
TENAYA CREEK BREWERY (After)
TENAYA CREEK BREWERY

- Purchased: $850,000 in June 2014
- Size: +/- 13,000sf on 1.48 ac
- Original Construction: 1954
- Renovation Completion: November, 2015
- Total Project Costs: $3,800,000
HOP: Mixed Use Office/ Retail Building (Before)
HOP: Mixed Use Office/ Retail Building (Design)
HOP: Mixed Use Office/ Retail Building (Design)
HOP: Mixed Use Office/ Retail Building (Construction)
HOP: Mixed Use Office/ Retail Building (Construction)
HOP: Mixed Use Office/ Retail Building (Construction)
HOP: Mixed Use Office/ Retail Building (After)
HOP: Mixed Use Office/ Retail Building

- Purchased: $1,415,000 in July 2014
- Size: +/- 18,000sf on .48 ac
- Original Construction: 1969
- Renovation Completion: August 2017
- Total Project Hard Costs: $2,775,000
- Total Project Basis: $4,800,000 ~ $267/sf (incl. Debt & Investor Returns)
Trailer Terrace: Apartment & Trailer Park (Before)
Trailer Terrace: Apartment & Trailer Park (Before)
Trailer Terrace: Apartment & Trailer Park (After)
Trailer Terrace: Apartment & Trailer Park (After)
Trailer Terrace: Apartment & Trailer Park

- Purchased: $275,000 in December 2015
- Size: .48 acre + 1,500sf
- Original Construction: 1944
- Renovation Completion: July 2017
- Total Project Costs: $800,000 +/-
WE - Former Youth Hostel, Conversion to Micro-Housing (Before)
WE - Former Youth Hostel, Conversion to Micro-Housing (Design)
WE - Former Youth Hostel, Conversion to Micro-Housing (Design)
WE - Former Youth Hostel, Conversion to Micro-Housing (Design)
WE - Former Youth Hostel, Conversion to Micro-Housing

- Purchased: $850,000 in July 2015
- Size: 14,000sf on .80 ac
- Original Construction: 1953
- Renovation Completion: TBD
- Total Project Costs: $1,400,000 in current costs + Investor Returns Carry + $3,000,000 Construction Estimate = $5,100,000 +/-
Questions?