

# Vacant Vegas

Adaptive Reuse of Modern Buildings

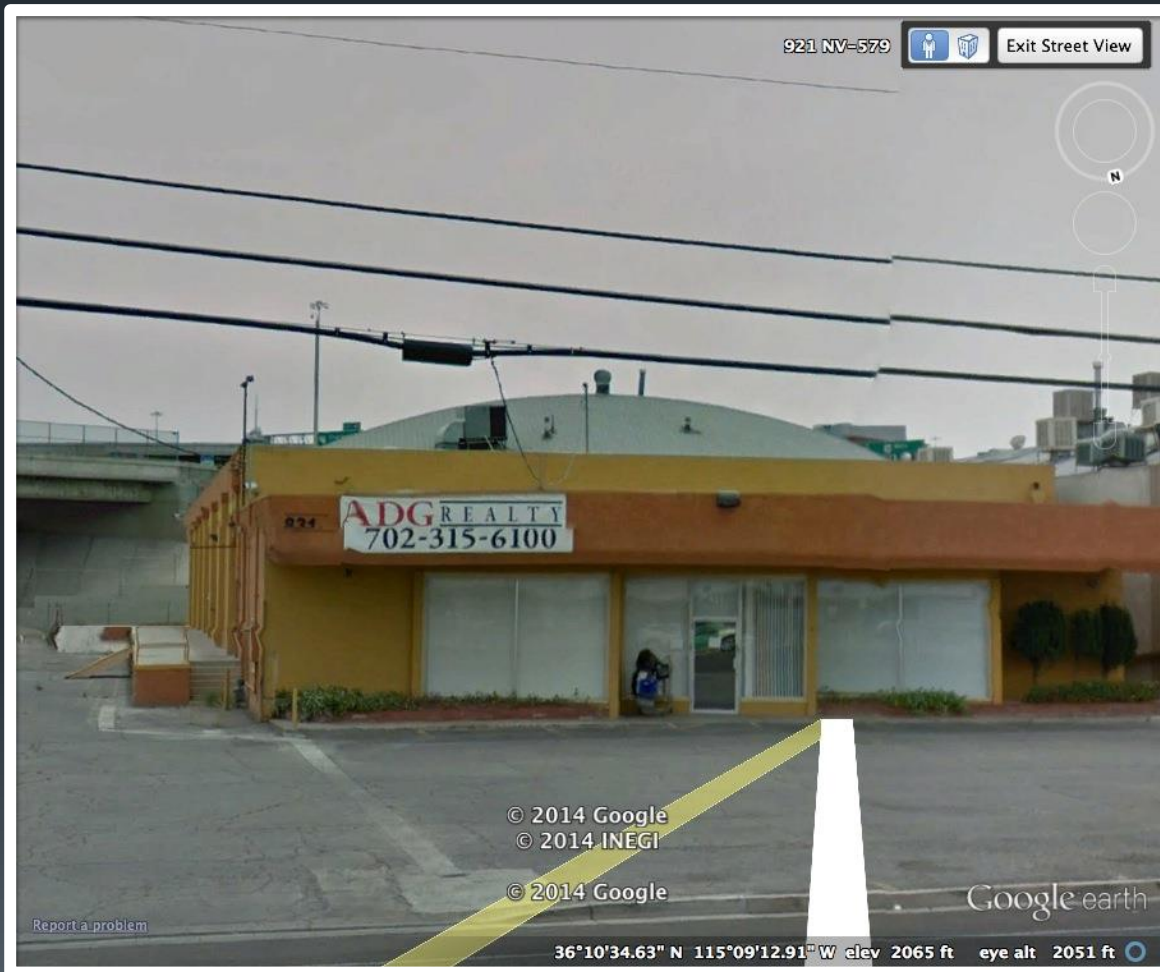


Christina Roush, Owner  
City of Las Vegas Planning Commissioner

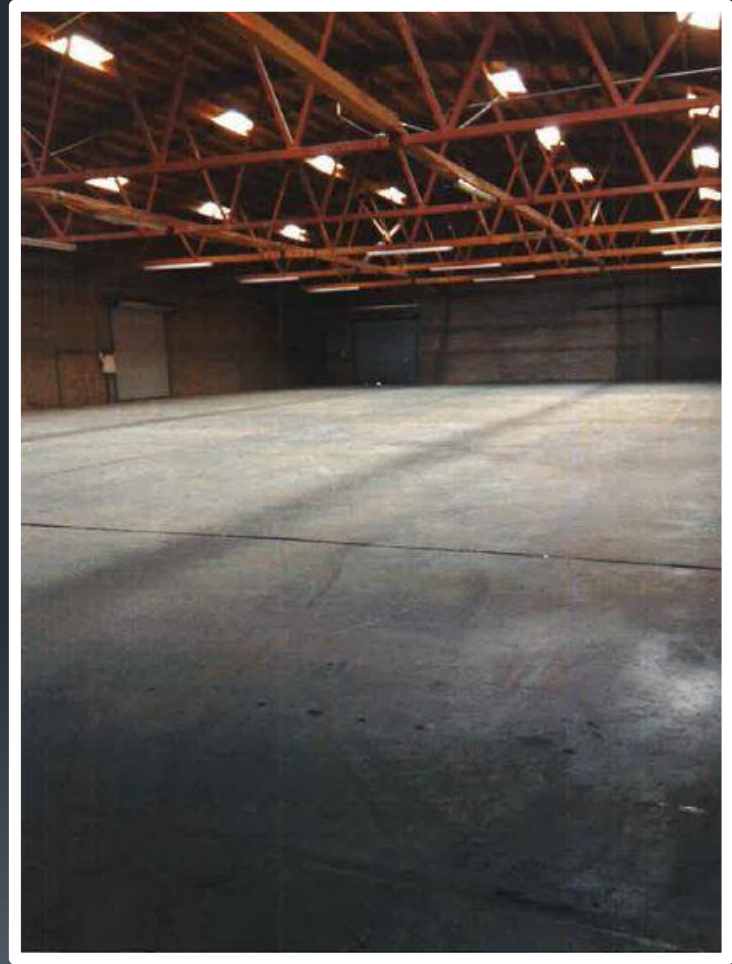
# Adaptive Reuse Projects for Discussion

- 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)



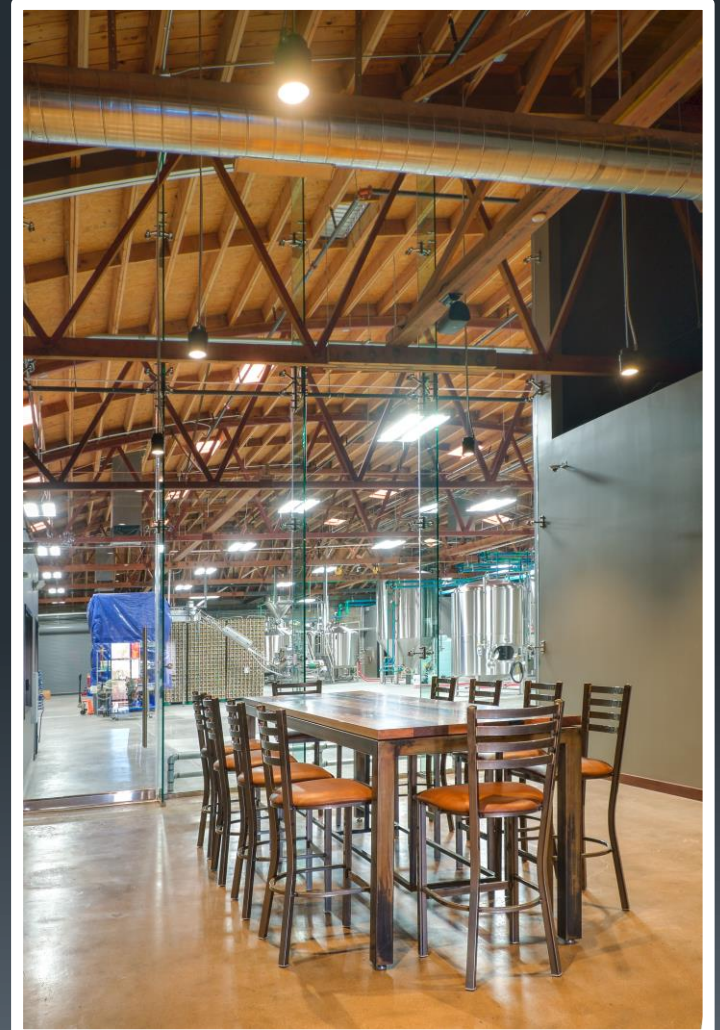


# TENAYA CREEK BREWERY (After)





# TENAYA CREEK BREWERY (After)





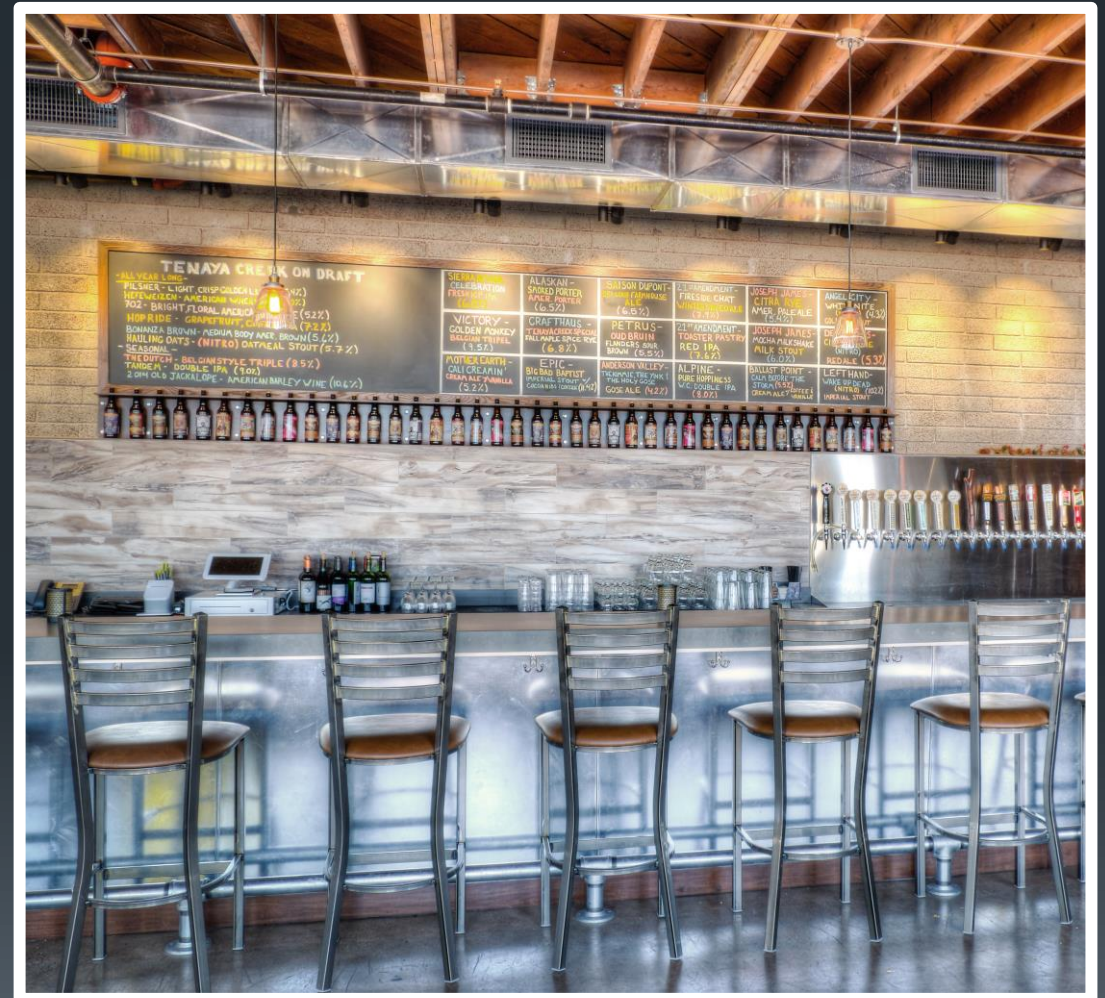
# TENAYA CREEK BREWERY (After)





# 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

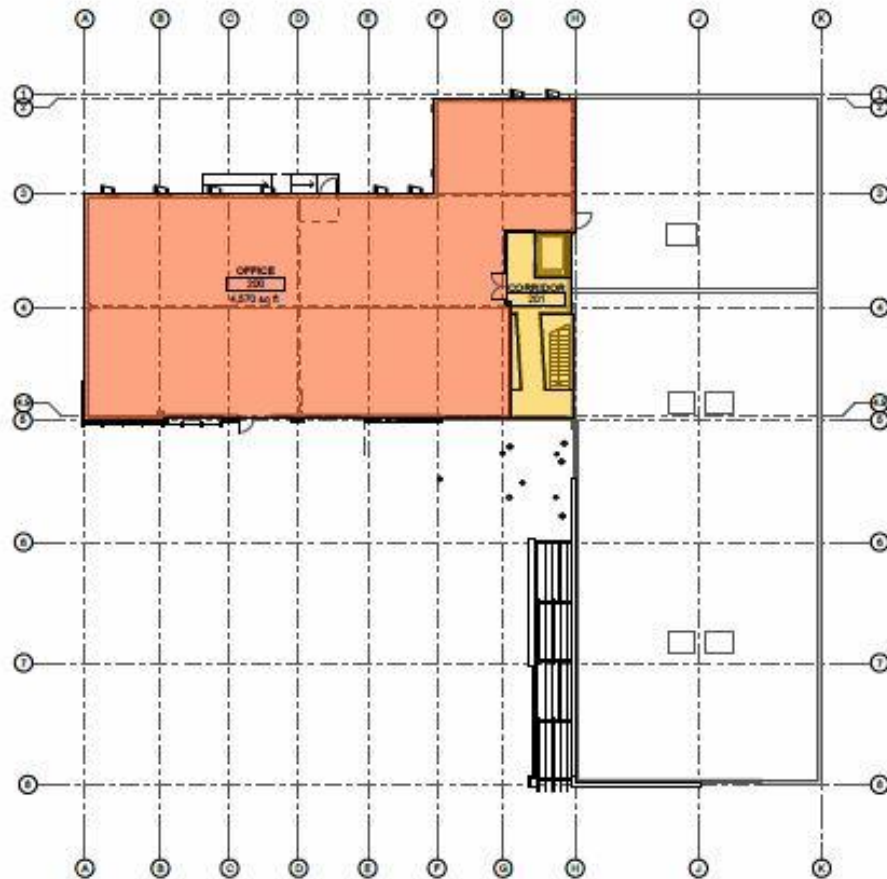


# HOP: Mixed Use Office/ Retail Building (Before)

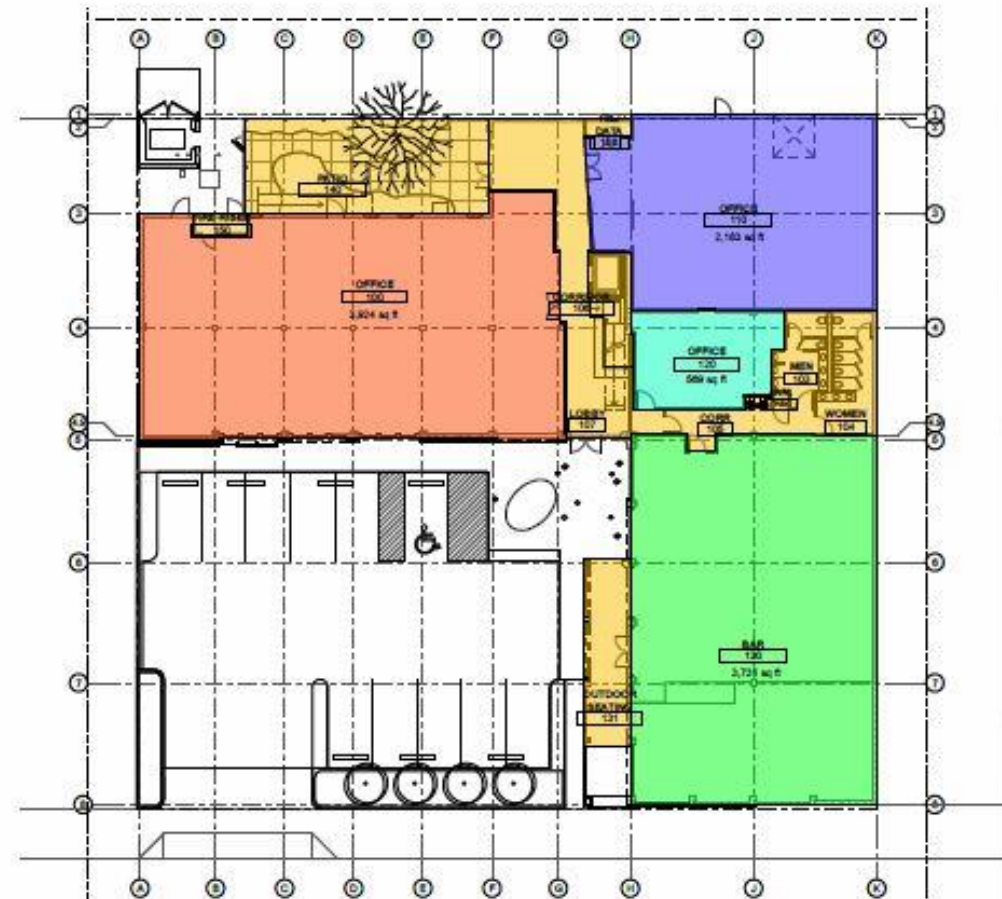




# HOP: Mixed Use Office/ Retail Building (Design)



2nd FLOOR AREAS



1st FLOOR AREAS

# 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)



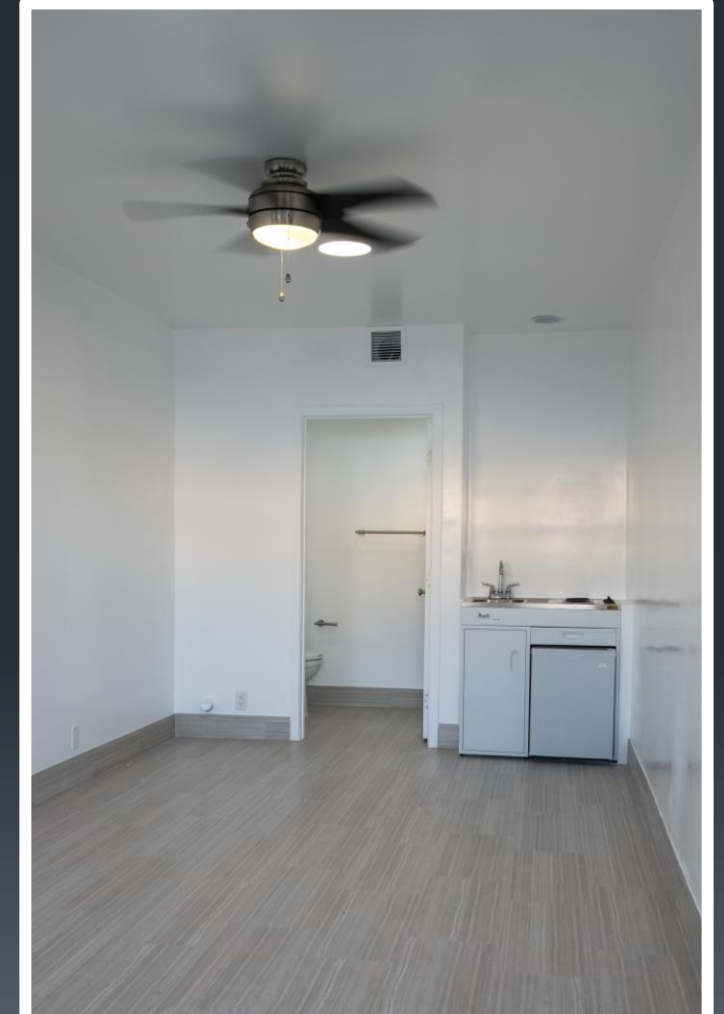


# Trailer Terrace: Apartment & Trailer Park (Before)



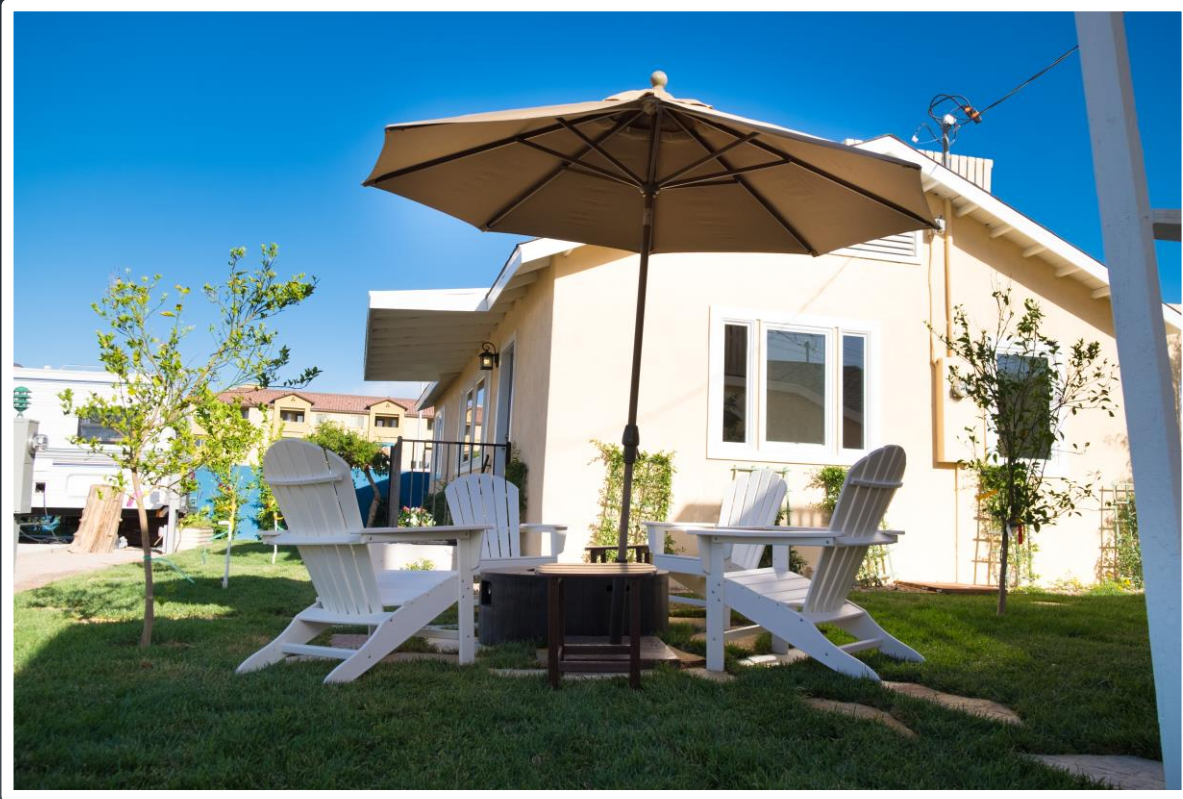


# Trailer Terrace: Apartment & Trailer Park (After)



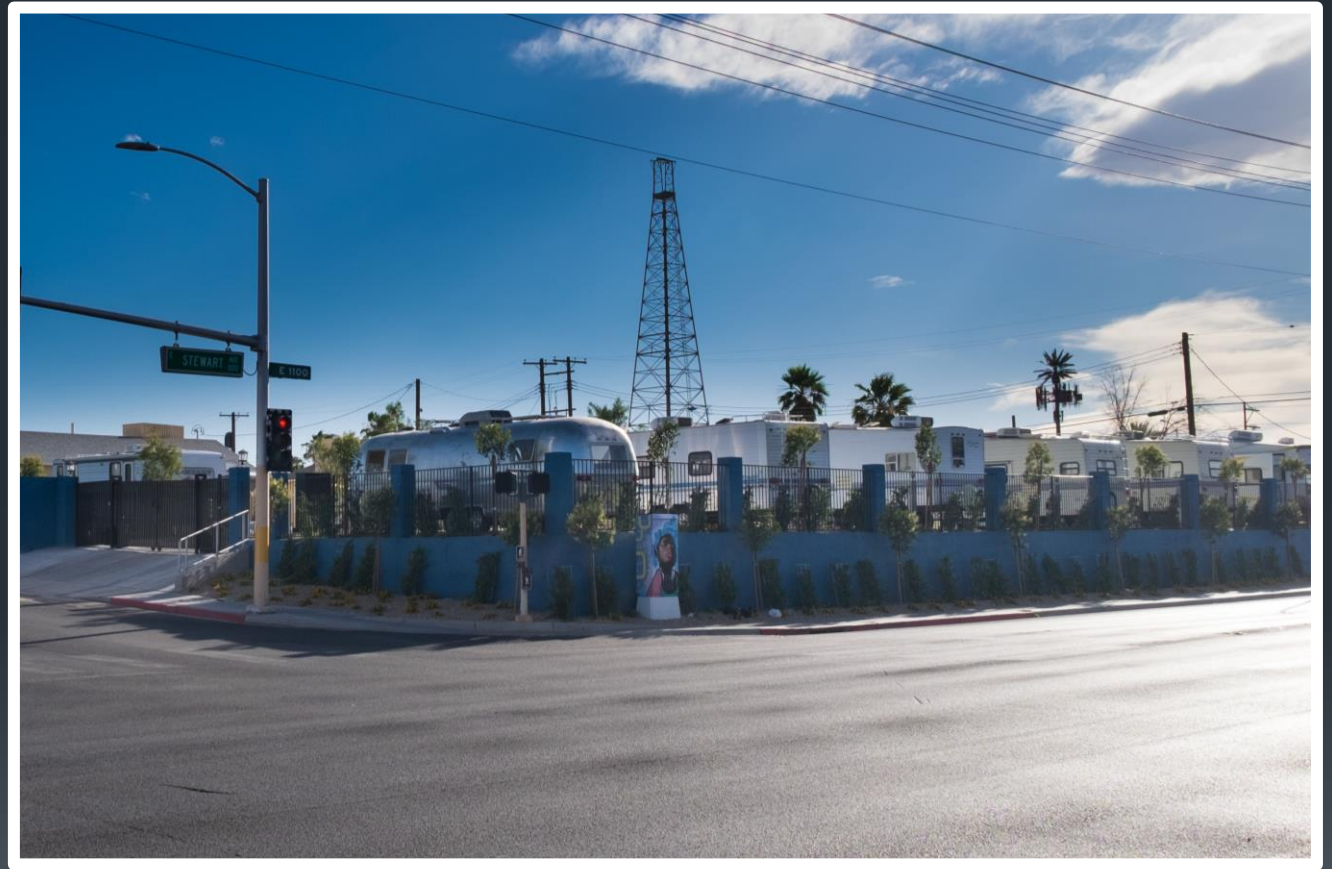


# Trailer Terrace: Apartment & Trailer Park (After)



# 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)



**POLE SIGN ELEVATION - W/ NEW CABINET**

Scale: 1/8" = 1'-0"

NEW POLE SIGN CABINET  
SEE DETAIL PG. 001A

PAINT EXISTING POLE TO MATCH  
PMS 181C RUSSET BROWN

REMOVE EXISTING  
D/F CABINET



**POLE SIGN ELEVATION - EXISTING**



# 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?