

Market, Financial and Fiscal Analysis Las Vegas, Nevada

Strategy 5 provided the City of Las Vegas with real estate advisory services related to the 61-acre Union Park redevelopment project on the western edge of downtown. The mixed-use project is planned for a 400,000-square-foot academic medical complex, 3,600 residential units, 350,000 square feet of ground floor retail, and 2 million square feet of Class A office space. Public-sector components include a new city hall and a performing arts center.

Tasks included performing comprehensive market and financial analyses on all private sector components of the project. The analyses included ten-year discounted cash flows and capital cost estimates to assess feasibility. A fiscal impact analysis was also conducted for the project, which included projected tax increment financing revenues over a 25-year period.

The City has hired San Diego-based development company Newland Communities to oversee implementation plans for Union Park. Strategy 5 continues to update the City's investment analysis on an as-needed basis.



Union Park
Newland Communities • City of Las Vegas

Union Park Master Plan Rendering