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Developer breaks ground on Tenaya Village

Shea Commercial has numerous LV projects

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Shea Commercial, a Scottsdale, Ariz.-based developer of office and retail space, has broken ground for a 10-acre office project at Tenaya Village in the northwest Las Vegas Valley.

Lucinda Stanley, who runs Shea's Las Vegas operation, said the \$17 million project represents the first major "office condo" development in that area. Completion is expected in September. DFD Cornoyer Hedrick is the architect; Caviness Construction is the general contractor.

The office complex at Azure Drive and Tropical Parkway will consist of five one-story and two two-story buildings totaling 105,000 square feet. Single-story suites will range from 1,500 square feet to 28,000 square feet and sell for \$230 to \$245 a square foot, Stanley said. About 60 percent of the project has been sold.

Shea Commercial has received building permits for five developments in Las Vegas totaling 366,000 square feet. In addition to Tenaya Village, the developer is building Shea at Shadow Crest, Shea at Sunset, Shea at Warm Springs and Shea at Spring Mountain.

Shea was named 2005 Developer of the Year by the Arizona chapter of National Association of Industrial and Office Properties for its Scottsdale Waterfront project.

TEST MARKET: Baskin-Robbins transformed 14 stores in Las Vegas to test a new design concept that is being rolled out at nearly all of the ice cream chain's 2,700 U.S. stores over the next two to three years, franchising director James Franks said.

Existing stores were remodeled with new logo and signage, a sundae bar and a lower dipping cabinet for customers viewing.

The company also announced plans to add 20 locations in Las Vegas over the next three to five years, Franks said.

TOWER APPROVED: Gateway Las Vegas, a 39-story luxury condo tower planned at the current site of the Charleston Plaza apartments, has received final approval from the Las Vegas City Council.

Metroplex Development President Paul Murad, president said he met with Mayor Oscar Goodman, who was "very supportive" of the project. Designed by Perlman Design Group, Gateway Las Vegas would have 236 condo units and 75 condo-hotel units with ground-floor retail.

NEAR COMPLETION: Sky Las Vegas, a 45-story condo tower on the Strip, has nearly sold out of its 409 units and is expected to top off construction in June. About 10 percent of the inventory is available for purchase.

While the construction contract with M.J. Dean calls for a Jan. 15 completion, mid-December is still possible for residents to start moving in if the current schedule is maintained, developer David Pourbaba said.

Residents at Sky Las Vegas, north of Circus Circus, include a NASCAR driver, a National Football League player and two World Series of Poker champions.

NEW VILLAGE: Las Vegas-based Pacific Concepts plans to build The Village at the Cauldron, an upscale, mixed-use development in the southwest valley at the Las Vegas Beltway and Russell Road.

Construction of the 68,000-square-foot first phase is expected to start in the summer, Pacific Concepts President Jaimee Yoshizawa said.

Current projects by Pacific Concepts include Mountain Dream Center, a \$12 million mixed-use commercial center in Henderson; Cauldron

Tavern at Russell and the Beltway; and The Gables, a four-acre, 16-lot residential subdivision at Pecos Road and McLeod Drive valued at \$8.2 million.

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