

Real Estate and Development

Nigro Development covering the valley from top to bottom

December 16 - December 22

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Nigro Development continues to expand its presence in the Las Vegas Valley with the development of two very different projects on opposite sides of town.

The development company is working on a \$15 million, 75,000-square-foot Hampton Inn & Suites at the entrance to the master-planned community of Seven Hills, just west of St. Rose Dominican Hospitals' Siena Campus. The hotel is the first phase of an 8-acre, \$25 million retail project -- the Place at Seven Hills -- that will also include 17,000 square feet of retail space restaurant pads.

"I feel there is a strong demand for the limited-service hotel that we are going to offer," said Todd Nigro, president of Nigro Development. "There aren't a lot of hotel rooms servicing that area."

Nigro expects the 130-room hotel will serve the Seven Hills and Anthem communities as well as families of patients at St. Rose hospital.

"There's not much when you get past Eastern (Avenue); there's a tremendous amount of business growth out there as well," he said. The project is a joint venture between Nigro Development and the landowner, Nigro said.

"It seems to be a more common theme these days, at least with us," he said. "Some of these landowners are not willing to sell their property because they will have to pay three times or more for an equivalent property today." There is a pad on the site slated for a 30,000-square-foot building with office above retail, but Nigro said that may change.

"We're very seriously thinking about a second hotel," he said. "We haven't made that decision yet."

On the opposite end of the valley, Nigro Development also is working on Park Central Plaza Shopping Center at the southeast corner of Tropical Parkway and Losee Road, near Ann Road in North Las Vegas.

The 27-acre retail center will include a Wal-Mart Neighborhood Market, the fifth for the Las Vegas Valley, Nigro said. Restaurants are also planned for the retail center. Park Central Plaza is scheduled to open late 2006.



A rendering shows the Park Central Plaza Shopping Center at the corner of Tropical Parkway and Losee Road, near Ann Road in North Las Vegas. Nigro Development's 27-acre retail center, scheduled to open late 2006, will include a Wal-Mart Neighborhood Market.

Courtesy Rendering