



## **THE PLACE AT SEVEN HILLS: Hotel to anchor center**

### **Mixed-use project to open in December**

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When it opens in December, The Place at Seven Hills will offer locals and tourists alike retail establishments, restaurants, office space, and a 130-room limited service hotel.

Hampton Inn & Suites, located at 3245 St. Rose Parkway, will anchor the 9-acre shopping center, located near St. Rose Dominican Hospital.



Nigro Developments is in charge of the mixed-use center. Although a hotel is part of the plans, president of Nigro Developments Todd Nigro said The Place is intended to attract people from Anthem, Silverado Ranch and Seven Hills.

"I expect friends and relatives of people who live in the community, people visiting someone in the hospital and people who are visiting who may not want to stay on the Strip will stay at the hotel," Nigro said.

Nigro said his company kept in mind what residents in the area would want to see from a shopping center when considering what businesses to offer.

"We tried to get a really comfortable, upscale product mix I think residents would support," he said.

Along with Hampton Inn, Subway, Starbucks, Barbeque Shack and Al Phillips have signed leases. Nigro has two restaurant-only pads still available in the area. He estimated the pads would be opened early to mid-2007.

Nigro Developments also owns an additional empty 2-acre space near The Place. Nigro said most likely, it will house another hotel, perhaps beginning construction in late 2007.

Nigro said the \$25 million development should serve as an alternative to the stores lining Eastern Avenue, where he said the developments tend to be hard to get in and out of.

"With so much growth in the area, the Eastern corridor is very bottlenecked and land is at a premium here. We are designing The Place at Seven Hills as a boutique neighborhood shopping village with all of the services and amenities one would expect," he said.

He said the location is sufficiently out of the way of heavy traffic, but still near a conveniently located area.

"We are situated on St. Rose Parkway near the Seven Hills entrance. It's a well-positioned site," he said.

Some of the leases are still under negotiation, but Nigro said he anticipates a hair and nail salon, a dentist, an insurance company, a financial institution and a postal service will lease space at The Place.

"I think an exercise fitness place would be helpful to the neighborhood," he said.

Horizon Village Square, also by Nigro Development, opened earlier this year at Horizon Ridge Parkway and Horizon Drive. Nigro said a smaller retail center is planned for Conestoga Way and Wagon Wheel Drive near Nevada State College and the last U.S. Highway 95 exit before Boulder City.

Nigro said Henderson is a successful place to be because of the amount of growth in the city.

"People tend to do their shopping close to home. It's the Las Vegas way," he said.

For more information, visit [www.nigrodevelopments.net](http://www.nigrodevelopments.net).