

Written by Administrator
Monday, 25 July 2022 04:00 -

Henderson casino owner Joe DeSimone reached out to Red Rock Resorts last year to see if the company was interested in selling the closed Fiesta Henderson.

“They weren’t receptive,” recalled DeSimone, who operates Railroad Pass on U.S. 95 and The Pass Casino on Water Street. “I think they just kind of just wrote it off.”

Tim Brooks, who operates the Emerald Island and Rainbow Club casinos on Water Street, said he didn’t have an interest in buying Fiesta Henderson. However, he believed the longer the hotel-casino remained closed, “the less chance there was that it would ever reopen.”

Neither gaming executive was surprised by Red Rock Resorts’ [recent announcement](#) that the company would not reopen the Fiesta Henderson and two North Las Vegas casinos – Texas Station and Fiesta Rancho – that had been closed since March 2020. The casino operator said it would sell the sites after demolishing the buildings and “reposition the land,” meaning the gaming entitlements would be removed at the time of sale.

For Red Rock Resorts, the statement ended any uncertainty surrounding the future of the casino locations that had been shuttered going on 28 months. It also allowed company officials to double down on efforts to grow Red Rock’s footprint in Las Vegas.

Just five days later, Red Rock [confirmed](#) it was spending \$172.4 million to acquire 126 acres at the southwest corner of Las Vegas Boulevard and Cactus Avenue. The purchase adds to the five development sites Red Rock already had in the Las Vegas Valley that covered more than 256 acres. Red Rock is also spending [\\$750 million](#) to build Durango Station near the 215 Beltway in the southwest valley. That property is expected to open in 2023.

For DeSimone and Brooks, seeing Fiesta Henderson permanently disappear provides an opportunity as a large competitor in the Henderson market is being erased. Through its Station Casinos operating subsidiary, Red Rock acquired the Fiesta in 2001, three years after Ameristar Casinos opened it.

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“I’m sad to see it go, but not too sad,” DeSimone said of the 35-acre site near the intersection of Interstate 215, U.S.Highway 93-95 and Lake Mead Parkway. “I’m encouraged and hopeful that whoever buys it does something constructive. It’s just a really important piece of property in Henderson.”

DeSimone and Brooks both hope the land could be used for high-density housing, which could mean more casino customers.

“I’d like to see more residences,” Brooks said. “Obviously, when there are more people in the area, there’s more money in the area. I think that would benefit small operators. I think we’ll have a chance to pick up extra business as more people move to the area.”

In an email, Henderson Mayor-elect Michelle Romero said it’s too early to determine the site’s future.

“We are working with our economic development and redevelopment staff to determine the best use for this land,” Romero said. “The expansion of the Interstate and the state of our economy will be contributing factors as to what is developed.”

Brendan Bussmann, managing partner of Las Vegas-based gaming advisory firm B2 Global, said the challenge for any development on the Fiesta Henderson land is the city will be down “one net revenue source,” having lost all gaming proceeds associated with the location.

“They will still recoup the property tax on the site,” Bussmann said. “There was a demand for (gaming) at one point and likely based on our growth, future demand to support it.”

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(Petitioner: The Nevada Department of Public Safety) Club Casino in Henderson on Wednesday, July 21, 2022.

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Screen Shot of The Nevada Independent | Water Street in Henderson on Wednesday, July 21, 2022. (Jeff

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