

**Bringing Life Back to the  
CB Fox Building**

Redevelopment by  
1735 Central Investment, LLC

Presentation to Los Alamos County Council  
June 23, 2026

**Principal Investors**

Matthew Miles

Steve Miskowicz

**Architects Studio: Southwest Architects**

Robert Heiser and Steven Osborn

**Retail Marketing: Colliers International**

Jyl De Haven, Northern New Mexico Market VP



Attachment A



Attachment A

HILL THEATER BUILDING—ZIA MAINTAINED

# 1735 Central Redevelopment Project Features

## First Floor

- A. Food Hall and Performance Venue
- B. Private Dining and Meeting Rooms
- C. Public and Private Meeting Rooms
- D. Main Facility Kitchen, Bakery Café and Grab and Go Pickup Location
- E. Retail Rental Spaces
  - 1. Retail Storefront on Central
  - 2. Retail Kiosks in Food Court
  - 3. NM and Regional Product Store
  - 4. Amazon Lockers Location

## Second Floor

Boutique Hotel - 20 Luxury Rooms and Facilities

## Third Floor

Rooftop Bar and Restaurant with Outdoor Gathering and Dining Space



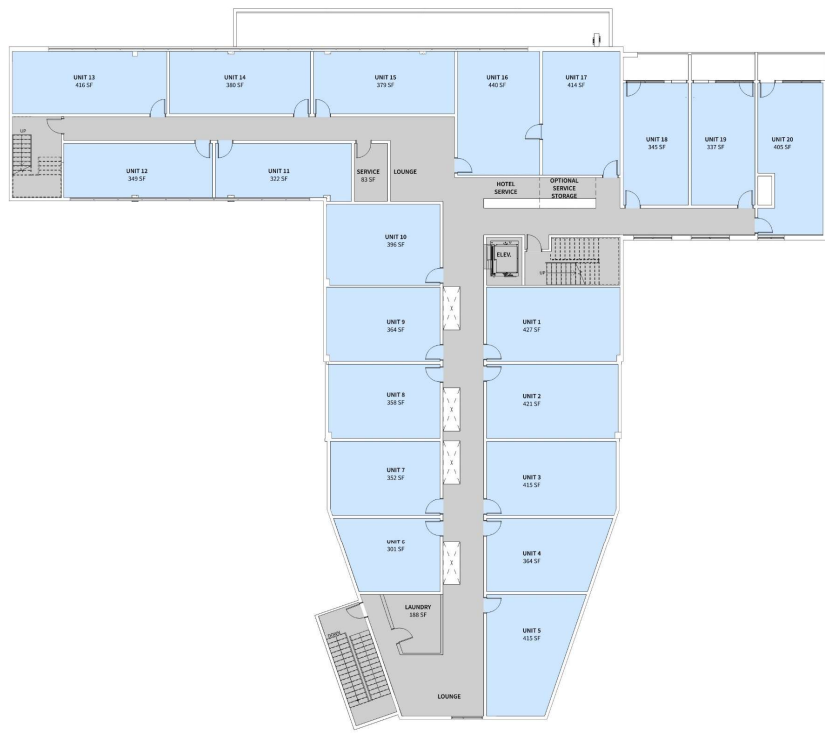
**FIRST FLOOR PLAN**

1/8" = 1'-0"

CB FOX  
PROJECT NUMBER: 2516

Attachment A





UNITS  
 SERVICE

GROSS SQUARE FOOTAGE:	
1ST FLOOR	13,000 GSF
2ND FLOOR	11,730 GSF
3RD FLOOR	3,420 GSF
<b>TOTAL</b>	<b>28,150 GSF</b>

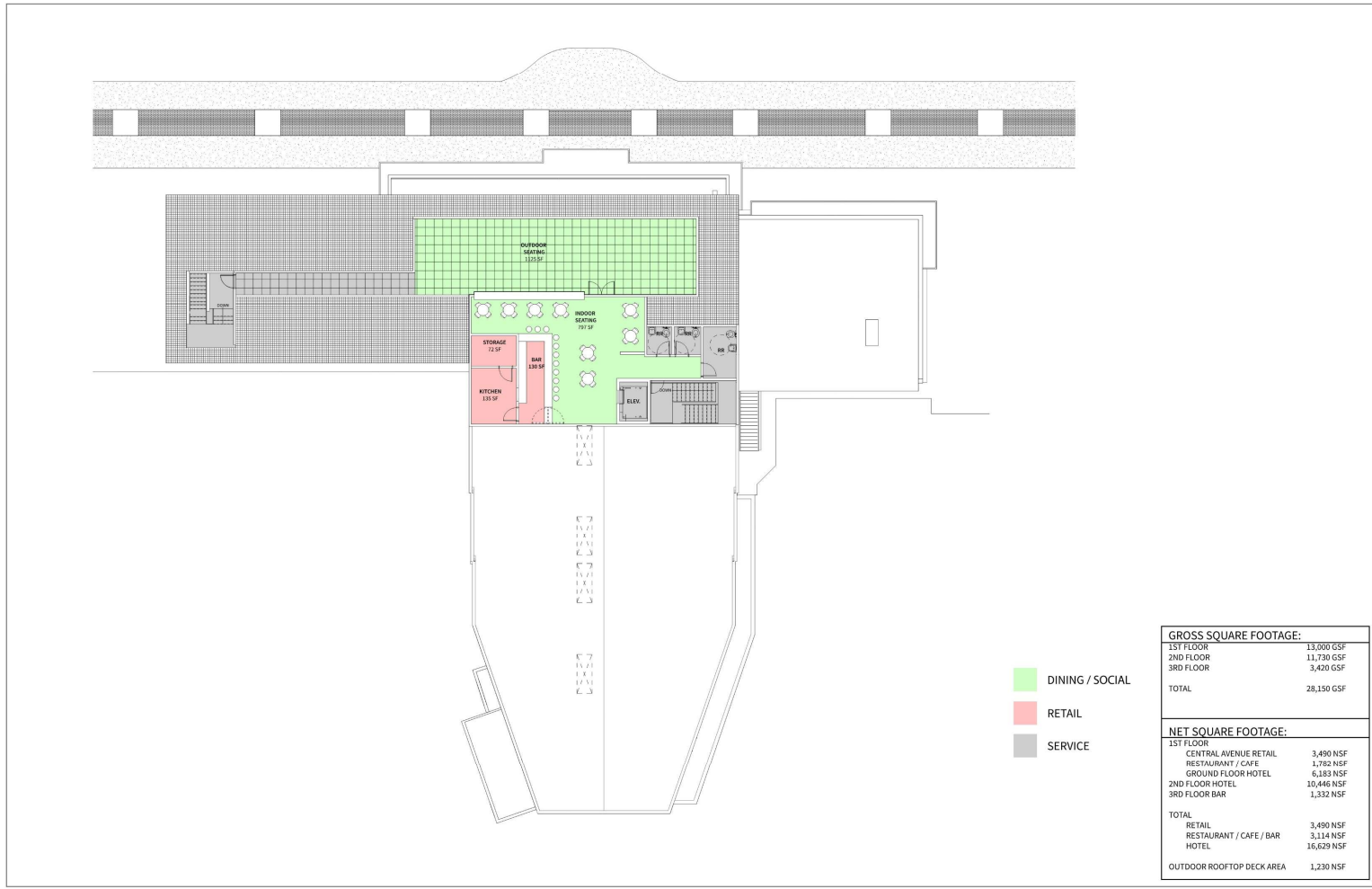
  

NET SQUARE FOOTAGE:	
1ST FLOOR	
CENTRAL AVENUE RETAIL	3,490 NSF
RESTAURANT / CAFE	1,782 NSF
GROUND FLOOR HOTEL	6,183 NSF
2ND FLOOR HOTEL	10,446 NSF
3RD FLOOR BAR	1,332 NSF
<b>TOTAL</b>	<b>3,490 NSF</b>
RETAIL	3,114 NSF
RESTAURANT / CAFE / BAR	16,629 NSF
HOTEL	
OUTDOOR ROOFTOP DECK AREA	1,230 NSF

**SECOND FLOOR PLAN**  
 1/8" = 1'-0"  
 CB FOX  
 PROJECT NUMBER: 2516

Attachment A





GROSS SQUARE FOOTAGE:	
1ST FLOOR	13,000 GSF
2ND FLOOR	11,730 GSF
3RD FLOOR	3,420 GSF
<b>TOTAL</b>	<b>28,150 GSF</b>

NET SQUARE FOOTAGE:	
1ST FLOOR	
CENTRAL AVENUE RETAIL	3,490 NSF
RESTAURANT / CAFE	1,792 NSF
GROUND FLOOR HOTEL	6,183 NSF
2ND FLOOR HOTEL	10,446 NSF
3RD FLOOR BAR	1,332 NSF
<b>TOTAL</b>	<b>3,499 NSF</b>
RETAIL	3,499 NSF
RESTAURANT / CAFE / BAR	3,114 NSF
HOTEL	16,629 NSF
OUTDOOR ROOFTOP DECK AREA	1,230 NSF

**THIRD FLOOR PLAN**  
 1/8" = 1'-0"  
 CB FOX  
 PROJECT NUMBER: 2516

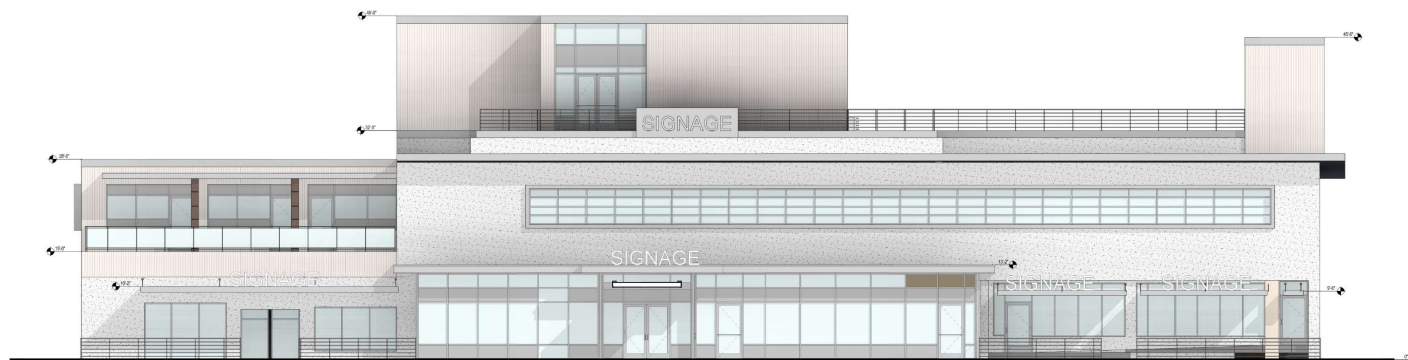




Attachment A

## **Project Community Benefits**

- A. Centralized Location to Increase Downtown Retail, Food and Entertainment Traffic
- B. Improve Central Downtown Vitality with Increased Foot Traffic - Day and Night/ Every Day of the Year.
- C. Provide Multiple New Retail Spaces - Feasible for Smaller Retailers
- D. Support Increased Local Tourism and LANL Employee Downtown Daytime Customers
- E. Support Major Physical Revitalization of Central Avenue Area Buildings
- F. Create a Central Physical Location to Headquarter Festival, Sports and Entertainment Events
- G. Substantial Gross Receipts, Lodgers and Real Estate Tax Revenue Increases
- H. Downtown Employment Opportunities in Hospitality, Food Service and Entertainment Events



**NORTH EXTERIOR BUILDING ELEVATION**

**EXTERIOR BUILDING ELEVATIONS**

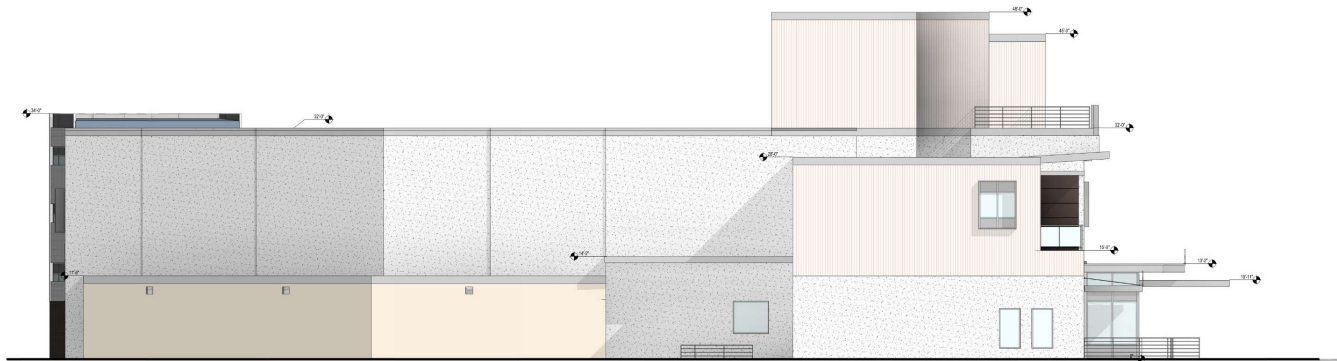
Attachment A



**EAST EXTERIOR BUILDING ELEVATION**

**EXTERIOR BUILDING ELEVATIONS**

Attachment A

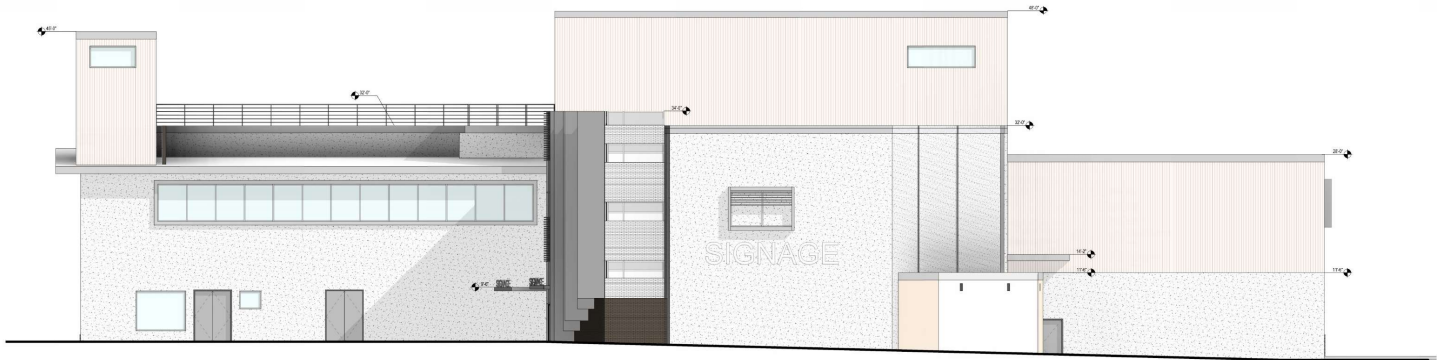


**WEST EXTERIOR BUILDING ELEVATION**

**EXTERIOR BUILDING ELEVATIONS**

Attachment A

# Questions?



**SOUTH EXTERIOR BUILDING ELEVATION**

**EXTERIOR BUILDING ELEVATIONS**

Attachment A