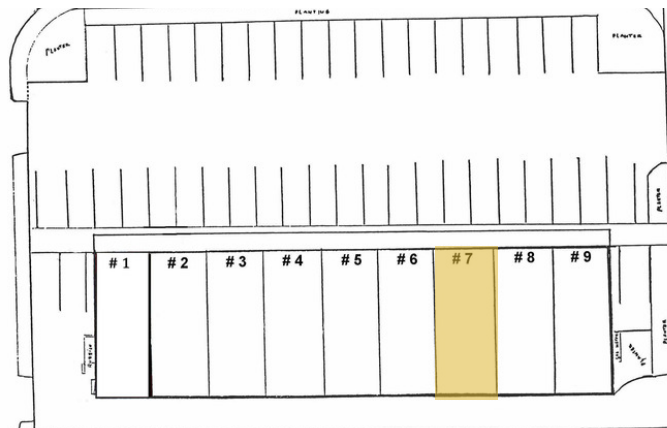


CAMBRIDGE GROUP LTD | 702-795-7900

# JOHN HELFER PLAZA

4545 E. Tropicana Road, Las Vegas, Nv 89121



Cambridge Group LTD 1820 E. Warm Springs Rd #120 Las Vegas, Nv 89119  
www.LVCambridge.Com | 702-795-7900 | Sales@LVCambridge.com

Phyllis Hanley | 702-335-7719  
PhyllisHanley@LvCambridge.Com | Lic# B.29985

Jordan Hanley | 702-335-7731  
JHHanley1@Gmail.com | Lic# BS.145889

 @Cambridgegroup ltd

 Cambridge Group LTD

# 1000 SF | FOR LEASE

## 4545 E. Tropicana Road

LOCATION: 4545 E. TROPICANA ROAD  
CROSS STREETS: TROPICANA AVE & S. MOUNTAIN VISTA  
PROPERTY TYPE: RETAIL  
ZONING DESCRIPTION: C-1 LOCAL BUSINESS

John Helfer Plaza is located within a neighborhood retail center on Tropicana Ave and Mountain Vista. The center has easy ingress and egress, and all suites have equal and amazing visibility off of Tropicana. With 42,000 cars driving by per day, the center is busy and well known. Each suite is listed at a negotiable \$1.25 per square foot with \$.38 CAM fees per square foot.



### SPACE FOR LEASE

SUITE #7 · 1000 SF  
\$1.25 + \$0.38 CAM PSF

John Helfer Plaza has recently undergone complete renovations, including a new HVAC, bathroom, ceiling, doors, floors, etc. Suite #7 is in perfect condition and would work for a variety of retail uses.

