



Est. 1987

CAMBRIDGE GROUP LTD

JOHN HELFER PLAZA

4545 E TROPICANA RD. LAS VEGAS, NV 89121



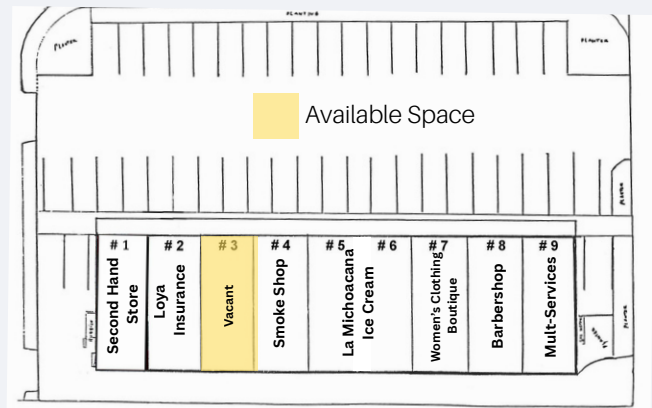
PROPERTY DESCRIPTION

Excellent retail shopping center in very busy area of town. Less than two minutes to the US-95 onramp from Tropicana Ave. This space is located on the cross streets of Tropicana Ave & Mountain Vista directly across from a thriving Cardenas Market, Pupusas La Familiar, Winchell's Donut House, QMall Fashion Club, Kopper Keg, MoneyGram, and much more. Traffic counts on Tropicana are estimated at 36,969 cars per day - John Helfer Plaza is highly visible from Tropicana Ave and has a dense residential backdrop making it an ideal location for a variety of businesses. Offering one suite for lease, totaling 1,000 sq. ft. of open layout space and one bathroom, this property is ideal for a variety of businesses looking for a prominent location with high visibility.

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

HIGHLIGHTS:

- AMPLE PARKING
- GREAT VISIBILITY
- HIGH TRAFFIC COUNTS
- EASY ACCESS OFF THE 95
- DIVERSE TENANT MIX
- OPEN LAYOUT
- 1 PRIVATE BATHROOM IN EACH SUITE



AVAILABLE SPACES:

4545 E. Tropicana Road
Suite #: 3 | Former Retail Store
Lease Rate: \$1.65/SF
Lease Type: NNN (.46/sf)
Size: 1,000 +/- SF
Monthly: \$2,110.00

FOR MORE INFORMATION:

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