



Branel Real Estate  
Company, LLC

**NOW LEASING**

**1131 – 1151 S. La Cañada Dr.  
Green Valley, AZ 85614**

**Office or Medical**



## Do Not Disturb Tenants

Premium location at La Canada Drive and Continental in bustling business district of Green Valley. Less than a quarter mile to Interstate 19, this property includes medical and professional offices and those supporting these operations. Services such as restaurants, banking and shopping are in the immediate vicinity. The office buildings are professionally managed and impeccably maintained, featuring multiple access points, ample parking, two stories, and serene garden spaces with tranquil water fountains.

- Exceptional Office/Medical space ranging from ± 541 – 1,632 Square Feet**
- \$22 PSF/Yr. Modified Gross, plus .5% rental tax**
- Rate includes utilities and full time janitorial**
- Covered parking**

### Neighborhood Demographics



	Population	Average HH Income	Daytime Population
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1 Mile	7,116	\$65,406	7,750
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3 Mile	27,920	\$86,034	26,203
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5 Mile	38,231	\$93,382	36,397
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**Traffic Count: 15,118 VPD (Q3 2024)**

Source: ESRI

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
Batoun Herrington, CCIM, CPM®  
520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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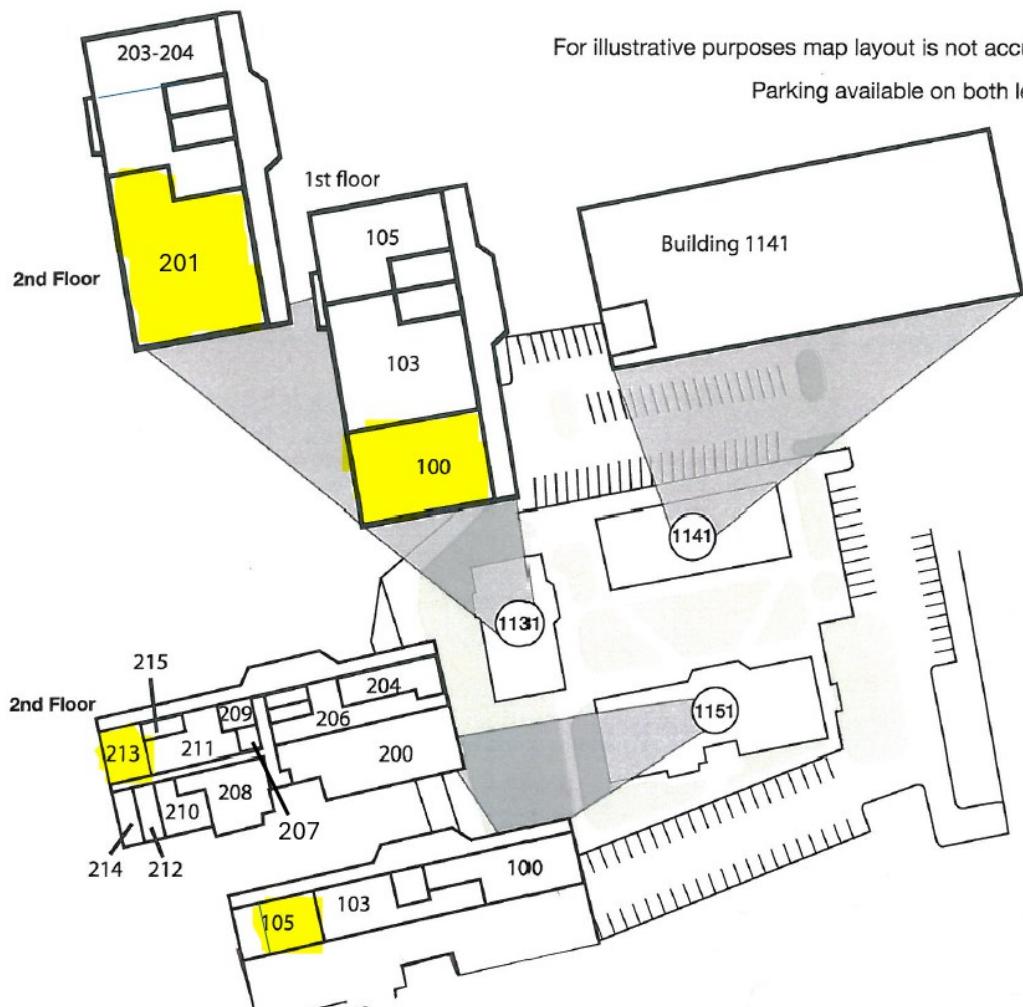
**Available Suites:**

<b>Bldg. Suite</b>	<b>Size</b>	<b>Monthly Rent*</b>
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1131 #100	541	\$992
1131 #201	1,632	\$2,992 (available August 2026)
1151 #107	932	\$1,709
1151 #213	640	\$1,173

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\*plus .5% rental tax



For illustrative purposes map layout is not accurate.

Parking available on both levels.

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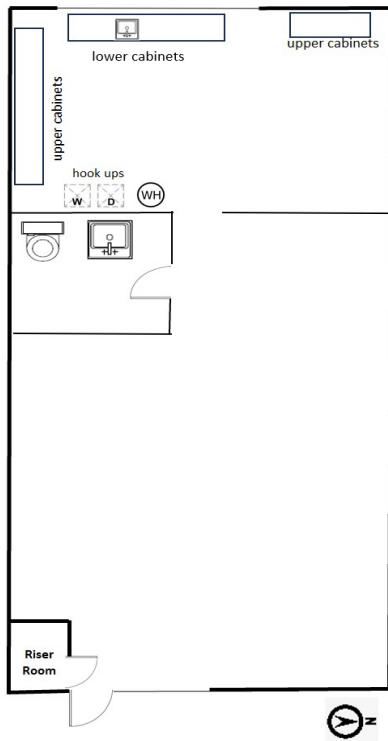
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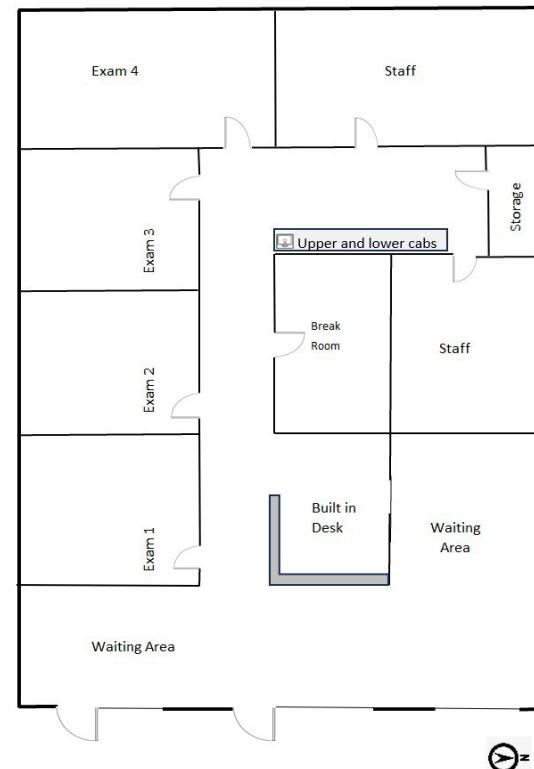
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## Floorplans

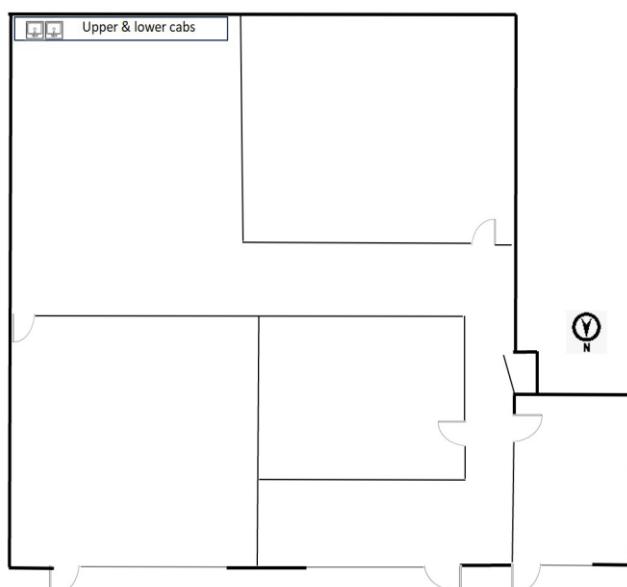
1131 S. La Canada Dr #100 +/- 541 SF



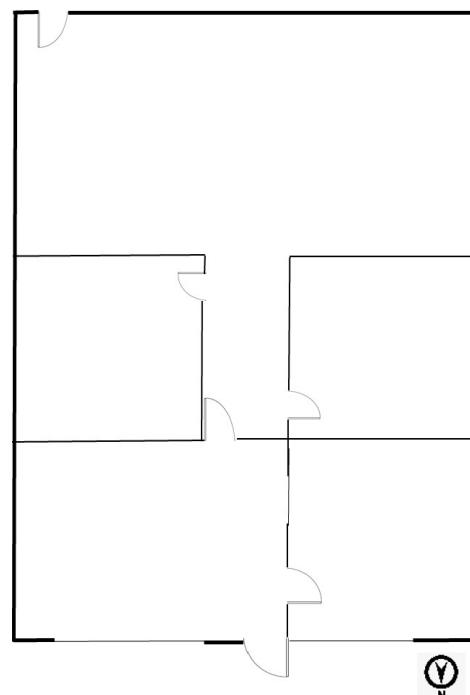
1131 S. La Canada Dr #201 +/- 1,632 SF



1151 S. La Canada Dr #107 +/- 932 SF



1151 S. La Canada Dr #213 +/- 640 SF



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**Floorplans for illustration only – not to scale**

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## Property Photos:



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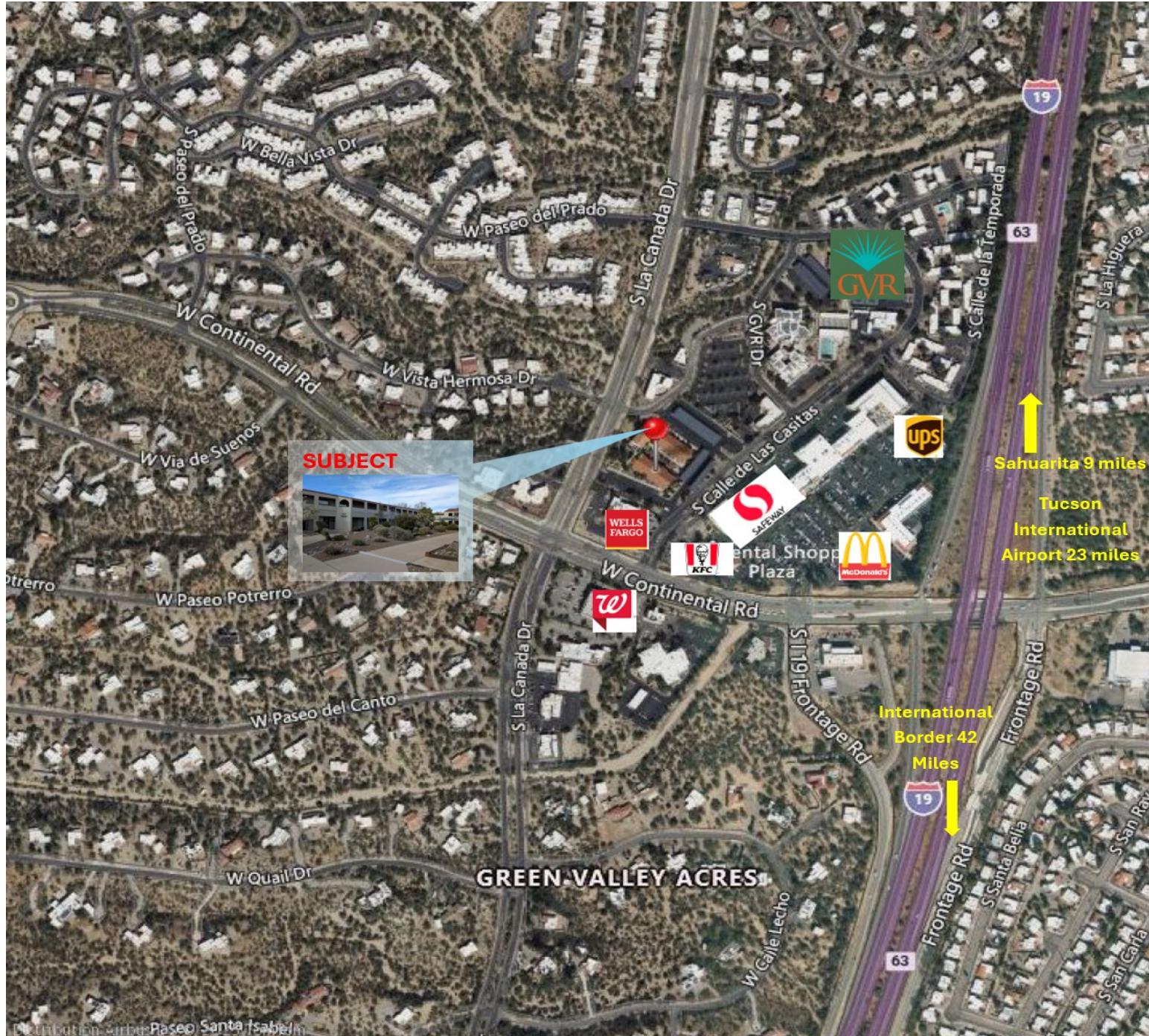
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## Location Map



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