





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

1 Mile	7,116	\$65,406	7,750
3 Mile	27,920	\$86,034	26,203
5 Mile	38,231	\$93,382	36,397

Traffic Count: 15,118 VPD (Q3 2024)

Source: ESRI

For More Information, contact:
Branel Real Estate Company, LLC
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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).

NOW LEASING

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



Branel Real Estate
Company, LLC

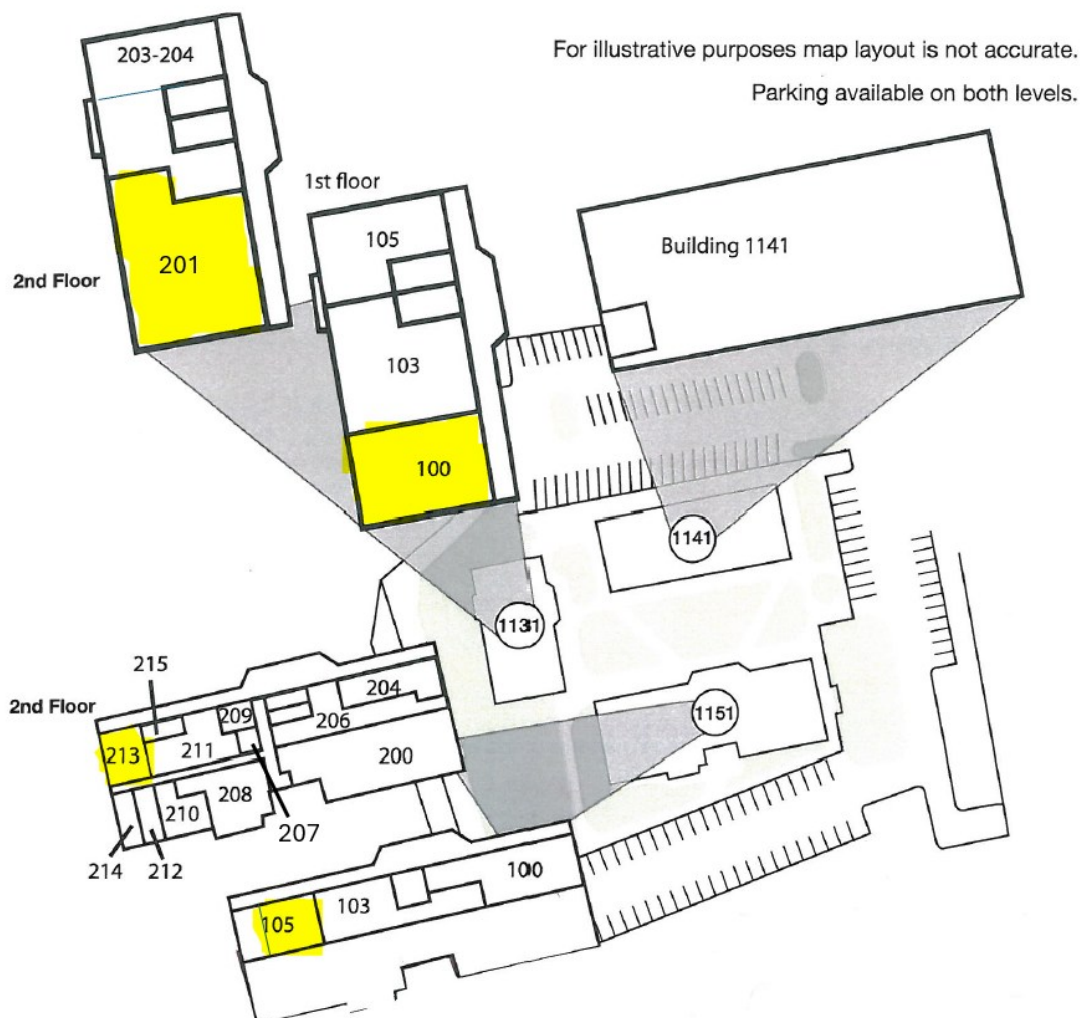
Available Suites:

Bldg. Suite	Size	Monthly Rent*
1131 #100	541	\$992
1131 #201	1,632	\$2,992 (available August 2026)

Office or Medical

1151 #107	932	\$1,709
1151 #213	640	\$1,173

*plus .5% rental tax



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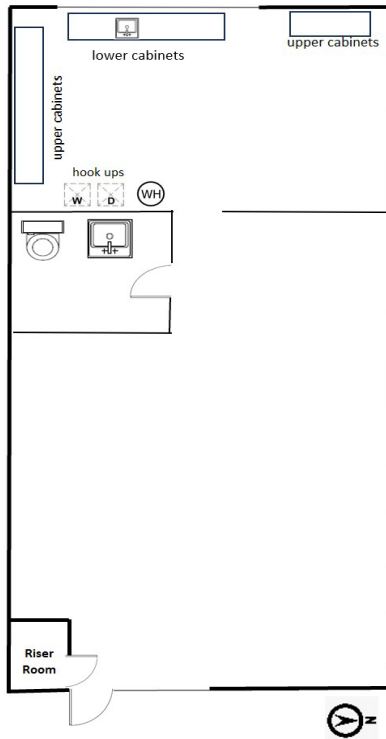
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Green Valley, AZ 85614**



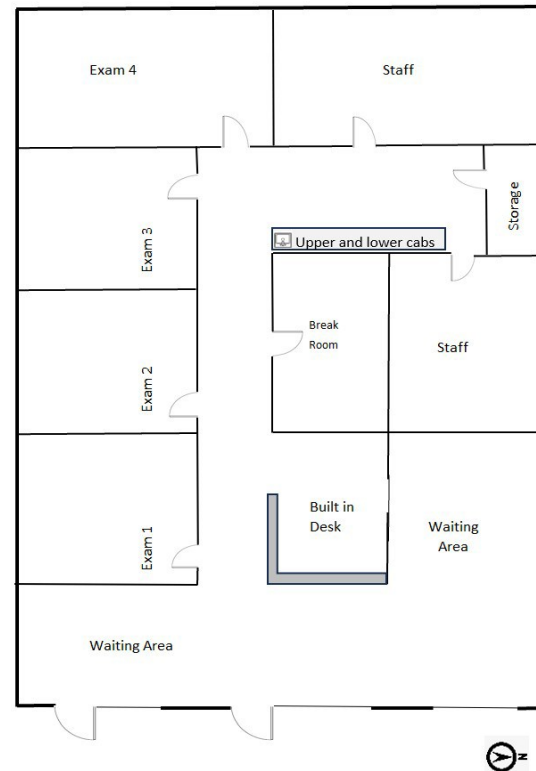
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Floorplans

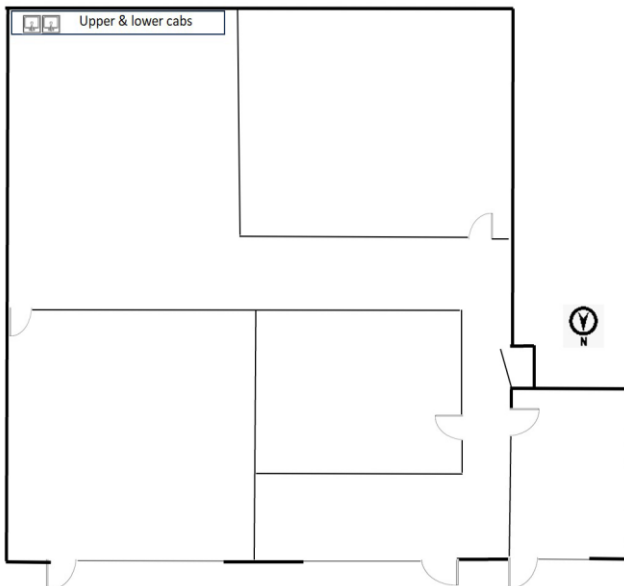
1131 S. La Canada Dr #100 +/- 541 SF



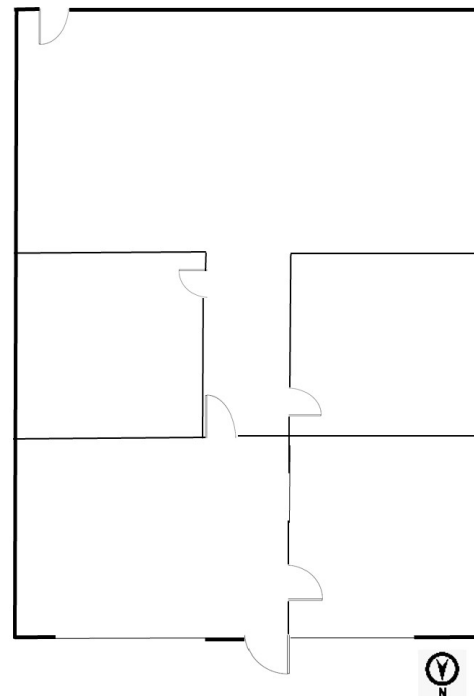
1131 S. La Canada Dr #201 +/- 1,632 SF



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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An aerial map of the Green Valley Acres area in Arizona. A red pin marks a property labeled 'SUBJECT' with an inset photo of a modern, single-story house. The map shows a network of roads including S Paseo del Prado, W Bella Vista Dr, W Paseo del Prado, S La Canada Dr, W Vista Hermosa Dr, W Continental Rd, W Via de Suenos, W Paseo Potrerro, W Paseo del Canto, W Quail Dr, S Calle de la Temporada, S Calle de las Casitas, S GVR Dr, S La Canada Dr, S 19th Frontage Rd, Frontage Rd, S Santa Bella, S San Carlos, S San Pedro, S Calle Lecho, and W Calle Lecho. Various commercial establishments are marked with logos: Wells Fargo, KFC, Safeway, McDonald's, and UPS. The map also indicates the International Border is 42 miles away and Tucson International Airport is 23 miles away. The area is labeled 'GREEN VALLEY ACRES'.

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