

NOW LEASING

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



**Branel Real Estate
Company, LLC**



Office or Medical

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 ± 147 – 1,466 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
Batoun Herrington, CCIM, CPM®
520-524-5248
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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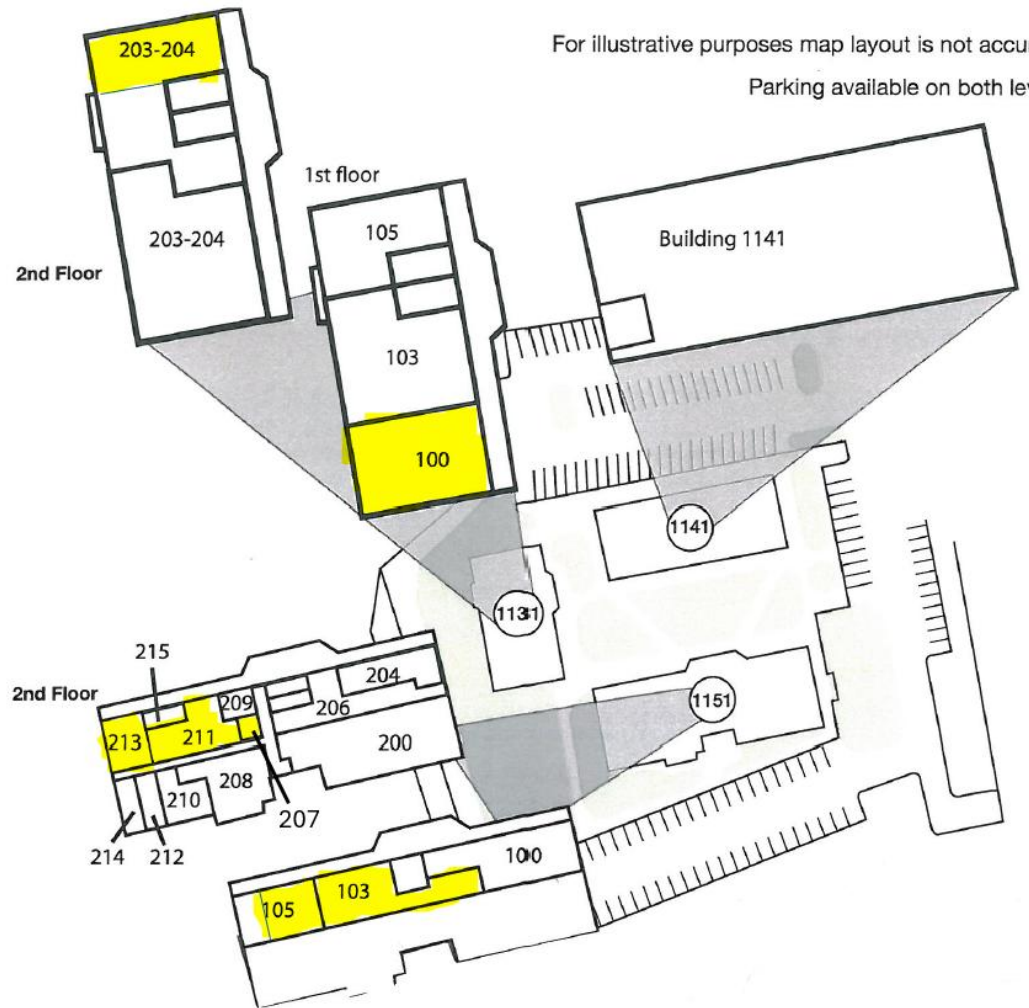
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Available Suites:

Bldg. Suite	Size	Monthly Rent*
1131 #100	541	\$992
1131 #204	442	\$810
1151 #103	1,466	\$2,688
1151 #107	932	\$1,709
1151 #207	147	\$270
1151 #211	448	\$821
1151 #213	640	\$1,173

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*plus .5% rental tax



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Property Photos:



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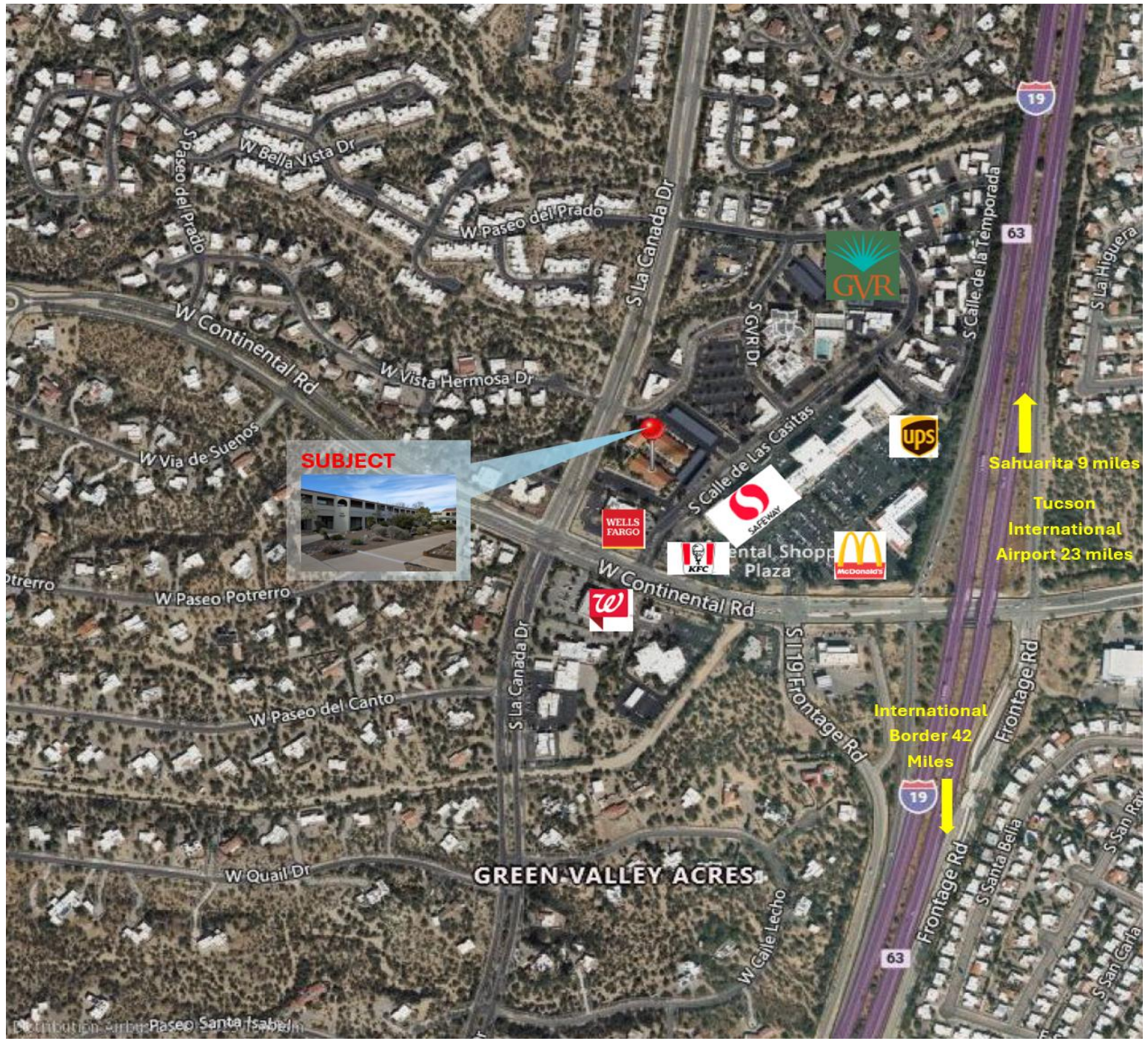
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Location Map



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