



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 ± 442 – 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](mailto:batoun@branelre.com)

**NOW LEASING**

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



Branel Real Estate  
Company, LLC

**Available Suites:**

Bldg. Suite	Size	Monthly Rent*
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1131 #100	541	\$992
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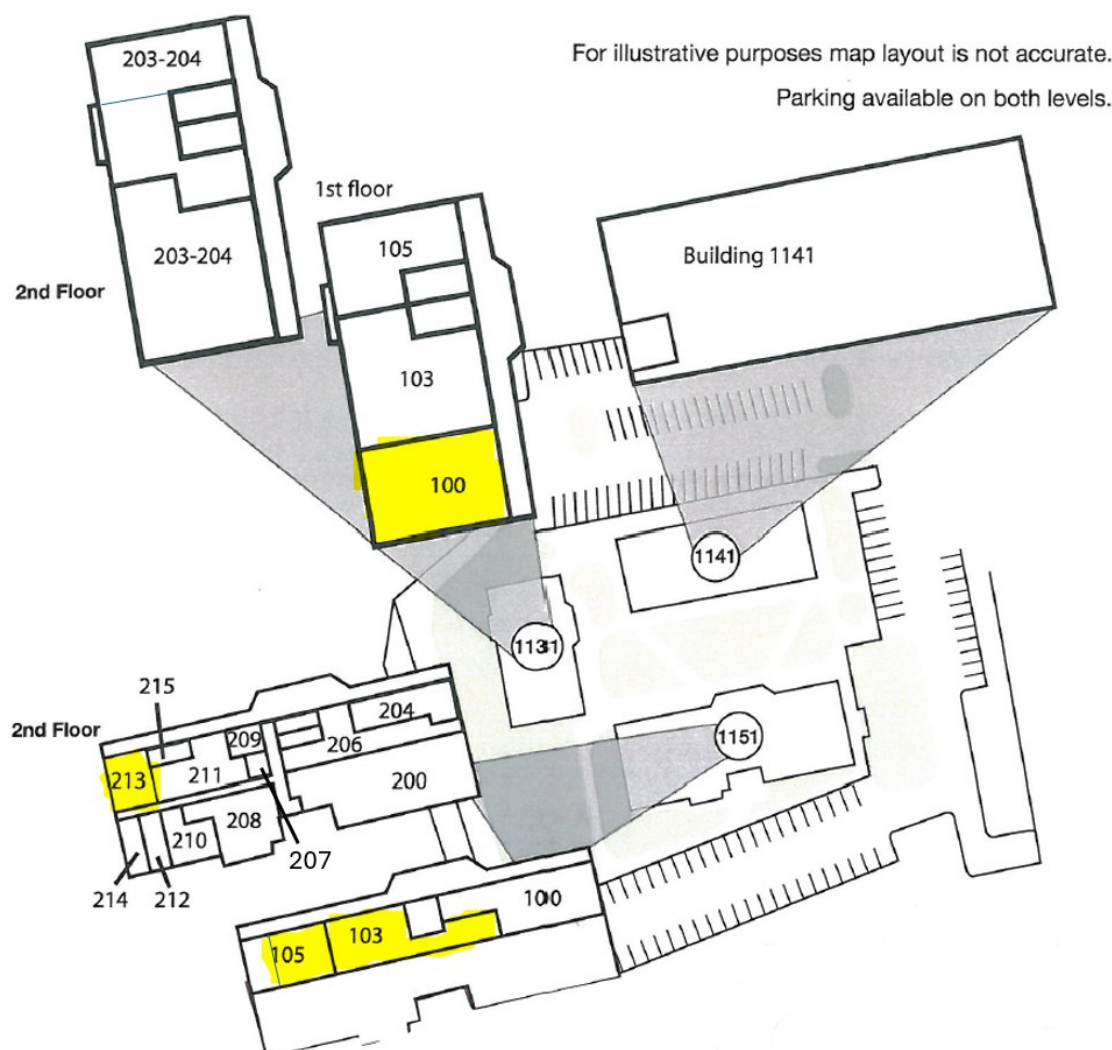
1151 #103	1,466	\$2,688
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1151 #107	932	\$1,709
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1151 #213	640	\$1,173
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\*plus .5% rental tax

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## Property Photos:



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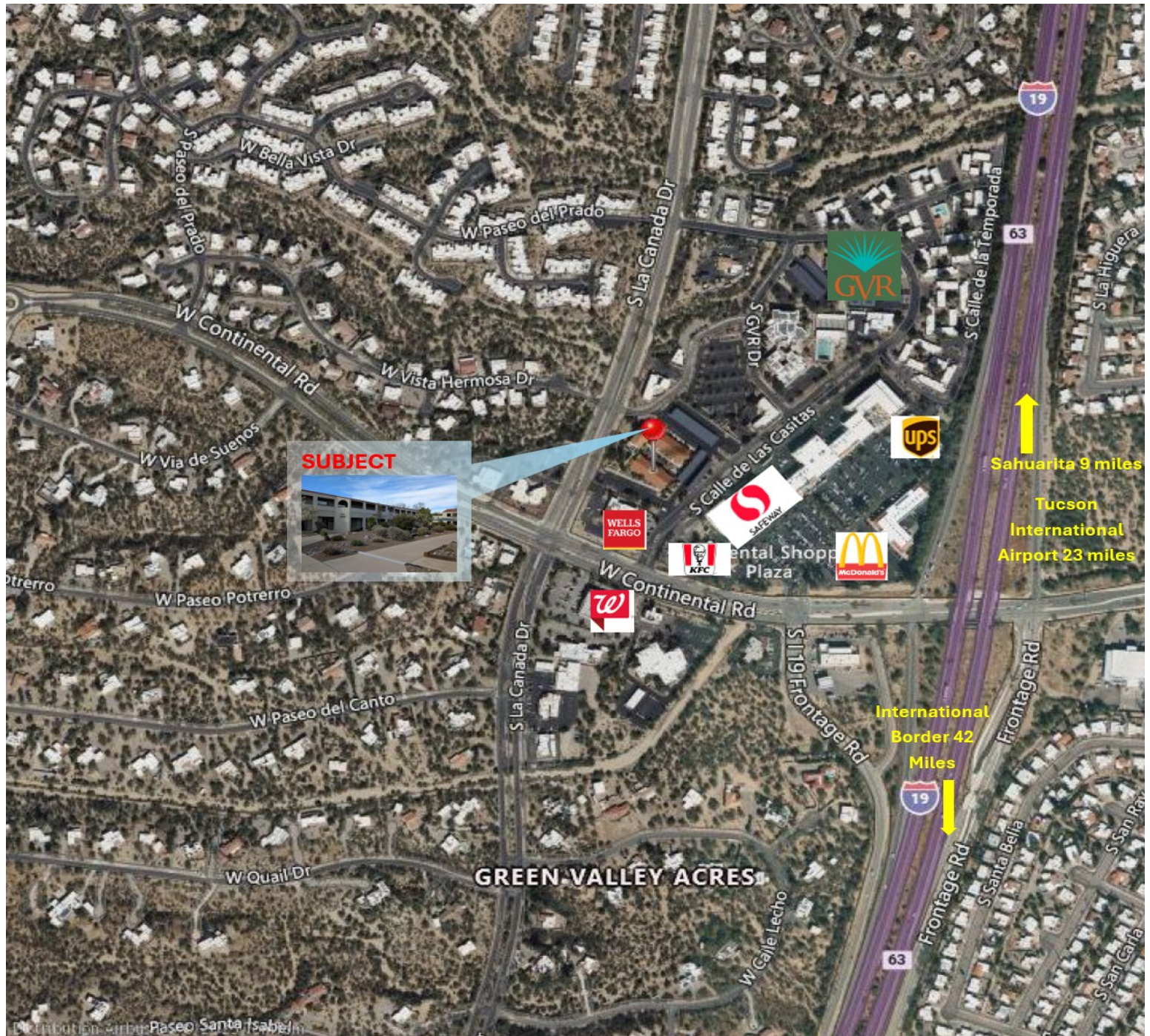
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## Location Map



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