

for sale and lease 170 N La Cañada Dr

Green Valley, Arizona 85614



9,150 SF Professional Office Opportunity For Investor Or Owner User Sale Price: \$1,025,000 (\$112/SF) Lease Rate: \$22.00 SF MG

Suite 10: 956 SF and Suite 80: 1,186 SF

Property Highlights

- Multi-tenant office building with a diverse mix of tenants providing medical, social and financial services to the area
- Convenient location just off I-19 freeway
- At-door parking + covered spaces
- 2 suites available for lease, \$22.00 MG
- Can be combined to 2,142 SF
- Both suites have exterior access plus interior restroom and break room
- Assessor parcel 304-20-6570, Pima County
- · 2024 RE taxes \$16,373.38



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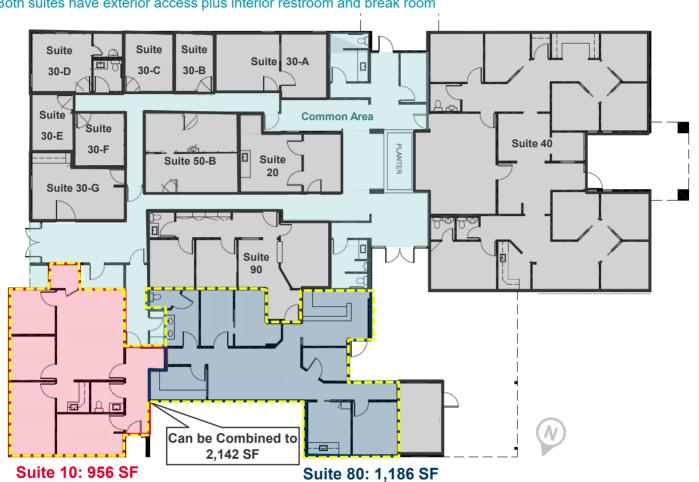
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Floor Plan

9,150 SF Professional Office

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TENANTS	SUITE #	SQ FT	START	END
AVAILABLE	10	956		
Kelly Knight	20	289	7/1/2020	6/30/2025
Crystal Healing Concepts	30	117	12/20/2024	12/31/2025
Massage Studio B	30-B	102	1/1/2024	12/31/2026
Liz's Room	30-C	125	1/1/2022	12/31/2026
Lorien Caldwell	30-D	233	3/1/2025	2/28/2026
Massage Studio B	30-E	108	1/1/2024	12/31/2026
John S Williams DC PC	30-F	116	12/1/2021	12/31/2026
Agape Hospice	30-G	241	5/15/2024	4/30/2025
Home Instead Senior Care & Sterling Financial	40	2,307	9/1/2018	9/30/2026
Misty Young & Janice Sullivan	50-B	320	1/1/2020	12/31/2027
AVAILABLE	80	1,186		
Affordable Hearing Solutions	90	624	4/1/2018	3/31/2025

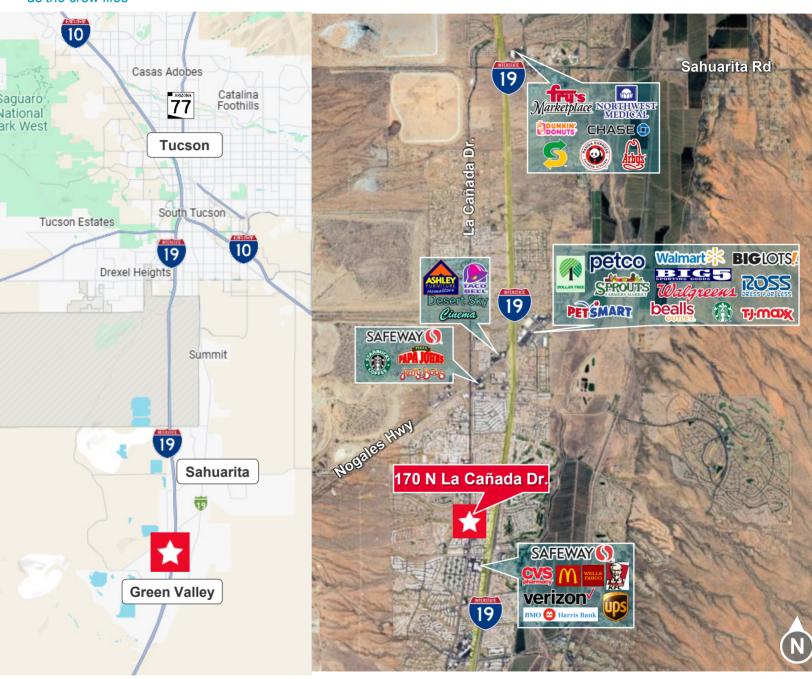


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Aerials

- *6.08 Miles to Sahuarita
- *25 Miles to Tucson
- *2 Miles to Continental
- *as the crow flies



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