



Exclusively Listed by:

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# Dental Investment Sale

*261 W Duval Rd, Green Valley, AZ 85614*



**Menlo Group**  
COMMERCIAL REAL ESTATE

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## PROPERTY OVERVIEW

Menlo Group Commercial Real Estate is pleased to present this dental real estate investment opportunity.

<b>SALE PRICE</b>	<b>\$1,300,000</b>
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**BUILDING SIZE** +/- 3,496 SF

**OCCUPANCY** 100%

**TYPE** Single-tenant dental

**CROSS STREET** W Duvall Rd &  
N La Cañada Dr

## LEASE SUMMARY

**TENANT** Legacy Smiles of Southern Arizona

**PREMISES** 3,496 SF

**ANNUAL BASE RENT** \$94,434.69

**MONTHLY BASE RENT** \$7,869.56

**RENT PER SF PER YEAR** \$27.01

**LEASE COMMENCEMENT** May 12, 2022

**LEASE EXPIRATION** May 31, 2027

**OPTIONS TO RENEW** One five-year option

**LEASE TYPE** NNN

**USE** Dental



## TENANT PROFILE

Legacy Smiles of Southern Arizona is a local dental practice serving patients in Green Valley, AZ, and surrounding areas. The current owners bought the practice in 2022, carrying on a long legacy of quality dental care in Southern Arizona.

***Learn more about Legacy Smiles of  
Southern Arizona at  
[www.legacysmilesaz.com](http://www.legacysmilesaz.com).***



## PROPERTY HIGHLIGHTS

- Freestanding built-out dental office
- Single-tenant asset
- Lease rate of \$27.01 PSF NNN
- One five-year option to renew
- Local dental tenant
- Great Green Valley location

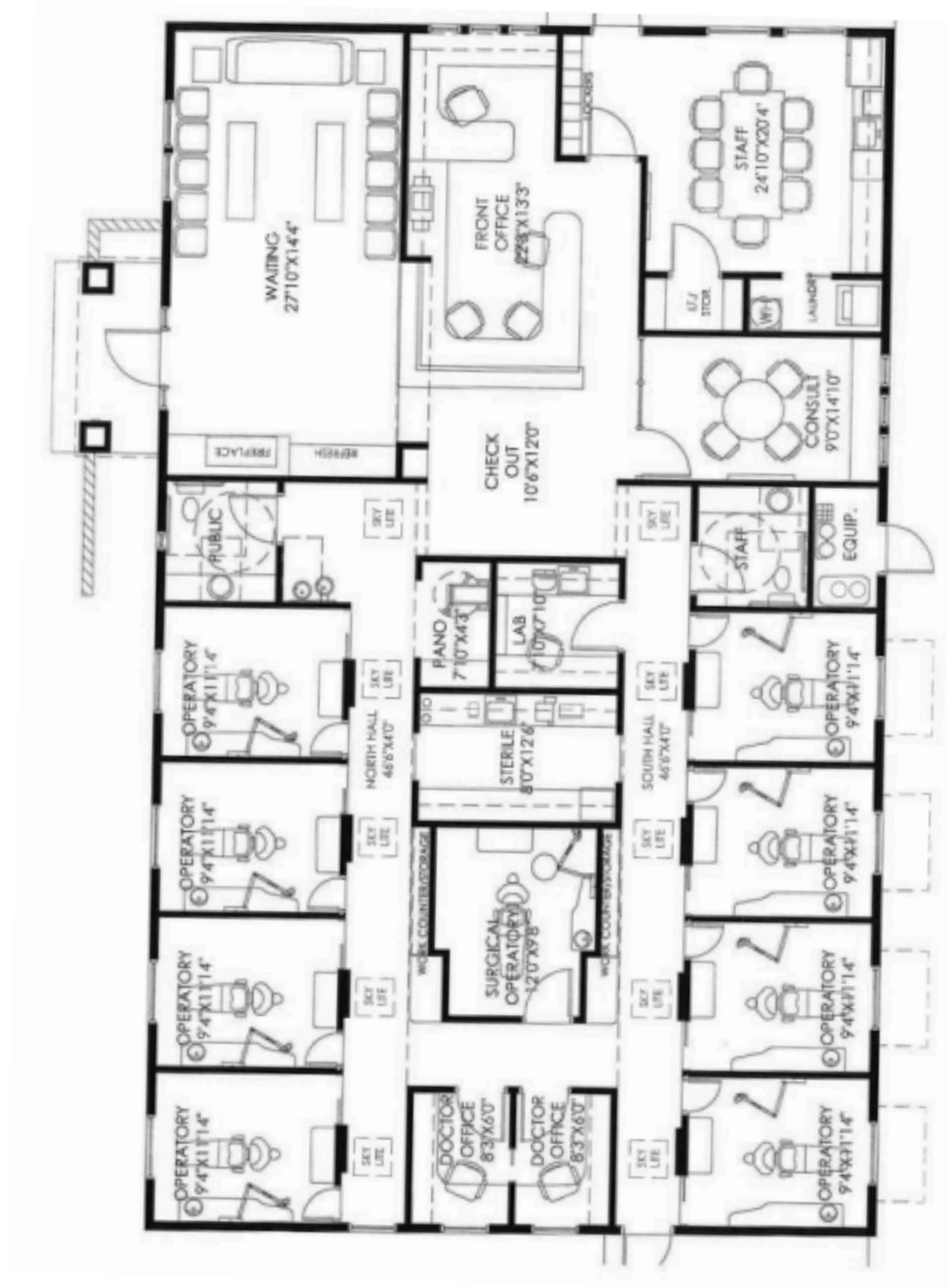








# FLOOR PLAN



# AERIAL MAP

SAFeway

VAGABOND  
INN®

JIM  
CLICK

W Duval Rd



W Calle De Las Tiendas

N La Canoa

W Olive Dr

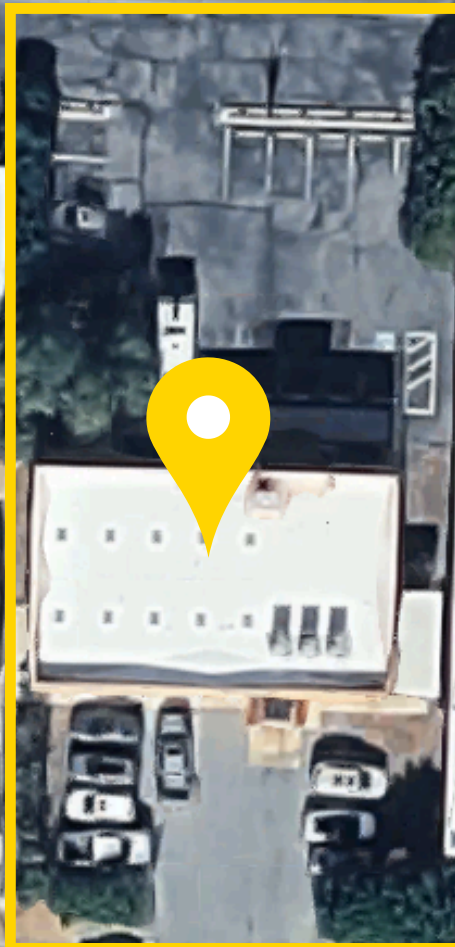
N Pacana Way



# PARCEL MAP

W Duval Rd

Modern Beauty Bar & Giraffe Hearing



Bill's Home Service Co.

W Calle De Las Tiendas