

LA MIRADA

8852-8924 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ 85255

RETAIL & OFFICE FOR LEASE

JASON BOWLES

DIRECTOR OF LEASING - AZ
jbowles@whitestonereit.com
p: 480.397.1910



LA MIRADA

WALGREENS ANCHORED NEIGHBORHOOD CENTER | 8852-8924 E. PINNACLE PEAK RD., SCOTTSDALE, AZ 85255



PROPERTY DESCRIPTION

La Mirada is located within one of the most affluent trade areas of North Scottsdale which services the upscale golf communities of Troon, Troon North, Desert Highlands and Estancia. This center includes several social gathering destinations for this community which include Maestro's Steakhouse, Lamp Pizza, Raven Gastro Pub, Jade Palace, Arrivederci Italian Cuisine, New York Bagels & Bialys and Starbucks.

PROPERTY HIGHLIGHTS

- The center has several health & wellness tenants such as Trucco & Capelli Salon Suites, The Peak Wellness Center, Moxi Medical and Diva Nails.
- High Volume Restaurants

OFFERING SUMMARY

Available SF:	3,467 SF-8,300 SF
Gross leasable area:	147,214 SF
Vehicles Per Day:	32,000 via Pima Road
	10,700 via East Pinnacle Peak Road
Anchor Tenant:	Walgreens

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$240,126	\$222,445	\$191,629
Total Population	3,258	34,233	132,715
Total Households	1,327	15,198	59,736

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

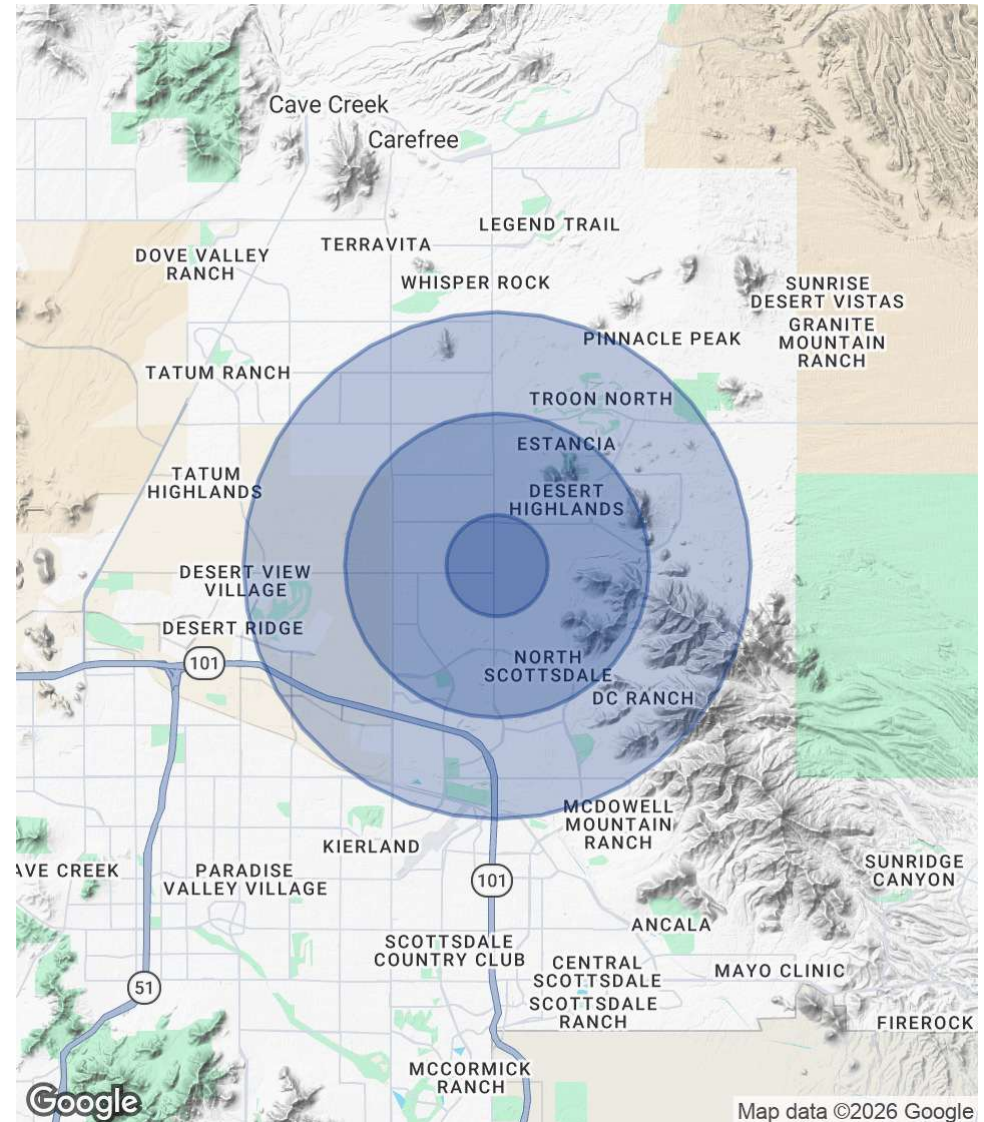


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	3,258	34,233	132,715
Median Age	57.8	55.1	50.1
Daytime Population	5,404	58,150	199,918
Workers	3,583	40,107	135,984
Residents	1,821	18,043	63,93
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	1,327	15,198	59,736
# of Person per HH	2.44	2.23	2.20
Average HH Income	\$240,126	\$222,445	\$191,629
Average House Value	\$1,101,140	\$1,032,695	\$858,810



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