

CUBEXEC AT LA MIRADA

8852 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ 85255

OFFICE BUILDING FOR LEASE

ERIC BLUMSACK

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PROPERTY DESCRIPTION

La Mirada consists of sophisticated shopping boutiques, excellent dining options, and relaxing spas. With a convenient Starbucks in the center and a staple like Mastro's Steak House, La Mirada offers many suites for retail.

PROPERTY HIGHLIGHTS

- Top North Scottsdale Destination
- Full service property
- Curated specialty stores

OFFERING SUMMARY

Available SF:	1,298 - 5,461 SF
Building Size:	147,209 SF
Vehicles Per Day:	42700
Major Tenants:	Mastro's Steak House, Jade Palace, Lamp Pizza, Hyde Park Interiors

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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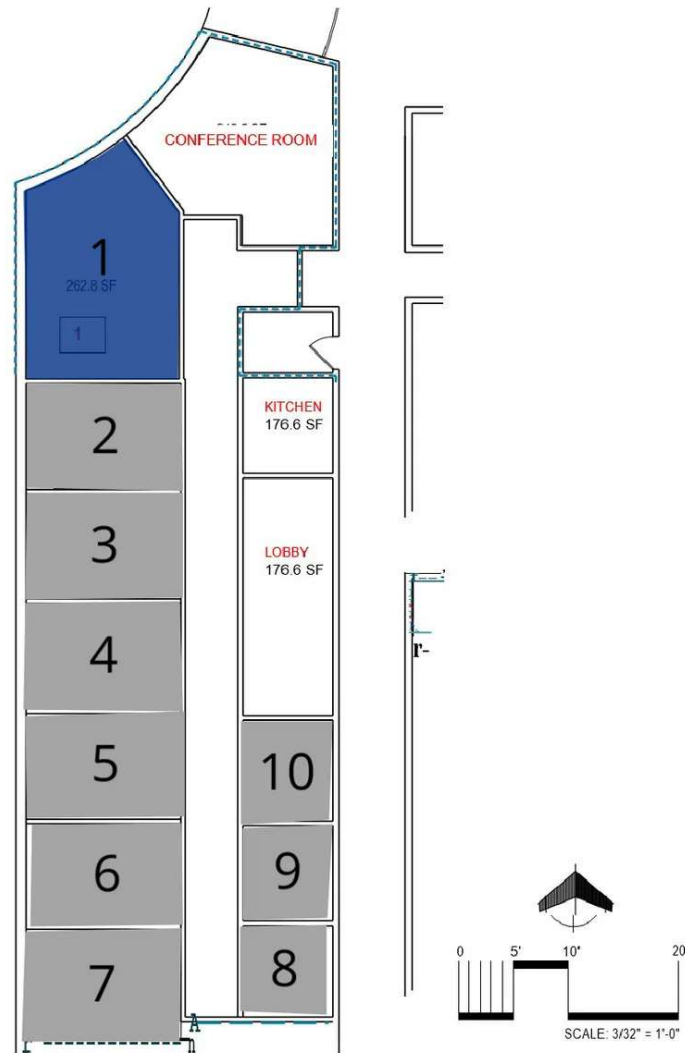
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WHITESTONE

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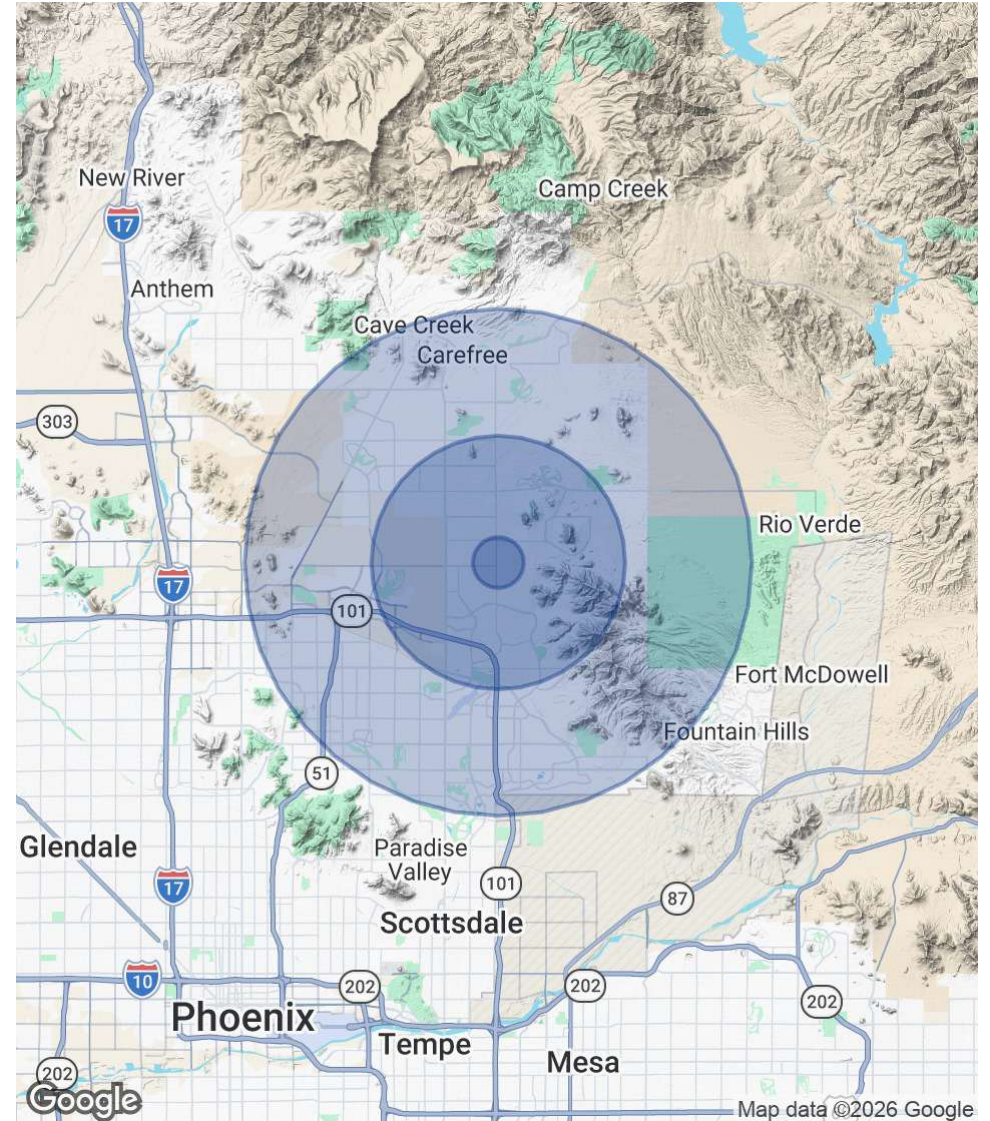


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2020 American Community Survey (ACS)

DEMOGRAPHICS	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



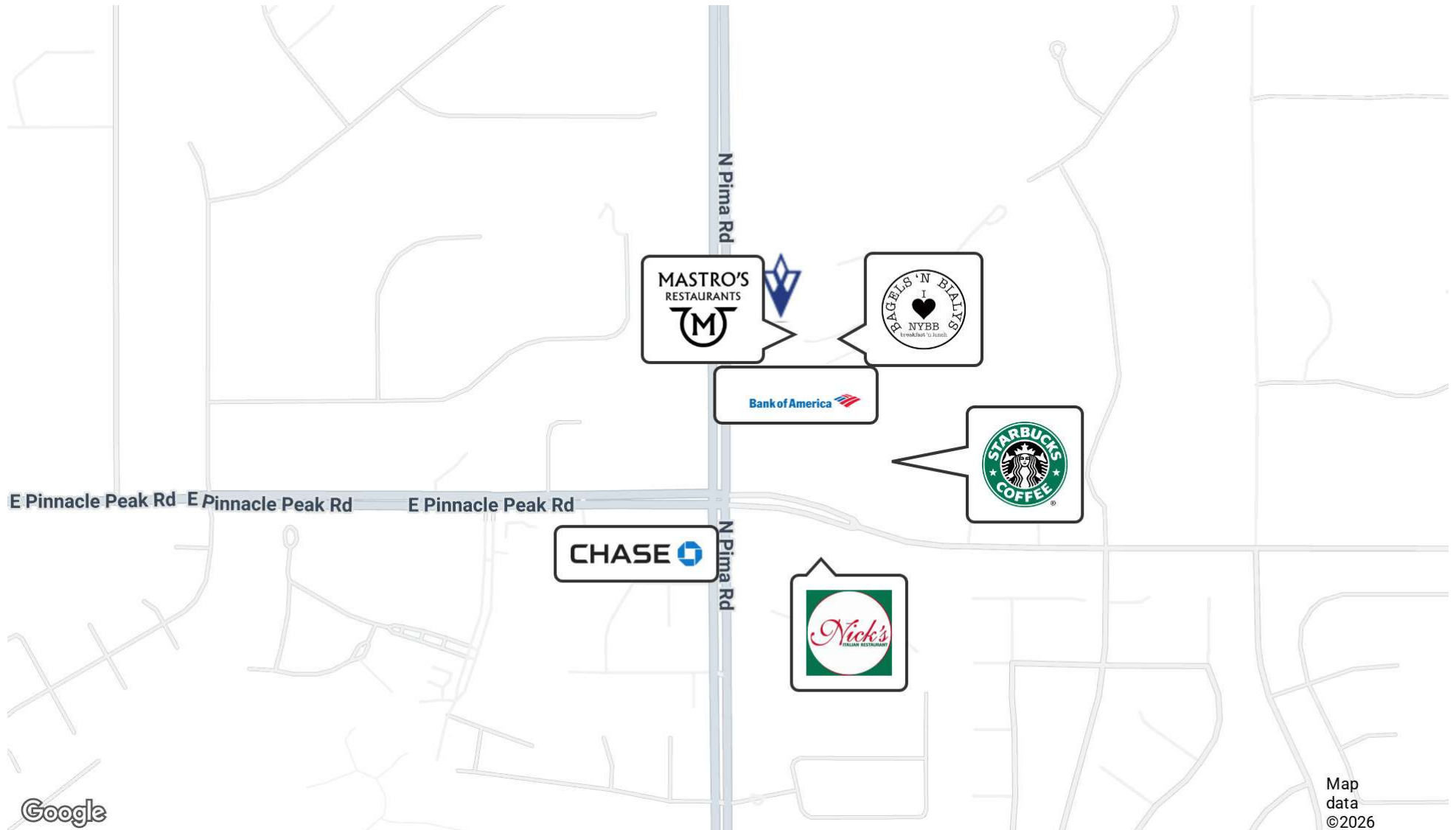
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