

# CUBEXEC AT LA MIRADA

8852 E. PINNACLE PEAK RD.  
SCOTTSDALE, AZ 85255

OFFICE BUILDING FOR LEASE

**ERIC BLUMSACK**

DIRECTOR OF WORKSPACE  
eblumsack@whitestonereit.com  
p: 480.254.1002



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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

	1 MILE	5 MILES	10 MILES
Average HH Income	\$175,831	\$138,934	\$115,846
Total Population	3,059	60,417	382,088
Total Households	1,491	31,863	178,683

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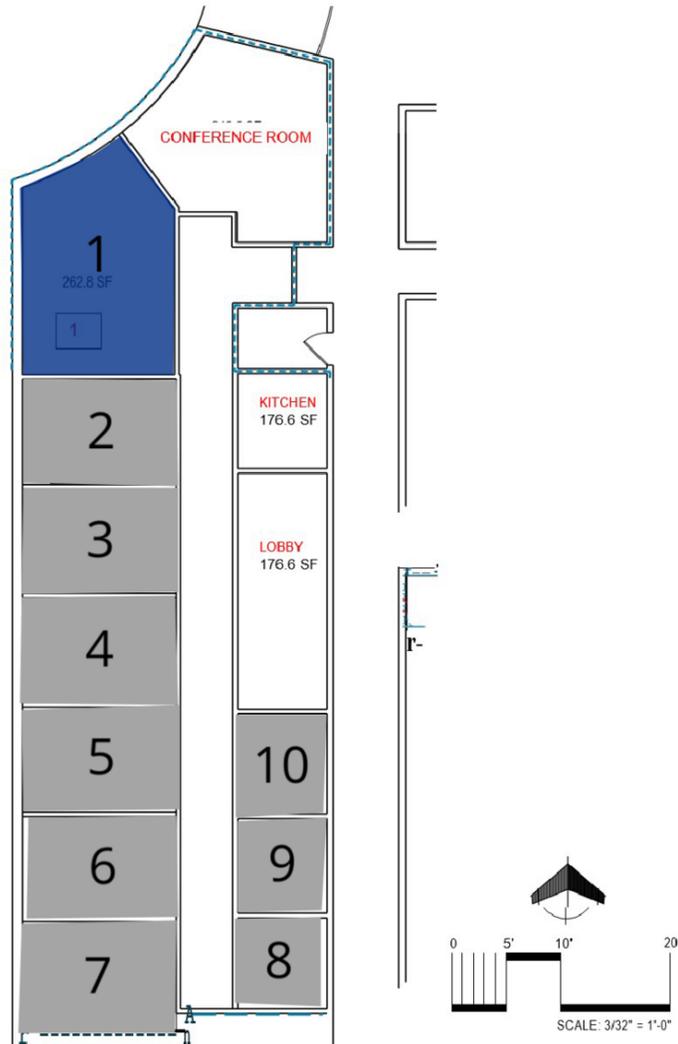
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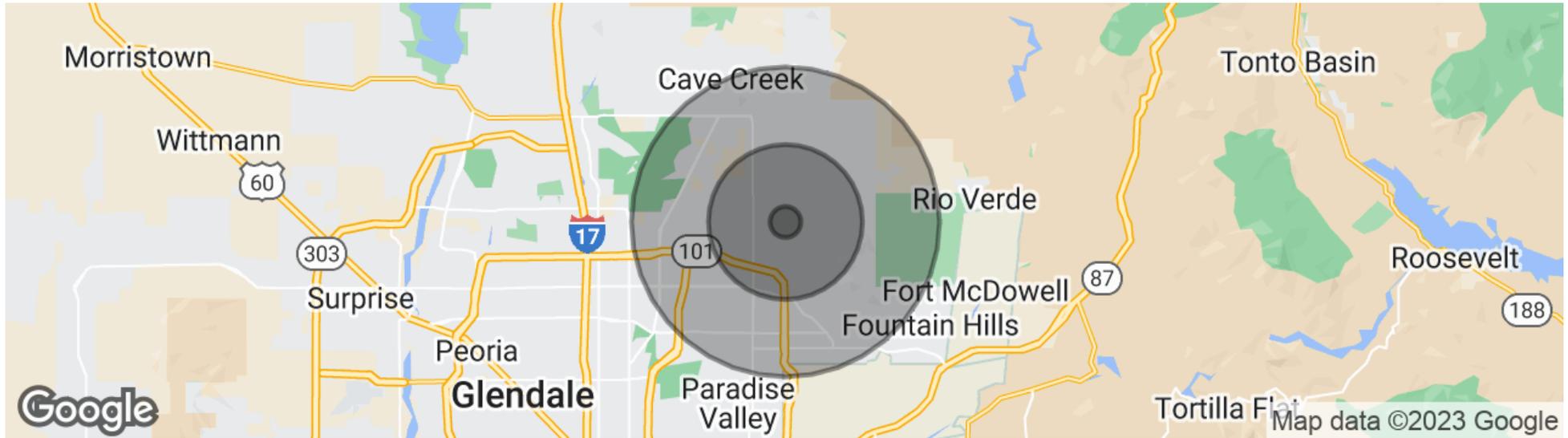
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,059	60,417	382,088
Median age	57.7	50.2	45.6
Median age (Male)	57.8	49.7	44.6
Median age (Female)	58.4	51.0	46.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,491	31,863	178,683
# of persons per HH	2.1	1.9	2.1
Average HH income	\$175,831	\$138,934	\$115,846
Average house value	\$929,399	\$714,357	\$485,749

\* Demographic data derived from 2020 ACS - US Census

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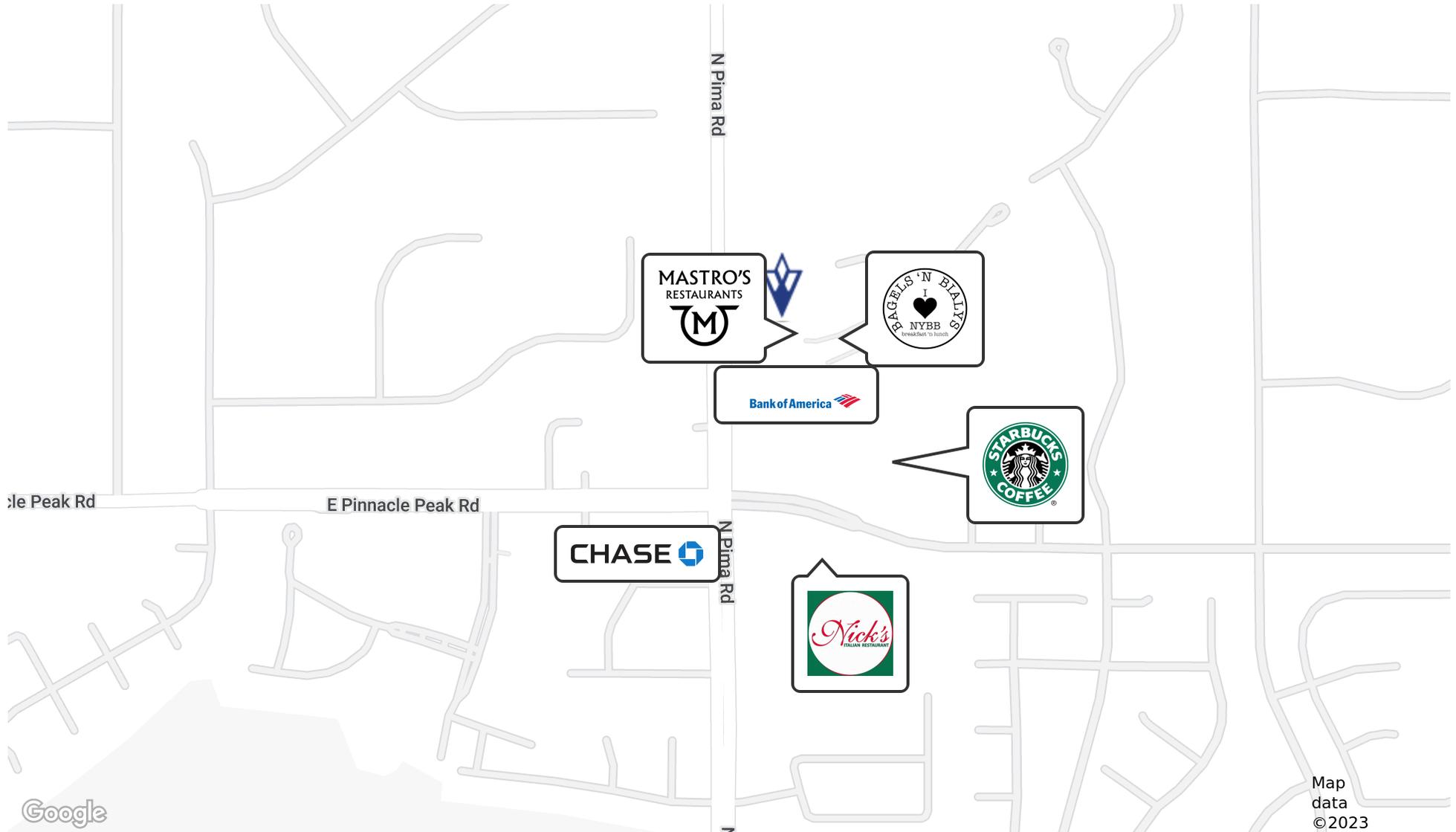
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