

LA MIRADA

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

RETAIL & OFFICE FOR LEASE

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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 Restuarants

OFFERING SUMMARY

Available SF:	3,467 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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LEGEND

Available

Unavailable

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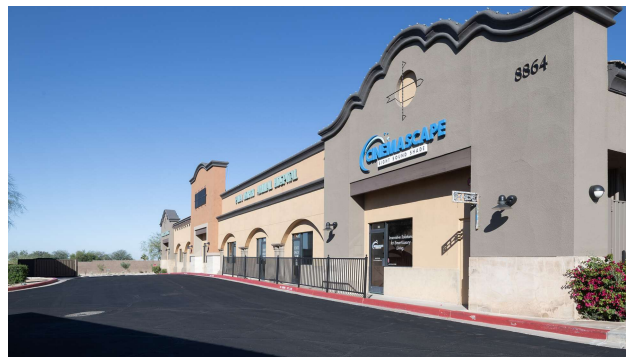
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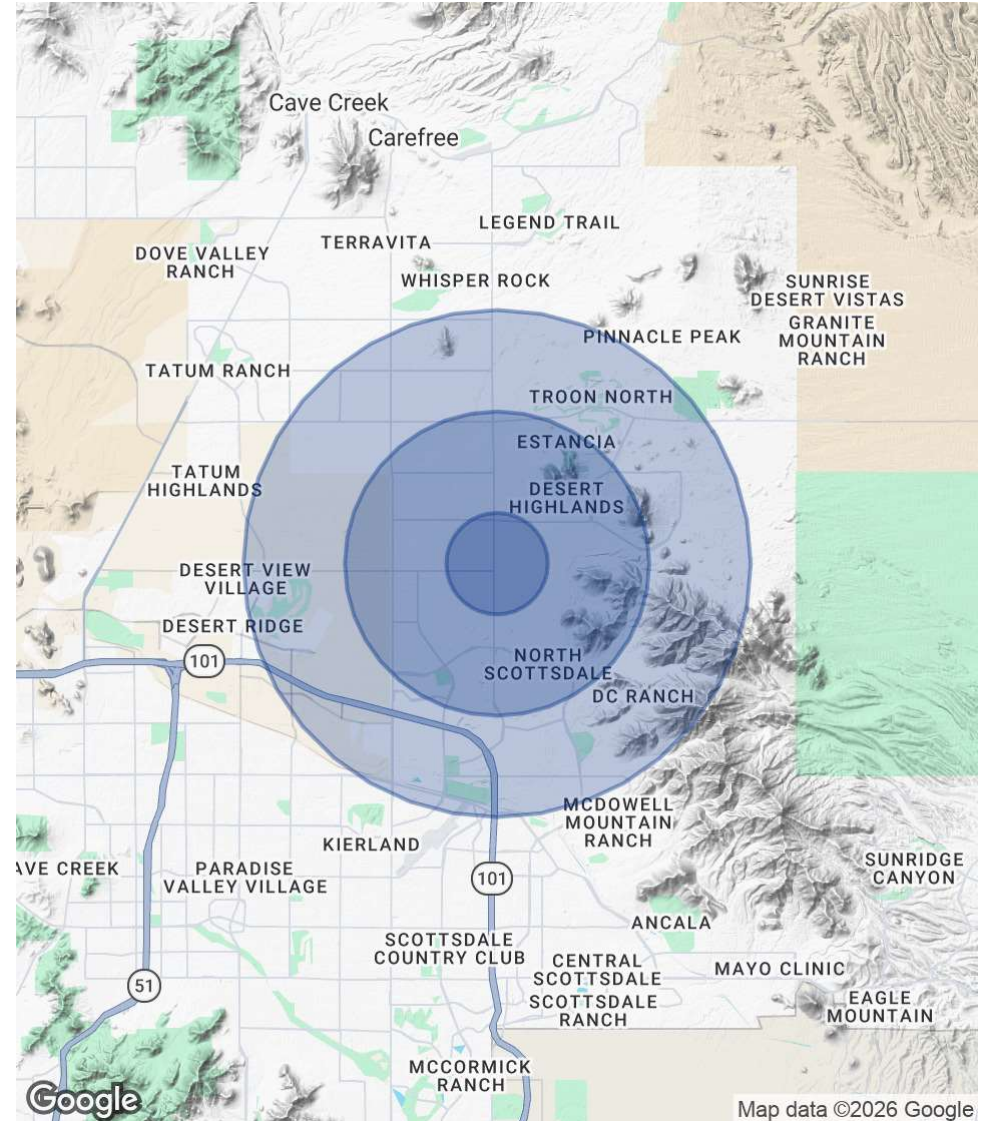


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Demographics data derived from 2024 ESRI

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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