

Victory Plaza

2343 E Queen Creek, Gilbert, AZ 85298



Price: \$42.00 - \$65.00 /SF/YR

- 1) Build To Suite - 6 Separate Buildings
- 2) 3 ea- Drive Thru's
- 3) 18 ea - 1000 to 2000 SF Retail Suites
- 4) Signalized Hard Corner - 39,748 CPD
- 5) Avg. Household Income (3M) - \$ 182,863
- 6) Median Age (1M) - 38.5
- 7) Estimated Population (3M) - \$ 100,901
- 8) Average Home Value (1M) - \$ 985,155
- 9) CS - Restaurants (3M) - \$ 201,682,056
- 10) CS - Personal Care (3M) - \$ 48,970,155
- 11) CS - Entertainment (3M) - \$ 206,243,440
- 12) Underserved Market
- 13) Near - Gilbert Regional Park & Cactus Surf Park
- 14) 0.5 miles South of Regional Soccer Fields
- 15) 5 ea - Schools within 1.5 miles

Pad A - 2375 E. Queen Creek Rd Gilbert AZ 85298



EXHIBIT 9 - PAD A

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$45.00 /SF/YR

- 1) Build to Suit - 5000 sf Restaurant with patio
- 2) Signalized Hard Corner - 39,748 CPD
- 3) Avg. Household Income (1M) - \$ 182,863
- 4) Median Age (1M)- 38.5
- 5) Estimated Population (3M) - 100,901
- 6) Average Home Value (1M) - \$985,155
- 6) Abundant Parking
- 7) Underserved Market
- 8) CS (3M) - Restaurants - \$ 201,682,056
- 9) Near - Gilbert Regional Park & Cactus Surf Park
- 10) 0.5 miles South of Regional Soccer Fields
- 11) 5 ea schools within 1.5 miles

FOR MORE INFORMATION CONTACT:
MARK JONES - OWNER/AGENT
The Real Estate Office of Rick Brandt
MARK@USAPROPERTYINVESTORS.COM
505-264-0403

Pad A - 2375 E. Queen Creek Rd. Gilbert AZ

PAD - A - 2375 E Queen Creek RD, Gilbert, AZ 85298

Property Photos



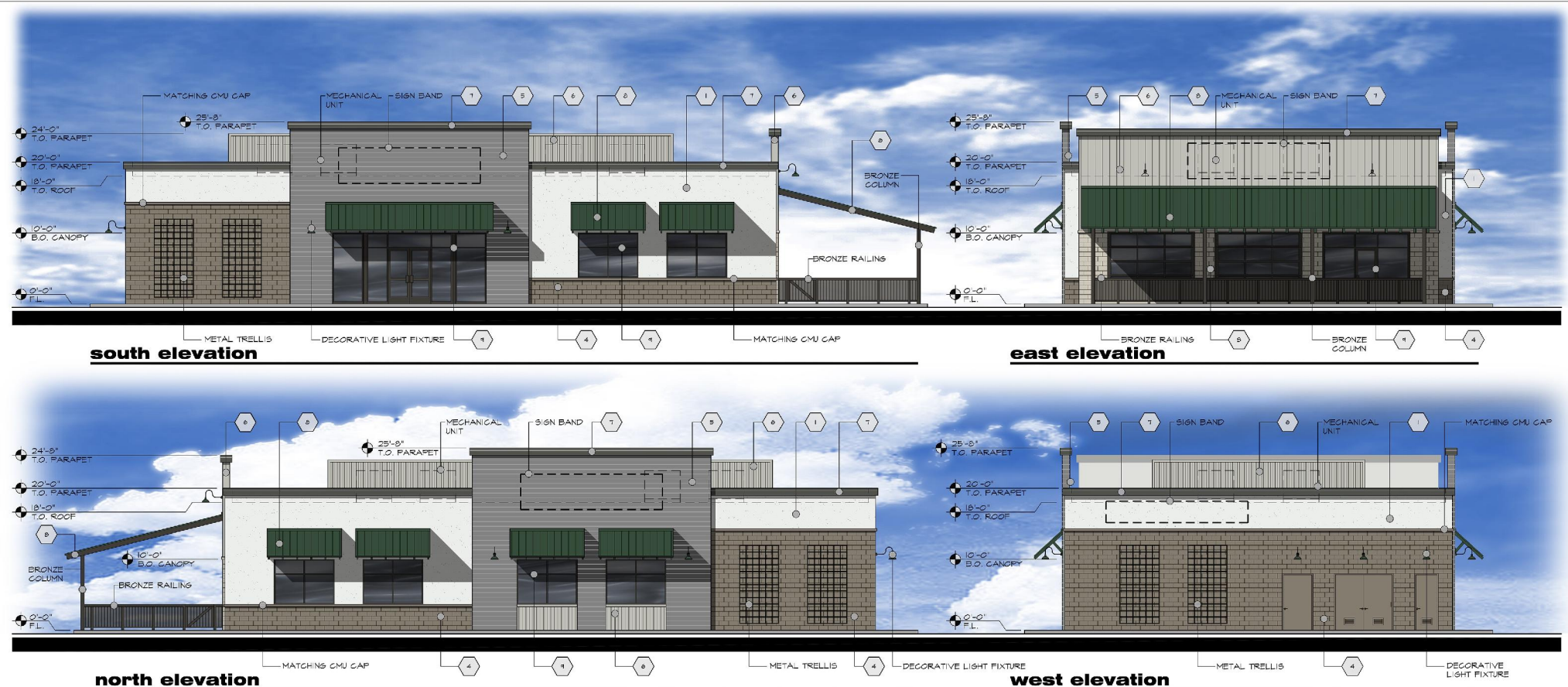
Master Site Plan COLOR 24x34 04-09-24-RS



PAD A - SITE PLAN

Pad A - 2375 E. Queen Creek Rd. Gilbert AZ

PAD - A - 2375 E Queen Creek RD, Gilbert, AZ 85298

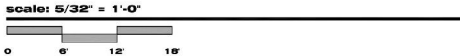


color and materials

<p>1 EPS - SAND FINISH COLOR: BENJAMIN MOORE DECORATOR'S WHITE CC-20</p>	<p>4 CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE "SPARROW" AF-120</p>	<p>7 METAL CAP - WESTERN STATES METAL ROOFING COLOR: DARK BRONZE</p>
<p>2 CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE DECORATOR'S WHITE CC-20</p>	<p>5 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN HAVES METAL WALL PANEL COLOR: SLATE GRAY / RUN HORIZONTALLY</p>	<p>8 METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN</p>
<p>3 CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE "REVERE" PENTON HC-12</p>	<p>6 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 12" METAL WALL 12" PANEL "REVERE" PENTON HC-12</p>	<p>4 ALUMINUM STOREFRONT SYSTEM COLOR: BRONZE 1/4" CLEAR GLASS WINDOW SYSTEM</p>

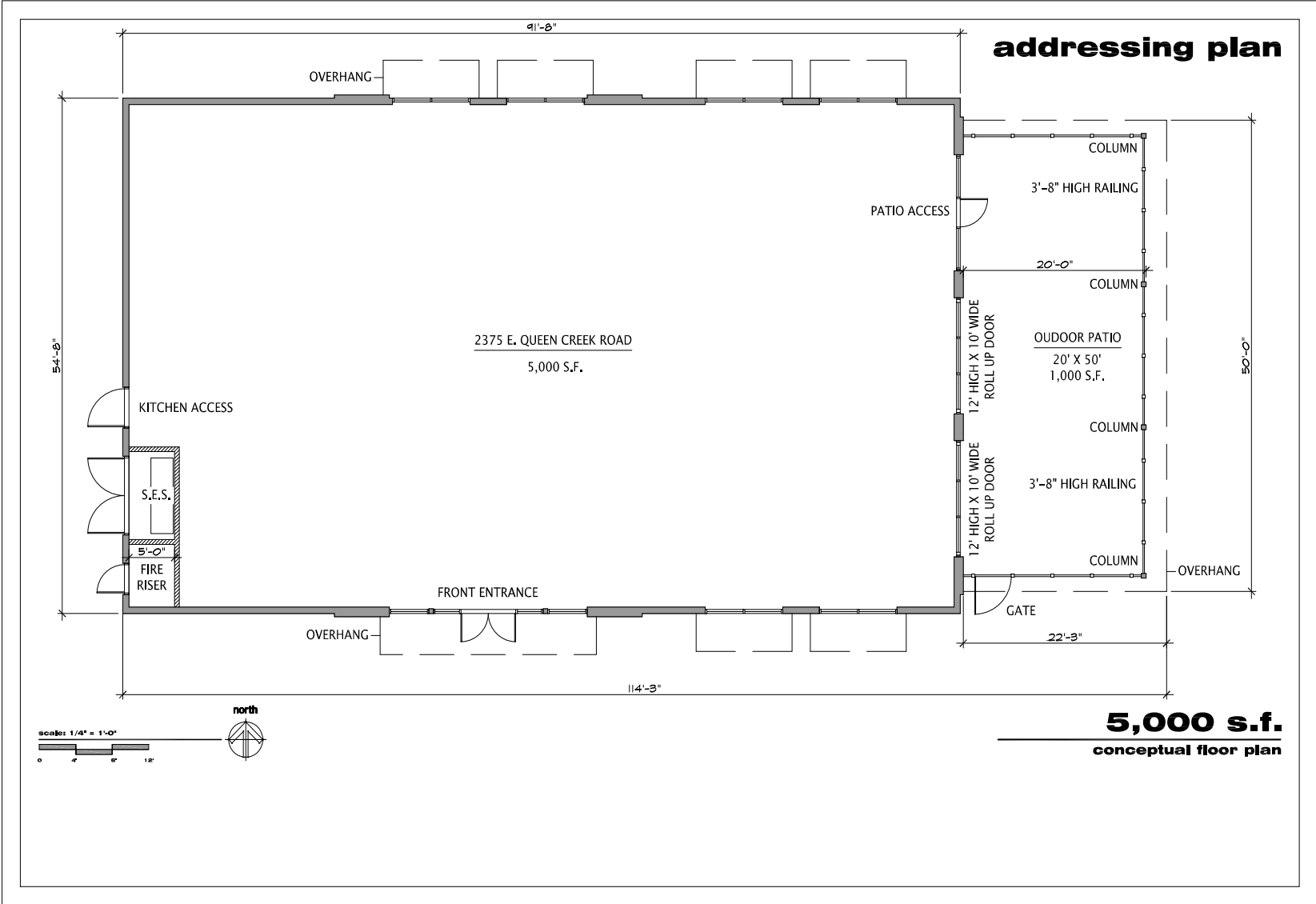
notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Internal roof drains.
4. Roof access ladder located inside fire riser room.



Pad A - 2375 E. Queen Creek Rd. Gilbert AZ

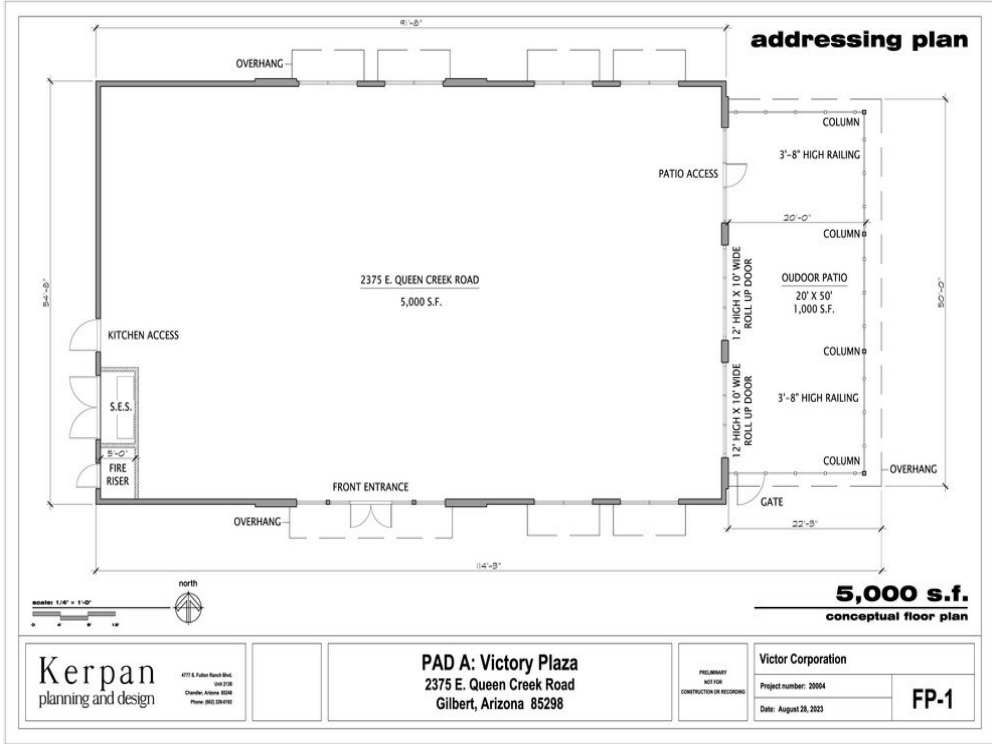
PAD - A 2375 E Queen Creek RD, Gilbert, AZ 85298



Pad A - 2375 E. Queen Creek Rd. Gilbert AZ

PAD A - 2375 E Queen Creek RD, Gilbert, AZ 85298

Property Photos



PAD A Floor Plan

Pad - A - 5000 sf Bldg with 1000 sf Covered Patio

Space Available	5,000 sf
Rental Rate	\$45.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details
High Visibility from Queen Creek Rd
5000 sf Building with 1000 sf Covered Patio
1200 Amp 3-Phase Power - 120/208
5 Each - 5-ton Heat Pumps - High Efficiency
1" Water Line, 2" Gas Line
1500 Gallon Grease Interceptor
Natural Gas Piped to Kitchen area
Great Kitchen Access
Exterior bulk Nitrogen & Oil storage area
High Ceilings - up to 12' - Exposed Beams
Glass Garage doors at Patio
LED Lighting

Pad B - 2345 E. Queen Creek Rd



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$45.00 - \$65.00 /SF/YR

- 1) Build To Suite - 3505 SF Retail Building
- 2) 1503 SF End Cap Drive Thru
- 3) Two - 1000 SF Retail Suites
- 4) Signalized Hard Corner - 39,748 CPD
- 5) Avg. Household Income (3M) - \$ 182,863
- 6) Median Age (1M) - 38.5
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$ 201,682,056
- 10) Underserved Market
- 11) Near-Gilbert Regional Park & Cactus Surf Park
- 12) 0.5 miles South of Regional Soccer Fields
- 13) 5 ea - Schools within 1.5 miles
- 14) Abundant Parking

Mark Jones
Manager/Owner/Agent
The Real Estate Office of Rick Brandt
mark@victorcorpnm.com
505-264-0403

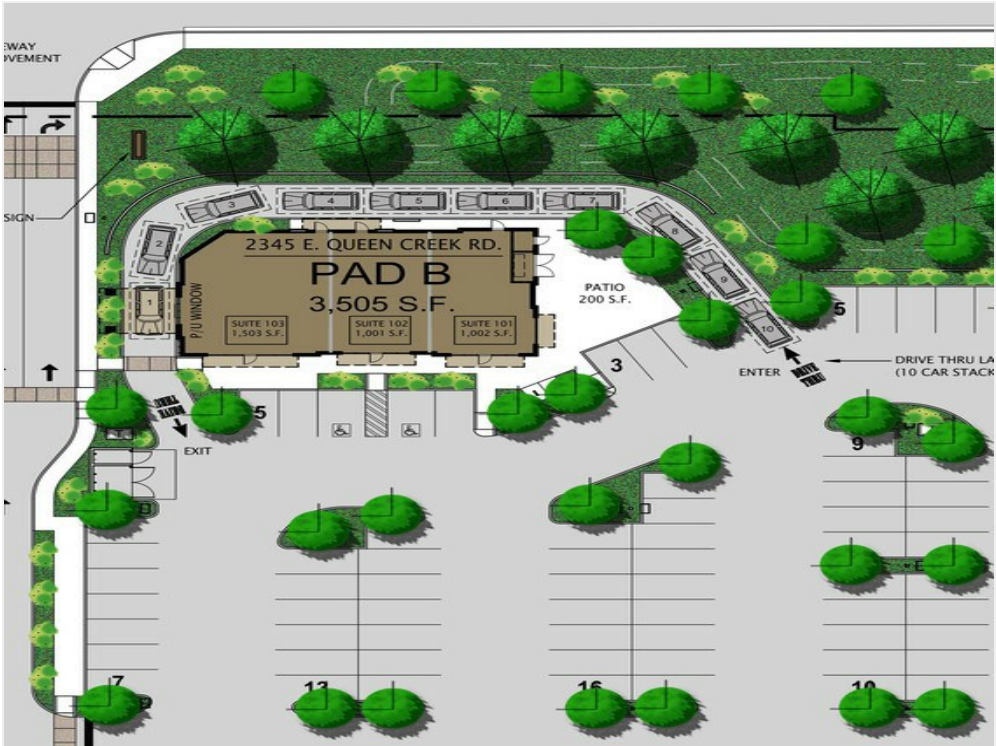
Pad B - 2345 E. Queen Creek Rd Gilbert AZ

PAD - B - 2345 E Queen Creek Rd, Gilbert, AZ 85298

Property Photos



Master Site Plan COLOR 24x34 04-09-24-RS

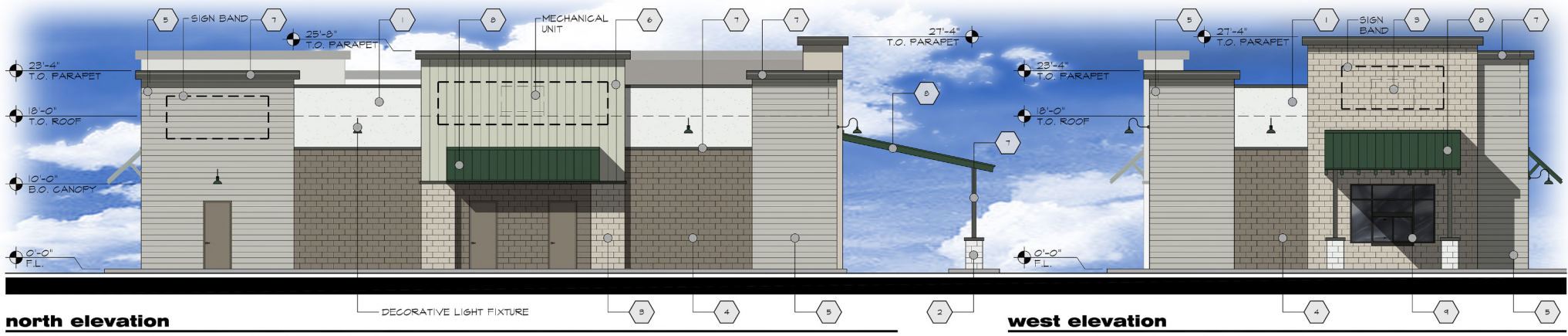


PAD B - SITE PLAN



south elevation

east elevation



north elevation

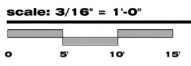
west elevation

color and materials

1	EIFS - SAND FINISH COLOR: BENJAMIN MOORE "DECORATOR'S WHITE" CC-20	4	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "SPARROW" AF-720	7	METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE
2	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "DECORATOR'S WHITE" CC-20	5	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN PAVE METAL WALL PANEL COLOR: ASH GRAY / RUN HORIZONTALLY	8	METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN
3	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "REVERE PEYTER" HC-12	6	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 1/2" METAL WALL 1/2" PANEL COLOR: SANDSTONE / RUN VERTICALLY	9	ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE 1/4" CLEAR GLASS WINDOW SYSTEM

notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Internal roof drains.
4. Roof access ladder located inside fire riser room.



conceptual elevations

Kerpan
planning and design

4777 S. Fulton Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 329-0192

PAD B: Victory Plaza
2345 E. Queen Creek Road
Gilbert, Arizona 85298

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation

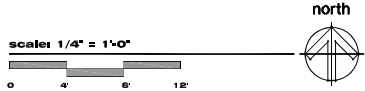
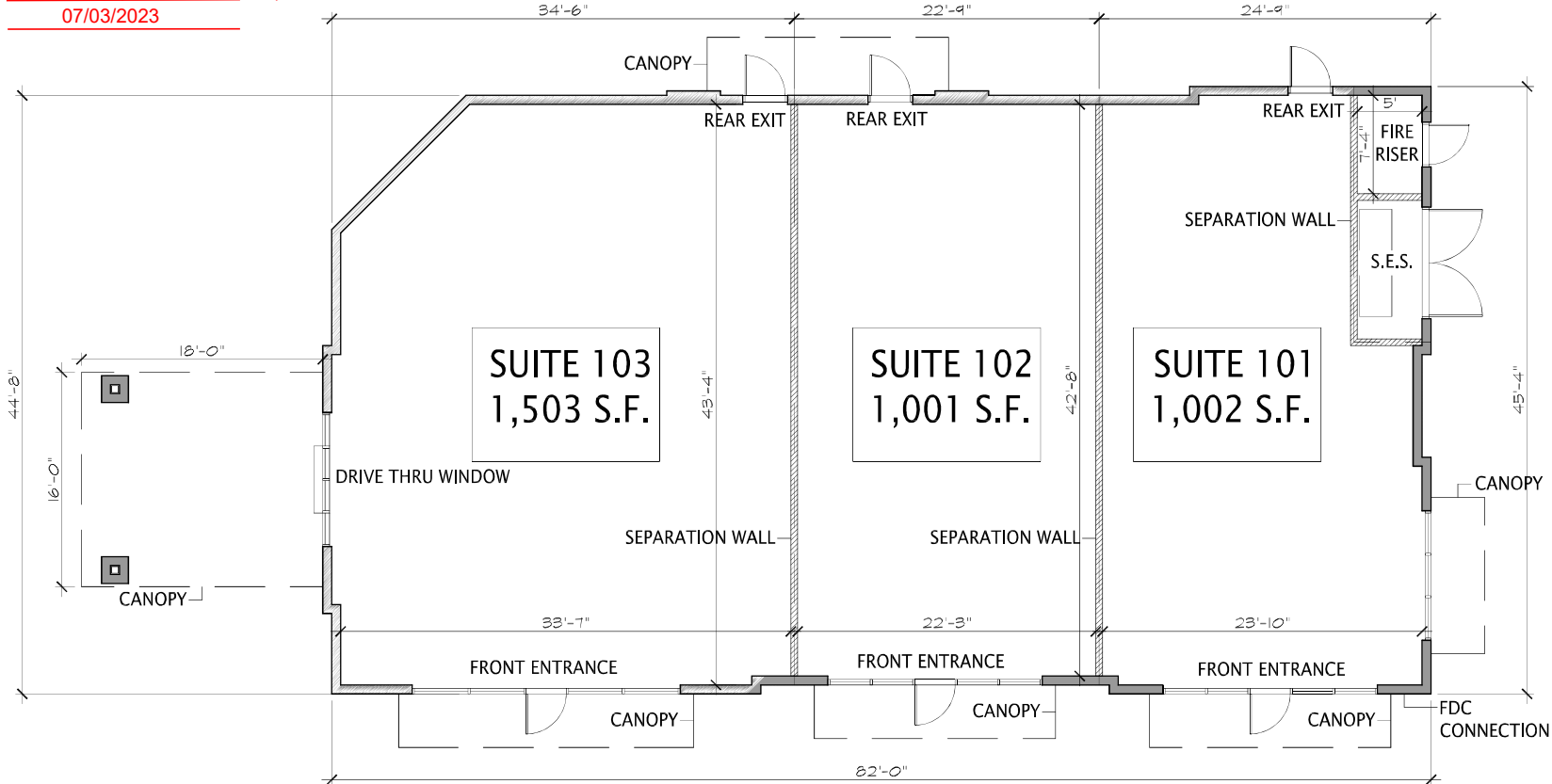
Project number: 20004

Date: April 29, 2023

EL-1

addressing plan

APPROVED
 Administrative Design Review
 Case # DR20-173-B (PDR 2023-00047)
 Date 07/03/2023



3,506 s.f.
 conceptual floor plan

Kerpan
 planning and design

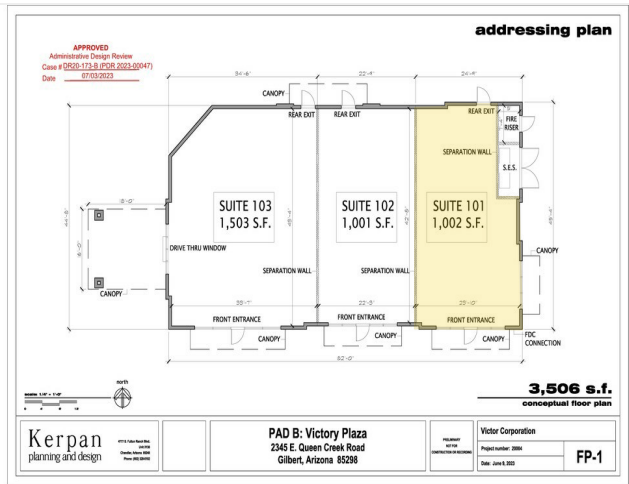
4777 S. Fulton Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-0192

PAD B: Victory Plaza
 2345 E. Queen Creek Road
 Gilbert, Arizona 85298

PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Victor Corporation		FP-1
Project number: 20004		
Date: June 9, 2023		

PAD - B - 2345 E Queen Creek Rd, Gilbert, AZ 85298



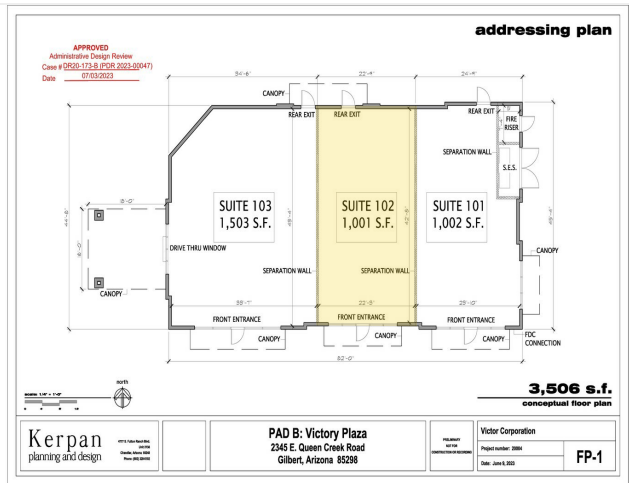
Pad B - FOOR PLAN

Suite B - 101 - End Cap Suite

Space Available	1,002 sf
Rental Rate	\$47.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek Rd
End Cap - adjacent to 200 sf Patio
Ample parking
200 Amp 3-Phase Power
5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Suite Can be joined with adjacent suite to create larger space.



Pad B - FLOOR PLAN

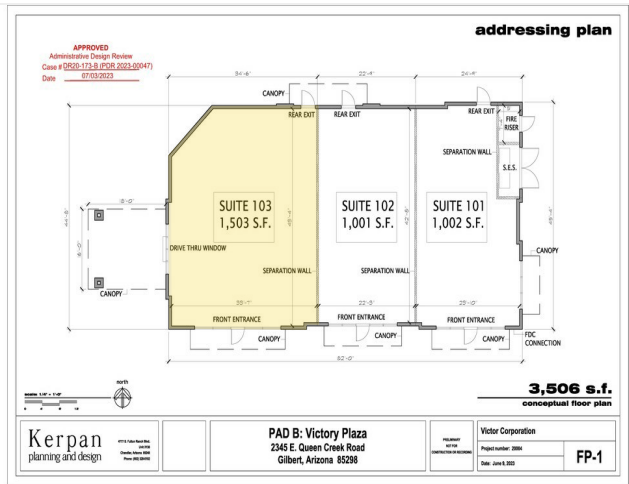
Suite B - 102 - Inline Suite

Space Available	1,001 sf
Rental Rate	\$45.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek Rd
In-Line suite
Ample parking
200 Amp 3-Phase Power
5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Suite Can be joined with adjacent suite to create larger space.

PAD - B - 2345 E Queen Creek Rd, Gilbert, AZ 85298



PAD B - FLOOR PLAN

Suite B - 103 End Cap Suite

Space Available	1,503 sf
Rental Rate	\$65.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Restaurant
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek Rd
End Cap - Drive-Thru Suite
Ample parking
400 Amp 3-Phase Power
2 each - 5-ton Heat Pump - High Efficiency
Individually Metered 1" Water, Power, 2" Gas
1500 Gallon Grease Interceptor
High Ceilings - up to 12' - Exposed Beams
Suite Can be joined with adjacent suite to create larger space.

PAD - C - 2315 E. Queen Creek Rd Gilbert AZ 85298



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



PARADIGM DESIGN



USA PROPERTY INVESTORS
PROPERTY SOLUTIONS FOR ALL BUYERS AND SELLERS

Price: \$55.00 - \$65.00 /SF/YR

- 1) Build To Suite - 3579 SF Retail Building
- 2) 1506 SF End Cap Drive Thru
- 3) Two - 1000+/- SF Retail Suites
- 4) Signalized Hard Corner - 39,748 CPD
- 5) Avg. Household Income (3M) - \$ 182,863
- 6) Median Age (1M) - 38.5
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$ 201,682,056
- 10) Underserved Market
- 11) Near-Gilbert Regional Park & Cactus Surf Park
- 12) 0.5 miles South of Regional Soccer Fields
- 13) 5 ea - Schools within 1.5 miles
- 14) Abundant Parking

Mark Jones
Manager/owner/agent

The Real Estate office of Rick Brandt
mark@usapropertyinvestors.com
505-264-0403

PAD - C - 2315 E. Queen Creek Rd - Gilbert

PAD C - 2315 E. Queen Creek Road, Gilbert, AZ 85298

Property Photos



Master Site Plan

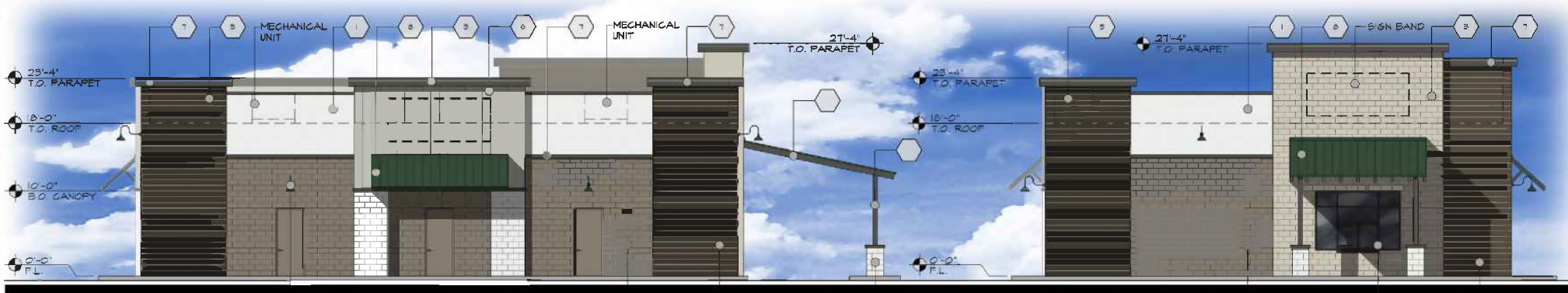


PAD C - SITE PLAN



south elevation

east elevation



north elevation

west elevation

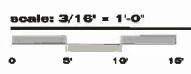
color and materials

1	EPS - SAND FINISH COLOR: BENJAMIN MOORE 'DECORATOR'S WHITE' CC-20	4	CHI BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE 'SPARROW' AF-220	7	METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE
2	CHI BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE 'DECORATOR'S WHITE' CC-20	5	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN HAZE METAL WALL PANEL COLOR: MEDIUM BRONZE / RUN HORIZONTALLY	8	METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN
3	CHI BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE 'REVERE PEPPER' HC-12	6	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 12" METAL WALL 12" PANEL COLOR: ASH GRAY / RUN VERTICALLY	9	ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE W/ CLEAR GLASS FINISH SYSTEM

notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Internal roof drains.
4. Roof access ladder located inside fire riser room.

APPROVED
Administrative Design Review
Case # PDR-2023-0008
Date 5-17-2023



conceptual elevations

Kerpan
planning and design

4777 S. Fallon Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 329-4192

PAD C: Victory Plaza
2315 E. Queen Creek Road
Gilbert, Arizona 85298

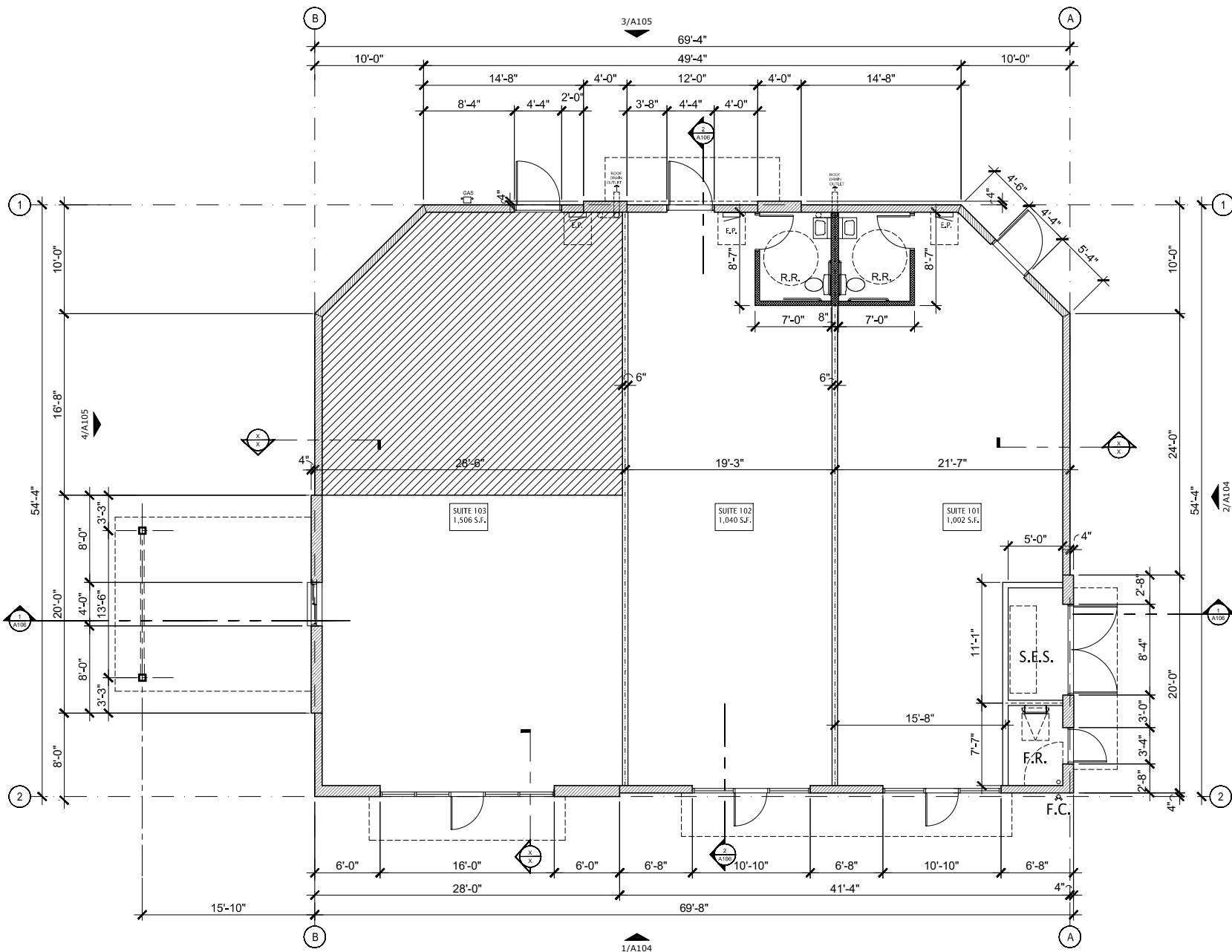
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation

Project number: 20004

Date: April 11, 2023

EL-1



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES

GENERAL NOTES

- FOR ALL AIR CONDITIONING, EXHAUST & SUPPLY FANS, HVAC & REFRIGERATION EQUIPMENT CURBS, GENERAL CONTRACTOR SHALL PROVIDE & INSTALL SUITABLE BLOCKING IN WALLS & CEILINGS TO SUPPORT FIXTURES, EQUIPMENT & CANOPIES.
- ALL INTERIOR WALLS: GYPSUM BOARD TO BE TAPED AND SANDED TO RECEIVED TENANT'S PAINT.

WALL LEGEND

- CMU BLOCK WALL.
- INTERIOR WALL: DEMISING WALL - 1/2" MIN. FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE. 4" x 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES. SEE DETAILS 2.8 & 2.9/AG02.
- INTERIOR WALL: 5/8" x 25 GA. METAL STUDS @ 16" O.C. TO BOTTOM CHORD OF TRUSS W/ 5/8" GYP. BD., TYPE 'X' EA. BOTH SIDES. SEE FROM CEILING HEIGHT @ 10'-0". METAL BRACING @ 45 DEG. @ 4'-0" O.C. WHERE NEEDED. SEE DETAILS 2.7 & 1.7/AG02.
- INTERIOR WALL-RESTROOM, 3/8" x 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON RESTROOM SIDE AND 5/8" GYP. BD. ON OPPOSITE SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AG02.
- INTERIOR WALL-RESTROOM, 5/8" x 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON RESTROOM SIDE AND 5/8" GYP. BD. ON OPPOSITE SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AG02.

NEW BUILDING
VICTORY PLAZA - PAD 'C'
 2315 EAST QUEEN CREEK ROAD
 GILBERT, ARIZONA 85298

NOT FOR CONSTRUCTION OR REVISIONS

Proj. No. 23005-40
 Drawn: []
 Checked: []
 Date: 06/05/2000
 Revised:

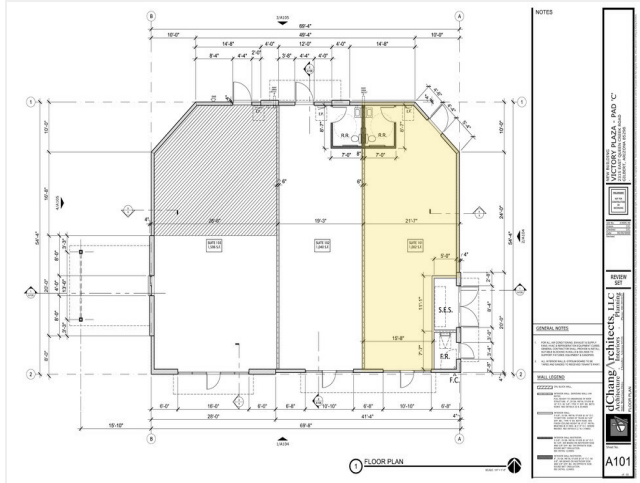
REVIEW SET

dChang Architects, LLC
 Architecture Interiors Planning
 808 West Glendale Avenue, Suite 200
 Glendale, AZ 85140

P:\Projects\23005-40\23005-40.dwg
 11/11/2000 10:00 AM
 1/11/2000 10:00 AM
 1/11/2000 10:00 AM

Sheet No. **A101**
 of 60

PAD - C - 2315 E. Queen Creek Road, Gilbert, AZ 85298



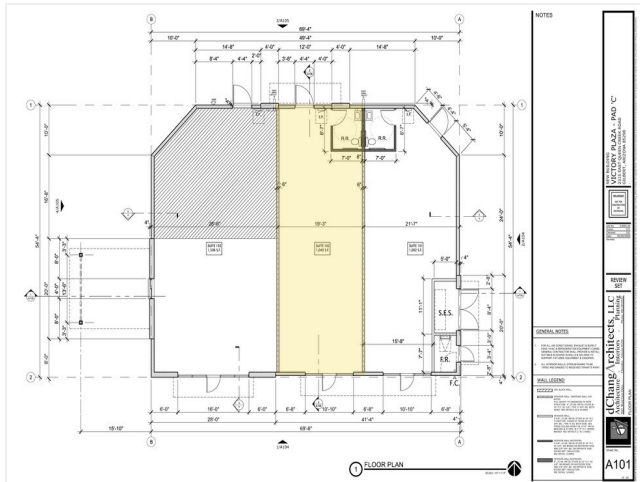
PAD C - FLOOR PLAN

Suite C - 101 - End Cap

Space Available	1,002 sf
Rental Rate	\$55.00/sf/yr
Date Available	May 2025
Built Out As	White Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek Rd
 End Cap Suite
 Ample parking
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Suite Can be joined with adjacent suite to create larger space.



PAD C - FLOOR PLAN

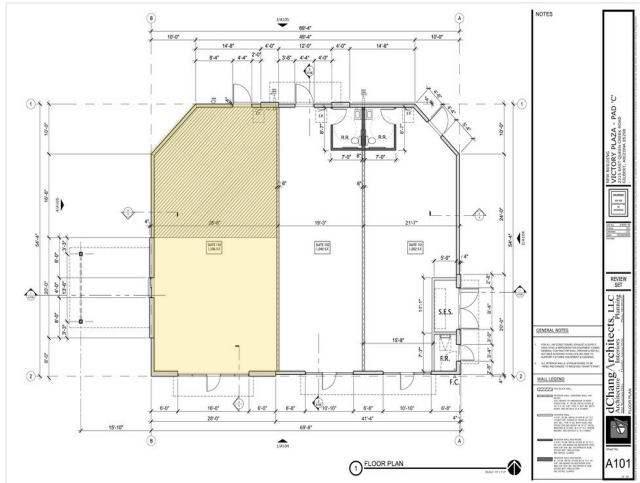
Suite C - 102 - In-line Suite

Space Available	1,040 sf
Rental Rate	\$55.00/sf/yr
Date Available	May 2025
Built Out As	White Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek Rd
 In-Line Suite
 Ample parking
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Suite Can be joined with adjacent suite to create larger space.

PAD - C - 2315 E. Queen Creek Road, Gilbert, AZ 85298



PAD C - FLOOR PLAN

Suite C - 103 - End Cap - Drive-Thru

Space Available	1,506 sf
Rental Rate	\$65.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek Rd
End Cap - Drive - Thru Suite
Ample parking
400 Amp 3-Phase Power
2 each - 5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
1500 Gallon Grease Interceptor
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Suite Can be joined with adjacent suite to create larger space.

PAD D - 2377 E Queen Creek Road Gilbert AZ 85298



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$45.00 - \$65.00 /SF/YR

- 1) Build To Suite - 3552 SF Retail Building
- 2) 1503 SF End Cap Drive Thru
- 3) Two - 1000 SF Retail Suites
- 4) Signalized Hard Corner - 39,748 CPD
- 5) Avg. Household Income (3M) - \$ 182,863
- 6) Median Age (1M) - 38.5
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$201,682,056
- 10) Underserved Market
- 11) Near-Gilbert Regional Park & Cactus Surf Park
- 12) 0.5 miles South of Regional Soccer Fields
- 13) 5 ea - Schools within 1.5 miles
- 14) Abundant Parking

Mark Jones
Manager/Owner/Agent
The Real Estate Office of Rick Brandt
mark@victorcorpnm.com
505-264-0403

PAD D - 2377 E Queen Creek Road Gilbert AZ 85

PAD - D - 2377 E. Queen Creek Road, Gilbert, AZ 85298

Property Photos



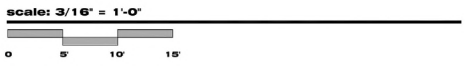
Master Site Plan COLOR 24x34 04-09-24-RS



PAD D - SITE PLAN



APPROVED
 Minor Administrative Design Review
 Case # **DR20-173-C (PDR-2023-00048)**
 Date 7/10/23



color and materials

1	EIFS - SAND FINISH COLOR: BENJAMIN MOORE "DECORATOR'S WHITE" CC-20	4	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "SPARROW" AF-720	7	METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE
2	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "DECORATOR'S WHITE" CC-20	5	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN PAVES METAL WALL PANEL COLOR: MEDIUM BRONZE / RUN HORIZONTALLY	8	METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN
3	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "REVERE PEYTER" HC-12	6	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 1/2" METAL WALL 1/2" PANEL COLOR: ASH GRAY / RUN VERTICALLY	9	ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE 1/4" CLEAR GLASS WINDOW SYSTEM

notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Internal roof drains.
4. Roof access ladder located inside fire riser room.

conceptual elevations

Kerpan
 planning and design

4777 S. Fulton Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-0192

PAD D: Victory Plaza
 2377 E. Queen Creek Road
 Gilbert, Arizona 85298

PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Victor Corporation

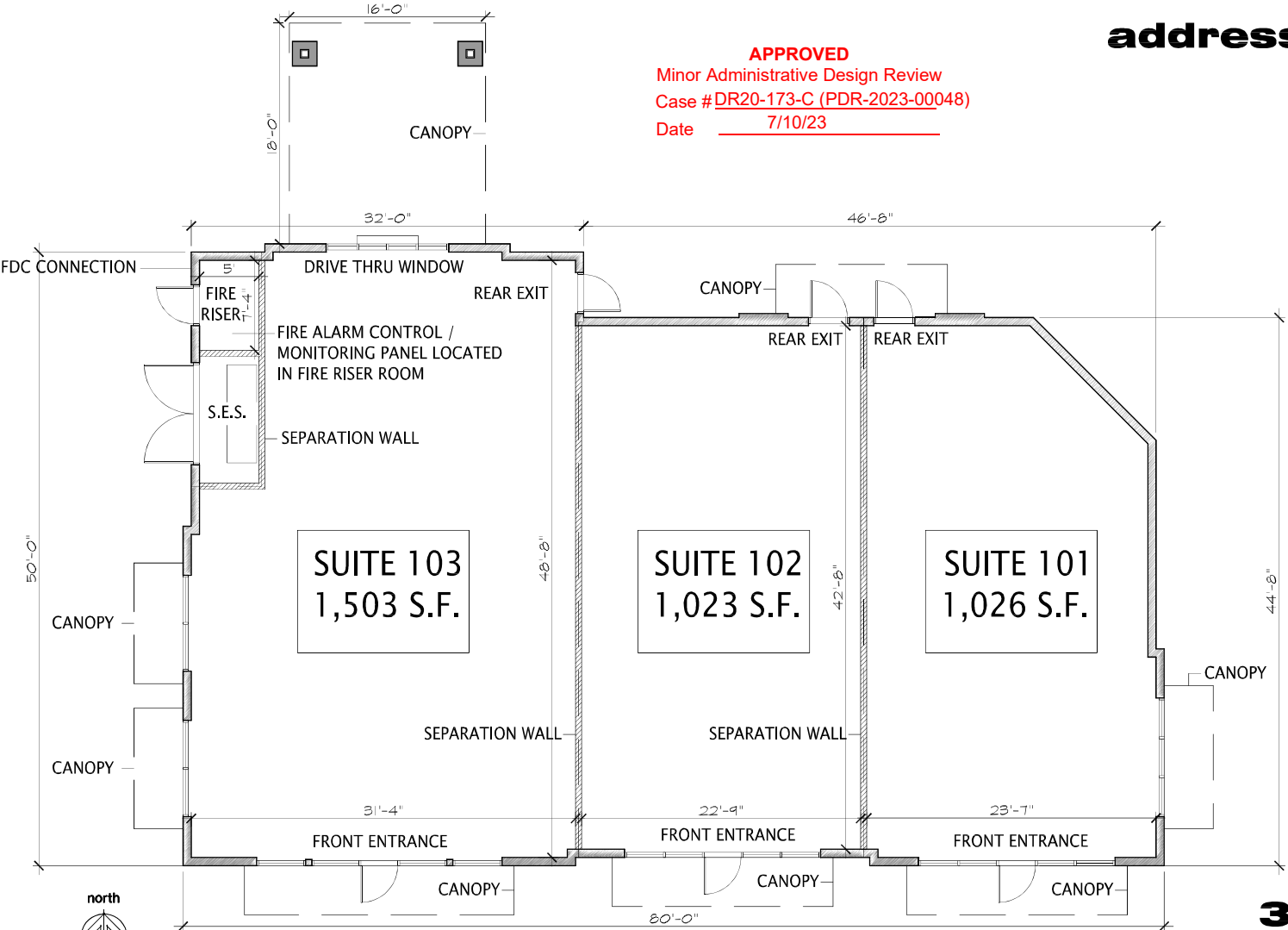
Project number: 20004

Date: April 25, 2023

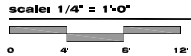
EL-1

addressing plan

APPROVED
 Minor Administrative Design Review
 Case # DR20-173-C (PDR-2023-00048)
 Date 7/10/23



3,552 s.f.
conceptual floor plan



Kerpan
 planning and design

4777 S. Fulton Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-0192

PAD D: Victory Plaza
 2377 E. Queen Creek Road
 Gilbert, Arizona 85298

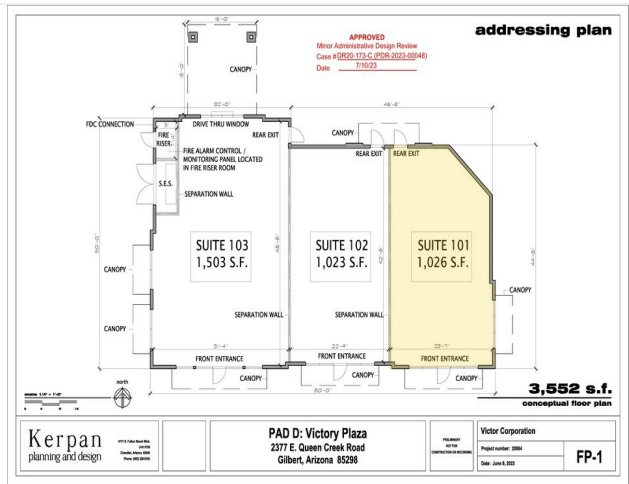
PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Victor Corporation

Project number: 20004
 Date: June 9, 2023

FP-1

PAD D - 2377 E. Queen Creek Road, Gilbert, AZ 85298



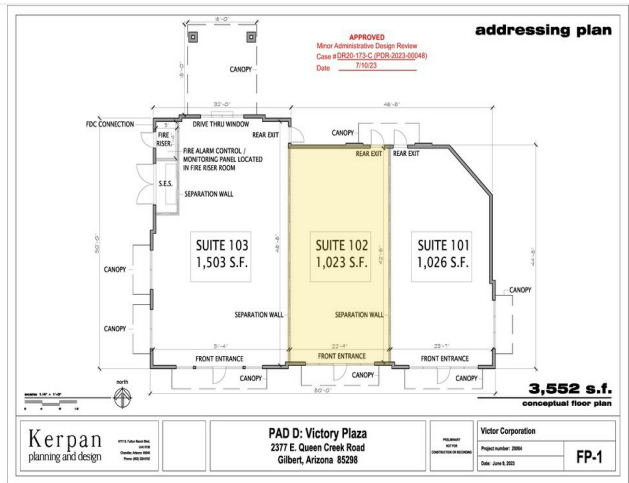
Pad D - FLOOR PLAN

Suite D - 101 - End Cap Suite

Space Available	1,026 sf
Rental Rate	\$47.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

- High Visibility from Greenfield Rd
- End Cap Suite
- Ample parking
- 200 Amp 3-Phase Power
- 5-ton Heat Pump - High Efficiency
- Individually Metered Water, Power, Gas
- High Ceilings - up to 12' - Exposed Beams
- LED Lighting
- Suite Can be joined with adjacent suite to create larger space.



PAD D - FLOOR PLAN

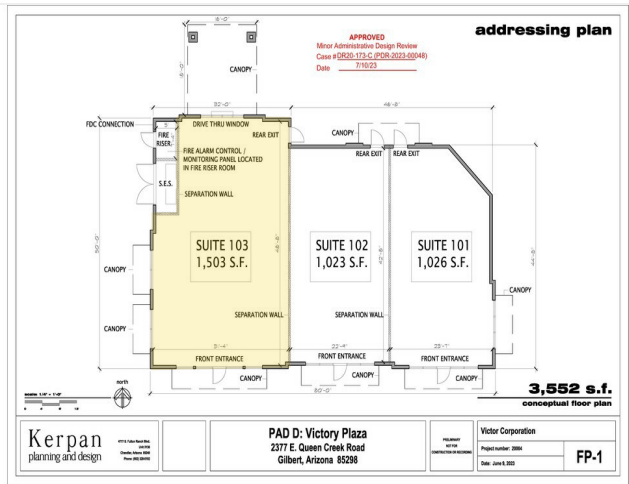
Suite D - 102 - In-Line Space

Space Available	1,023 sf
Rental Rate	\$45.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

- High Visibility from Greenfield Rd
- In-Line Suite
- Ample parking
- 200 Amp 3-Phase Power
- 5-ton Heat Pump - High Efficiency
- Individually Metered Water, Power, Gas
- High Ceilings - up to 12' - Exposed Beams
- LED Lighting
- Suite Can be joined with adjacent suite to create larger space.

PAD - D - 2377 E. Queen Creek Road, Gilbert, AZ 85298



PAD D - FLOOR PLAN

Suite D - 103 - End Cap - Drive-Thru

Space Available	1,503 sf
Rental Rate	\$65.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Greenfield Rd
End Cap - Drive - Thru Suite
Ample parking
400 Amp 3-Phase Power
2 ea - 5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
1500 Gallon Grease Interceptor
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Suite Can be joined with adjacent suite to create larger space.

PAD E - 2349 E. Queen Creek Rd. Gilbert AZ 85298



EXHIBIT 9 - PAD E

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$42.00 - \$44.00 /SF/YR

- 1) Build To Suite - 8126 SF Retail Building
- 2) One 1090 SF Restaurant End Cap
- 3) Seven - 1000 +/- SF Retail Suites
- 4) Signalized Hard Corner - 39,748 CPD
- 5) Avg. Household Income (3M) - \$ 182,863
- 6) Median Age (1M) - 38.5
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$ 201,682,056
- 10) Underserved Market
- 11) Near- Gilbert Regional Park & Cactus Surf Park
- 12) 0.5 miles South of Regional Soccer Fields
- 13) 5 ea - Schools within 1.5 miles
- 14) Abundant Parking

Mark Jones

Manager/Owner/Agent

The Real Estate Office of Rick Brandt

mark@victorcorpnm.com

505-264-0403

PAD E - 2349 E. Queen Creek Rd. Gilbert AZ

PAD - E - 2349 E. Queen Creek Rd, Gilbert, AZ 85298

Property Photos



Master Site Plan



PAD E - SITE PLAN



color and materials

<p>1 EPS - SAND FINISH COLOR: BURLAKIN WOODS DECORATORS WHITE CC-20</p>	<p>4 CM BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BURLAKIN WOODS SPARKRAY AF-120</p>	<p>7 METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE</p>
<p>2 CM BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BURLAKIN WOODS DECORATORS WHITE CC-20</p>	<p>5 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN HAVOC METAL WALL PANEL COLOR: SANDSTONE / RUN HORIZONTALLY</p>	<p>8 METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN</p>
<p>3 CM BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BURLAKIN WOODS REVIRE PDYTER HC-112</p>	<p>6 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 1/2" METAL WALL 1/2" PANEL COLOR: MEDIUM BRONZE / RUN VERTICALLY</p>	<p>9 ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE 1/4" CLEAR GLASS WINDOW SYSTEM</p>

notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Internal roof drains.
4. Roof access ladder located inside fire riser room.



conceptual elevations

Kerpan
planning and design

4777 S. Fulton Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 329-9192

PAD E: Victory Plaza
2349 E. Queen Creek Road
Gilbert, Arizona 85298

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

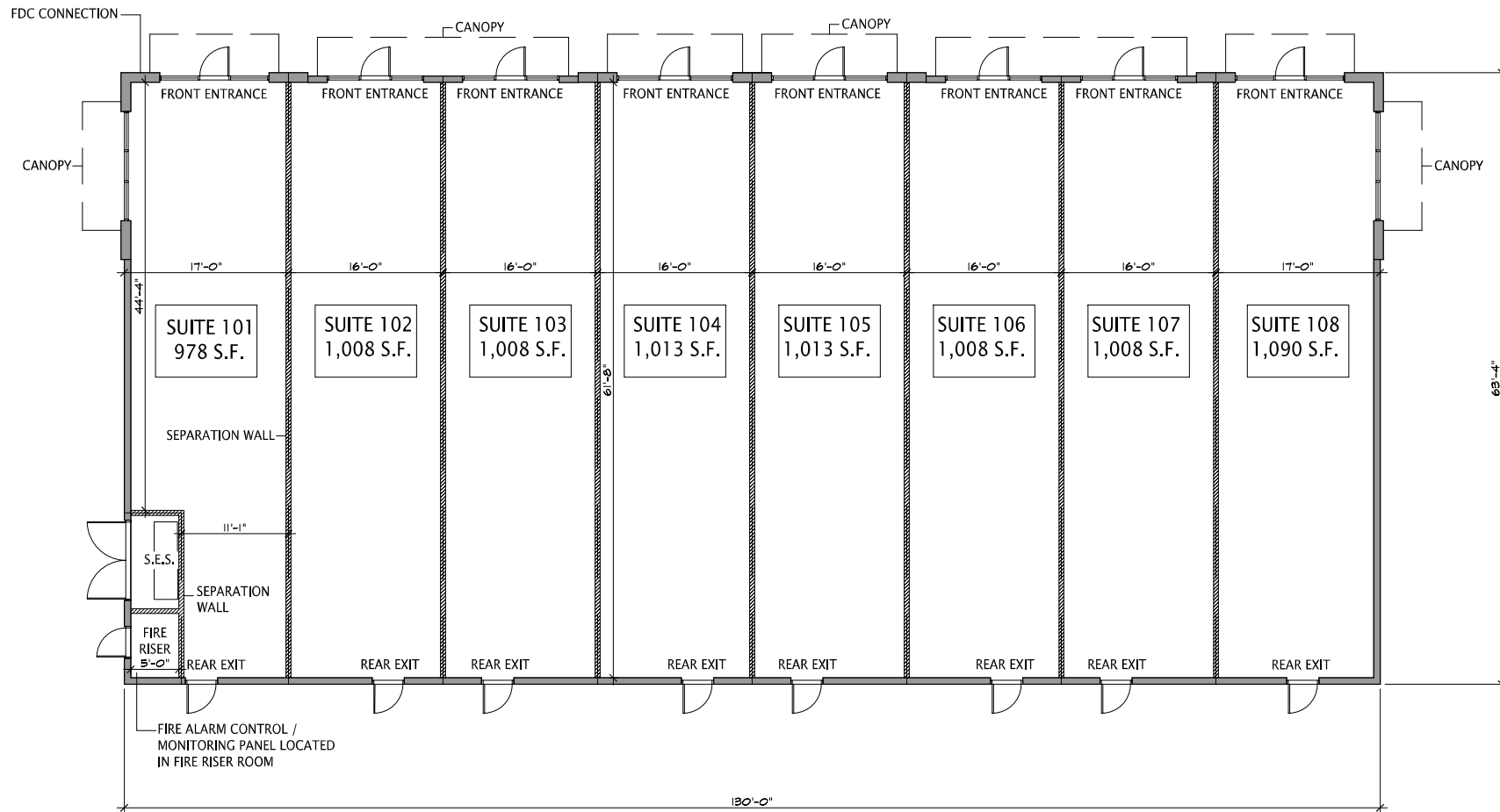
Victor Corporation

Project number: 20004

Date: January 11, 2024

EL-1

addressing plan



scales 3/16" = 1'-0"
 0 5' 10' 15'



8,126 s.f.
 conceptual floor plan

Kerpan
 planning and design

4777 S. Fulton Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-0192

PAD E: Victory Plaza
 2349 E. Queen Creek Road
 Gilbert, Arizona 85298

PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

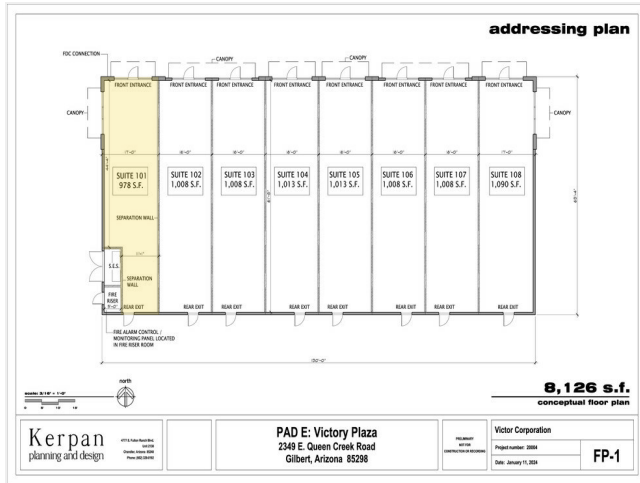
Victor Corporation

Project number: 20004

Date: January 11, 2024

FP-1

PAD - E - 2349 E. Queen Creek Rd, Gilbert, AZ 85298



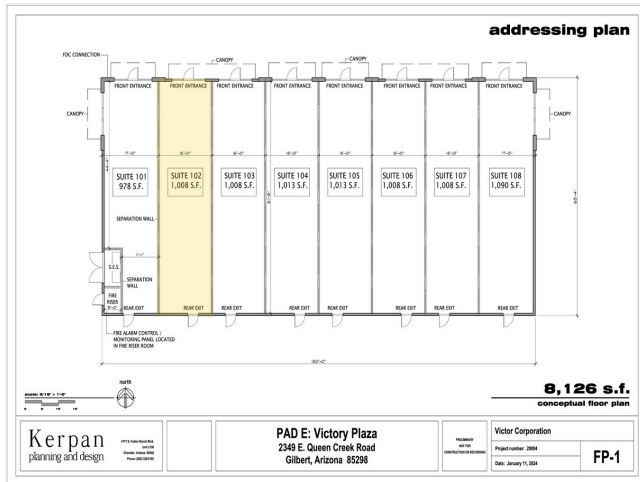
PAD E FLOOR PLAN

Suite E - 101 - End Cap Suite

Space Available	978 sf
Rental Rate	\$44.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

End Cap Suite
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.



PAD E FLOOR PLAN

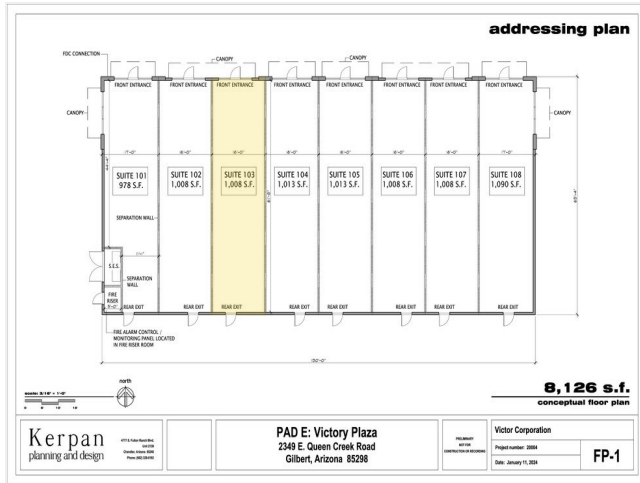
Suite E - 102 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

In-Line Suite
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.

PAD - E - 2349 E. Queen Creek Rd, Gilbert, AZ 85298

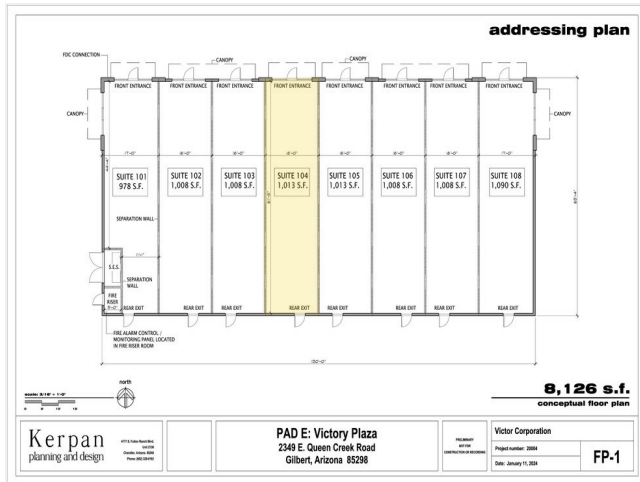


PAD E FLOOR PLAN

Suite - E - 103 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details
In-Line Suite
200 Amp 3-Phase Power
5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Ample Parking
Suite Can be joined with adjacent suite to create larger space.



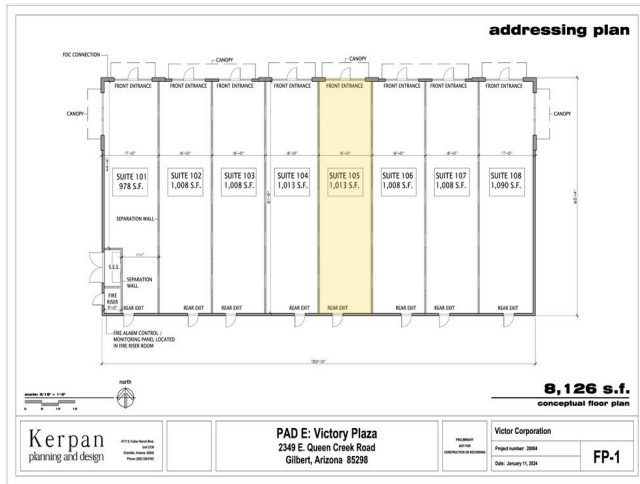
PAD E FLOOR PLAN

Suite - E - 104 - In-Line Suite

Space Available	1,013 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details
In-Line Suite
200 Amp 3-Phase Power
5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Ample Parking
Suite Can be joined with adjacent suite to create larger space.

PAD - E - 2349 E. Queen Creek Rd, Gilbert, AZ 85298



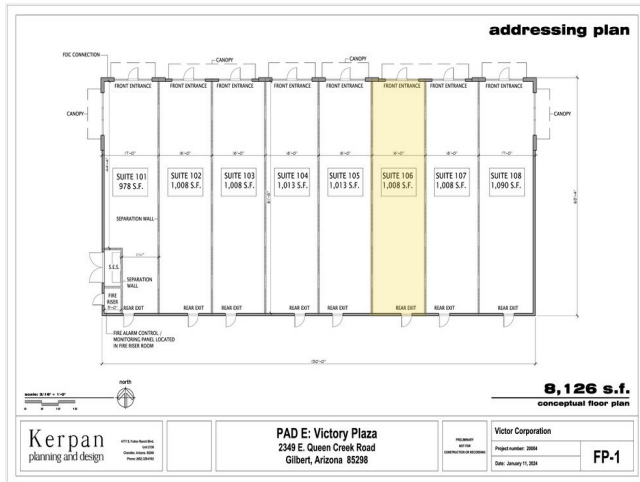
PAD E FLOOR PLAN

Suite - E - 105 - In-Line Suite

Space Available	1,013 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

In-Line Suite
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.



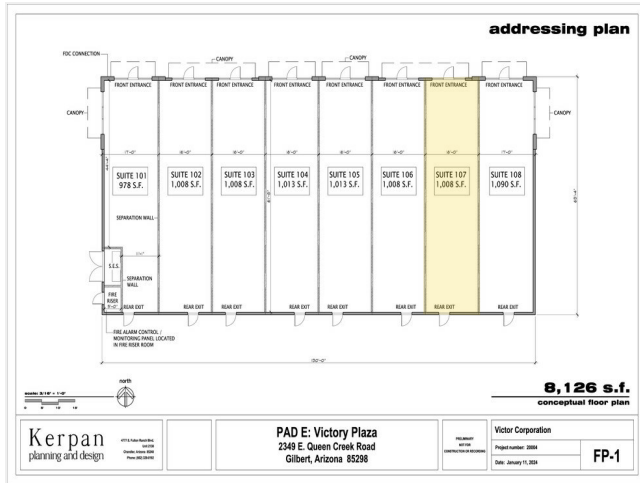
PAD E FLOOR PLAN

Suite - E - 106 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

In-Line Suite
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.

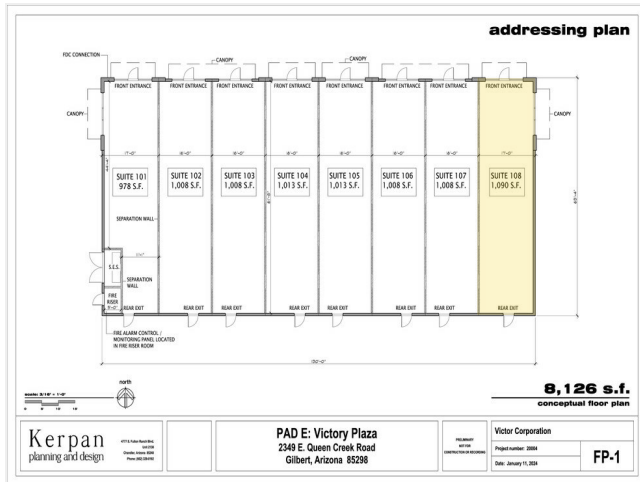


PAD E - FLOOR PLAN

Suite - E - 107 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details
In-Line Suite
200 Amp 3-Phase Power
5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Ample Parking
Suite Can be joined with adjacent suite to create larger space.



PAD E - FLOOR PLAN

Suite - E - 108 - End Cap Suite

Space Available	1,090 sf
Rental Rate	\$44.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details
End Cap Suite
200 Amp 3-Phase Power
5-ton Heat Pump - High Efficiency
Individually Metered Water, Power, Gas
1500 Gallon Grease Interceptor
High Ceilings - up to 12' - Exposed Beams
LED Lighting
Ample Parking
Suite Can be joined with adjacent suite to create larger space.

PAD F - 2311 E. Queen Creek Rd. Gilbert AZ 85298



EXHIBIT 9 - PAD E

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$42.00 - \$44.00 /SF/YR

- 1) Build To Suite - 8001 SF Retail Building
- 2) Four - 2000 +/- SF Retail Suites
- 3) Signalized Hard Corner - 39,748 CPD
- 4) Avg. Household Income (3M) - \$ 182,863
- 5) Median Age (1M) - 38.5
- 6) Estimated Population (3M) - 100,901
- 7) Average Home Value (1M) - \$985,155
- 8) CS - Restaurants (3M) - \$201,682,056
- 9) Underserved Market
- 10) Near-Gilbert Regional Park & Cactus Surf Park
- 11) 0.5 miles South of Regional Soccer Fields
- 12) 5 ea - Schools within 1.5 miles
- 13) Large Landscape area next to Building
- 14) Abundant Parking

Mark Jones

Manager/Owner/Agent

The Real Estate Office of Rick Brandt

mark@victorcorpnm.com

505-264-0403

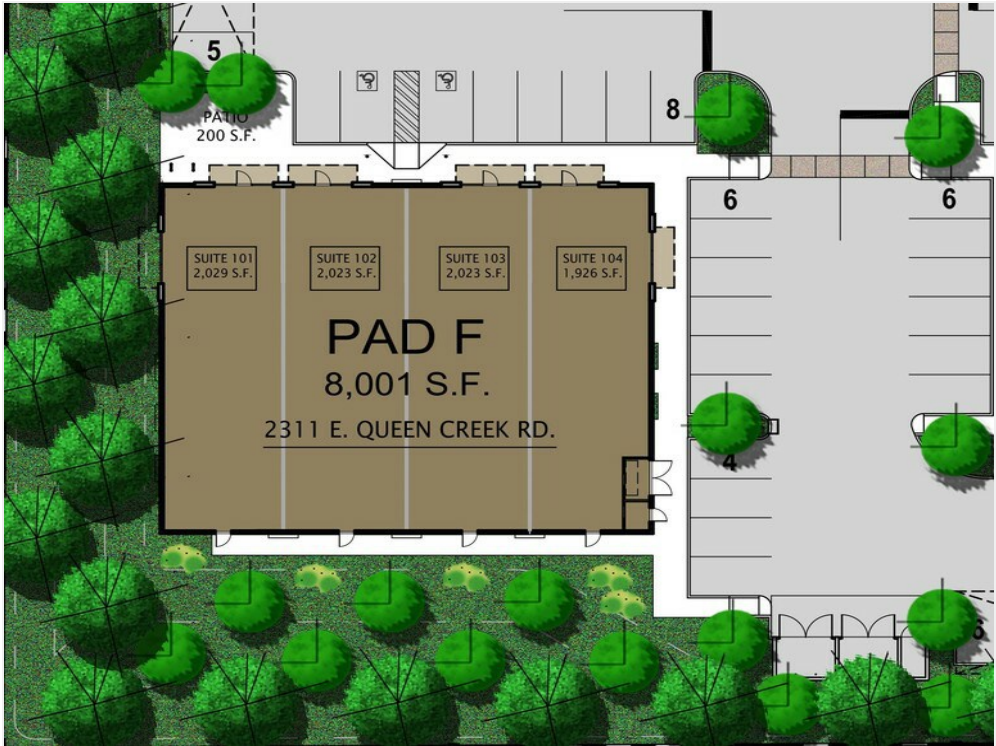
PAD F - 2311 E. Queen Creek Rd. Gilbert AZ

PAD-F - 2311 E. Queen Creek Rd, Gilbert, AZ 85298

Property Photos



MASTER SITE PLAN

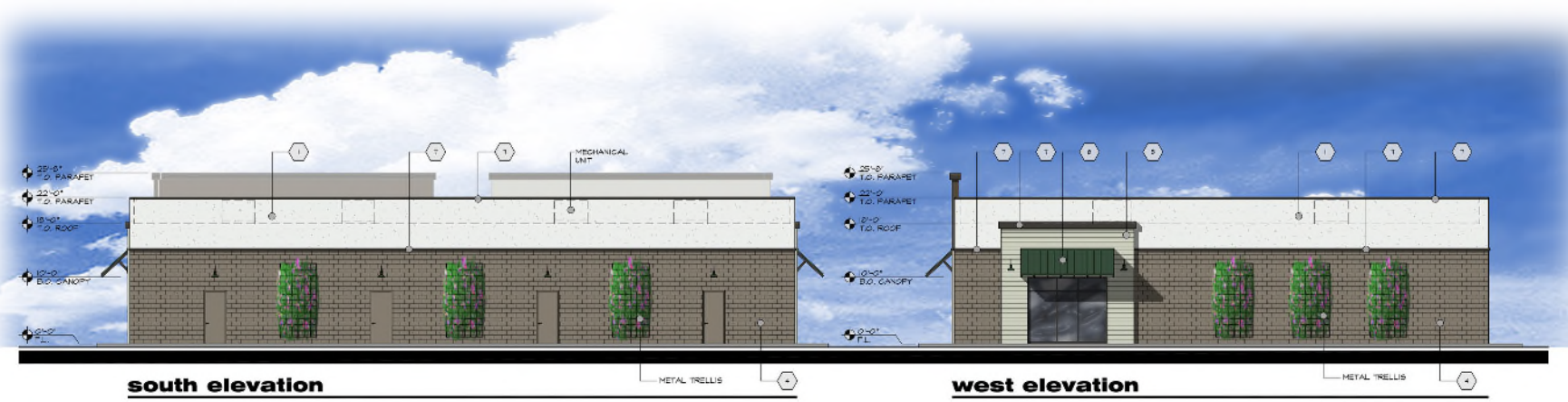


PAD F - SITE PLAN



north elevation

east elevation



south elevation

west elevation

color and materials

1 EPS - SAND FINISH COLOR: BENJAMIN MOORE "DECORATOR'S WHITE" CC-20	4 CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE "SPARKRAY" AF-120	7 METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE
2 CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE "REVERE PEPPER" HC-112	5 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN HAVES METAL WALL PANEL COLOR: SANDSTONE / RUN HORIZONTALLY	8 METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN
3 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 12" METAL WALL 12" PANEL COLOR: MEDIUM BRONZE / RUN VERTICALLY	6 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 12" METAL WALL 12" PANEL COLOR: ASH GRAY / RUN VERTICALLY	9 ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE 14 CLEAR GLASS WINDOW SYSTEM

notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Internal roof drains.
4. Roof access ladder located inside fire riser room.



conceptual elevations

Kerpan
planning and design

4777 S. Fulton Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 329-9192

PAD F: Victory Plaza
2311 E. Queen Creek Road
Gilbert, Arizona 85298

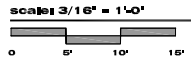
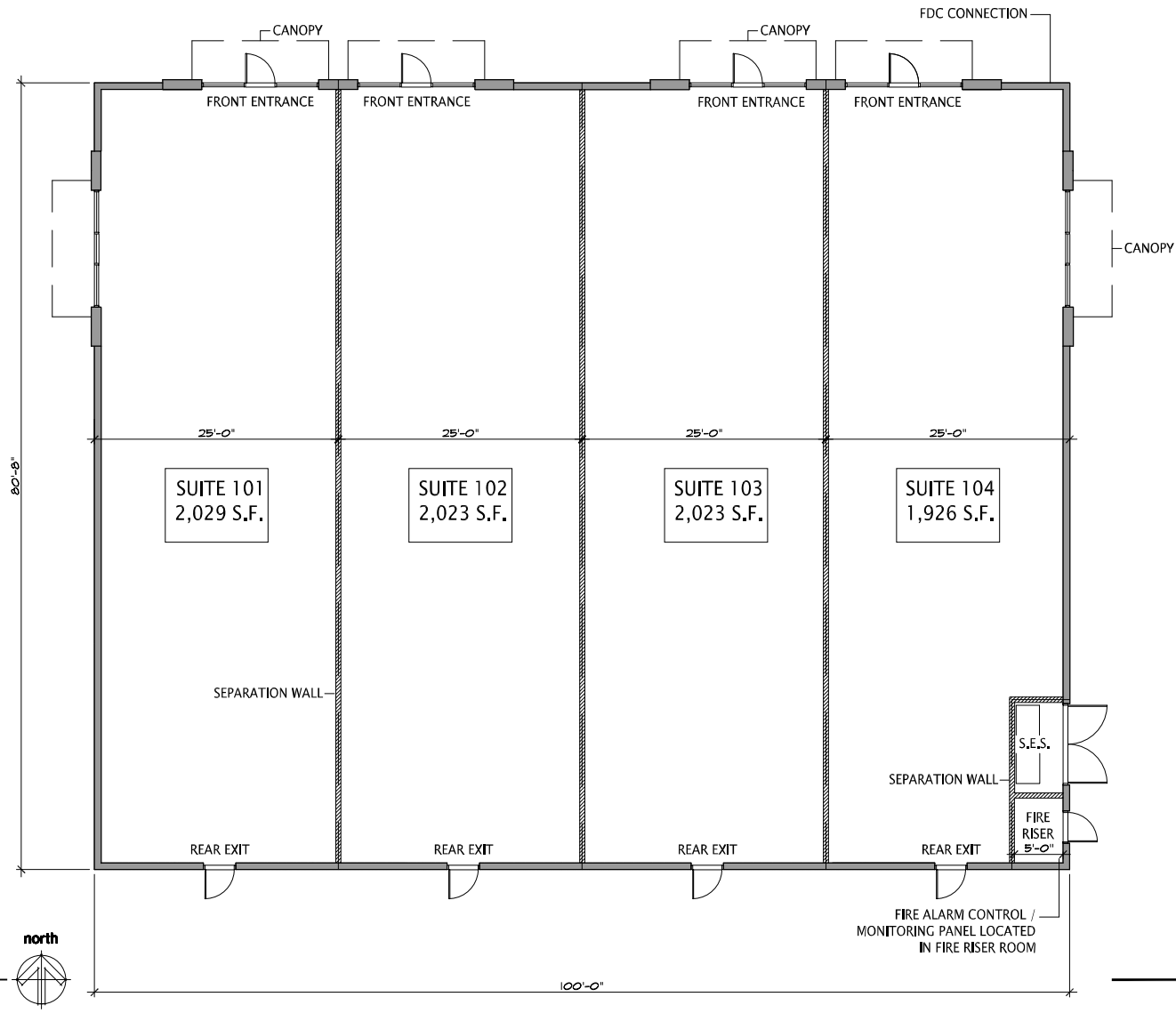
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation

Project number: 20004

Date: January 11, 2024

EL-1



8,001 s.f.
conceptual floor plan

Kerpan
planning and design

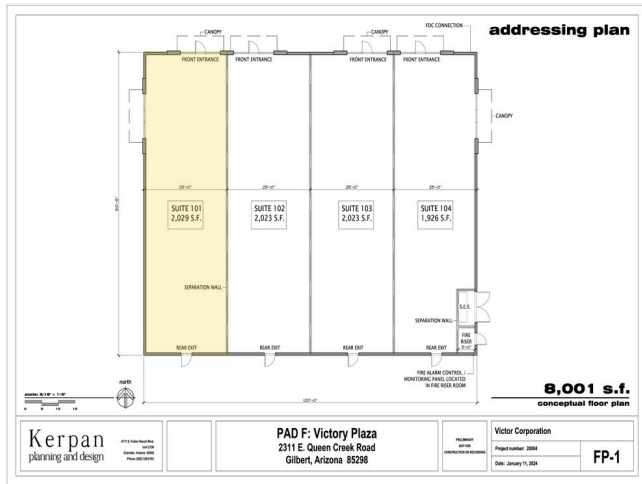
4777 S. Fullon Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 339-4192

PAD F: Victory Plaza
2311 E. Queen Creek Road
Gilbert, Arizona 85298

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation		FP-1
Project number: 20004		
Date: January 11, 2024		

PAD - F - 2311 E. Queen Creek Rd, Gilbert, AZ 85298

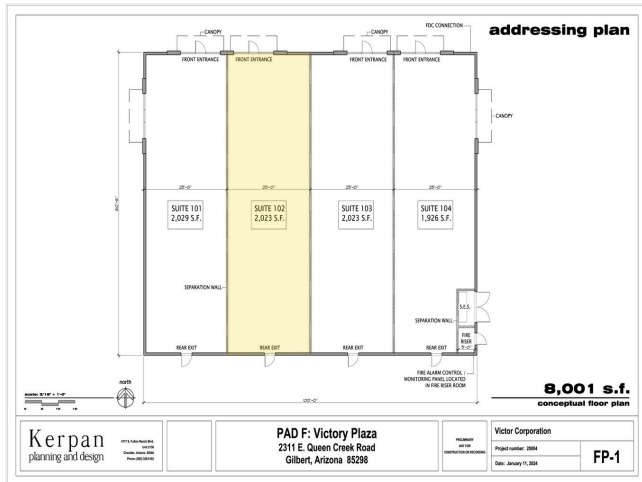


PAD F - FLOOR PLAN

Space Available	2,029 sf
Rental Rate	\$44.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

End Cap Suite
 200 Amp 3-Phase Power
 2 ea - 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.



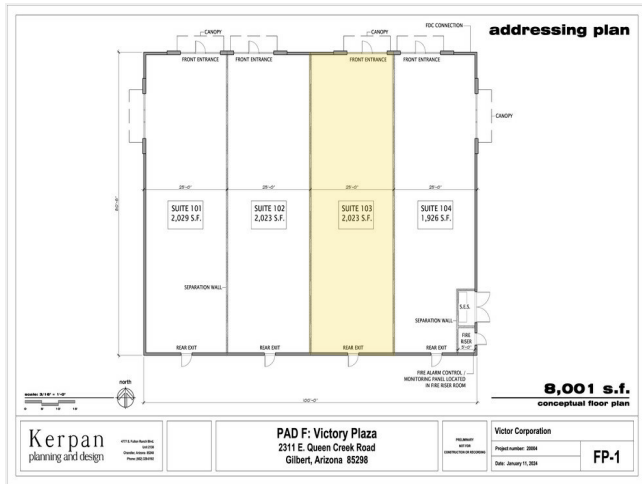
PAD F - FLOOR PLAN

Space Available	2,023 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

In-Line Suite
 200 Amp 3-Phase Power
 2 ea - 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.

PAD - F - 2311 E. Queen Creek Rd, Gilbert, AZ 85298

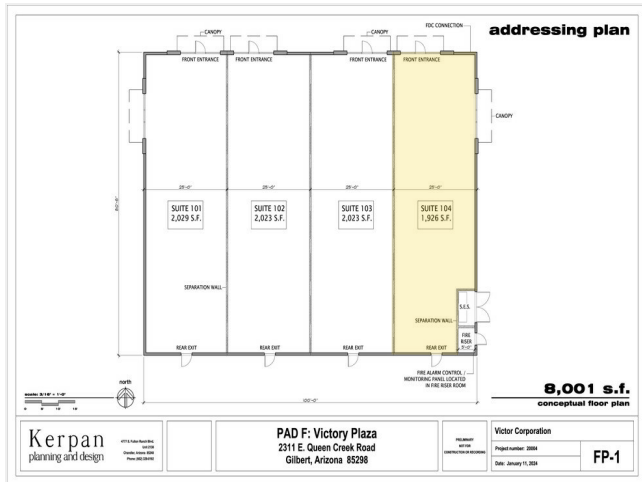


PAD F - FLOOR PLAN

Space Available 2,023 sf
 Rental Rate \$42.00/sf/yr
 Date Available August 2025
 Built Out As Grey Shell
 Space Use Retail
 Lease Type NNN
 Estimated Cams \$ 7.50/sf/yr
 Initial Lease Term 10 years

Space Details

In-Line Suite
 200 Amp 3-Phase Power
 2 ea - 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.



PAD - F FLOOR PLAN

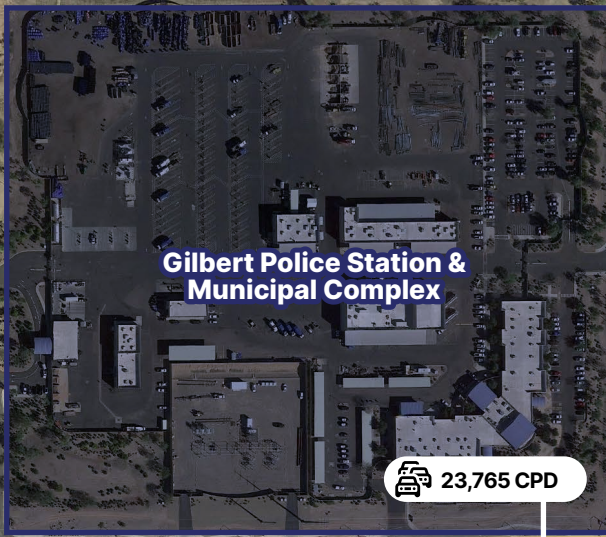
Space Available 1,926 sf
 Rental Rate \$44.00/sf/yr
 Date Available August 2025
 Built Out As Grey Shell
 Space Use Retail
 Lease Type NNN
 Estimated Cams \$ 7.50/sf/yr
 Initial Lease Term 10 years

Space Details

End Cap Suite
 200 Amp 3-Phase Power
 2 ea - 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
 High Ceilings - up to 12' - Exposed Beams
 LED Lighting
 Ample Parking
 Suite Can be joined with adjacent suite to create larger space.

VICTORY PLAZA

AERIAL



Gilbert Police Station & Municipal Complex

23,765 CPD



**Greenfield Ranch
63 Units**

15,983 CPD

E QUEEN CREEK RD

E QUEEN CREEK RD

SUBJECT PROPERTY



S GREENFIELD ROAD

FOR MORE INFORMATION:

MARK JONES
Manager/Owner/Agent

✉ mark@usapropertyinvestors.com
☎ 505.264.0403

The Real Estate Office of Rick Brandt
www.usapropertyinvestors.com



VICTORY PLAZA

AERIAL



- ★ SUBJECT PROPERTY
- RESIDENTIAL AND MULTIFAMILY DEVELOPMENTS
- SCHOOLS
- SHOPPING CENTER

RESIDENTIAL AND MULTIFAMILY DEVELOPMENTS

- 1 Somerset Homes
286 Units | \$650,000+
- 2 BB Living
217 Units
- 3 Blandford Homes
180 Units | \$580,000+
- 4 Lennar Homes
120 Units | \$500,000
- 5 Gilbert Crossroads
356 Units
- 6 Mixed Use - 292 Acres
350 Apartments, 950 Units
- 7 Cadiz Homes
50 Units | \$450,000+
- 8 The Orchard
112 units
- 9 Taylor Morris
63 Units | \$550,000
- 10 Berge
485 Units | \$550,000
- 10 Waterston Central
486 Units | \$550,000
- 10 Waterston South
322 Units | \$550,000
- 11 Gilmore - Mixed use
multifamily - 572 Units
- 12 Blanford
180 Units | \$550,000
- 13 Lennar
250 Units | \$500,000
- 14 New Industrial Development
300,000 SF of New Industrial Space
- 15 Arboreta Estates
15 units

FOR MORE INFORMATION:

MARK JONES
Manager/Owner/Agent

✉ mark@usapropertyinvestors.com
☎ 505.264.0403

The Real Estate Office of Rick Brandt
www.usapropertyinvestors.com





PROPERTY HIGHLIGHTS:

- ▣ 3 - drive thru restaurants
- ▣ 1 - full service restaurant with patio
- ▣ Retail & Office space from 1000 sf up to 8126 sf
- ▣ Located in affluent area with homes ranging in value from \$500,000 up to \$7,500,000

Area attractions:

- ▣ Gilbert Regional Park (1.8 miles)
- ▣ Largest LDS Temple in AZ (2 miles)
- ▣ YSA Regional Soccer Complex (0.5 miles)
- ▣ Perry High School - 5530 students (0.5 miles)
- ▣ Gilbert Christian K-8 - 400 students (0.5 miles)
- ▣ Campo Verde High School - 2,000 students (2 miles)
- ▣ The Cactus Surf Park - AZ largest water park - (1.8 miles)
- ▣ Large undeserved market surrounding site with thousands of new homes going in with 3 mile radius.
- ▣ Located in one of the highest income zip codes in AZ



ABOUT GILBERT

With 288,918 total residents, Gilbert is the most populous un-incorporated town in the nation and the fifth largest city in Arizona. The city's current downtown, a .3-square-mile area called the Heritage District, is the community's original town site. Restaurants and shops within the Heritage District and surrounding it attract residents and visitors alike. Apart from the vibrant downtown, there are various other reasons attributed to the continued growth and popularity: Gilbert is continuously ranked as one of the best places to live in America, raise a family and to own a home; the schools are A rated; and there are many business opportunities.

#1 HIGHEST

Median Income
Arizona
(Smart Assets, 2023)



288,918
TOTAL RESIDENTS

#1 BEST CITY

for Business in Arizona
(AZ Chamber of Commerce & Industry, 2019)



\$680,000
AVG HOME VALUE

#1 BEST CITY

to Live
in Arizona
(HomeSnacks, 2022)



\$146,351
AVG HOUSEHOLD INCOME

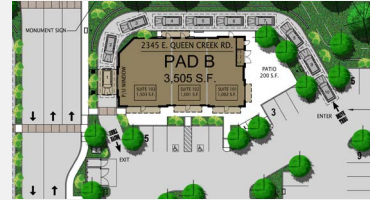


34
MEDIAN AGE



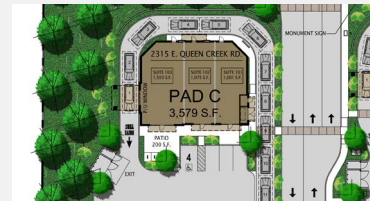
PAD A*

- Restaurant 5000SF with 1000SF patio on East side of building



PAD B*

- Drive- thru restaurant 1,500SF up to 3,505SF with 300SF patio
- Retail/office co-tenant space from 1000SF - 2000SF



PAD C*

- Drive- thru restaurant 1,500SF up to 3,579SF with 200SF patio
- Retail/office co-tenant space from 1000SF up to 2000SF



PAD D*

- Drive- thru restaurant 1,500SF up to 3,552SF with 200SF patio
- Retail/office co-tenant space from 1000SF up to 2000SF



PAD E*

- Retail/office Suites from 1000SF up to 8126SF



PAD F*

- Retail/office Suite from 1000SF up to 8001SF

*All space is offered as build to suit or ground lease only

*NNN leases with 10-year initial terms

*Lease rates vary based on size and location in development

TRAFFIC COUNTS: Source - AZ DOT

Queen Creek Road	23,765 CPD
Greenfield Road	15,983 CPD
Total	39,748 CPD

DEMOGRAPHICS: Source - ESRI - 2024 census

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Median Age	38.5	37.0	36.6
Est. Households	1,675	31,778	84,165
Est. Population	5,885	100,901	259,756
Daytime Population	4,350	77,785	203,404
Avg. Household Income	\$182,863	\$178,927	\$166,571
Avg. Home Value	\$985,000	\$725,000	\$680,000

CONSUMER SPENDING: Source - ESRI - 2024 census

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Education	\$4,835,307	\$83,956,768	\$206,404,343
Entertainment	\$10,962,392	\$206,243,440	\$509,357,302
Food Away FH	\$10,672,664	\$201,682,056	\$497,766,348
Healthcare	\$18,928,304	\$362,657,234	\$897,926,157
Personal Care	\$2,571,193	\$48,970,155	\$120,333,055
Vehicle Repairs	\$3,706,402	\$72,171,038	\$178,747,567

ABOUT GILBERT

The Cactus Surf Park

Gilbert will be partnering with Cactus Surf Park to bring the community's first state-of-the-art recreational water park attraction to Gilbert Regional Park

The Cactus Surf Park offers you the opportunity to dream, explore and yes surf wave after wave of endless fun in order to create your own personalized journey of what it means to be a surfer.

Links to Gilbert Regional Park - Video

<https://www.youtube.com/watch?v=e9MOOKZ8ieg>

Link to Cactus Surf Park Information

<https://cactusurfpark.com/>