

Victory Plaza | Retail Space Available



GREENFIELD RD & QUEEN CREEK RD

Gilbert, AZ



property highlights

AVAILABLE: Pads and Shops

ZONING: CC

PRICING: Call for Pricing

property highlights

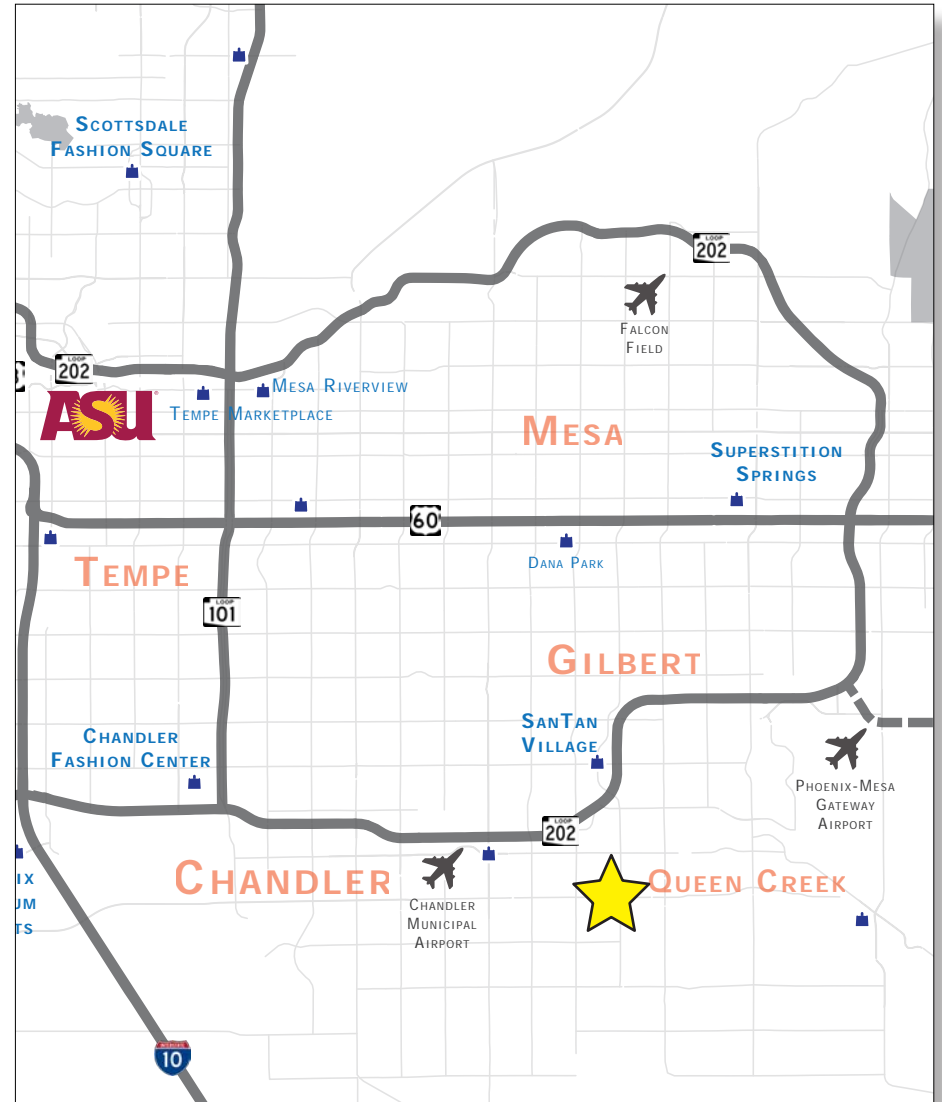
- New Construction: restaurant, drive-thru, and shop space available
- Signalized Intersection
- ±1,000 new homes planned and under construction in immediate trade area
- ±260,000 people within 5 miles
- Average household income ±\$180,000
- The median age is in the low-to-mid 30s, typically a strong consumer demographic for dining, entertainment, and convenience services.
- The area is part of a broader Gilbert/Queen Creek growth corridor experiencing strong residential construction and suburban expansion.

nearby tenants

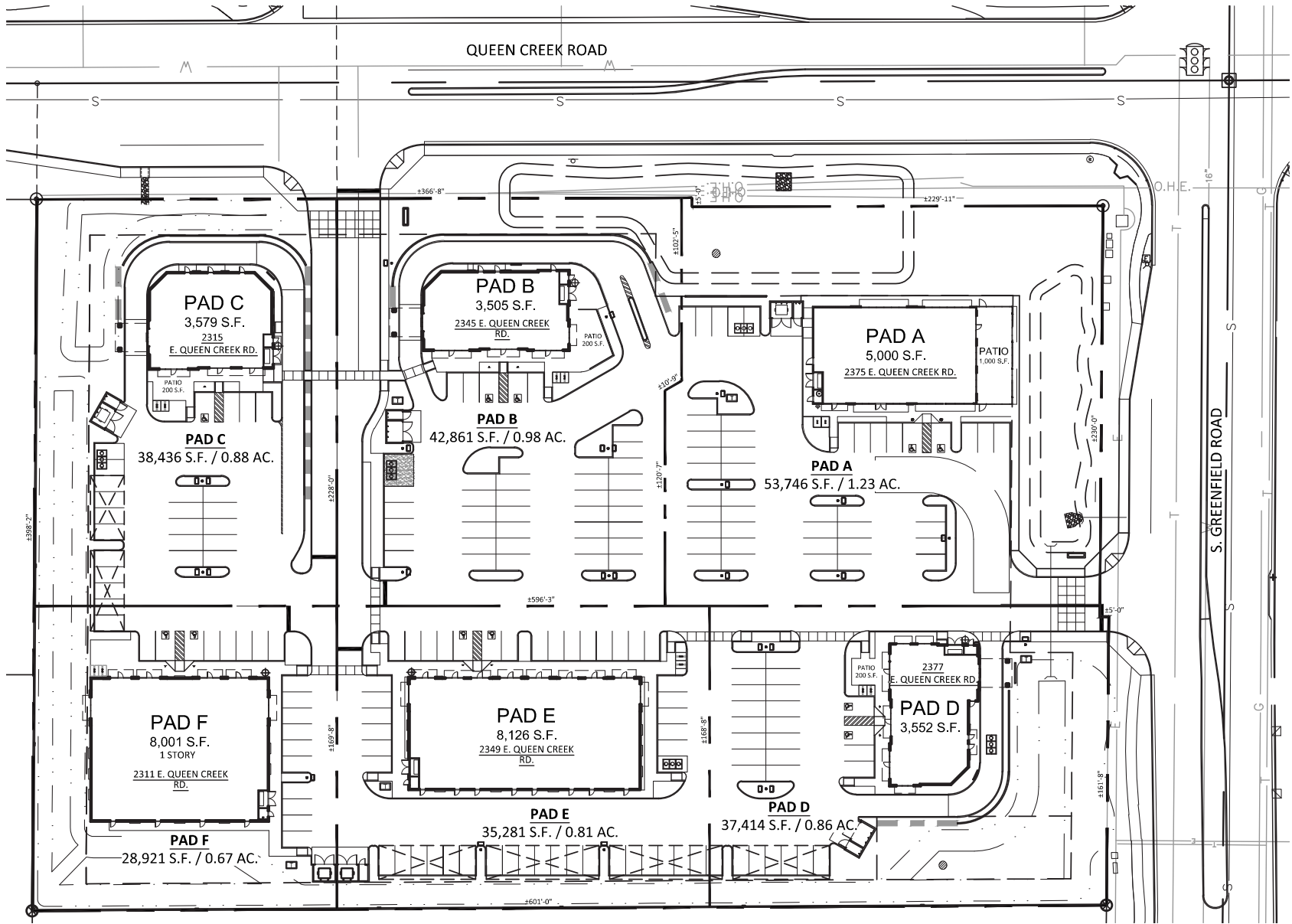


traffic count ADOT 2024

Greenfield Rd		Queen Creek Ave	
N	±15,245 VPD (NB & SB)	E	±18,757 VPD (EB & WB)
S	±9,004 VPD (NB & SB)	W	±18,297 VPD (EB & WB)



site plan



1

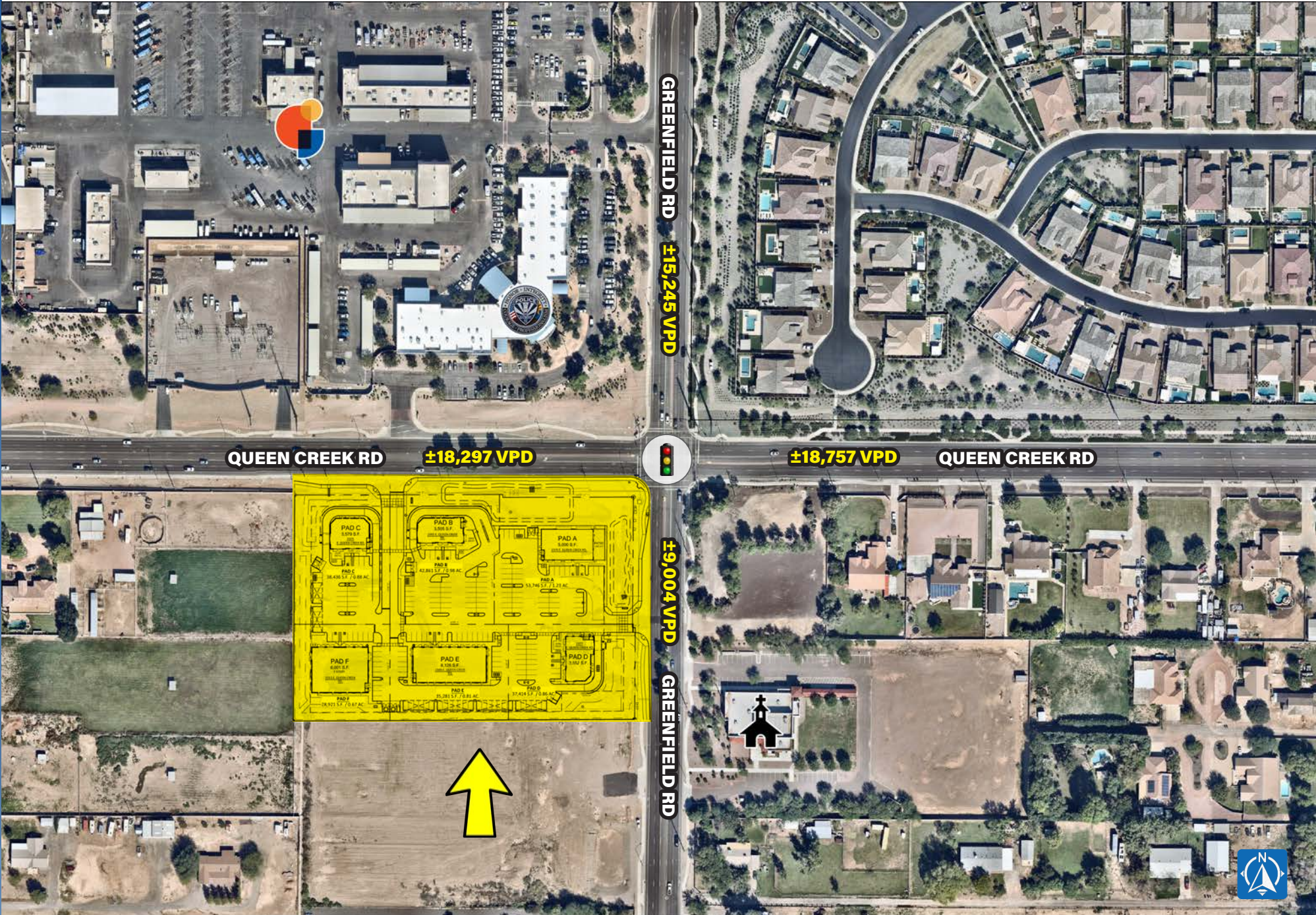
PRELIMINARY SITE PLAN

SCALE: 1" = 60'-0"





zoom aerial



QUEEN CREEK RD ±18,297 VPD

GREENFIELD RD ±15,245 VPD

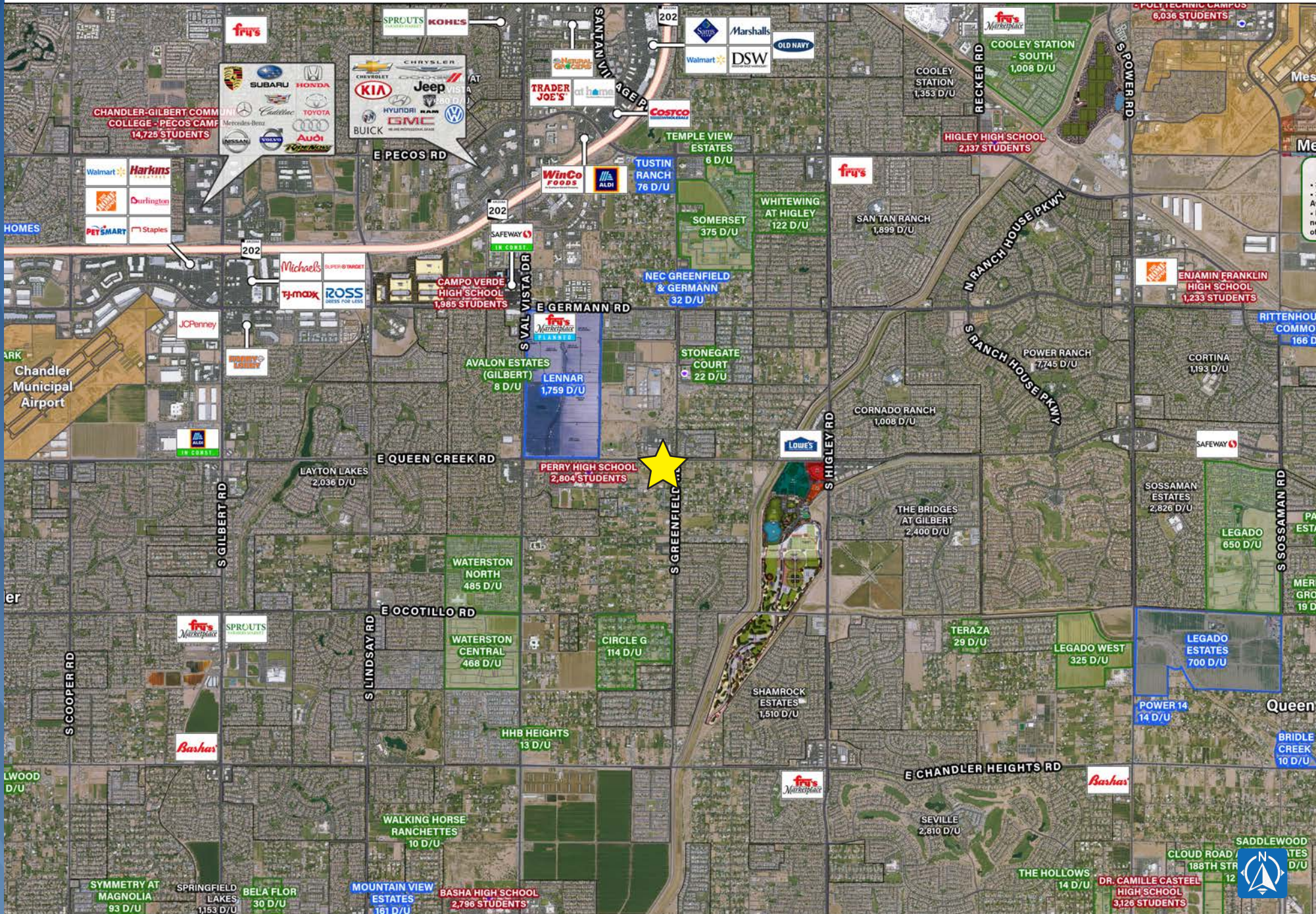
±18,757 VPD QUEEN CREEK RD

±9,004 VPD GREENFIELD RD



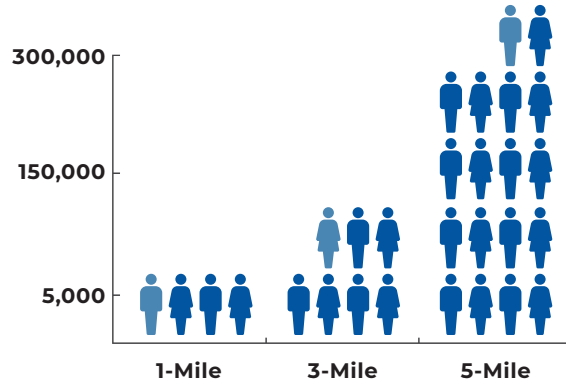


wide aerial



demographics overview

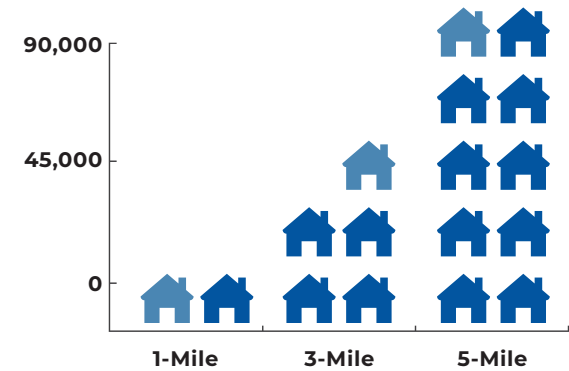
ESRI 2025



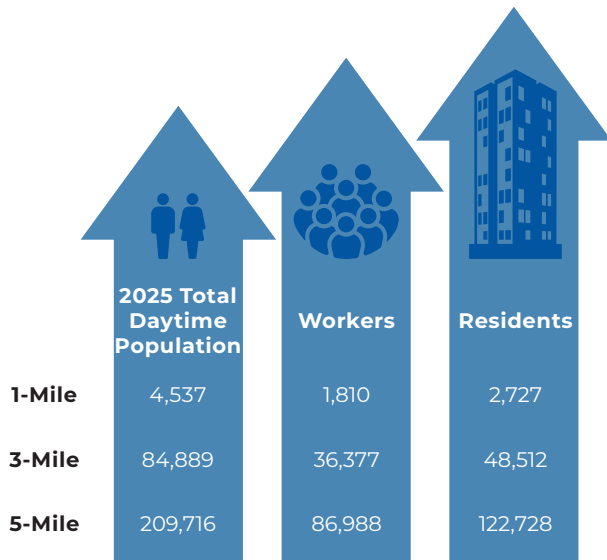
	1-Mile	3-Mile	5-Mile
2025 Total Population	5,794	102,016	259,088
2030 Total Population	6,290	105,736	271,300



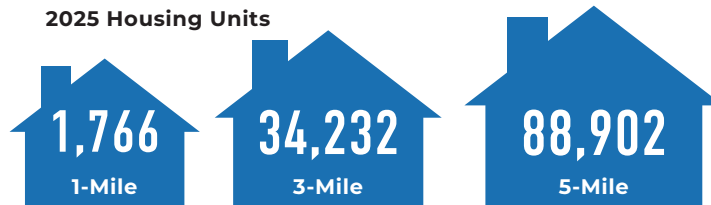
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$165,612	\$199,578	\$56,959
3-Mile	\$155,939	\$188,475	\$60,265
5-Mile	\$146,700	\$179,143	\$58,507



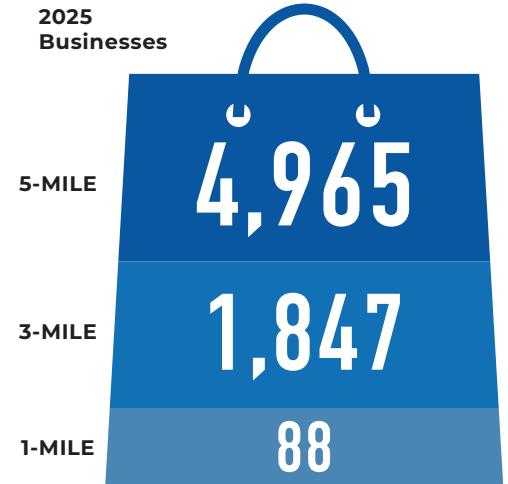
	1-Mile	3-Mile	5-Mile
2025 Households	1,661	32,606	84,585
2030 Households	1,818	34,018	89,285



	2025 Total Daytime Population	Workers	Residents
1-Mile	4,537	1,810	2,727
3-Mile	84,889	36,377	48,512
5-Mile	209,716	86,988	122,728



	Owner Occupied	Renter Occupied
1-Mile	91.9%	8.1%
3-Mile	78.6%	21.4%
5-Mile	76.7%	23.3%





EXCLUSIVELY LISTED BY

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