



VICTORY PLAZA

2343 E Queen Creek
Gilbert, AZ 85298

**BUILD TO SUIT
OR
GROUND LEASE**



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

PROPERTY HIGHLIGHTS



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

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	\$166,574
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

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AVAILABLE SPACE



PAD A*

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



PAD B*

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



PAD C*

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



PAD D*

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



PAD E*

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



PAD F*

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

*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

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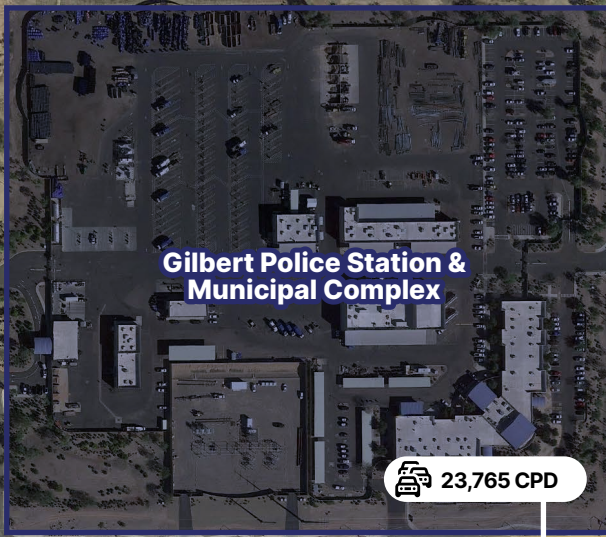
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VICTORY PLAZA

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

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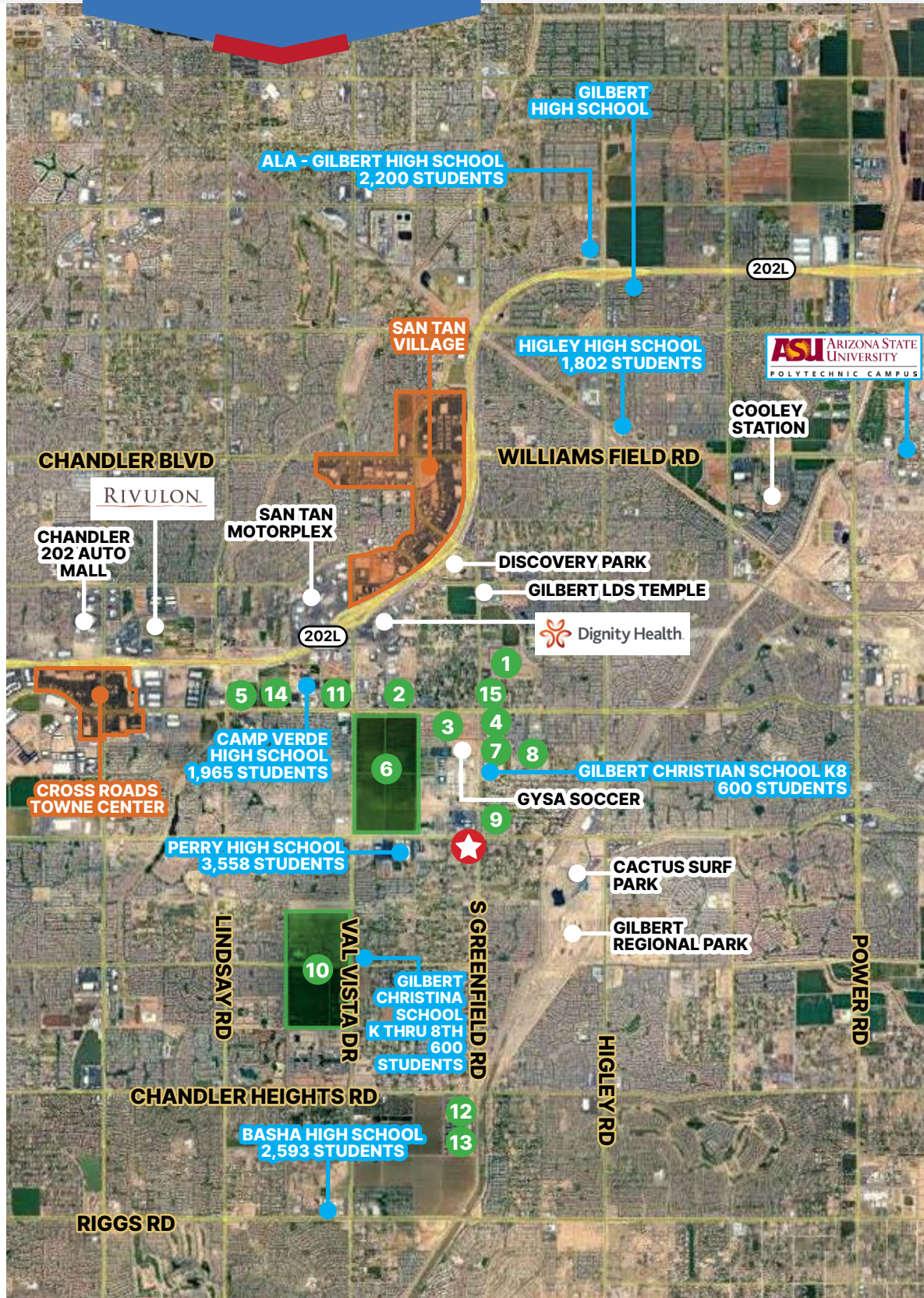
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VICTORY PLAZA

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

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ABOUT GILBERT

#1 CITY

Where Millennials Are
Buying Homes
(SmartAsset, 2020)

#3 BEST CITY

to Buy an Affordable
Family Home
(SmartAsset, 2021)

#1 BEST CITY

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

#1 HIGHEST

Median Income Arizona
(Smart Assets, 2023)

#1 BEST SCHOOLS

in Arizona
(AZ Sun, 2023)

2nd BEST CITY

for First-Time Home Buyers
(Thrillist, 2021)

#1 BEST CITY

to Live in Arizona
(HomeSnacks, 2022)

7th BEST CITY

to Live in the U.S.
(HomeSnacks, 2022)

#1 BEST CITY

for Early Retirement in USA
(Smart Assets, 2023)

2nd SAFEST CITY

in the U.S.

With 288,918 total residents, Gilbert is the most populous 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.

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 - breaking ground December 23

<https://cactussurfpark.com/>

2023 SUMMARY



288,918

TOTAL
RESIDENTS



\$680,000

AVG
HOME VALUE



\$146,351

AVG
HOUSEHOLD INCOME



34

MEDIAN
AGE

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