

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
- ±2,400 new homes planned and under construction in immediate trade area
- ±258,788 people within 5 miles
- Average household income ±\$198,394
- 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.

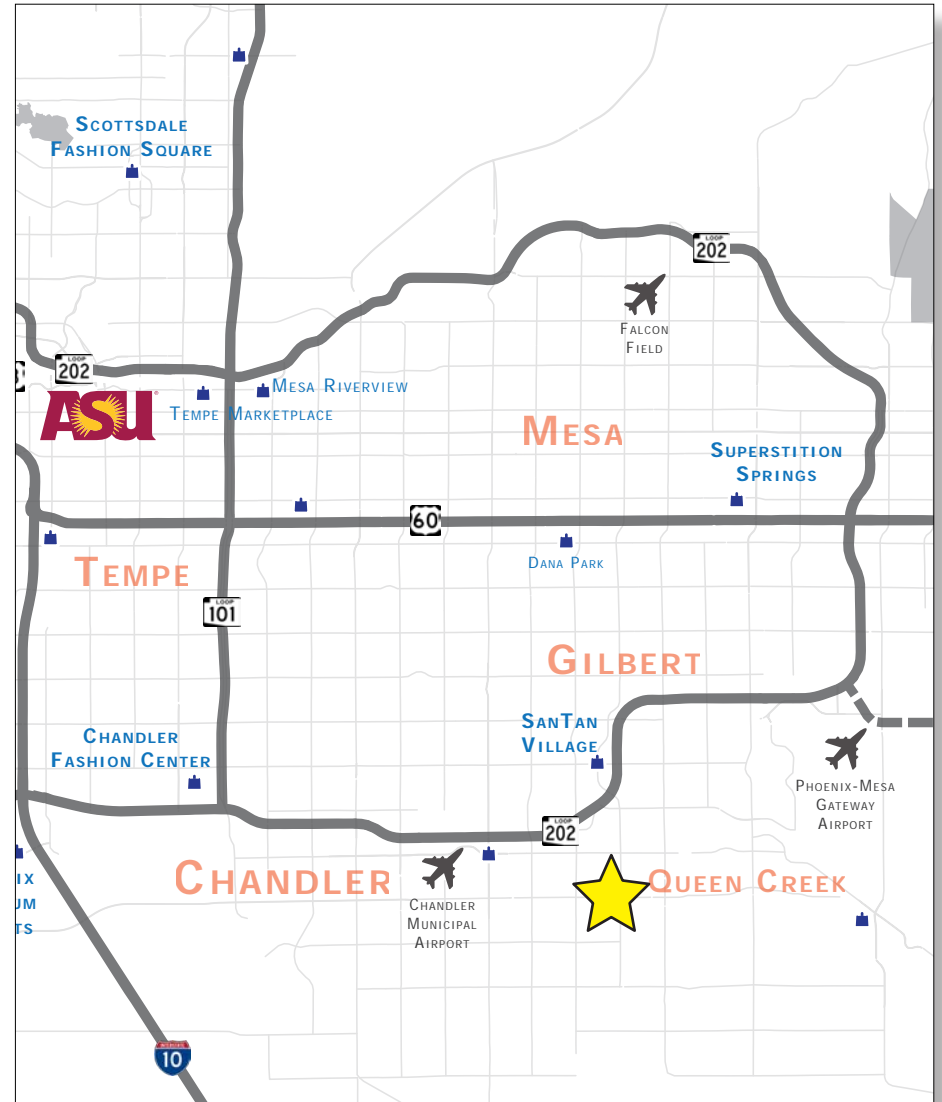
## nearby tenants



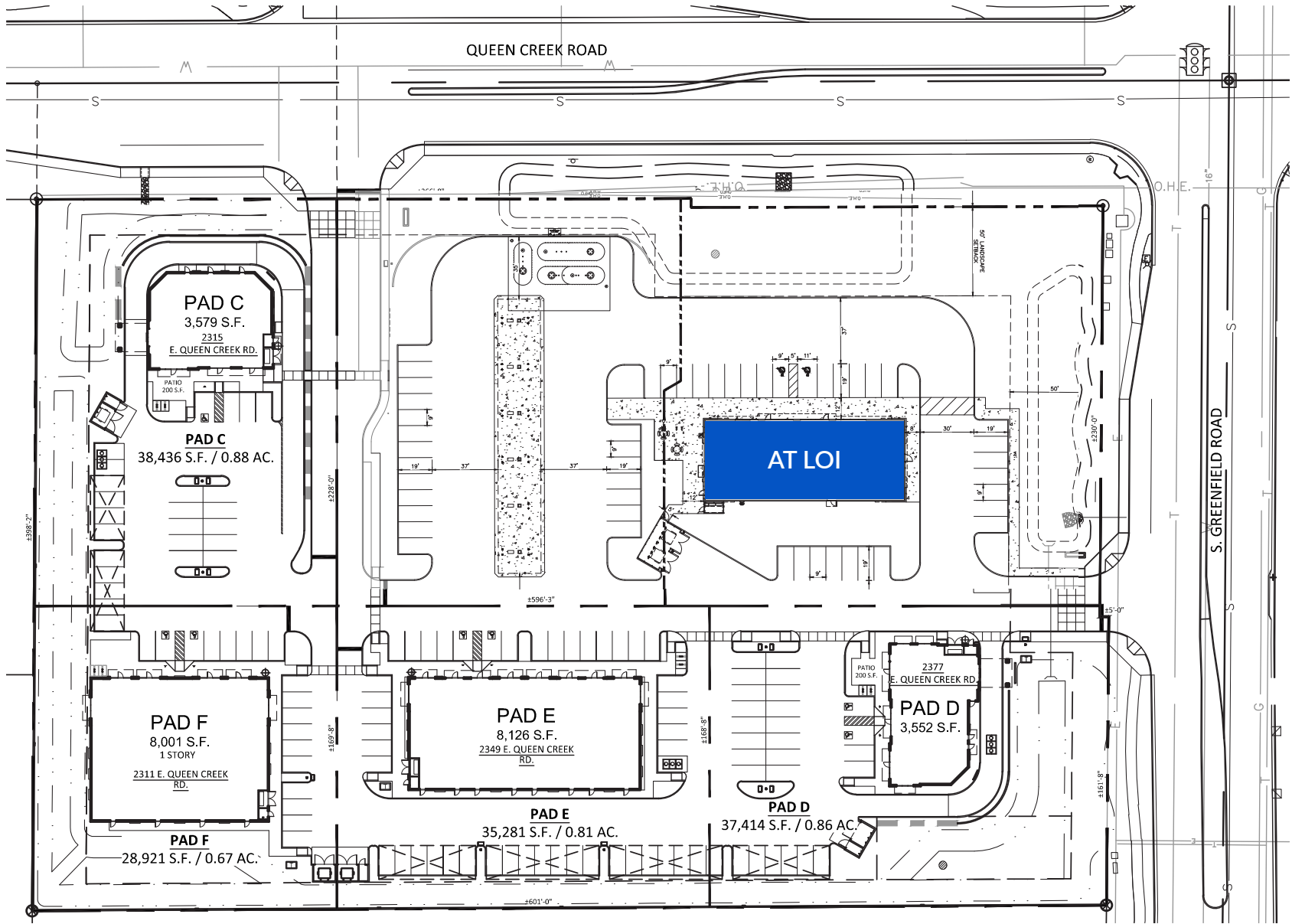
## traffic count ADOT 2025

Greenfield Rd  
**N** ±16,590 VPD (NB & SB)

Queen Creek Ave  
**E** ±26,430 VPD (EB & WB)



# site plan

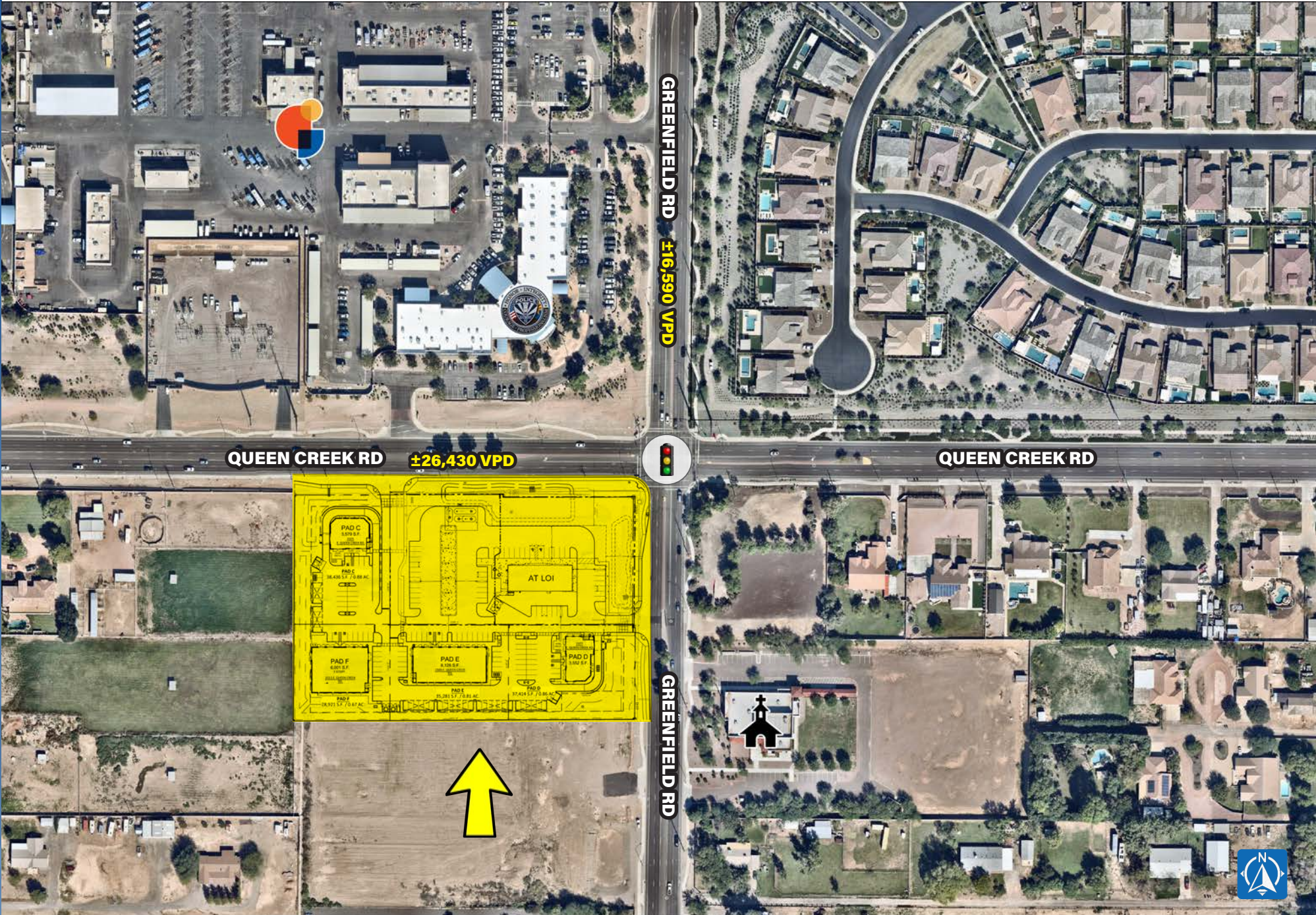


**1 PRELIMINARY SITE PLAN**  
SCALE: 1" = 60'-0"



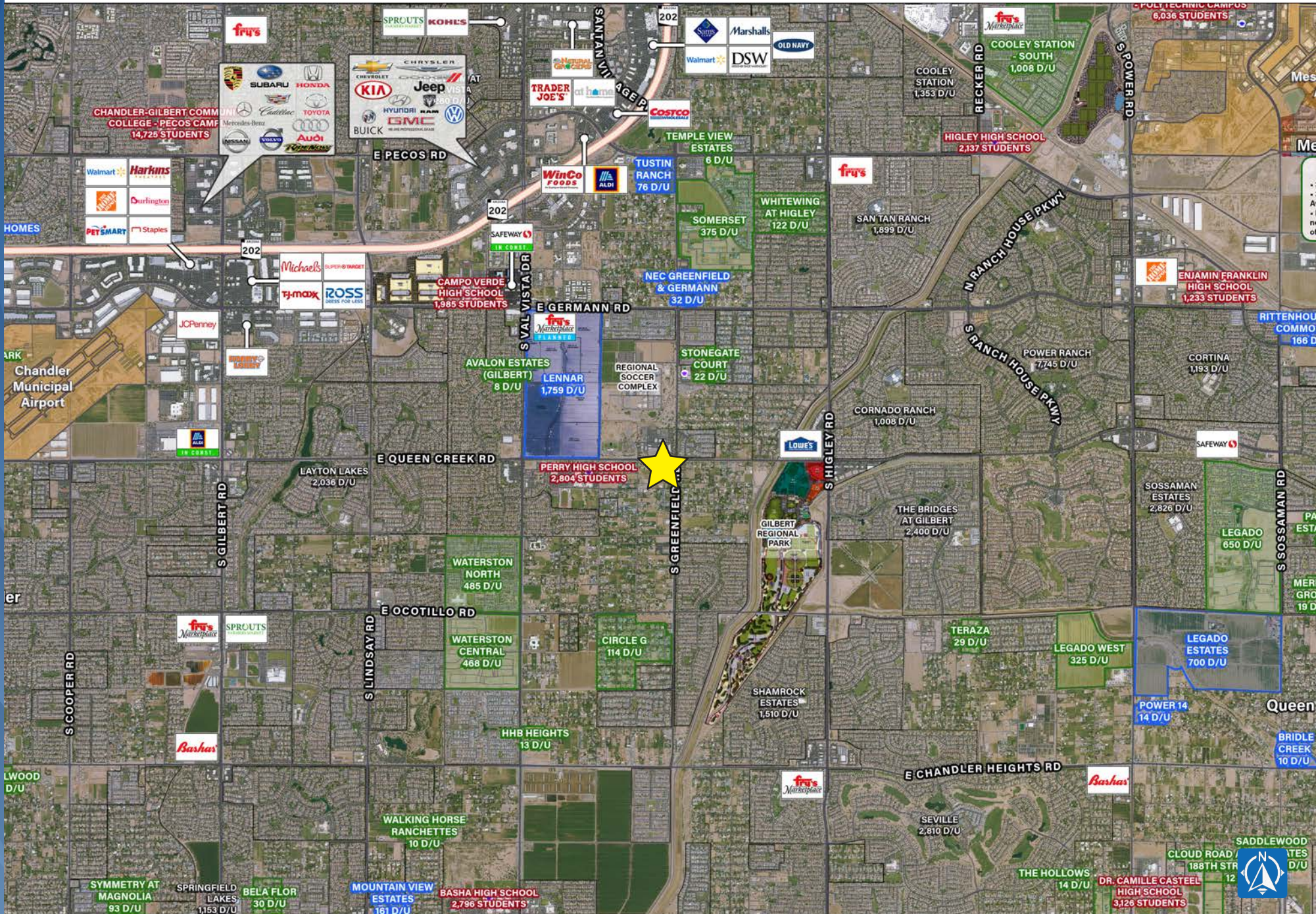


# zoom aerial





# wide aerial



# demographics overview

2025 ESRI

## 2025 DAYTIME POPULATION



**TOTAL**



**WORKERS**



**RESIDENTS**

	TOTAL	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

## 2025 HOUSEHOLD INCOMES



**MEDIAN**

**AVERAGE**

**PER CAPITA**

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$165,612	\$199,578	\$56,959
3 MILE	\$155,939	\$188,475	\$60,265
5 MILE	\$146,700	\$179,143	\$58,507

## 2025 HOUSING UNITS



1,766

1 MILE

34,232

3 MILE

88,902

5 MILE

### OWNER OCCUPIED

91.9%

1 MILE

78.6%

3 MILE

76.7%

5 MILE

## 2025 BUSINESSES

88

1 MILE

1,847

3 MILE

4,965

5 MILE



1 MILE 3 MILE 5 MILE

**2025 POPULATION**

**2030 POPULATION**

5,794	102,016	259,088
6,290	105,736	271,300



1 MILE 3 MILE 5 MILE

**2025 HOUSEHOLDS**

**2030 HOUSEHOLDS**

1,661	32,606	84,585
1,818	34,018	89,285



## EXCLUSIVELY LISTED BY

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