

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



EXHIBIT 9 - PAD A

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



PARADIGM DESIGN



**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



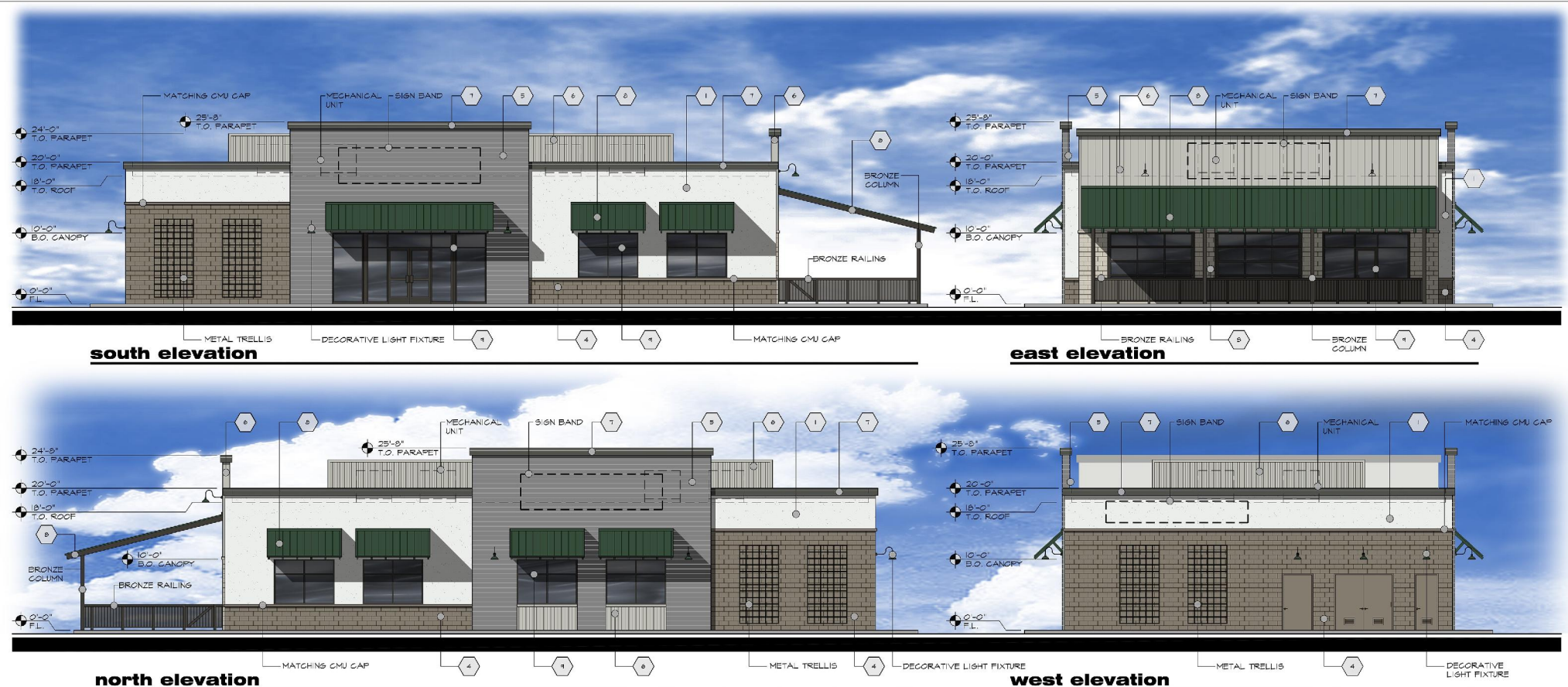
Master Site Plan COLOR 24x34 04-09-24-RS



PAD A - SITE PLAN

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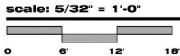


### color and materials

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

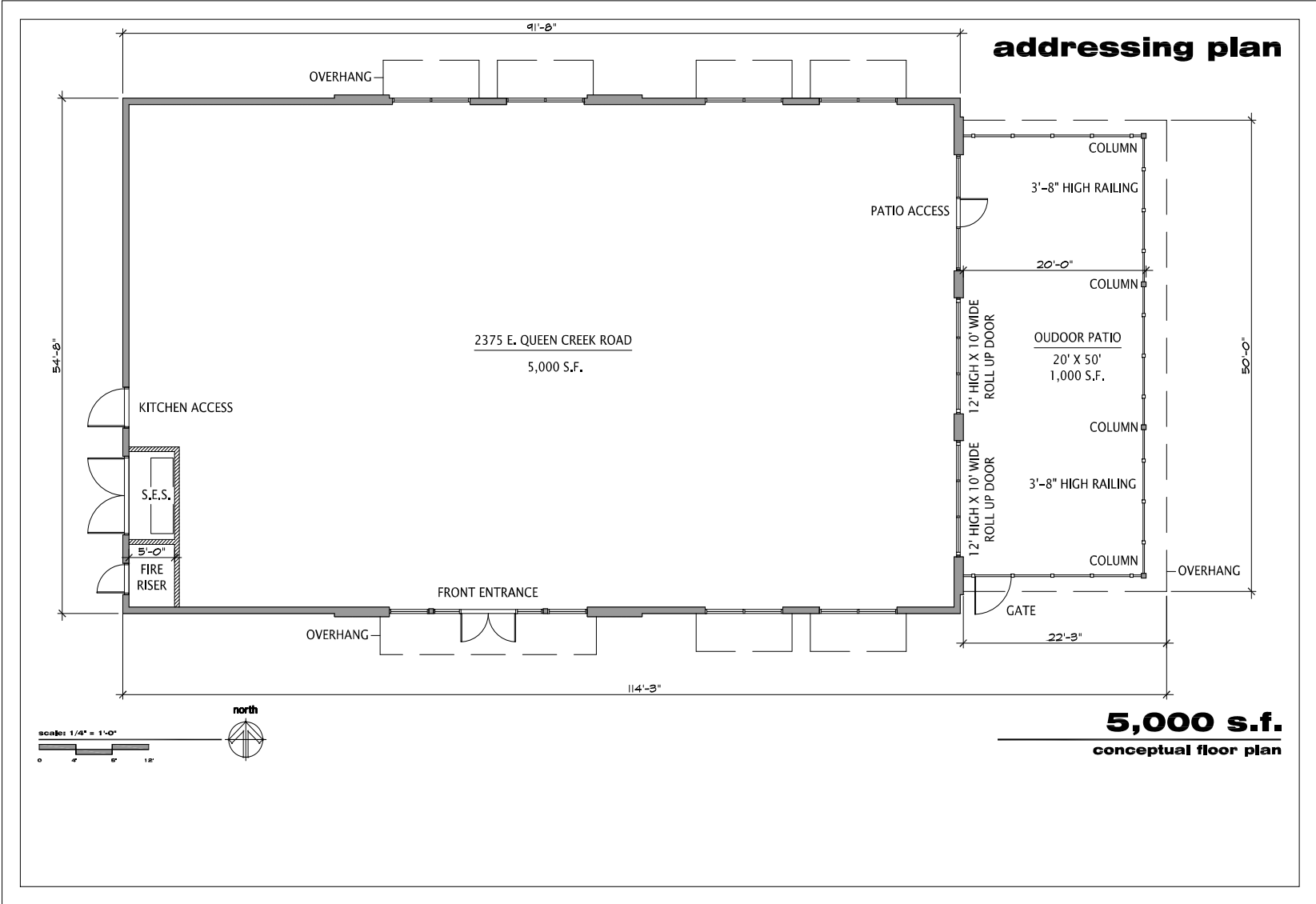
### notes

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.



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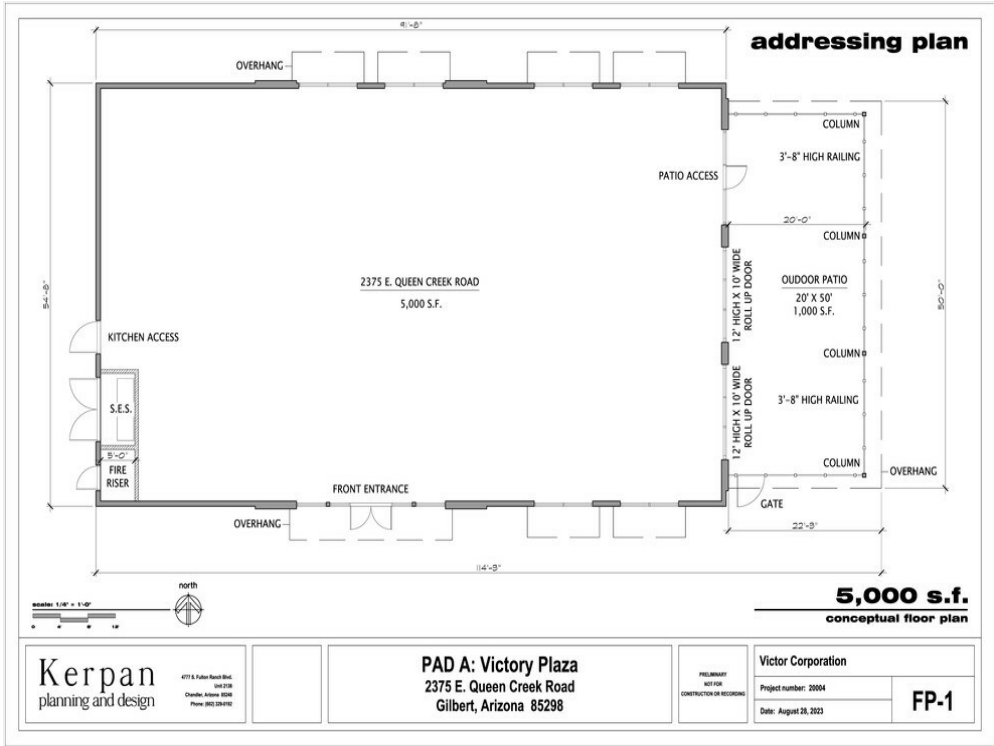
PAD - A 2375 E Queen Creek RD, Gilbert, AZ 85298



# 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

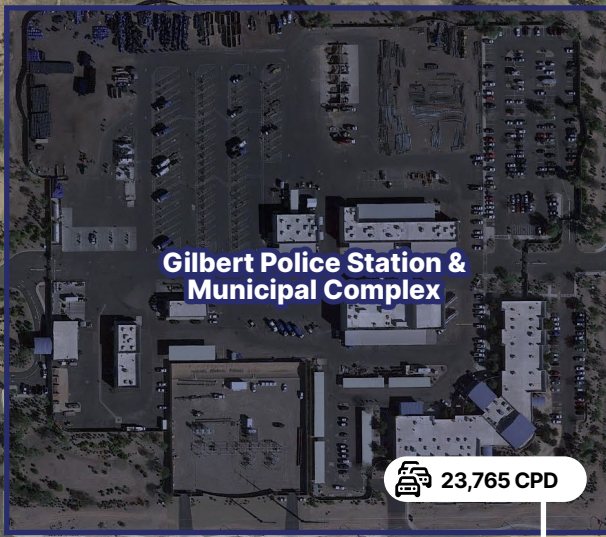
## Pad - A - 5000 sf Bldg with 1000 sf Covered Patio

|                    |               |
|--------------------|---------------|
| 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

# VICTORY PLAZA

## AERIAL



**E QUEEN CREEK RD**

**E QUEEN CREEK RD**

**SUBJECT PROPERTY**



**S GREENFIELD ROAD**

**FOR MORE INFORMATION:**

**MARK JONES**  
Manager/Owner/Agent

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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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## 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)- 2 EA
- ▣ 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



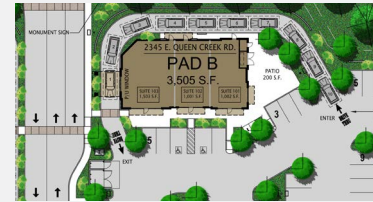
34  
MEDIAN AGE





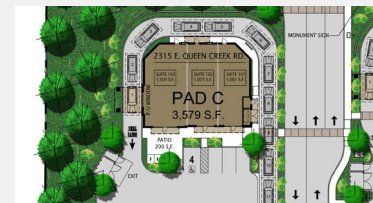
### PAD A\*

- 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        |
| <b>Total</b>     | <b>39,748 CPD</b> |

## 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://cactussurfpark.com/>