

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



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$ Call for Pricing

- 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 - 40,020 CPD
- 5) Avg. Household Income (3M) - \$198,394
- 6) Median Age (1M) - 37.1
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$ 216,537,705
- 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

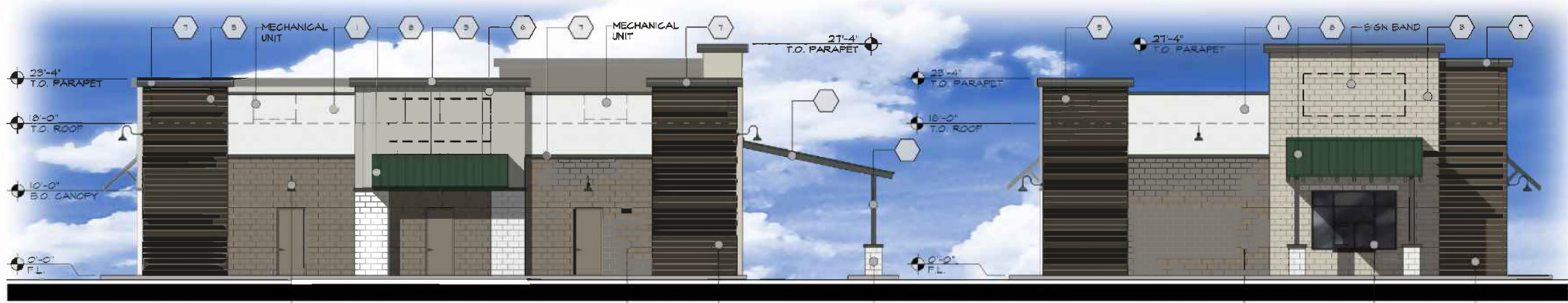


PAD C - SITE PLAN



south elevation

east elevation



north elevation

west elevation

color and materials

1. EPS - SAND FINISH COLOR: BENJAMIN MOORE 'DECORATOR'S WHITE' CC-20	4. CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE 'SPARKBOLT' AP-220	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 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. CMU BLOCK - SMOOTH 8"X8"X16" PAINTED COLOR BENJAMIN MOORE 'REVERE PENTON' 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 1/4" CLEAR GLASS PENDOR 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) 329-4192

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

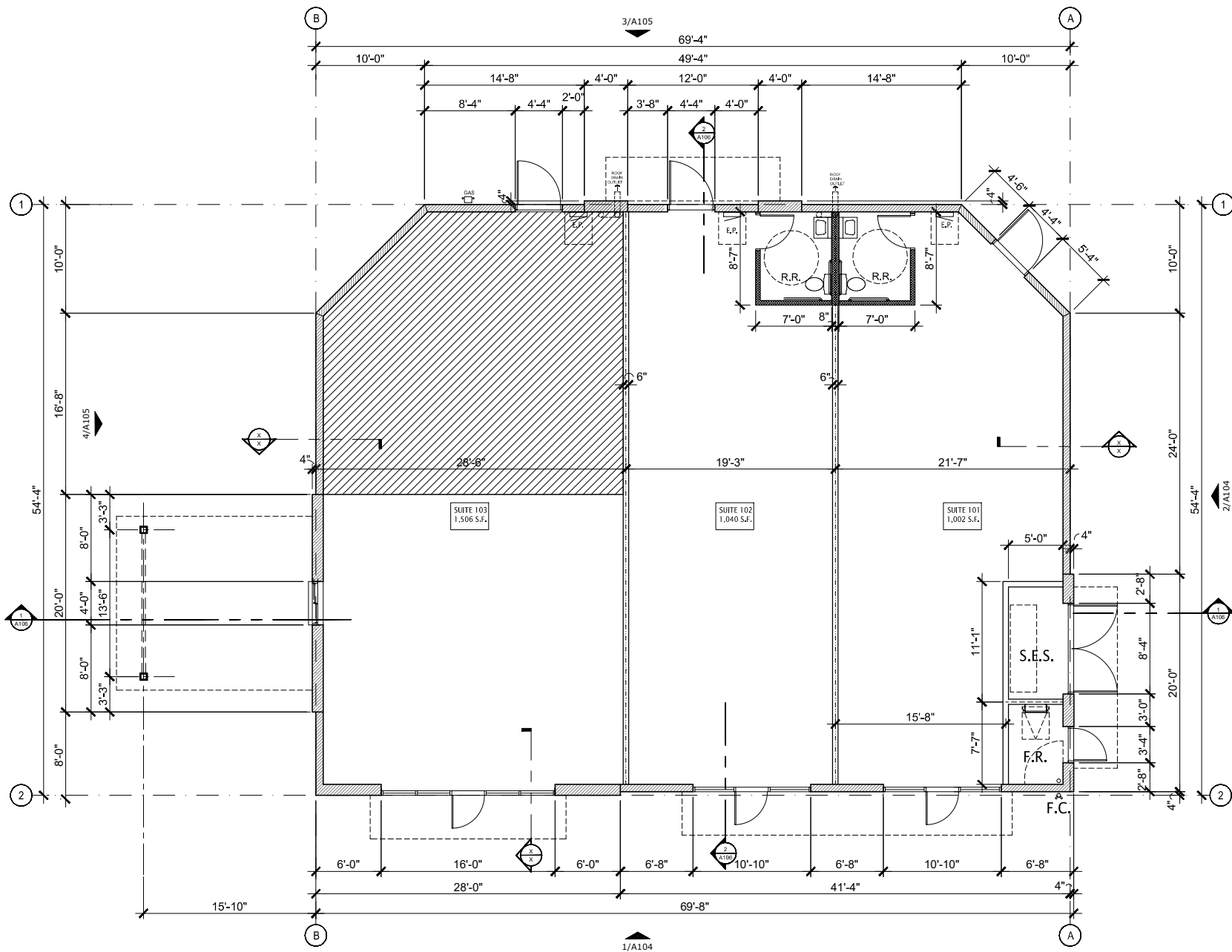
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

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

- CONCRETE BLOCK WALL.
- INTERIOR WALL, DEMISING WALL-1HR RATED.
FALL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE: 4" - 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYP. "X" CYP. BD. BOTH SIDES. SEE DETAILS 22 & 25/AGG2.
- INTERIOR WALL.
15'-0" - 25 GA. METAL STUDS @ 16" O.C. TO BOTTOM CHORD OF TRUSS W/ 5/8" CYP. BD. TYP. "X" EA. BOTH SIDES. SEE FINISH CEILING HEIGHT @ 10'-0". METAL BRACING @ 45 DEG. @ 4'-0" O.C. WHERE NEEDED. SEE DETAILS 2, 7 & 17/AGG2.
- INTERIOR WALL, RESTROOM.
3'-6" - 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYP. BD. ON RESTROOM SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AGG2.
- INTERIOR WALL, RESTROOM.
5' - 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYP. BD. ON RESTROOM SIDE AND 3/8" CYP. BD. ON OPPOSITE SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AGG2.

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



Job No. 23005.40
Drawn By: [Signature]
Checked By: [Signature]
Date: 06/06/2006
Revised:

REVIEW SET

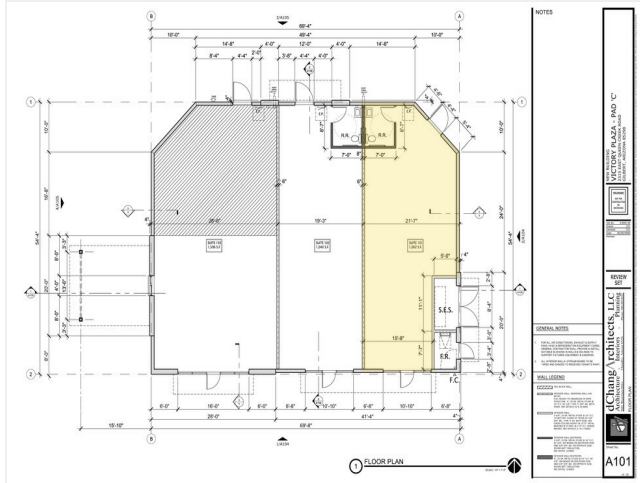
dChang Architects, LLC
Architecture Interiors Planning
3000 N. GILBERT AVENUE, SUITE 100
GILBERT, ARIZONA 85234
Phone: 480.300.0000
Fax: 480.300.0000



Sheet No.

A101

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



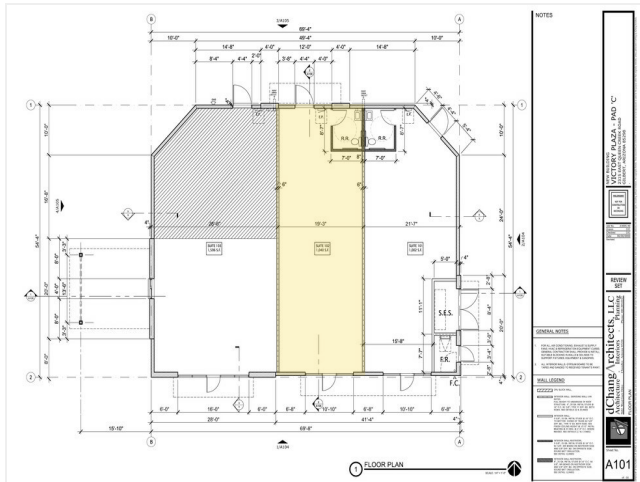
PAD C - FLOOR PLAN

Suite C - 101 - End Cap

Space Available	1,002 sf
Rental Rate	\$ Call
Date Available	Summer 2026
Built Out As	White Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 8.00/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

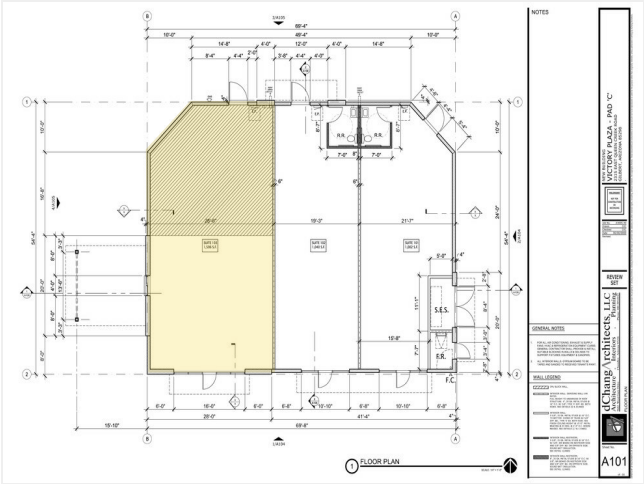
Suite C - 102 - In-line Suite

Space Available	1,040 sf
Rental Rate	\$ Call
Date Available	Summer 2026
Built Out As	White Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 8.00/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.

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PAD C - FLOOR PLAN

Suite C - 103 - End Cap - Drive-Thru

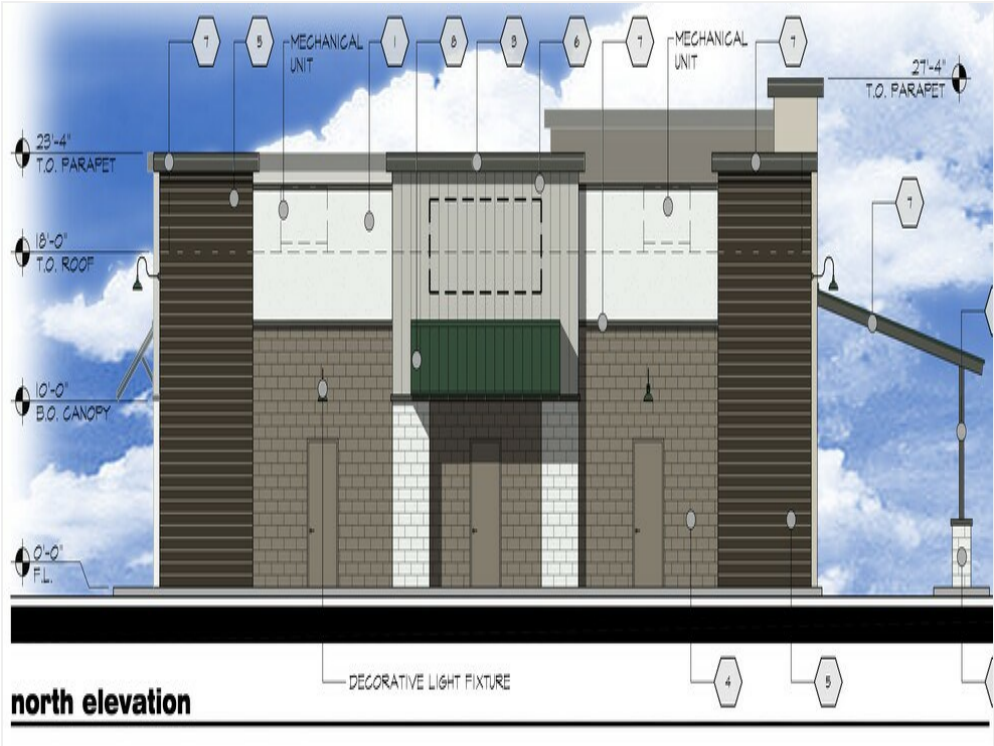
Space Available	1,506 sf
Rental Rate	\$ Call
Date Available	Summer 2026
Built Out As	Grey Shell
Space Use	QSR
Lease Type	NNN
Estimated Cams	\$ 8.00/sf/yr
Initial Lease Term	10 years

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.

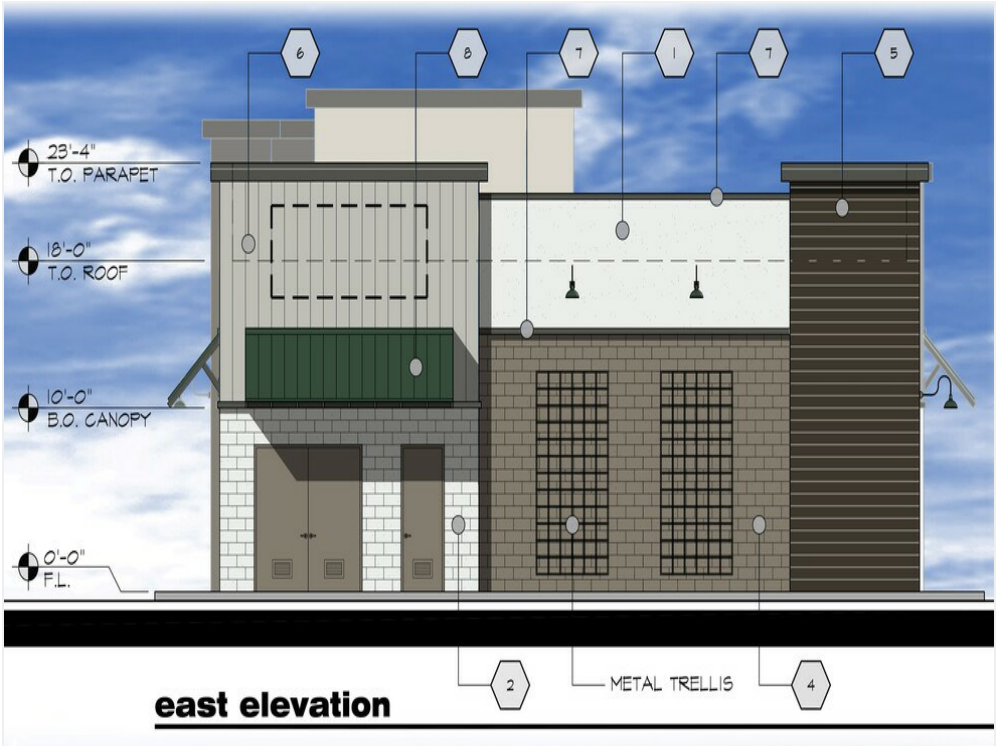
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Property Photos



PAD C North Elevation



PAD C East Elevation

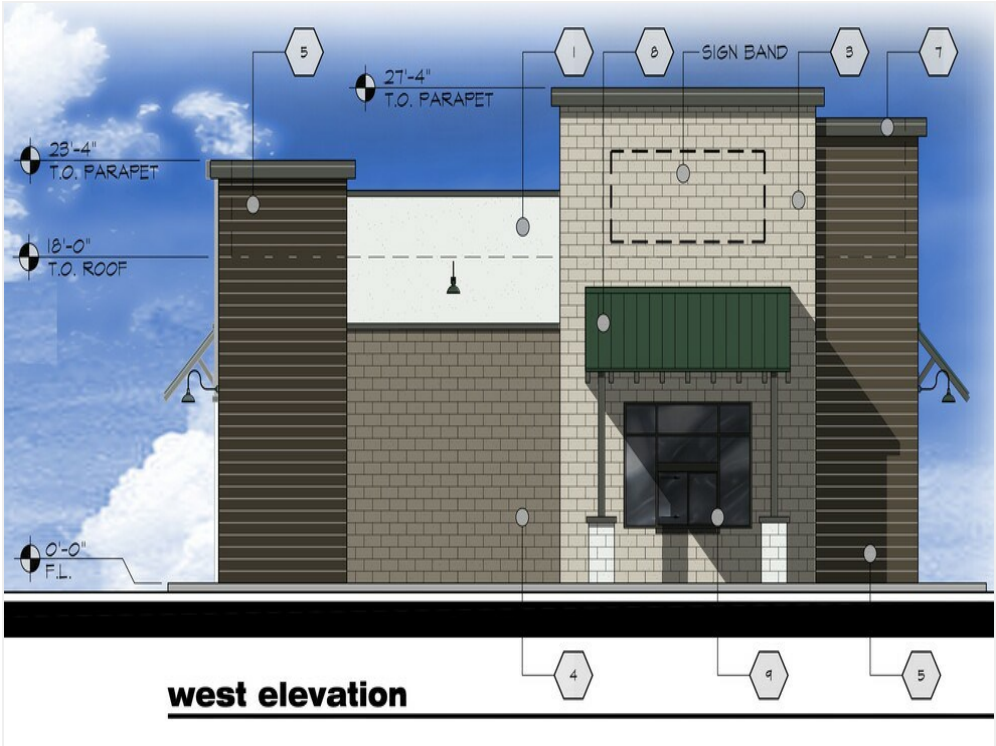
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Property Photos



PAD C South Elevation



PAD C West Elevation

VICTORY PLAZA

AERIAL

**Gilbert Police Station &
Municipal Complex**

 26,430 CPD

S GREENFIELD ROAD

E QUEEN CREEK RD

**Greenfield Ranch
63 Units**

 16,590 CPD

E QUEEN CREEK RD

S GREENFIELD ROAD

SUBJECT PROPERTY



FOR MORE INFORMATION:

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Manager/Owner/Agent

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VICTORY PLAZA

AERIAL



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