

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 ±\$179,500
- 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.

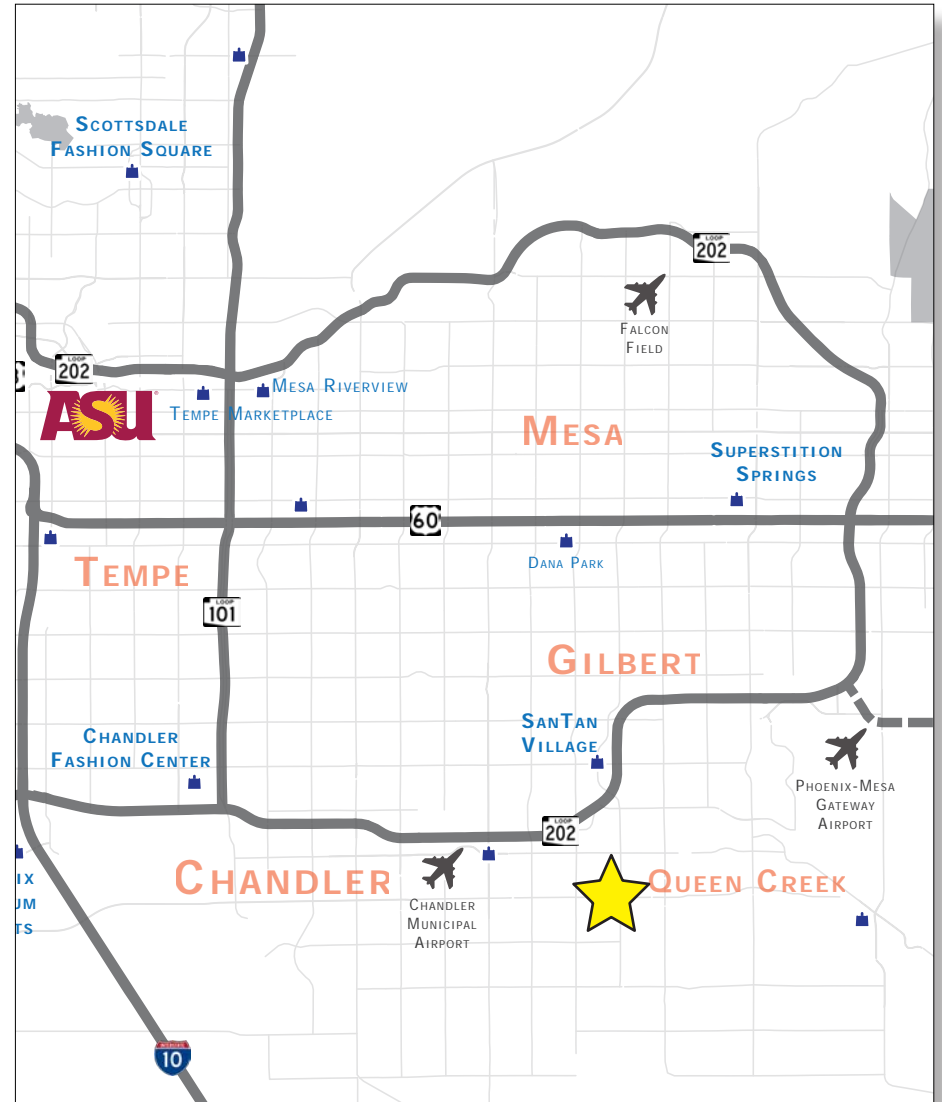
nearby tenants



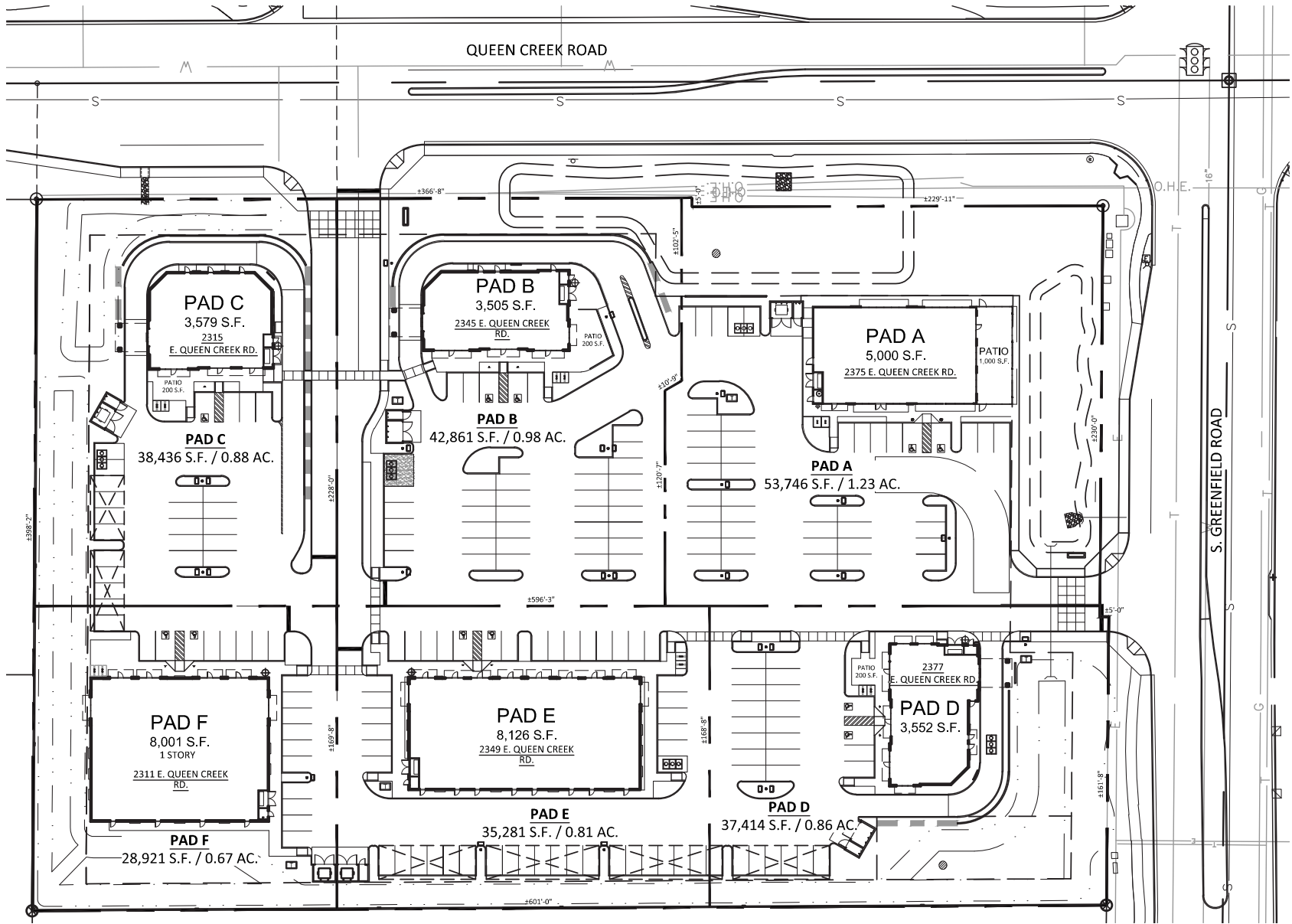
traffic count ADOT 2025

Greenfield Rd
N ±16,590 VPD (NB & SB)

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



site plan



1

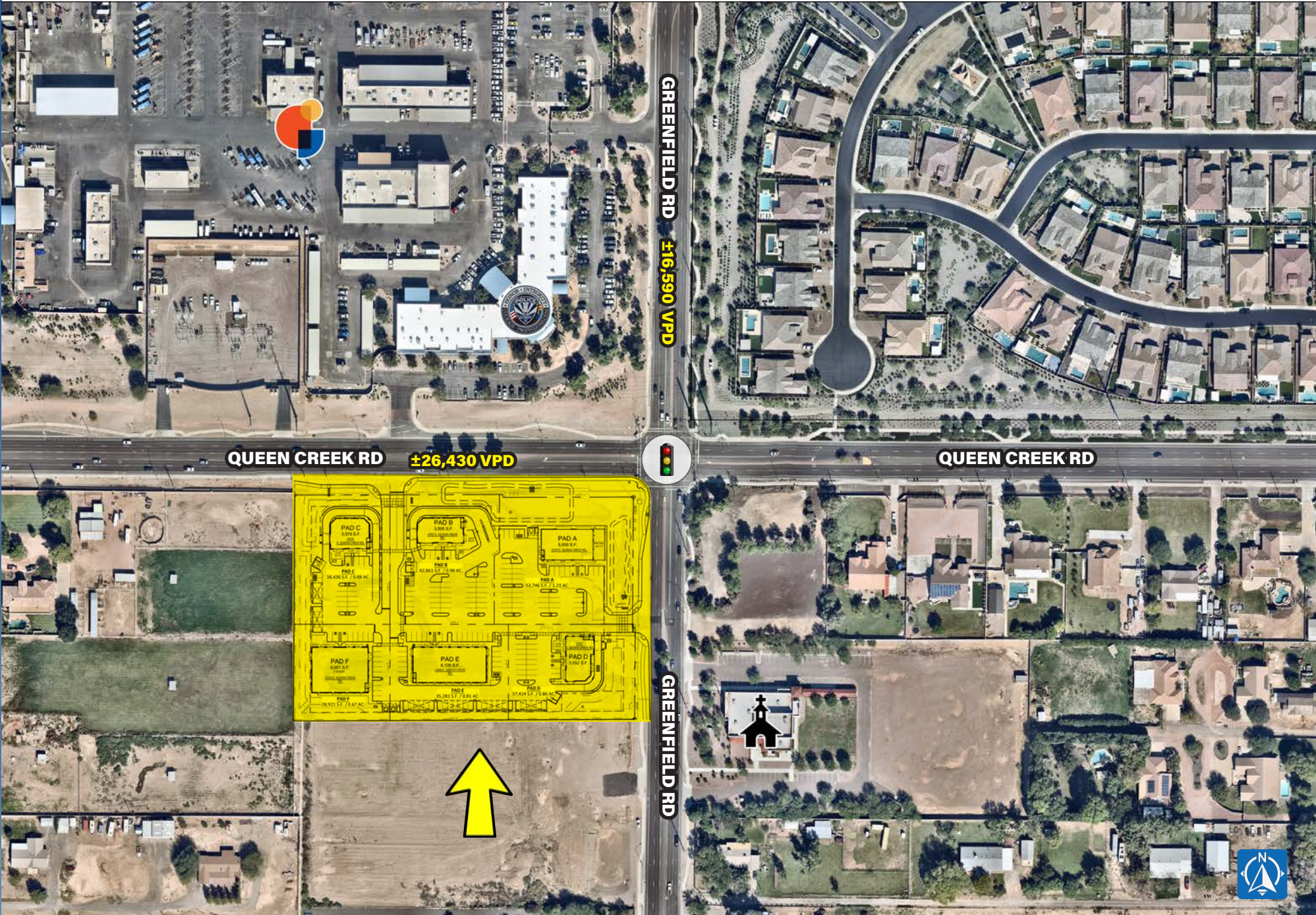
PRELIMINARY SITE PLAN

SCALE: 1" = 60'-0"





zoom aerial



QUEEN CREEK RD ±26,430 VPD

GREENFIELD RD ±16,590 VPD

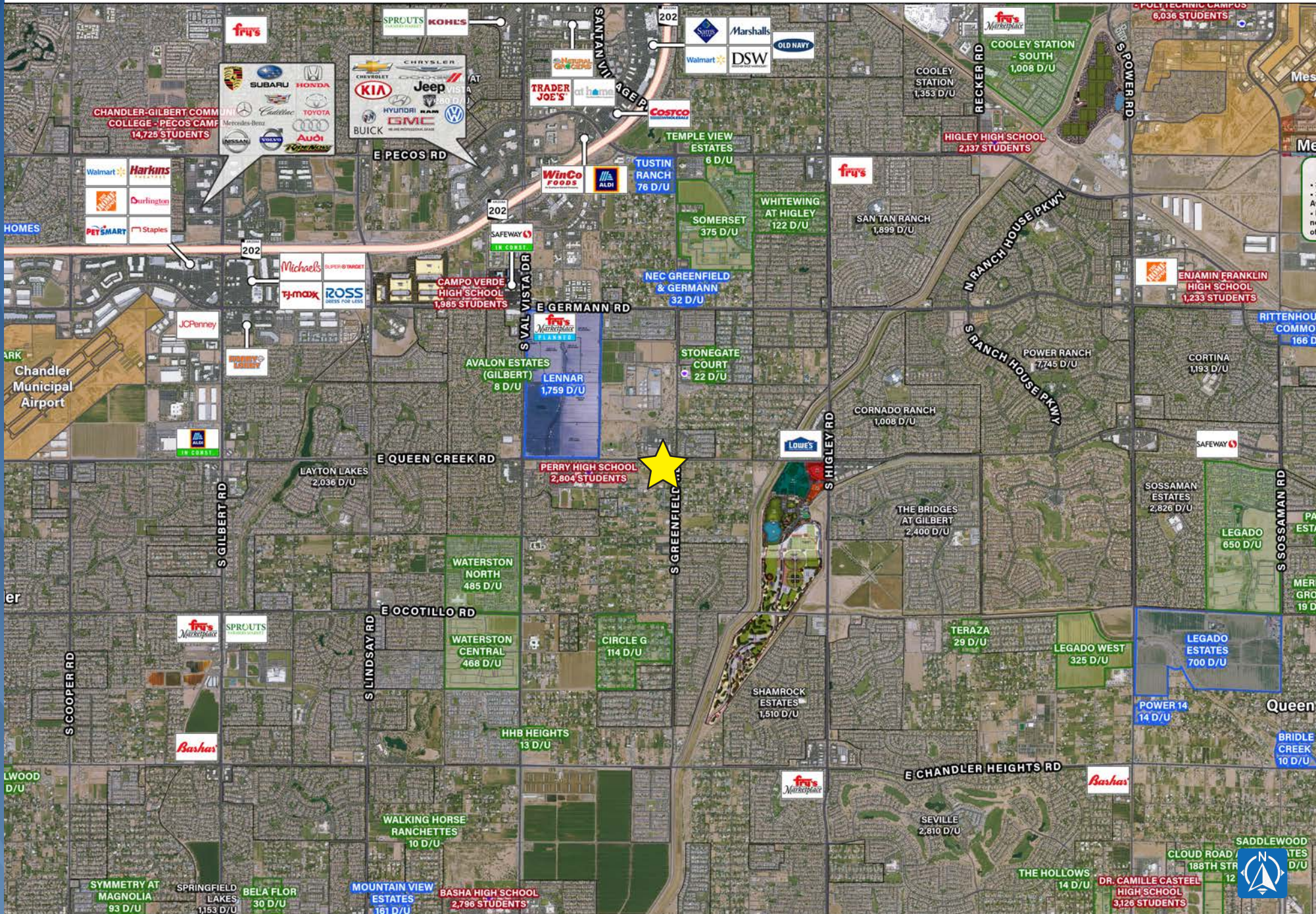
QUEEN CREEK RD

GREENFIELD RD



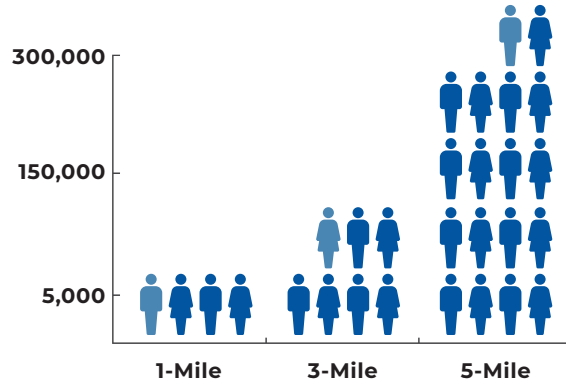


wide aerial



demographics overview

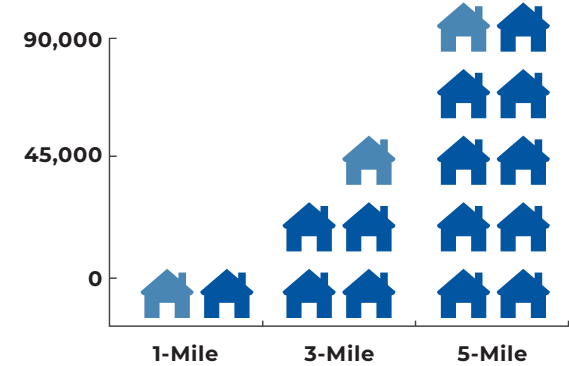
ESRI 2025



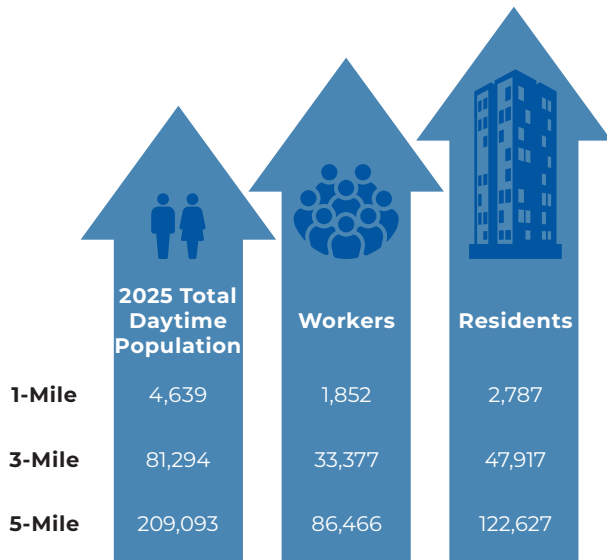
	1-Mile	3-Mile	5-Mile
2025 Total Population	5,981	100,756	258,788
2030 Total Population	6,460	104,516	270,472



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$164,867	\$198,394	\$56,649
3-Mile	\$157,242	\$190,264	\$60,594
5-Mile	\$147,079	\$179,500	\$58,585

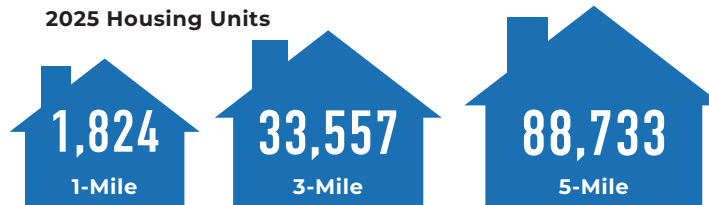


	1-Mile	3-Mile	5-Mile
2025 Households	1,711	32,000	84,424
2030 Households	1,864	33,415	88,943

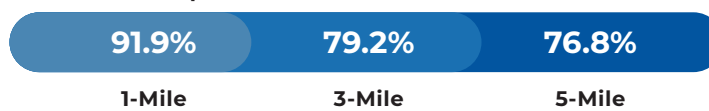


	2025 Total Daytime Population	Workers	Residents
1-Mile	4,639	1,852	2,787
3-Mile	81,294	33,377	47,917
5-Mile	209,093	86,466	122,627

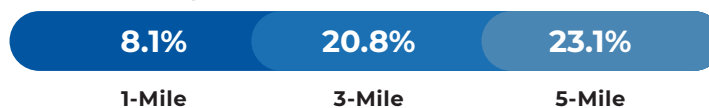
2025 Housing Units



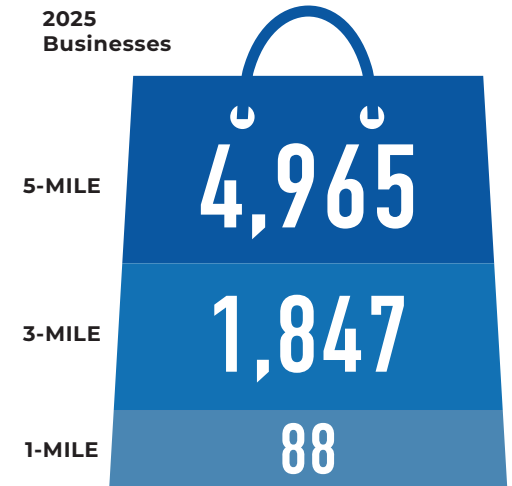
Owner Occupied



Renter Occupied



2025 Businesses





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LANCE UMBLE
(602) 734.7206
lumble@pcaemail.com

DILLON YOUNG
(602) 288.3474
dyoung@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

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