

PAD E - 2349 E. Queen Creek Rd. Gilbert AZ 85298



EXHIBIT 9 - PAD E

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: Call for Pricing

- 1) Build To Suite - 8126 SF Retail Building
- 2) One 1090 SF Restaurant End Cap
- 3) Seven - 1000 +/- SF Retail Suites
- 4) Signalized Hard Corner - 40,020 CPD
- 5) Avg. Household Income (3-Mile) - \$ 198,394
- 6) Median Age (1- Mile) - 37.1
- 7) Estimated Population (3-Mile) - 100,901
- 8) Average Home Value (1- Mile) - \$985,155
- 9) CS - Personal Care (3-Mile) - \$ 54,610,058
CS - Health Care (3-Mile) - \$379,182,937
- 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@victorcorpnm.com

505-264-0403

PAD E - 2349 E. Queen Creek Rd. Gilbert AZ

PAD - E - 2349 E. Queen Creek Rd, Gilbert, AZ 85298

Property Photos



Master Site Plan



PAD E - SITE PLAN

GENERAL NOTES

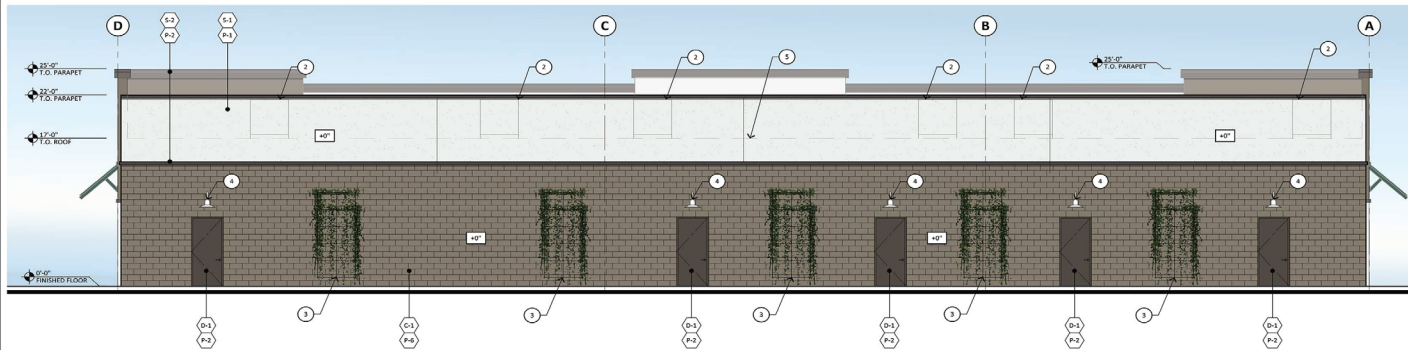
1. SIGNAGE UNDER SEPARATE REVIEW AND PERMIT
2. ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED
3. INTERNAL RISES DRAWING
4. ROOF ACCESS LADDER LOCATED INSIDE FIRE RISER ROOM

KEYNOTES

1. SIGNAGE UNDER SEPARATE PERMIT
2. ROOFTOP MECHANICAL EQUIPMENT
3. METAL TRELLIS
4. LIGHT FIXTURE
5. ROOF LINE AT 1/4" PER 1' FOOT SLOPE

EXTERIOR FINISH SCHEDULE

C-1	8"X8"X16" CMU SMOOTH BLOCK
C-2	12"X8"X16" CMU SMOOTH BLOCK
D-1	MAN DOOR
S-1	EIFS - SAND FINISH
S-2	SMOOTH STUCCO
H-1	12" X 8.25" PRIMED HARDE ARTISAN SIDING & TRIM WITH V-GROOVE FLAT WALL PROFILE (STAGGERED, RUNG HORIZONTAL)
H-2	12" X 8.25" PRIMED HARDE ARTISAN SIDING & TRIM WITH V-GROOVE FLAT WALL PROFILE (BUNG VERTICALITY)
A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLIDBARK RISE (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING COLOR: DARK BRONZE MANUF: KAWNEER
P-1	PAINT COLOR: "DECATONIDES WHITE" CC-30 MANUF: BENJAMIN MOORE
P-2	PAINT COLOR: "MAGNUMA NIGHT" 2134-20 MANUF: BENJAMIN MOORE
P-3	PAINT COLOR: "BENDALL CHARCOAL" HC-186 MANUF: BENJAMIN MOORE
P-4	PAINT COLOR: "TOWNHOMER GRAY" HC-170 MANUF: BENJAMIN MOORE
P-5	PAINT COLOR: "REVERE PRISTINE" HC-172 MANUF: BENJAMIN MOORE
P-6	PAINT COLOR: "SPARKING" AF-720 MANUF: BENJAMIN MOORE
P-7	PAINT COLOR: "WITCH" AF-188 MANUF: BENJAMIN MOORE
P-8	PAINT COLOR: "TOSCA" AF-43 MANUF: BENJAMIN MOORE
P-9	PAINT COLOR: "NORTH CREEK BROWN" 1001 MANUF: BENJAMIN MOORE
M-1	STANDARD SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN MANUF: WESTERN STATES METAL ROOFING
M-2	STEEL FRAME / BREAK METAL



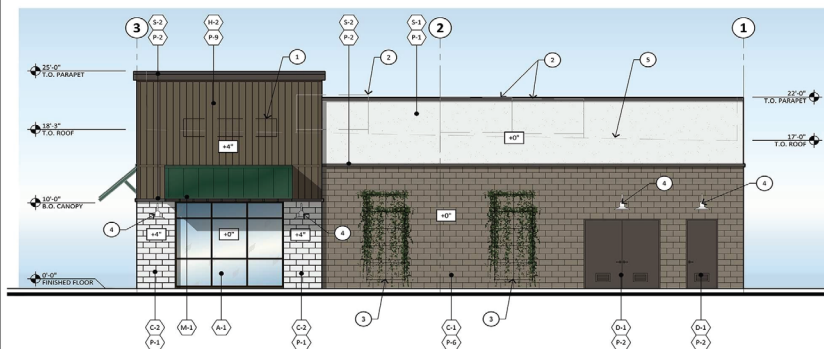
1 PAD E SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



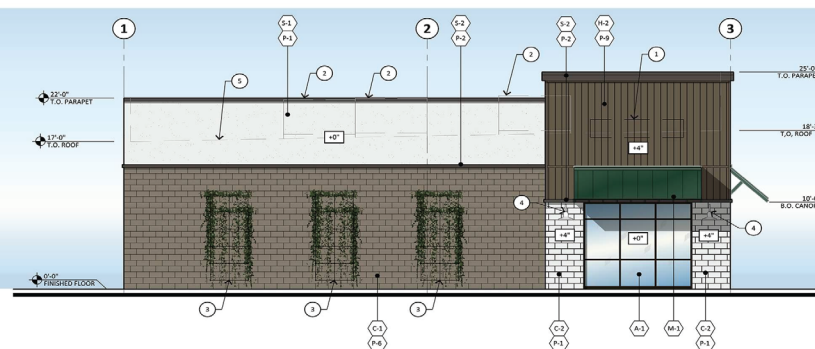
2 PAD E NORTH ELEVATION

SCALE: 3/16" = 1'-0"



3 PAD E WEST ELEVATION

SCALE: 3/16" = 1'-0"



4 PAD E EAST ELEVATION

SCALE: 3/16" = 1'-0"

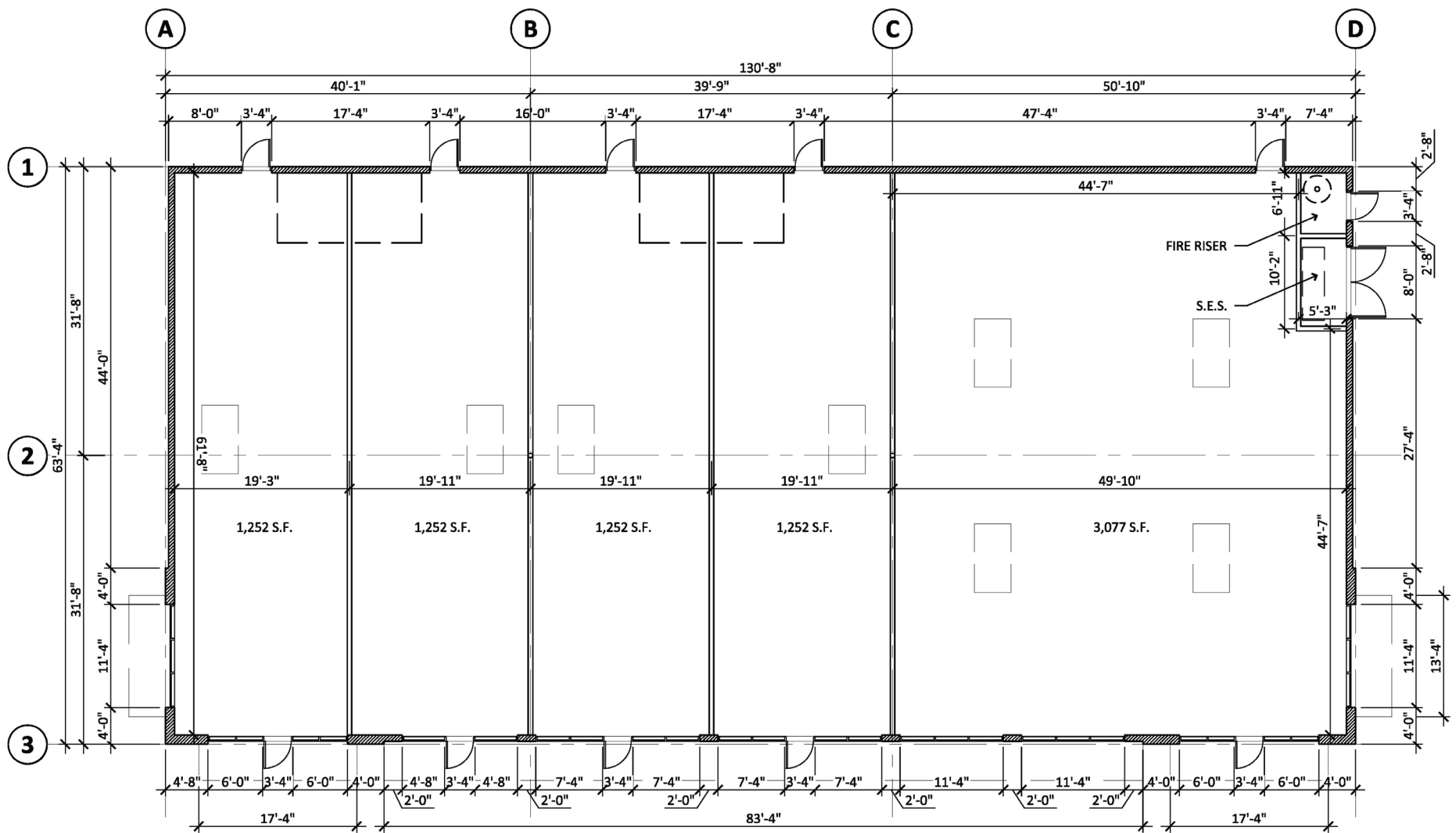
VICTORY PLAZA

2345 E. QUEEN CREEK RD
GILBERT, ARIZONA 85298

DATE: 10/13/2025 (PRELIMINARY)

COLOR ELEVATIONS PAD E

RKAA# 25139.00



1 PAD E FLOOR PLAN
SCALE: 3/32" = 1'-0"

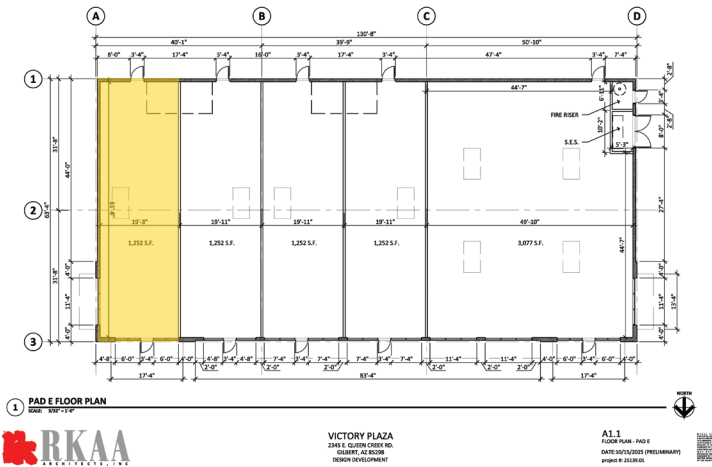


VICTORY PLAZA
2345 E. QUEEN CREEK RD.
GILBERT, AZ 85298
DESIGN DEVELOPMENT

A1.1
FLOOR PLAN - PAD E
DATE: 10/15/2025 (PRELIMINARY)
project #: 25139.01

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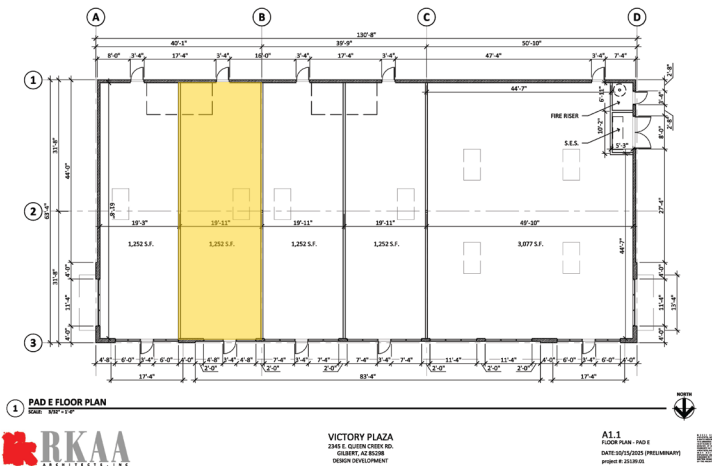
Pad E Floor Plan

Suite E - 101 - End Cap Suite

Space Available: 1,252 SF
Rental Rate: \$ Call
Date Available: Fall 2026
Built Out As: Grey Shell
Space Use: Retail/QSR
Lease Type: NNN
Estimated Cams: \$8.00/SF/Yr
Initial Lease Term: 10 years

Space Details:

- End Cap Suite
- 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
- Ample Parking
- Suite can be joined with adjacent suite to create larger space.



Pad E Floor Plan

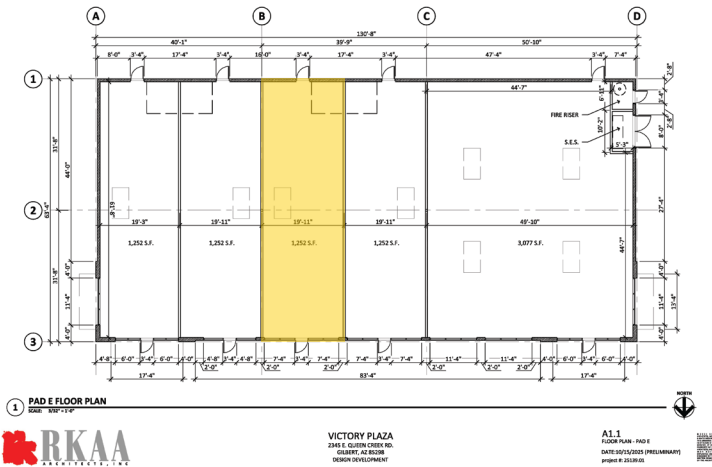
Suite E - 102 - In-Line Suite

Space Available: 1,252 SF
Rental Rate: \$ Call
Date Available: Fall 2026
Built Out As: Grey Shell
Space Use: Retail
Lease Type: NNN
Estimated Cams: \$8.00/SF/Yr
Initial Lease Term: 10 years

Space Details:

- In-Line Suite
- 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
- Ample Parking
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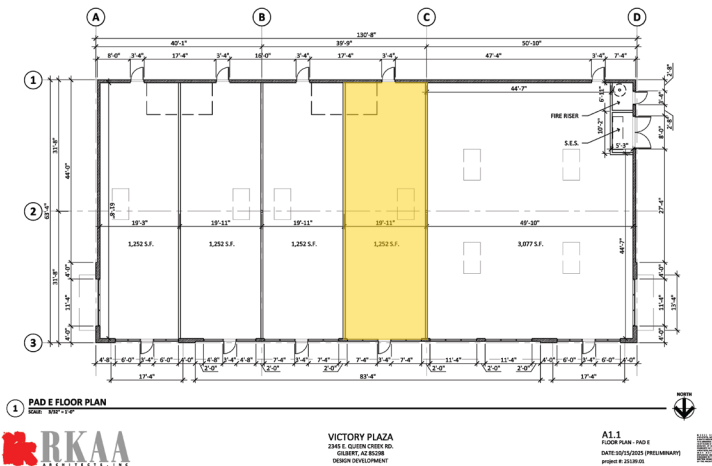
Pad E Floor Plan

Suite E - 103 - In-Line Suite

Space Available: 1,252 SF
Rental Rate: \$ Call
Date Available: Fall 2026
Built Out As: Grey Shell
Space Use: Retail
Lease Type: NNN
Estimated Cams: \$8.00/SF/Yr
Initial Lease Term: 10 years

Space Details:

- In-Line Suite
- 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
- Ample Parking
- Suite can be joined with adjacent suite to create larger space.



Pad E Floor Plan

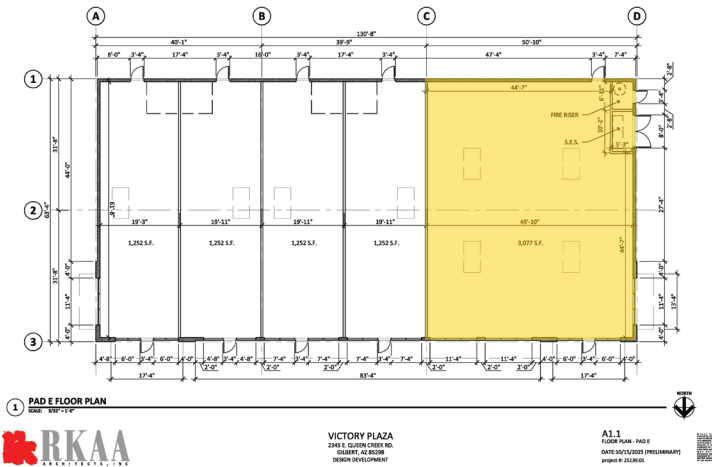
Suite E - 104 - In-Line Suite

Space Available: 1,252 SF
Rental Rate: \$ Call
Date Available: Fall 2026
Built Out As: Grey Shell
Space Use: Retail
Lease Type: NNN
Estimated Cams: \$8.00/SF/Yr
Initial Lease Term: 10 years

Space Details:

- In-Line Suite
- 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
- Ample Parking
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Pad E Floor Plan

Suite E - 105 - End Cap Suite

Space Available: 3,077 SF
Rental Rate: \$ Call
Date Available: Fall 2026
Built Out As: Grey Shell
Space Use: Retail/QSR
Lease Type: NNN
Estimated Cams: \$8.00/SF/Yr
Initial Lease Term: 10 years

Space Details:

- End Cap Suite
- 200 Amp 3-Phase Power
- 5-ton Heat Pump - High Efficiency
- Individually Metered Water, Power, Gas
- 1500 Gallon Grease Interceptor
- High Ceilings - up to 12' - Exposed Beams
- LED Lighting
- Ample Parking
- Suite can be joined with adjacent suite to create larger space.

VICTORY PLAZA

AERIAL

**Gilbert Police Station &
Municipal Complex**

 26,430 CPD

S GREENFIELD ROAD

E QUEEN CREEK RD

SUBJECT PROPERTY



S GREENFIELD ROAD

**Greenfield Ranch
63 Units**

 16,590 CPD

E QUEEN CREEK RD

FOR MORE INFORMATION:

MARK JONES
Manager/Owner/Agent

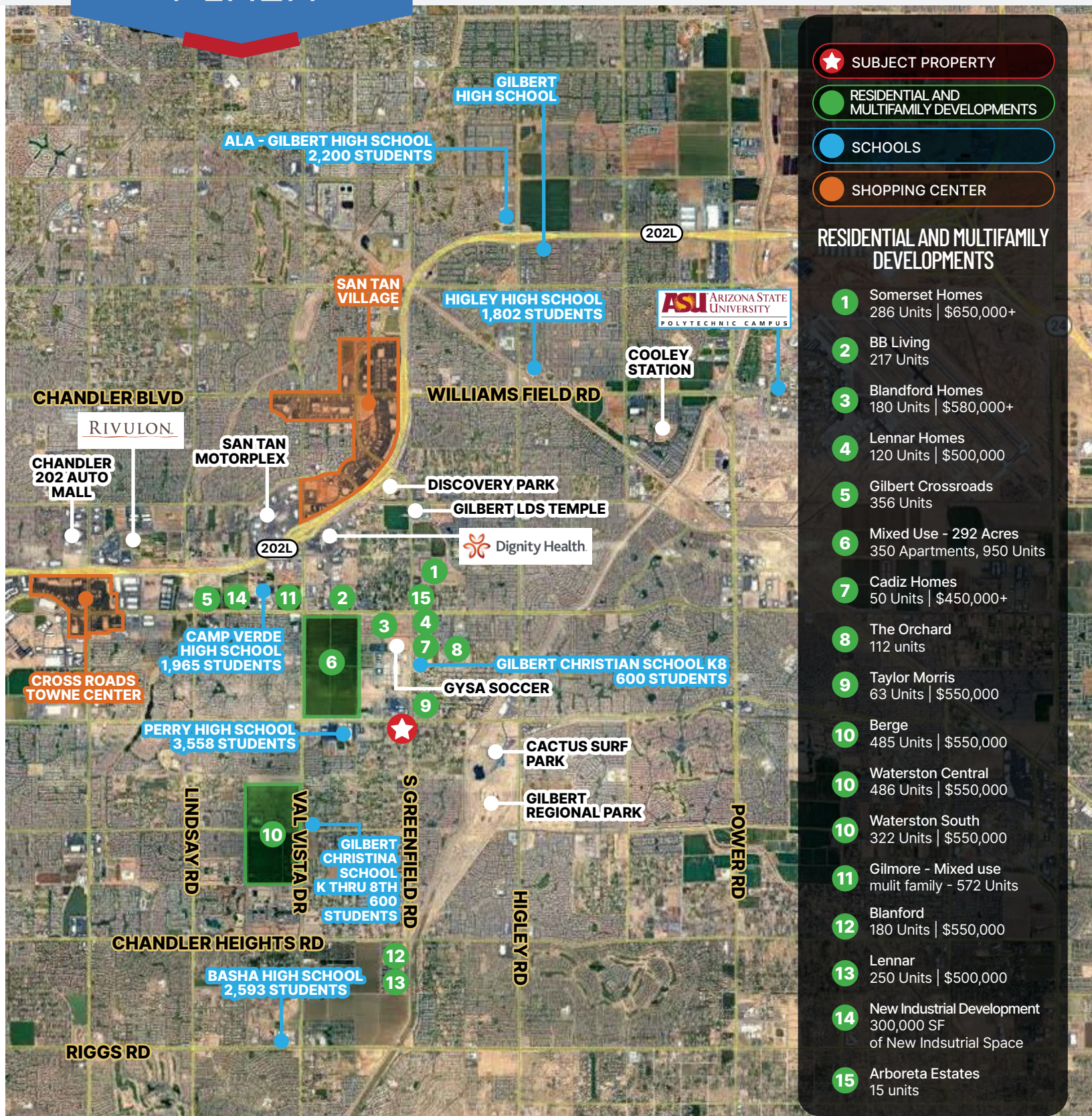
✉ mark@usapropertyinvestors.com
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The Real Estate Office of Rick Brandt
www.usapropertyinvestors.com



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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