

# PAD D - 2377 E Queen Creek Road Gilbert AZ 85298



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



**Price: \$45.00 - \$65.00 /SF/YR**

- 1) Build To Suite - 3552 SF Retail Building
- 2) 1503 SF End Cap Drive Thru
- 3) Two - 1000 SF Retail Suites
- 4) Signalized Hard Corner - 39,748 CPD
- 5) Avg. Household Income (3M) - \$ 182,863
- 6) Median Age (1M) - 38.5
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$201,682,056
- 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  
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505-264-0403

# PAD D - 2377 E Queen Creek Road Gilbert AZ 85

PAD - D - 2377 E. Queen Creek Road, Gilbert, AZ 85298

## Property Photos



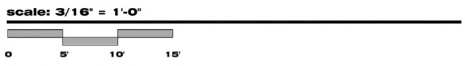
Master Site Plan COLOR 24x34 04-09-24-RS



PAD D - SITE PLAN



**APPROVED**  
 Minor Administrative Design Review  
 Case # **DR20-173-C (PDR-2023-00048)**  
 Date 7/10/23



**color and materials**

1	EIFS - SAND FINISH COLOR: BENJAMIN MOORE "DECORATOR'S WHITE" CC-20	4	CMU BLOCK - SMOOTH 8"x8"x16" PAINTED COLOR BENJAMIN MOORE "SPARROW" AF-720	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 PAVES 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 PEYTER" HC-12	6	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 1/2" METAL WALL 1/2" PANEL COLOR: ASH GRAY / RUN VERTICALLY	9	ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE 1/4" CLEAR GLASS WINDOW 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) 329-0192

**PAD D: Victory Plaza**  
 2377 E. Queen Creek Road  
 Gilbert, Arizona 85298

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION OR RECORDING

**Victor Corporation**

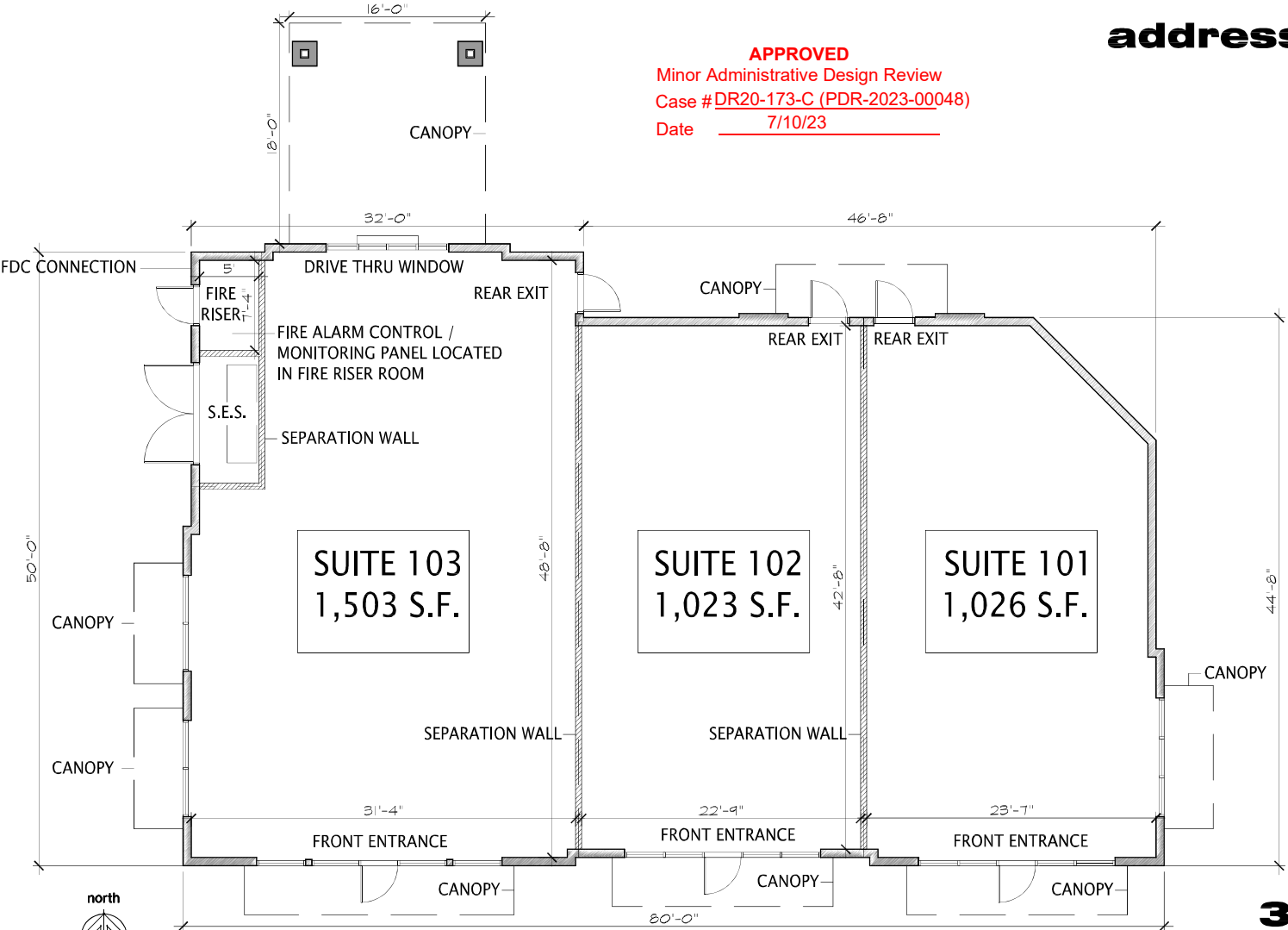
Project number: 20004

Date: April 25, 2023

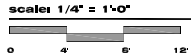
EL-1

# addressing plan

**APPROVED**  
 Minor Administrative Design Review  
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**3,552 s.f.**  
 conceptual floor plan



**Kerpan**  
 planning and design

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**PAD D: Victory Plaza**  
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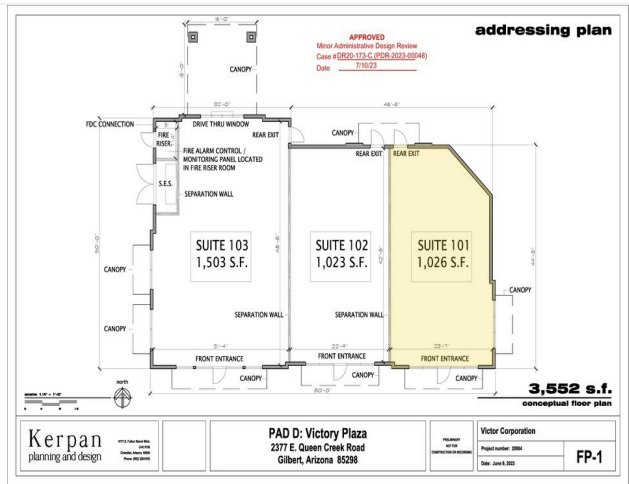
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION OR RECORDING

**Victor Corporation**

Project number: 20004  
 Date: June 9, 2023

**FP-1**

**PAD D - 2377 E. Queen Creek Road, Gilbert, AZ 85298**



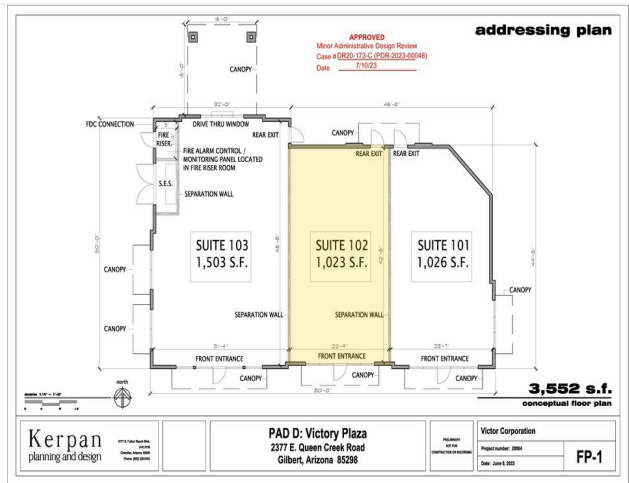
Pad D - FLOOR PLAN

**Suite D - 101 - End Cap Suite**

Space Available	1,026 sf
Rental Rate	\$47.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

**Space Details**

- High Visibility from Greenfield 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 D - FLOOR PLAN

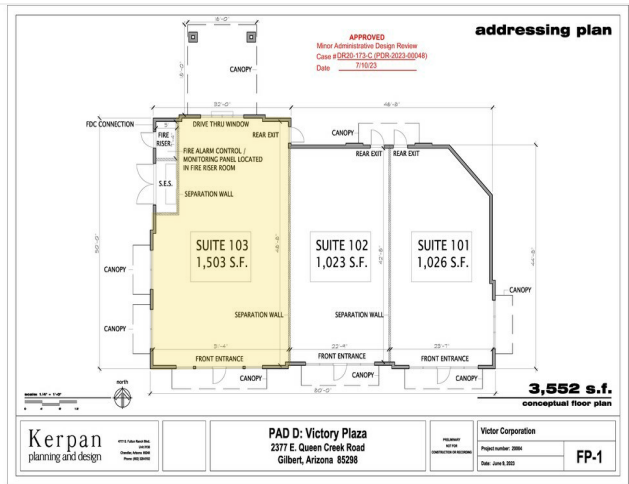
**Suite D - 102 - In-Line Space**

Space Available	1,023 sf
Rental Rate	\$45.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

**Space Details**

- High Visibility from Greenfield 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.

**PAD - D - 2377 E. Queen Creek Road, Gilbert, AZ 85298**



PAD D - FLOOR PLAN

### Suite D - 103 - End Cap - Drive-Thru

Space Available	1,503 sf
Rental Rate	\$65.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	QSR/Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

<b>Space Details</b>
High Visibility from Greenfield Rd
End Cap - Drive - Thru Suite
Ample parking
400 Amp 3-Phase Power
2 ea - 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.

# PAD D - 2377 E Queen Creek Road Gilbert AZ 85

2377 E. Queen Creek Road, Gilbert, AZ 85298

## Property Photos



PAD D North Elevation

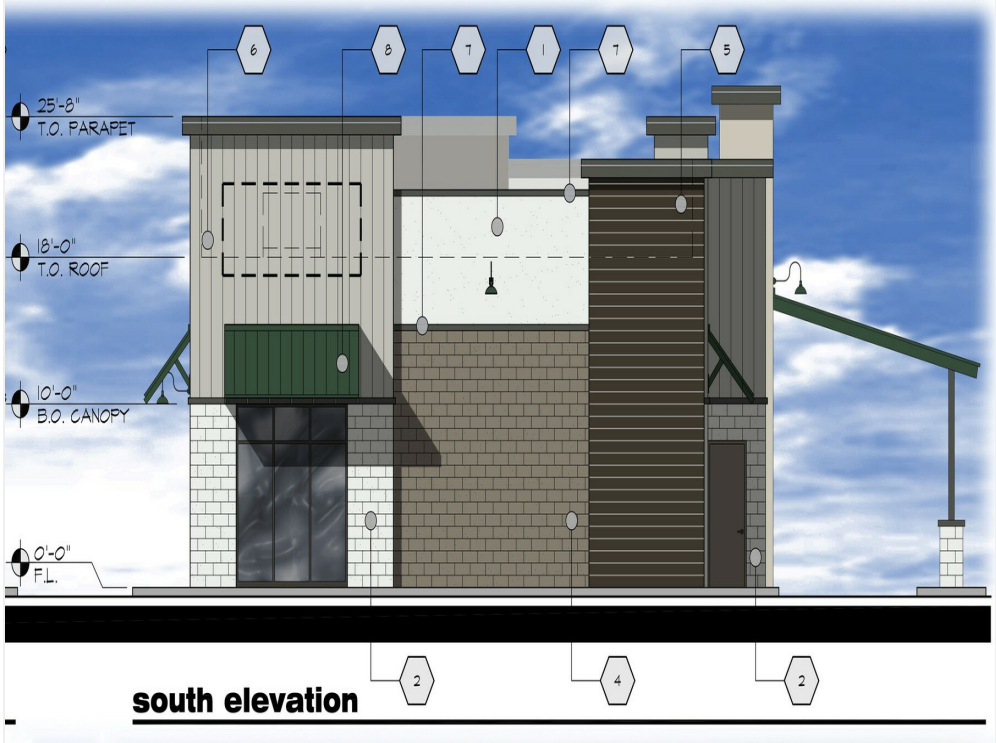


PAD D East Elevation

# PAD D - 2377 E Queen Creek Road Gilbert AZ 85

2377 E. Queen Creek Road, Gilbert, AZ 85298

## Property Photos



PAD D South Elevation



PAD D West Elevation



# VICTORY PLAZA

# AERIAL



**Gilbert Police Station & Municipal Complex**

23,765 CPD



**Greenfield Ranch  
63 Units**

15,983 CPD

**E QUEEN CREEK RD**

**E QUEEN CREEK RD**

**SUBJECT PROPERTY**



**S GREENFIELD ROAD**

**FOR MORE INFORMATION:**

**MARK JONES**  
Manager/Owner/Agent

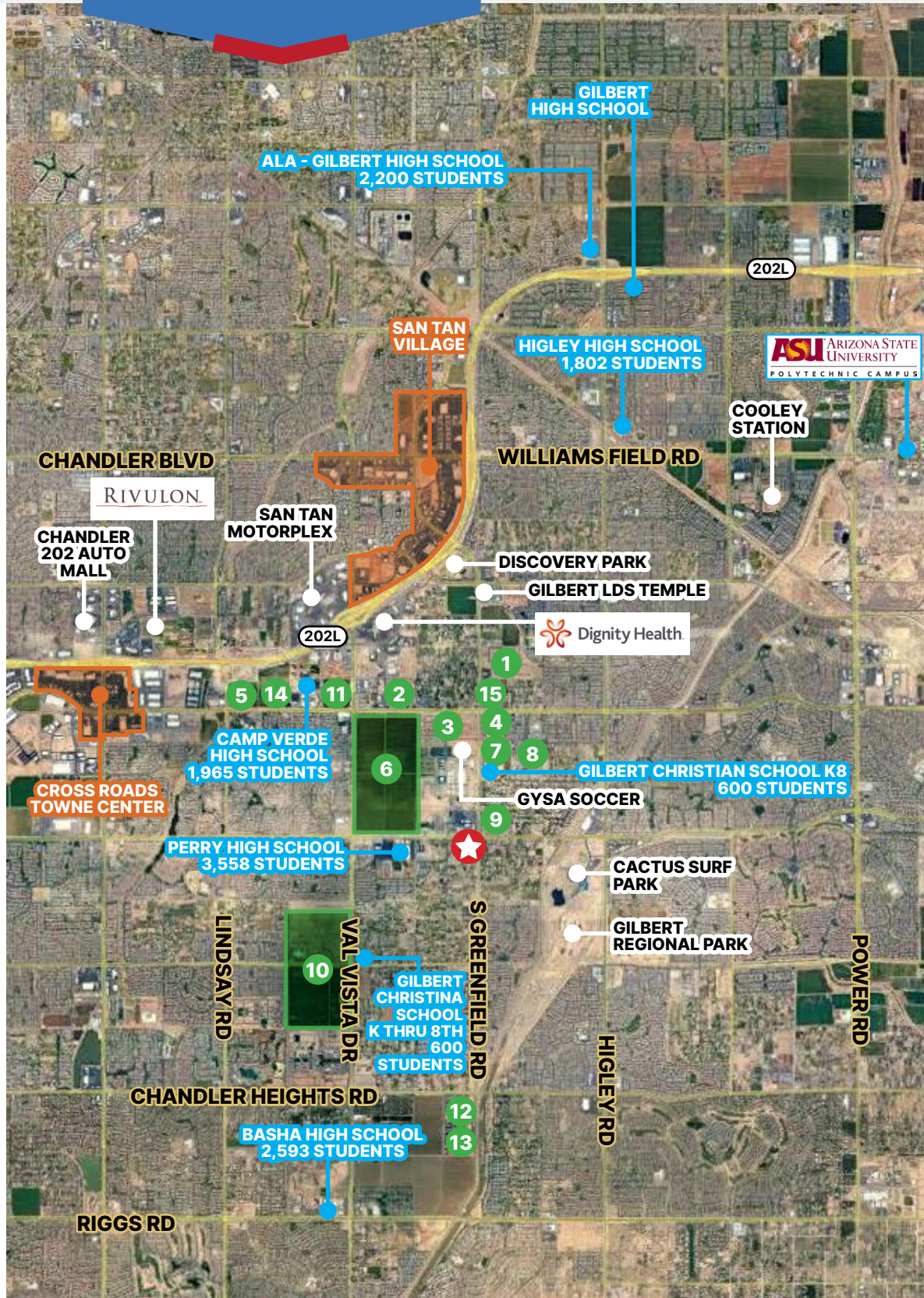
✉ [mark@usapropertyinvestors.com](mailto:mark@usapropertyinvestors.com)  
☎ 505.264.0403

The Real Estate Office of Rick Brandt  
[www.usapropertyinvestors.com](http://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

FOR MORE INFORMATION:

**MARK JONES**  
Manager/Owner/Agent

✉ mark@usapropertyinvestors.com  
☎ 505.264.0403

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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)
- ▣ 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

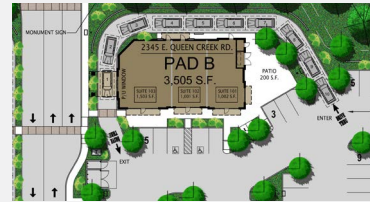


34  
MEDIAN AGE



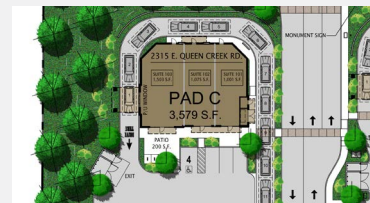
### PAD A\*

- 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/>