

Pad B - 2345 E. Queen Creek Rd



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$ Call for Pricing

- 1) Build To Suite - 3505 SF Retail Building
- 2) 1503 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
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505-264-0403

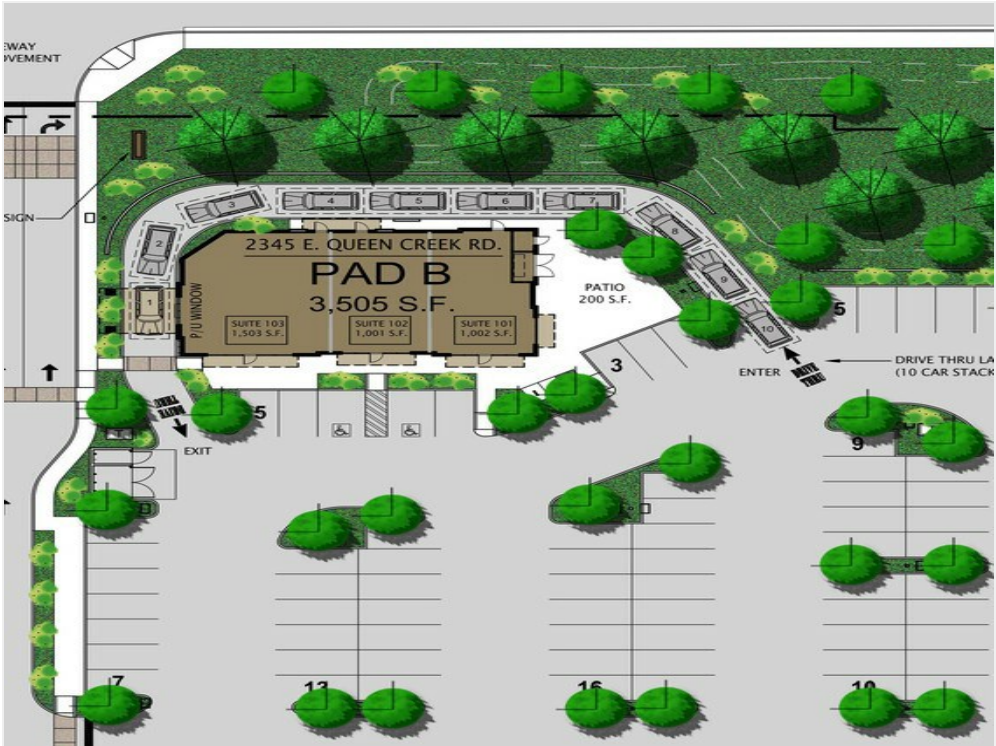
Pad B - 2345 E. Queen Creek Rd Gilbert AZ

PAD - B - 2345 E Queen Creek Rd, Gilbert, AZ 85298

Property Photos



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

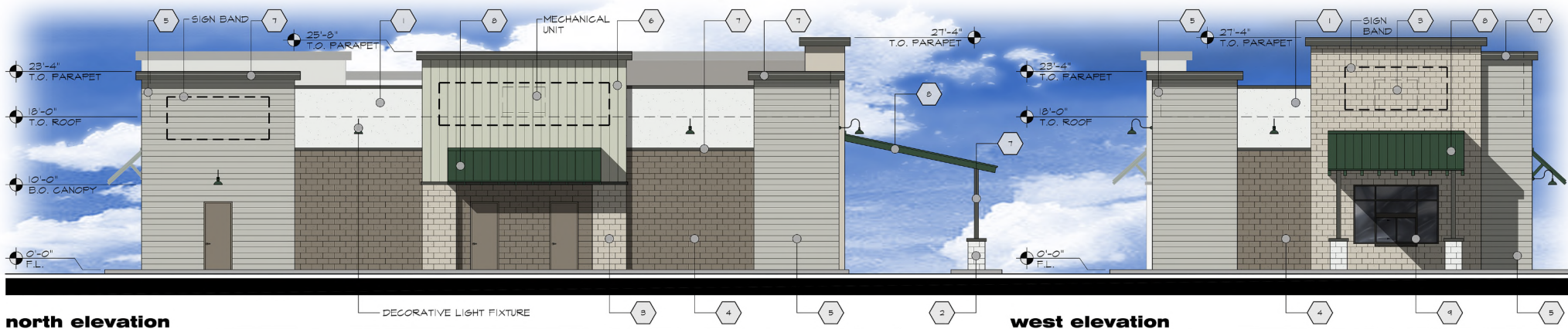


PAD B - SITE PLAN



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 "SPANROW" AF-120	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 PAVE METAL WALL PANEL COLOR: ASH GRAY / 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 1.0" METAL WALL 1.2" PANEL COLOR: SANDSTONE / RUN VERTICALLY	9. ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE IN 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

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

Kerpan
planning and design

4777 S. Fulton Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 328-0192

PAD B: Victory Plaza
2345 E. Queen Creek Road
Gilbert, Arizona 85298

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation

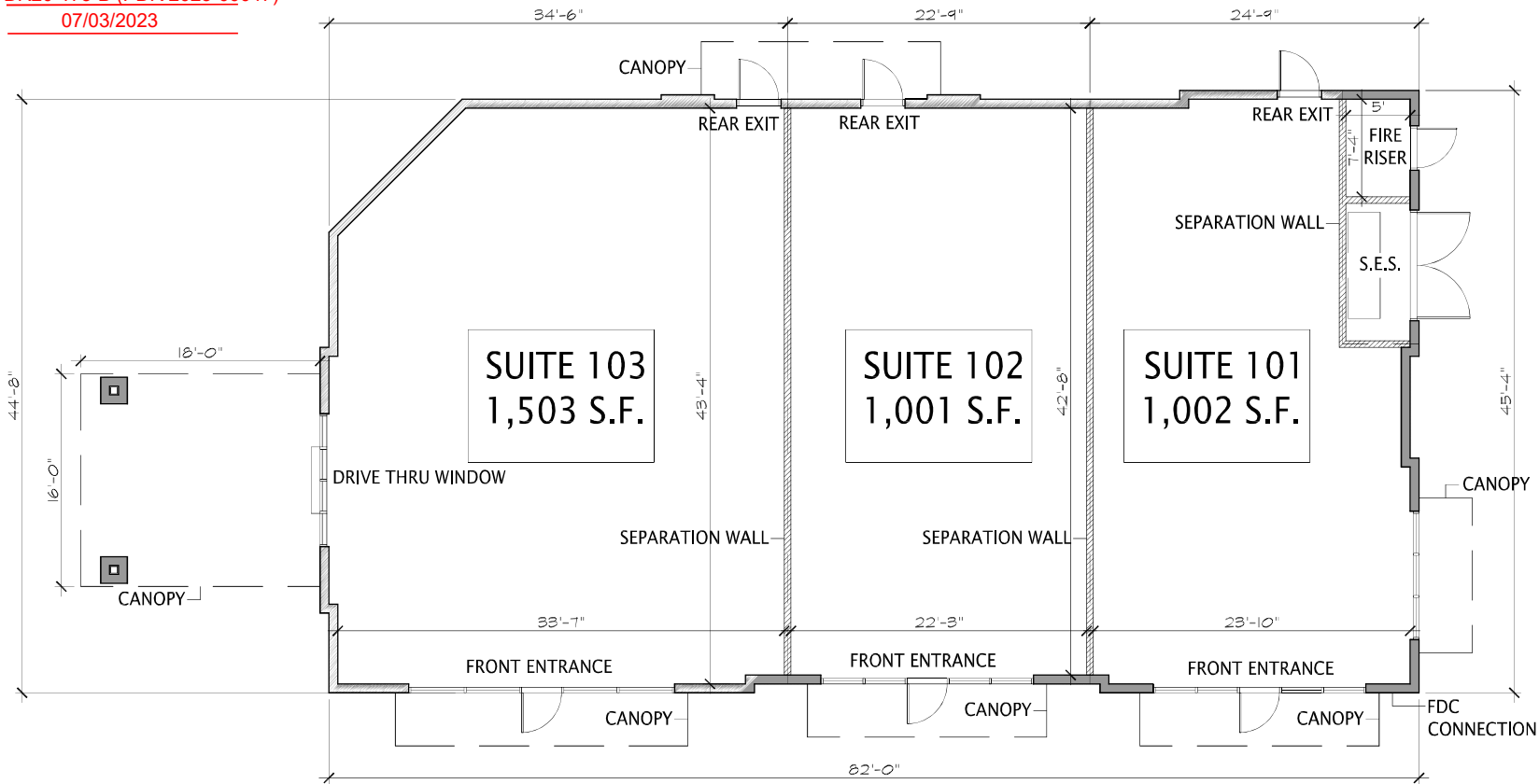
Project number: 20004

Date: April 29, 2023

EL-1

addressing plan

APPROVED
Administrative Design Review
Case # DR20-173-B (PDR 2023-00047)
Date 07/03/2023



3,506 s.f.
conceptual floor plan

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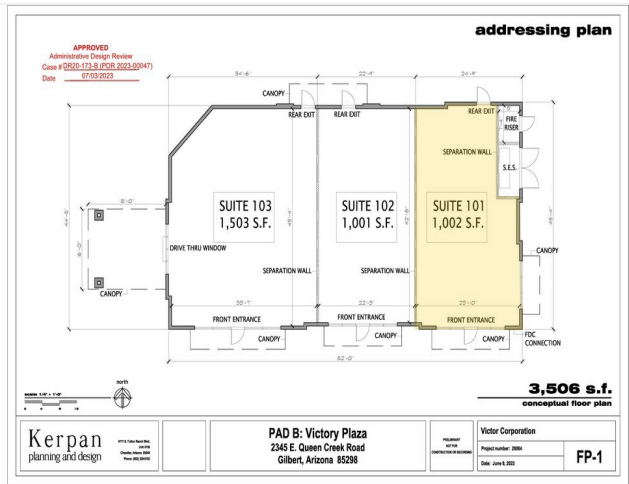
Victor Corporation

Project number: 20004

Date: June 9, 2023

FP-1

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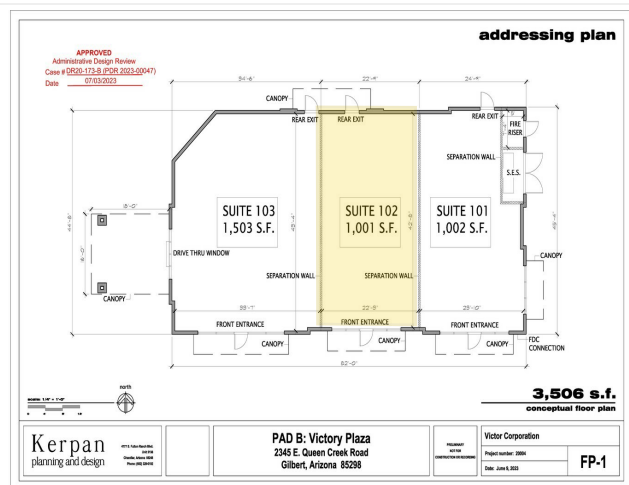
Pad B - FOOR PLAN

Suite B - 101 - End Cap Suite

Space Available	1,002 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

High Visibility from Queen Creek Rd
End Cap - adjacent to 200 sf Patio
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 B - FLOOR PLAN

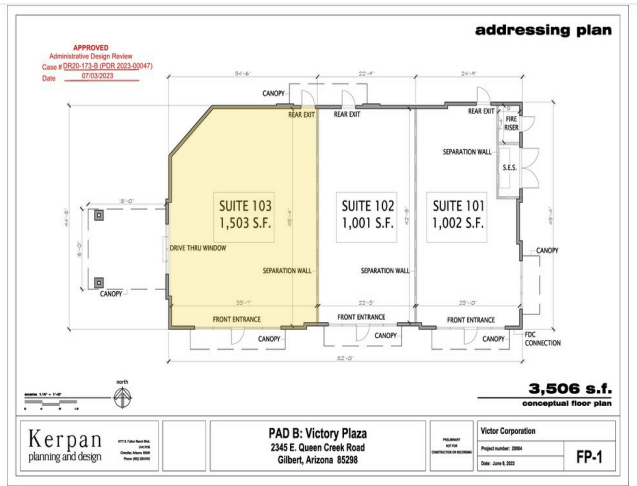
Suite B - 102 - Inline Suite

Space Available	1,001 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

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 B - FLOOR PLAN

Suite B - 103 End Cap Suite

Space Available	1,503 sf
Rental Rate	\$ Call
Date Available	Fall 2026
Built Out As	Grey Shell
Space Use	QSR
Lease Type	NNN
Estimated Cams	\$ 8.00/sf/yr
Initial Lease Term	10 years

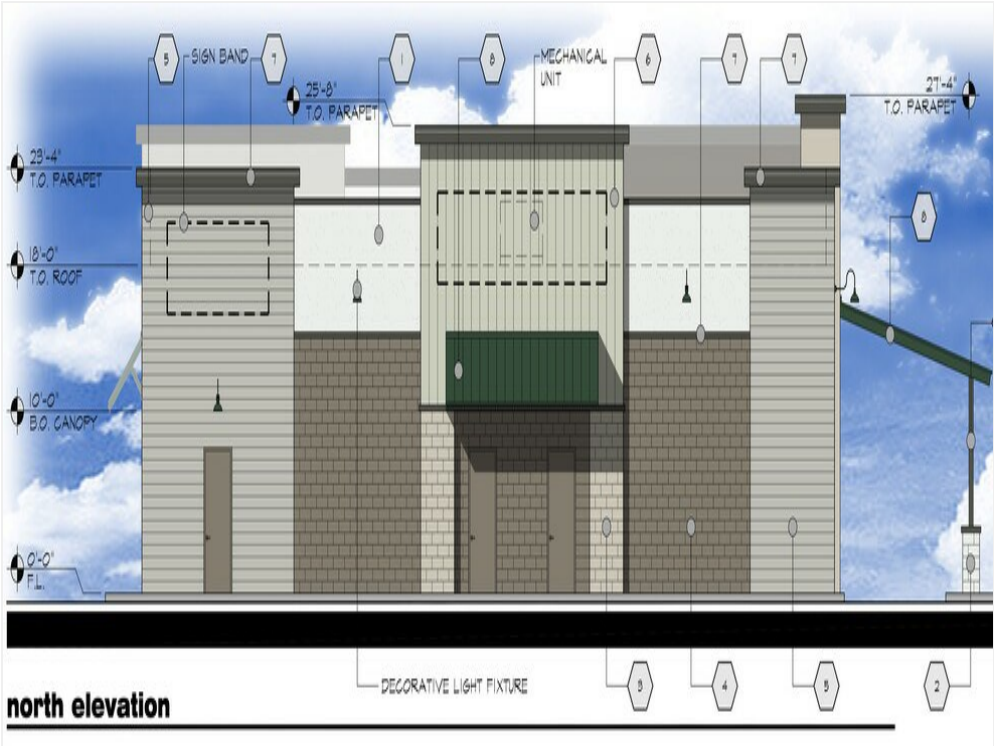
Space Details

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 1" Water, Power, 2" Gas
1500 Gallon Grease Interceptor
High Ceilings - up to 12' - Exposed Beams
Suite Can be joined with adjacent suite to create larger space.

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PAD B North Elevation



PAD B East Elevation

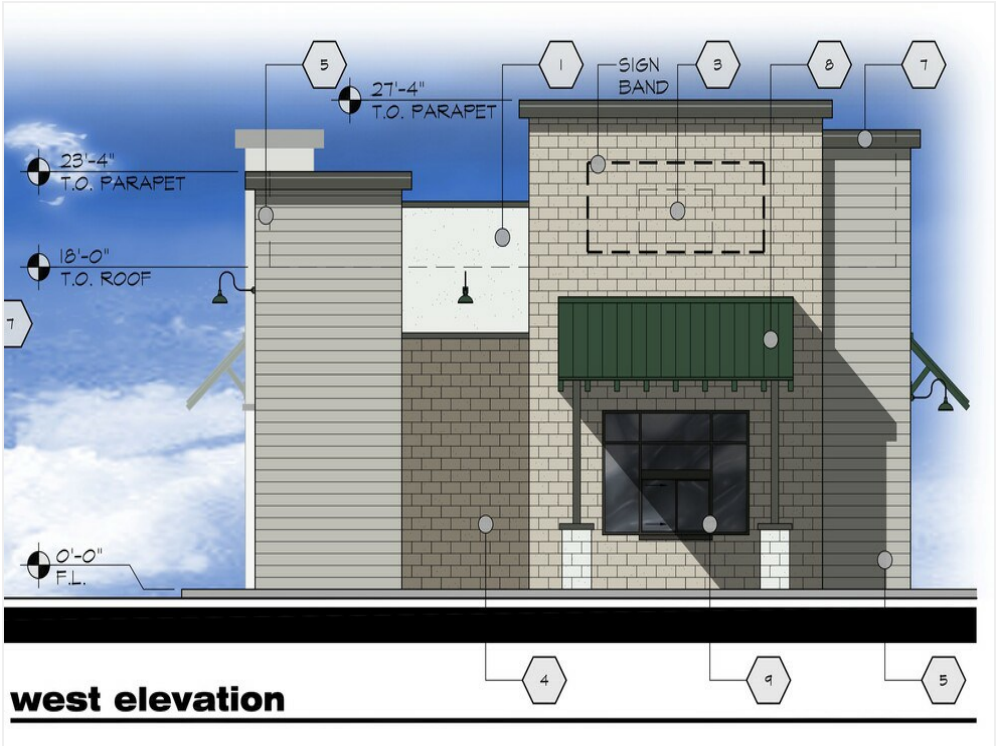
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Property Photos



PAD B South Elevation



PAD B West Elevation

VICTORY PLAZA

AERIAL

**Gilbert Police Station &
Municipal Complex**

 23,765 CPD

S GREENFIELD ROAD

E QUEEN CREEK RD

SUBJECT PROPERTY



S GREENFIELD ROAD

**Greenfield Ranch
63 Units**

 15,983 CPD

E QUEEN CREEK RD

FOR MORE INFORMATION:

MARK JONES
Manager/Owner/Agent

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VICTORY PLAZA

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