

VICTORY PLAZA

2343 E Queen Creek, Gilbert, AZ 85298

BUILD-TO-SUIT
OR
GROUND LEASE

SIGNALIZED HARD CORNER • RAPID GROWTH OUTPACING RETAIL • RARE DRIVE-THRU CORRIDOR • 42,990+ CPD



PROPERTY HIGHLIGHTS:

- 3 drive-thru restaurants
- 1 full-service restaurant with patio
- Signalized hard corner intersection
- Homes valued from \$730,000 to \$8,500,000
- Retail & office space from 1,000 SF to 8,126 SF
- Limited competing retail — high-income underserved trade area
- 2,300+ new homes planned/under construction — growth outpacing retail

AREA ATTRACTIONS:

- Gilbert Regional Park (1.8 mi)
- Largest LDS Temple in AZ (2 mi)
- YSA Regional Soccer Complex (0.5 mi)
- Perry High School — 5,530 students (0.5 mi)
- Gilbert Christian K-8 — 400 students (0.5 mi)
- Campo Verde High School — 2,000 students (2 mi)
- Cactus Surf Park — AZ's largest water park (1.8 mi)

ABOUT GILBERT

#1 HIGHEST Median Income in Arizona	#1 BEST CITY for Business in Arizona	#1 BEST CITY to Live in Arizona	#2 SAFEST Among 100 Largest U.S. Cities (FBI)	#1 ECONOMIC Growth in U.S.	#2 FASTEST Rising City in the U.S.
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258,788 TOTAL RESIDENTS (5-mi)	\$741,958 AVG HOME VALUE (1-mi)	\$198,394 AVG HH INCOME (1-mi)	36.5 MEDIAN AGE (5-mi)
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DEMOGRAPHICS

Source: ESRI — Spring 2026

2025 SUMMARY	1-MILE	3-MILE	5-MILE
Median Age	37.8	36.8	36.5
Est. Households	1,711	32,000	84,424
Est. Population	5,981	100,756	258,788
Daytime Population	4,639	81,294	209,093
Avg. Household Income	\$198,394	\$190,264	\$179,500
Median HH Income	\$164,867	\$157,242	\$147,079
Avg. Home Value	\$741,958	\$689,542	\$656,603

TRAFFIC COUNTS

Private Traffic Count — Spring 2024

ROAD	CPD
Queen Creek Road	26,430
Greenfield Road	16,560
Combined Total	42,990

CONSUMER SPENDING

Source: ESRI — Spring 2026

CATEGORY	1-MILE	3-MILE	5-MILE
Education	\$5,312,623	\$89,293,150	\$221,415,089
Entertainment/Rec.	\$11,705,506	\$211,302,282	\$527,043,515
Food Away from Home	\$11,955,415	\$216,537,705	\$538,807,115
Health Care	\$20,552,453	\$379,182,937	\$947,234,164
Personal Care	\$2,979,401	\$54,610,058	\$135,710,671
Vehicle Maint./Repairs	\$3,630,337	\$68,201,324	\$170,475,602



MARK JONES

Developer

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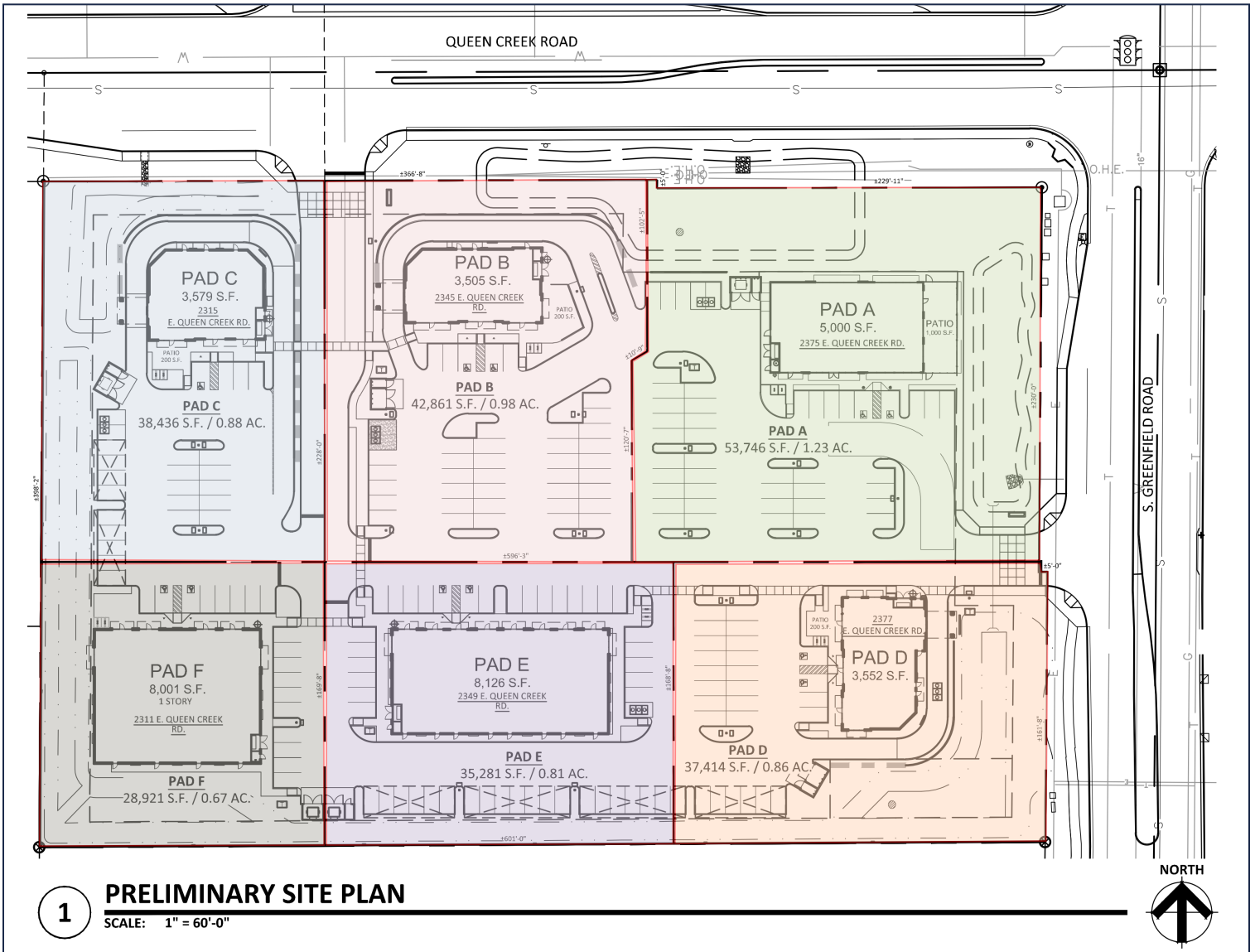
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AVAILABLE PADS

PAD	LOT SIZE	ADDRESS	PRIMARY USE	BLDG SF	DETAILS
A	1.23 AC	2375 E. Queen Creek Rd.	Full-service restaurant	5,000 SF	+ 1,000 SF covered patio
B	0.98 AC	2345 E. Queen Creek Rd.	Drive-thru restaurant	3,505 SF	+ 300 SF patio
C	0.88 AC	2315 E. Queen Creek Rd.	Drive-thru restaurant	3,579 SF	+ 200 SF patio; co-tenant 1,000-2,000 SF
D	0.86 AC	2377 E. Queen Creek Rd.	Drive-thru restaurant	3,552 SF	+ 200 SF patio; co-tenant 1,000-2,000 SF
E	0.81 AC	2349 E. Queen Creek Rd.	Retail / Office suites	8,126 SF	Flexible configurations
F	0.67 AC	2311 E. Queen Creek Rd.	Retail / Office suites	8,001 SF	Flexible configurations

* Build-to-suit or ground lease only * NNN leases, 10-year initial terms * Rates vary by size & location

IDEAL TENANT TYPES:

- Quick-Service Restaurant (QSR)
- Coffee / Juice Bar
- Fast Casual Dining
- Medical / Urgent Care
- Boutique Fitness / Yoga
- Dental / Orthodontics
- Professional Office
- Insurance / Financial



SCAN FOR FULL DETAILS

LoopNet Listing & Interactive Site Plan
Demographics | Drone Video | Leasing Info

<https://www.loopnet.com/Listing/2343-E-Queen-Creek-Gilbert-AZ/38227370/>

AREA RESOURCES:

Cactus Surf Park (25-acre surf/wave park):
Gilbert Regional Park (~697K annual visitors):

cactussurfpark.com
[youtube.com/watch?v=e9MOOKZ8ieg](https://www.youtube.com/watch?v=e9MOOKZ8ieg)



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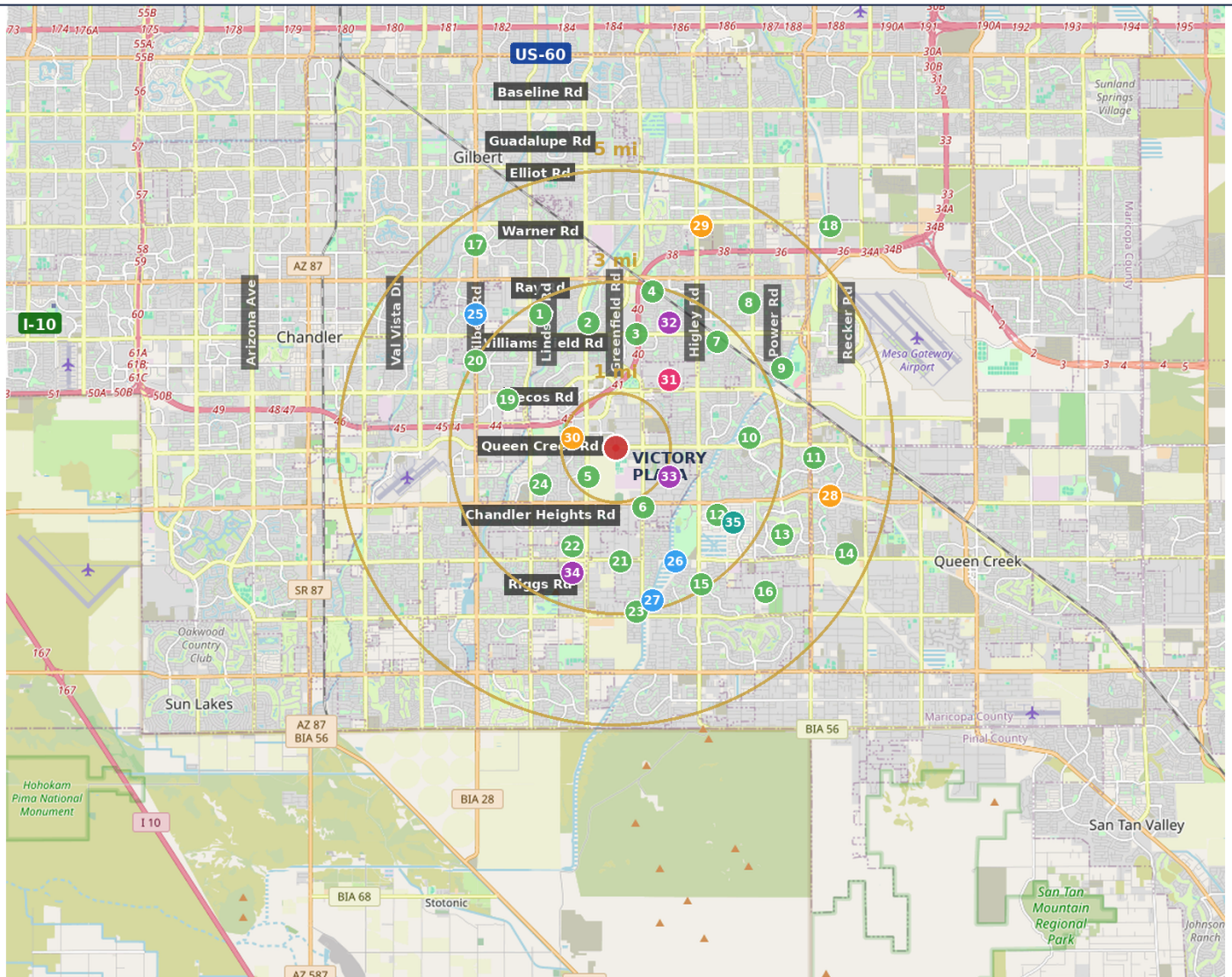
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TRADE AREA MAP

SWC Greenfield Rd & Queen Creek Rd, Gilbert, AZ 85298



LEGEND

Distance Rings: ○ 1-Mile ○ 3-Mile ○ 5-Mile ● Victory Plaza

RESIDENTIAL

1. Stonegate Court
2. Sheffield Place
3. Cottage Lane
4. Arboretum Estates
5. Layton Lakes
6. Lerner
7. The Bridges
8. Shamrock Estates
9. Seville
10. Coronado Ranch
11. Power Ranch
12. CityGate

RESIDENTIAL (cont.)

13. Waterston
14. Whitewing
15. Tustin Ranch
16. Somerset
17. Temple View Estates
18. Power 16
19. Bridle Creek
20. The Hollows
21. Legacy/Lagado West
22. Terrata
23. Cooley Station South
24. Greenfield Ranch

RETAIL/MIXED-USE

25. SanTan Village
26. Queen Creek Marketplace
27. The Post at Cooley Station

INDUSTRIAL/MIXED-USE

28. DG Reedy 285 acres
29. Gilbert Spectrum Business Park
30. Planned Mixed-Use SEC

MEDICAL

31. Meritage Professional Park

CIVIC/PARK/SCHOOL

32. Gilbert Regional Park
33. Desert Sky Park
34. AZ League Dreams Sports Park

ENTERTAINMENT

35. Cactus/Revel Surf Park



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