

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



EXHIBIT 9 - PAD E

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$42.00 - \$44.00 /SF/YR

- 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 - 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

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

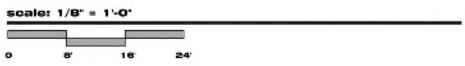


color and materials

1 EPS - SAND FINISH COLOR: BURLAKIN WOODS DECORATORS WHITE CC-20	4 GMI BLOCK - SMOOTH 8"X8"X8" PAINTED COLOR BURLAKIN WOODS SPARRING AF-120	7 METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE
2 GMI BLOCK - SMOOTH 8"X8"X8" PAINTED COLOR BURLAKIN WOODS DECORATORS WHITE CC-20	5 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN HAVOC METAL WALL PANEL COLOR: SANDSTONE / RUN HORIZONTALLY	8 METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN
3 GMI BLOCK - SMOOTH 8"X8"X8" PAINTED COLOR BURLAKIN WOODS REVIRE PDYTER HC-112	6 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 1/2" METAL WALL 1/2" PANEL COLOR: MEDIUM BRONZE / 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) 329-9192

PAD E: Victory Plaza
2349 E. Queen Creek Road
Gilbert, Arizona 85298

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

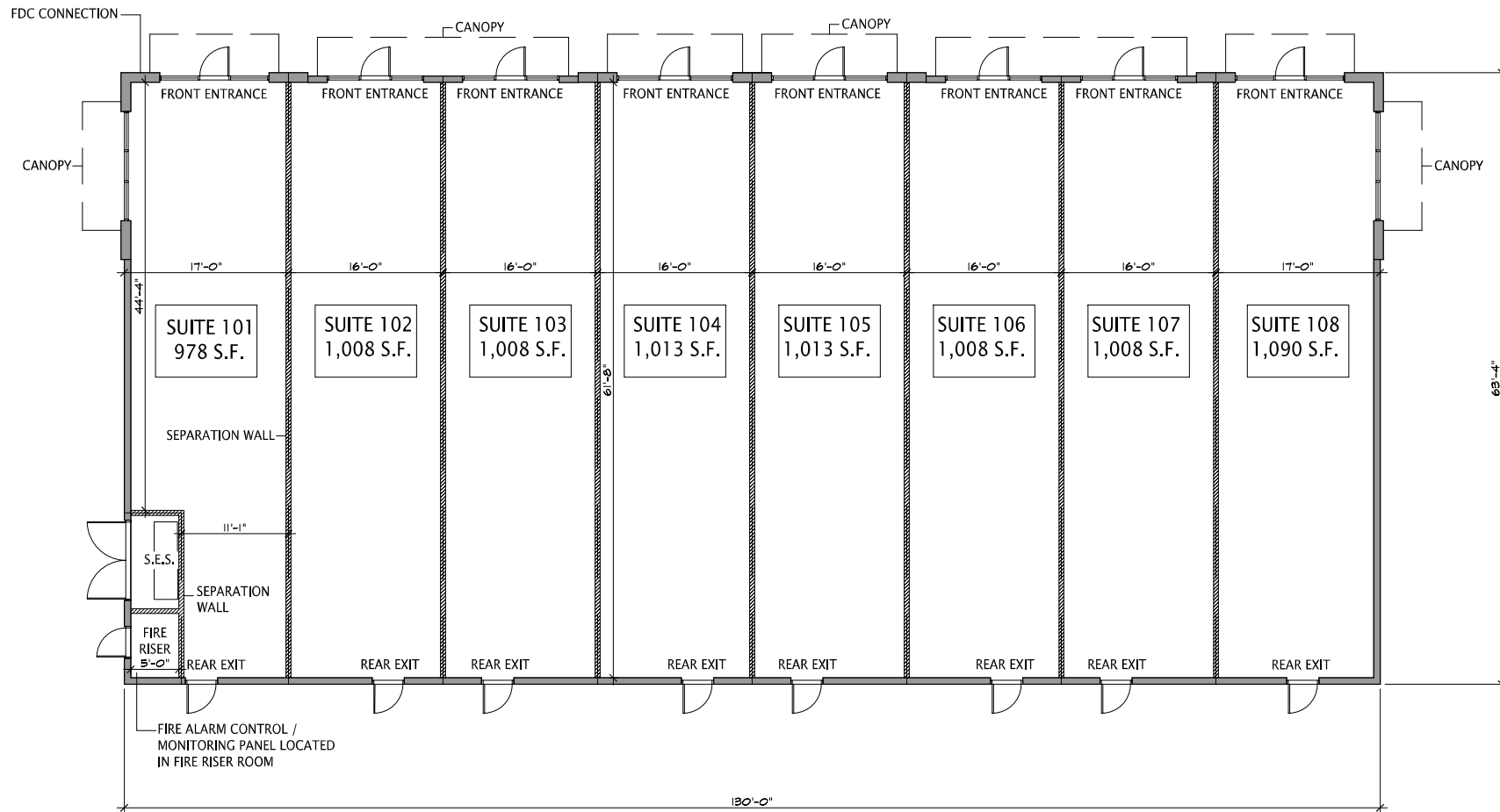
Victor Corporation

Project number: 20004

Date: January 11, 2024

EL-1

addressing plan



scales 3/16" = 1'-0"
 0 5' 10' 15'



8,126 s.f.
 conceptual floor plan

Kerpan
 planning and design

4777 S. Fulton Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-0192

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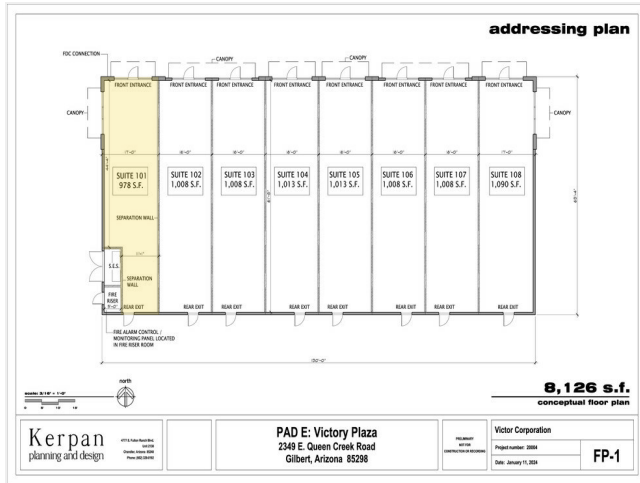
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FP-1

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



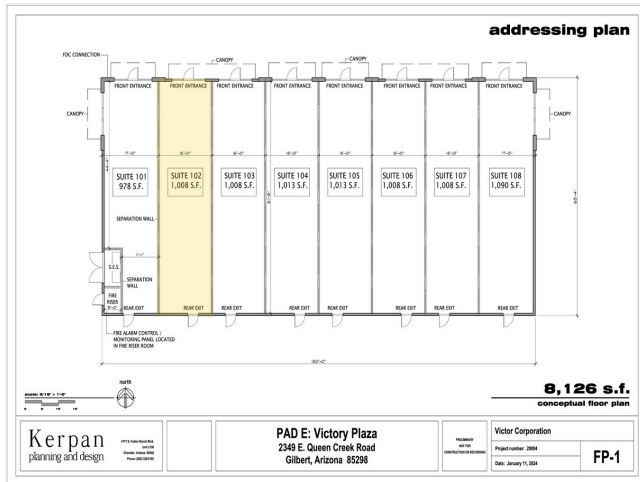
PAD E FLOOR PLAN

Suite E - 101 - End Cap Suite

Space Available	978 sf
Rental Rate	\$44.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/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

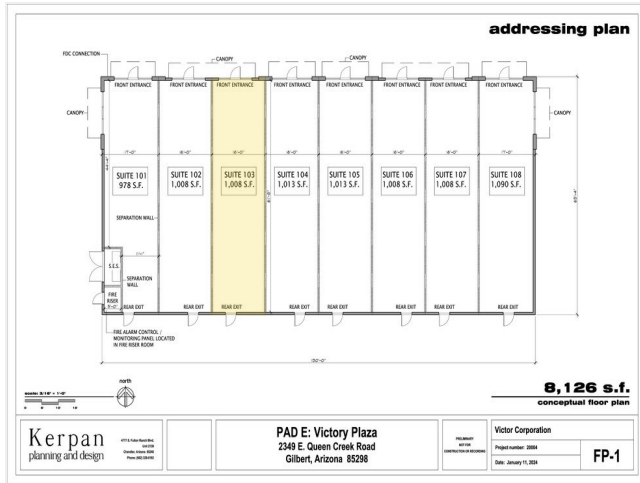
Suite E - 102 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 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

In-Line Suite
 200 Amp 3-Phase Power
 5-ton Heat Pump - High Efficiency
 Individually Metered Water, Power, Gas
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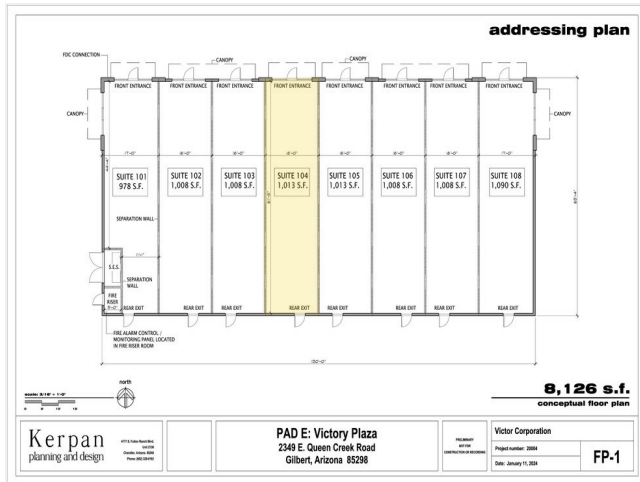


PAD E FLOOR PLAN

Suite - E - 103 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 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
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.



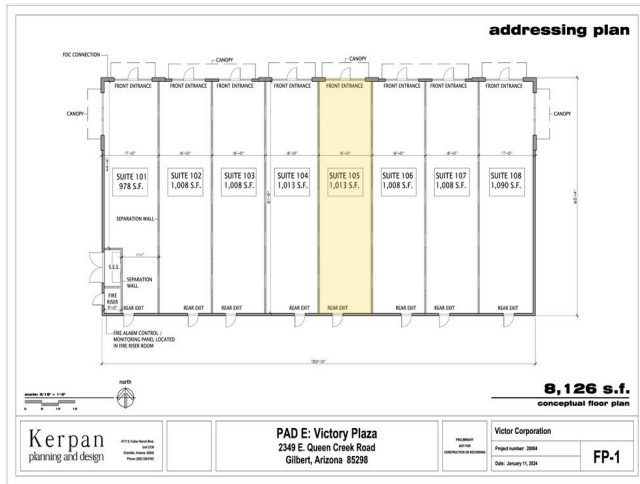
PAD E FLOOR PLAN

Suite - E - 104 - In-Line Suite

Space Available	1,013 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 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
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.

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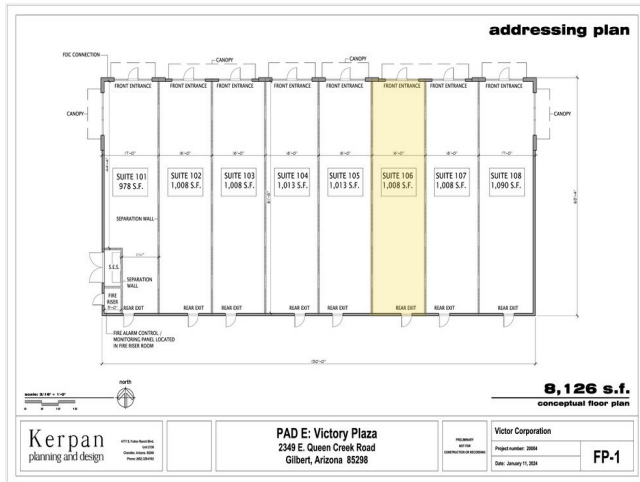
PAD E FLOOR PLAN

Suite - E - 105 - In-Line Suite

Space Available	1,013 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 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

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.



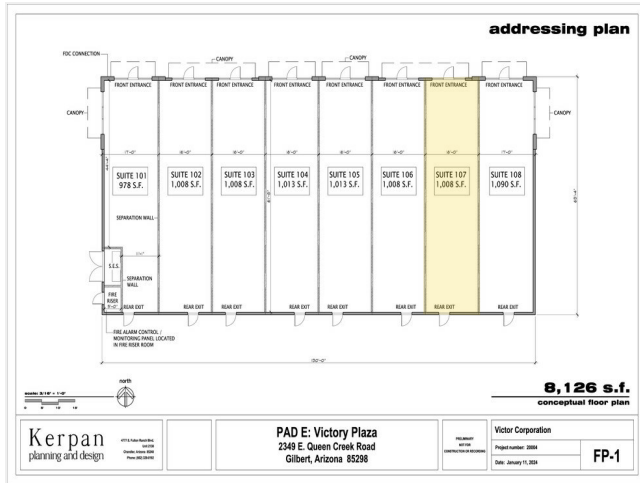
PAD E FLOOR PLAN

Suite - E - 106 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 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

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.

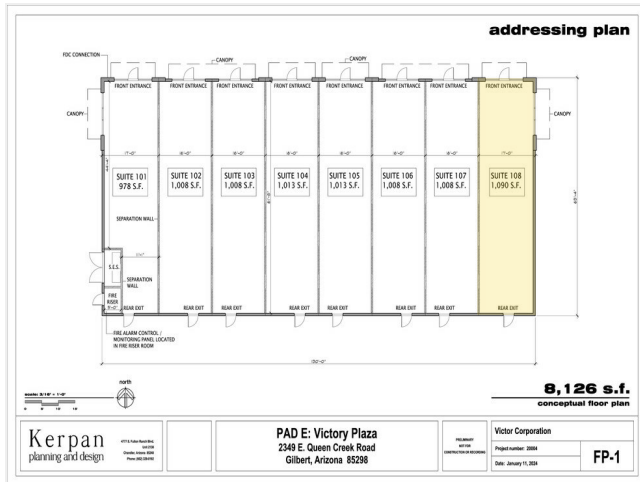


PAD E - FLOOR PLAN

Suite - E - 107 - In-Line Suite

Space Available	1,008 sf
Rental Rate	\$42.00/sf/yr
Date Available	August 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
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 - 108 - End Cap Suite

Space Available	1,090 sf
Rental Rate	\$44.00/sf/yr
Date Available	August 2025
Built Out As	Grey Shell
Space Use	Retail/QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/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

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

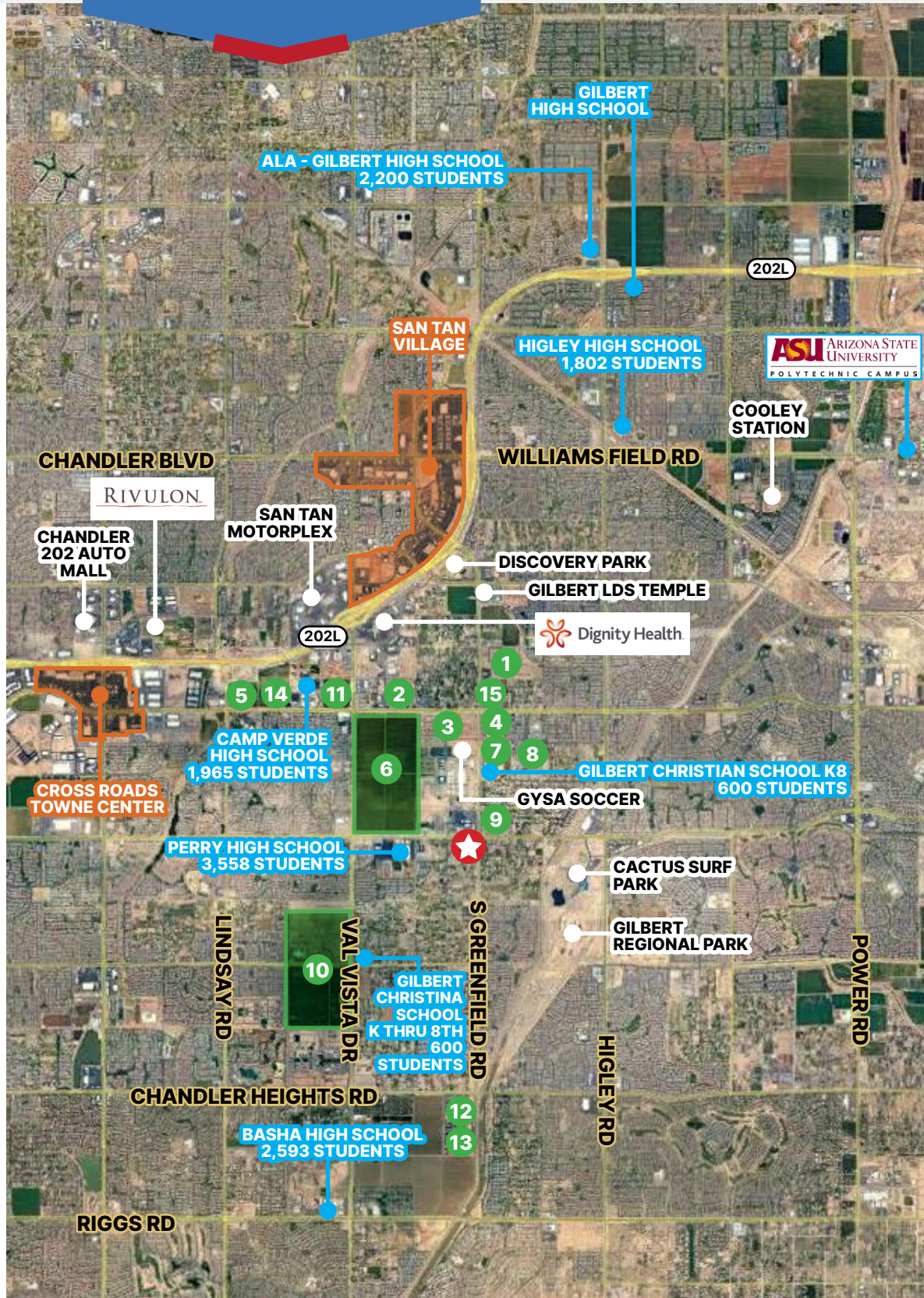
✉ mark@usapropertyinvestors.com
☎ 505.264.0403

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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Manager/Owner/Agent

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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

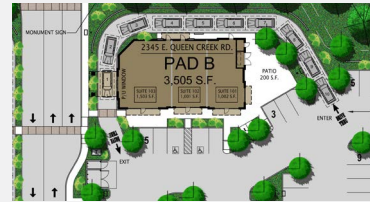


34
MEDIAN AGE



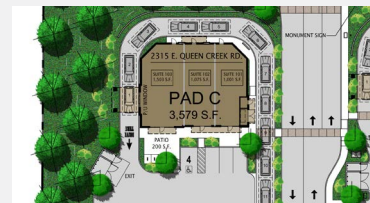
PAD A*

- 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
Total	39,748 CPD

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/>