

PAD - C - 2315 E. Queen Creek Rd Gilbert AZ 85298



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



PARADIGM DESIGN



USA PROPERTY INVESTORS
PROPERTY SOLUTIONS FOR ALL BUYERS AND SELLERS

Price: \$55.00 - \$65.00 /SF/YR

- 1) Build To Suite - 3579 SF Retail Building
- 2) 1506 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
mark@usapropertyinvestors.com
505-264-0403

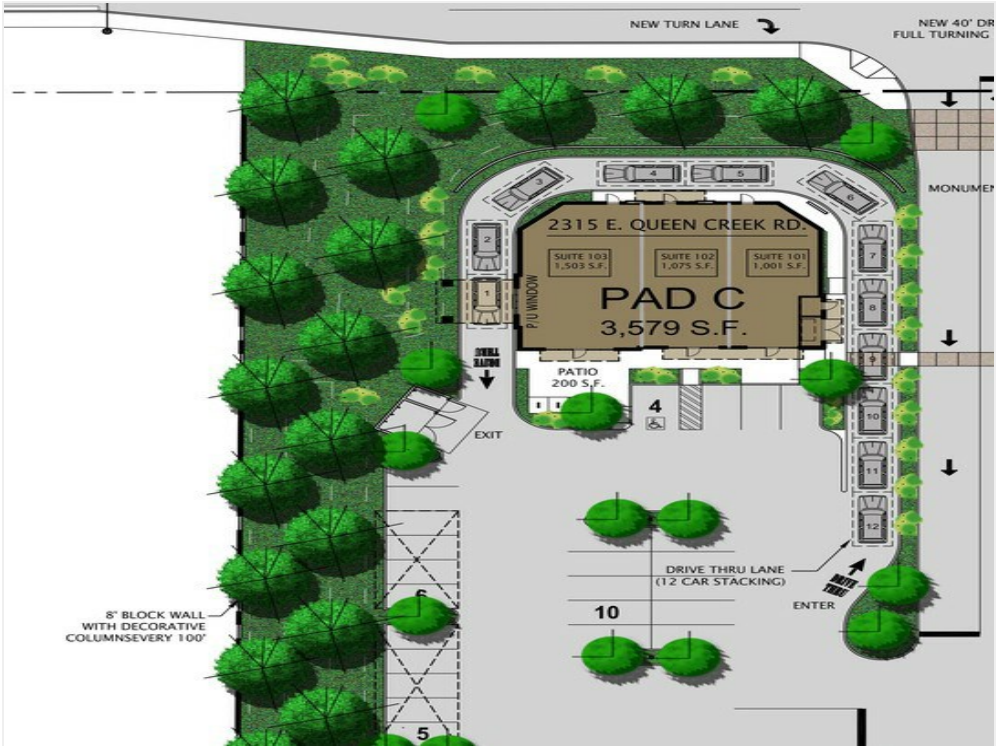
PAD - C - 2315 E. Queen Creek Rd - Gilbert

PAD C - 2315 E. Queen Creek Road, Gilbert, AZ 85298

Property Photos



Master Site Plan

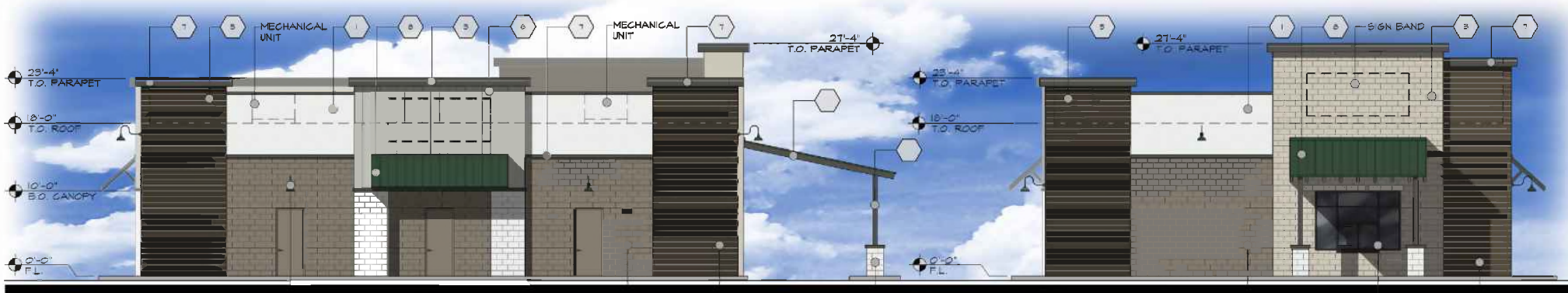


PAD C - SITE PLAN



south elevation

east elevation



north elevation

west elevation

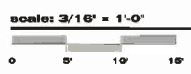
color and materials

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-220	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 NAVE 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 PEPPER' HC-12	6	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 12" METAL WALL 12" PANEL COLOR: ASH GRAY / RUN VERTICALLY	9	ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE W/ CLEAR GLASS FINISH 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.

APPROVED
 Administrative Design Review
 Case # PDR-2023-0008
 Date 5-17-2023



conceptual elevations

Kerpan
 planning and design

4777 S. Falcon Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-4192

PAD C: Victory Plaza
 2315 E. Queen Creek Road
 Gilbert, Arizona 85298

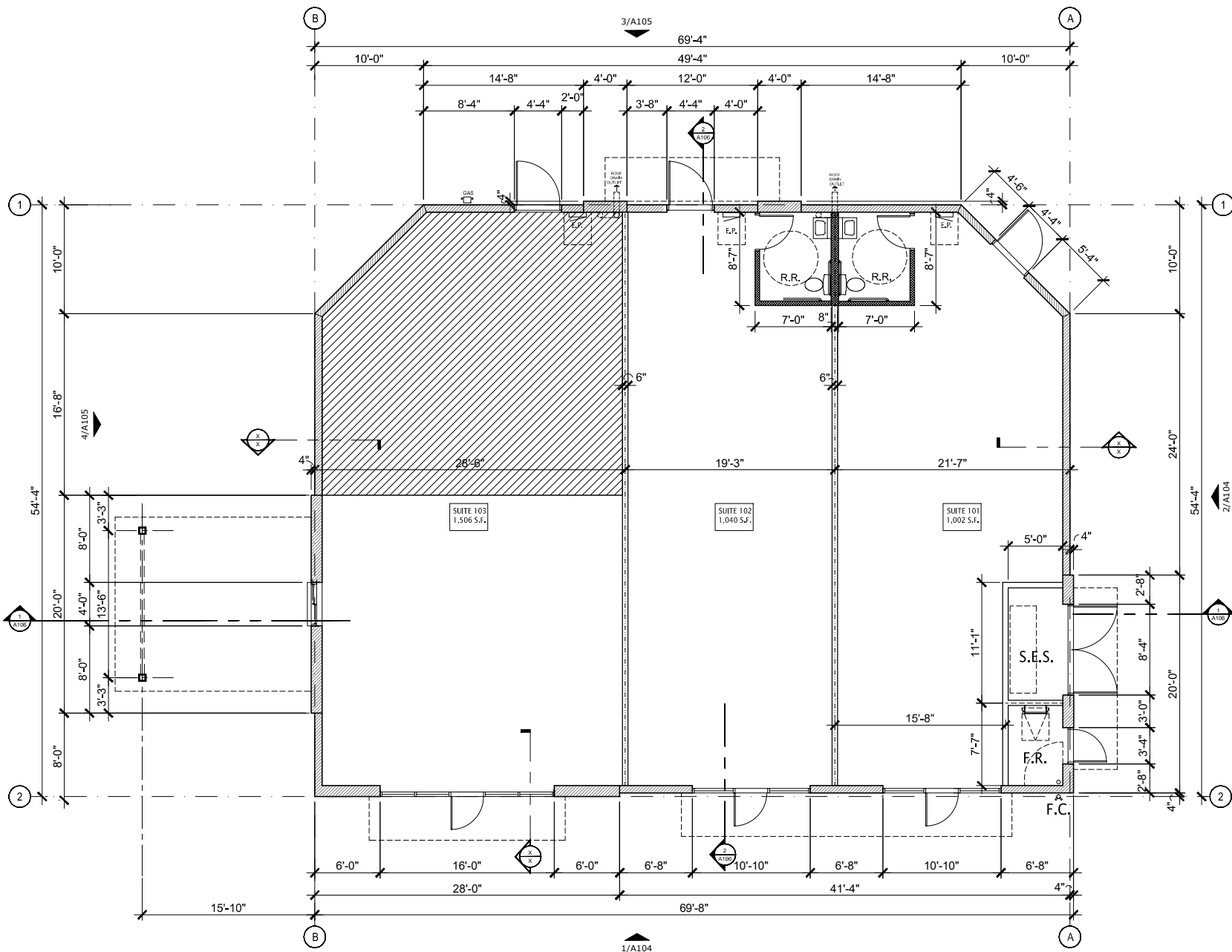
PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Victor Corporation

Project number: 20004

Date: April 11, 2023

EL-1



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES

GENERAL NOTES

- FOR ALL AIR CONDITIONING, EXHAUST & SUPPLY FANS, HVAC & REFRIGERATION EQUIPMENT CURBS, GENERAL CONTRACTOR SHALL PROVIDE & INSTALL SUITABLE BLOCKING IN WALLS & CEILINGS TO SUPPORT FIXTURES, EQUIPMENT & CANOPIES.
- ALL INTERIOR WALLS: GYPSUM BOARD TO BE TAPED AND SANDED TO RECEIVED TENANT'S PAINT.

WALL LEGEND

- CONCRETE WALL
- INTERIOR WALL: DEMISING WALL - 1/2" MIN. FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE. 4" x 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES. SEE DETAILS 2.8 & 2.9/AG02
- INTERIOR WALL: 1/2" MIN. FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE. 4" x 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON RESTROOM SIDE AND 5/8" GYP. BD. ON OPPOSITE SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AG02
- INTERIOR WALL-RESTROOM: 3/8" MIN. FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE. 4" x 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON RESTROOM SIDE AND 5/8" GYP. BD. ON OPPOSITE SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AG02
- INTERIOR WALL-RESTROOM: 3/8" MIN. FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE. 4" x 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON RESTROOM SIDE AND 5/8" GYP. BD. ON OPPOSITE SIDE. SOUND BATT INSULATION. SEE DETAIL 12/AG02

NEW BUILDING
VICTORY PLAZA - PAD 'C'
 2315 EAST QUEEN CREEK ROAD
 GILBERT, ARIZONA 85298

NOT FOR CONSTRUCTION OR REVISIONS

NO. 23005-40
 Drawn: [Signature]
 Checked: [Signature]
 Date: 06/05/2000
 Revised:

REVIEW SET

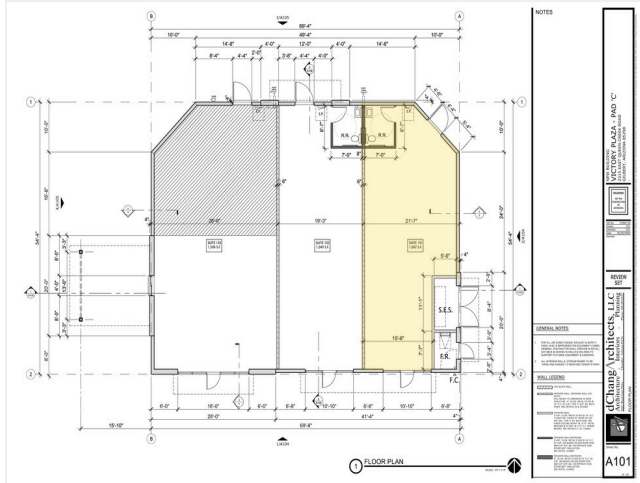
dChang Architects, LLC
 Architecture Interiors Planning
 800 West Glendale Avenue, Suite 200
 Glendale, AZ 85140
 Phone: 602.942.2222
 Fax: 602.942.2222

FLOOR PLAN

Sheet No. **A101**

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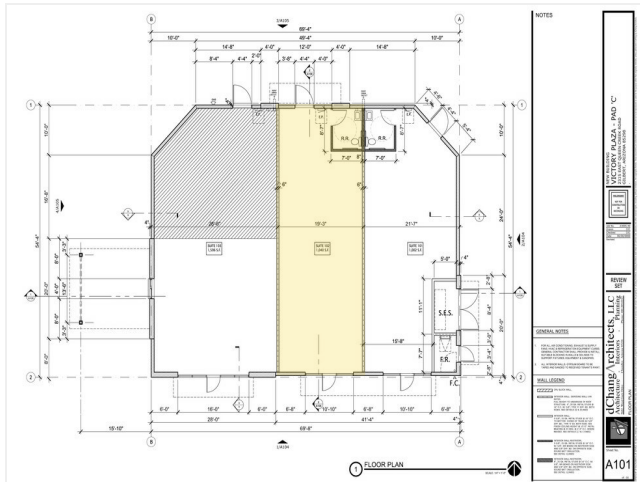
PAD C - FLOOR PLAN

Suite C - 101 - End Cap

Space Available	1,002 sf
Rental Rate	\$55.00/sf/yr
Date Available	May 2025
Built Out As	White Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Queen Creek 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 C - FLOOR PLAN

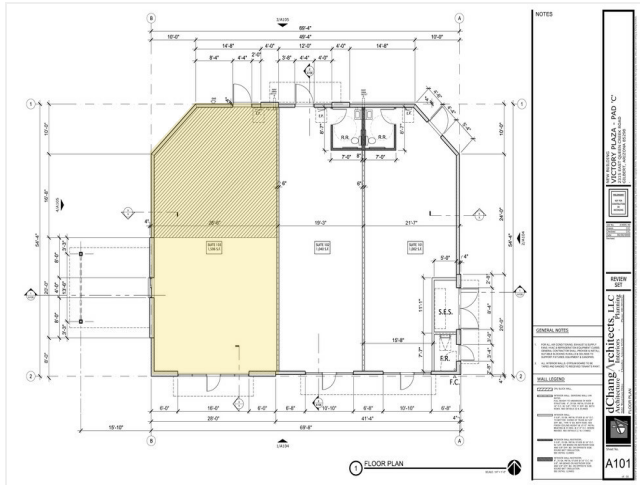
Suite C - 102 - In-line Suite

Space Available	1,040 sf
Rental Rate	\$55.00/sf/yr
Date Available	May 2025
Built Out As	White Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 7.50/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 C - FLOOR PLAN

Suite C - 103 - End Cap - Drive-Thru

Space Available	1,506 sf
Rental Rate	\$65.00/sf/yr
Date Available	May 2025
Built Out As	Grey Shell
Space Use	QSR
Lease Type	NNN
Estimated Cams	\$ 7.50/sf/yr
Initial Lease Term	10 years

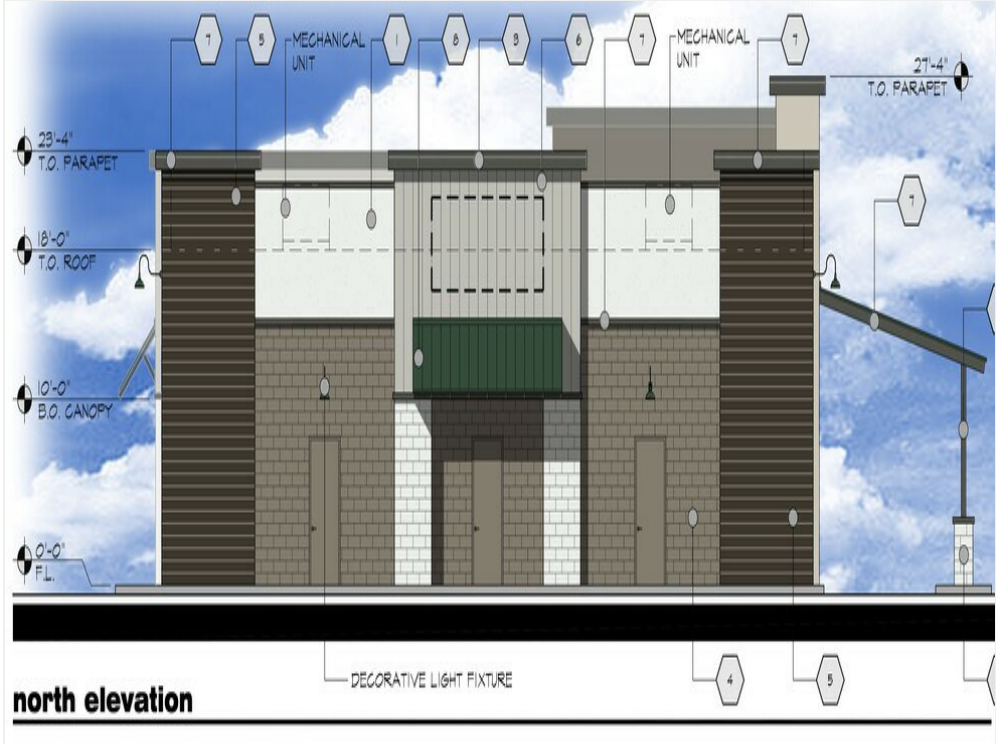
Space Details

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 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.

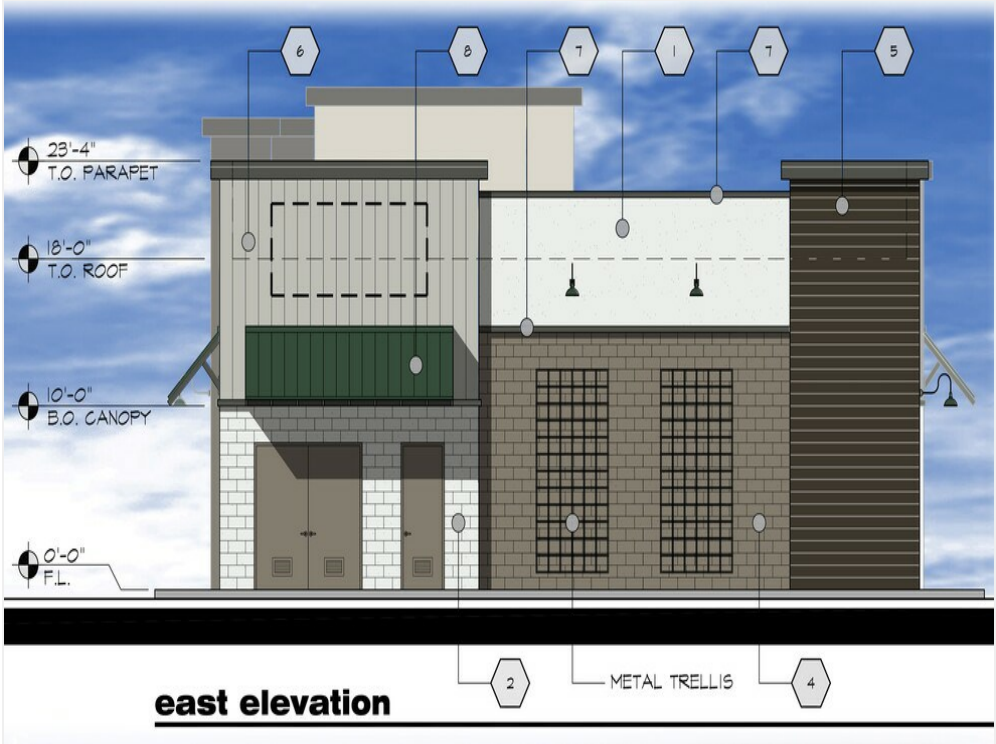
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Property Photos



PAD C North Elevation



PAD C East Elevation

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Property Photos



PAD C South Elevation



PAD C 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

S GREENFIELD ROAD

S GREENFIELD ROAD

SUBJECT PROPERTY



FOR MORE INFORMATION:

MARK JONES
Manager/Owner/Agent

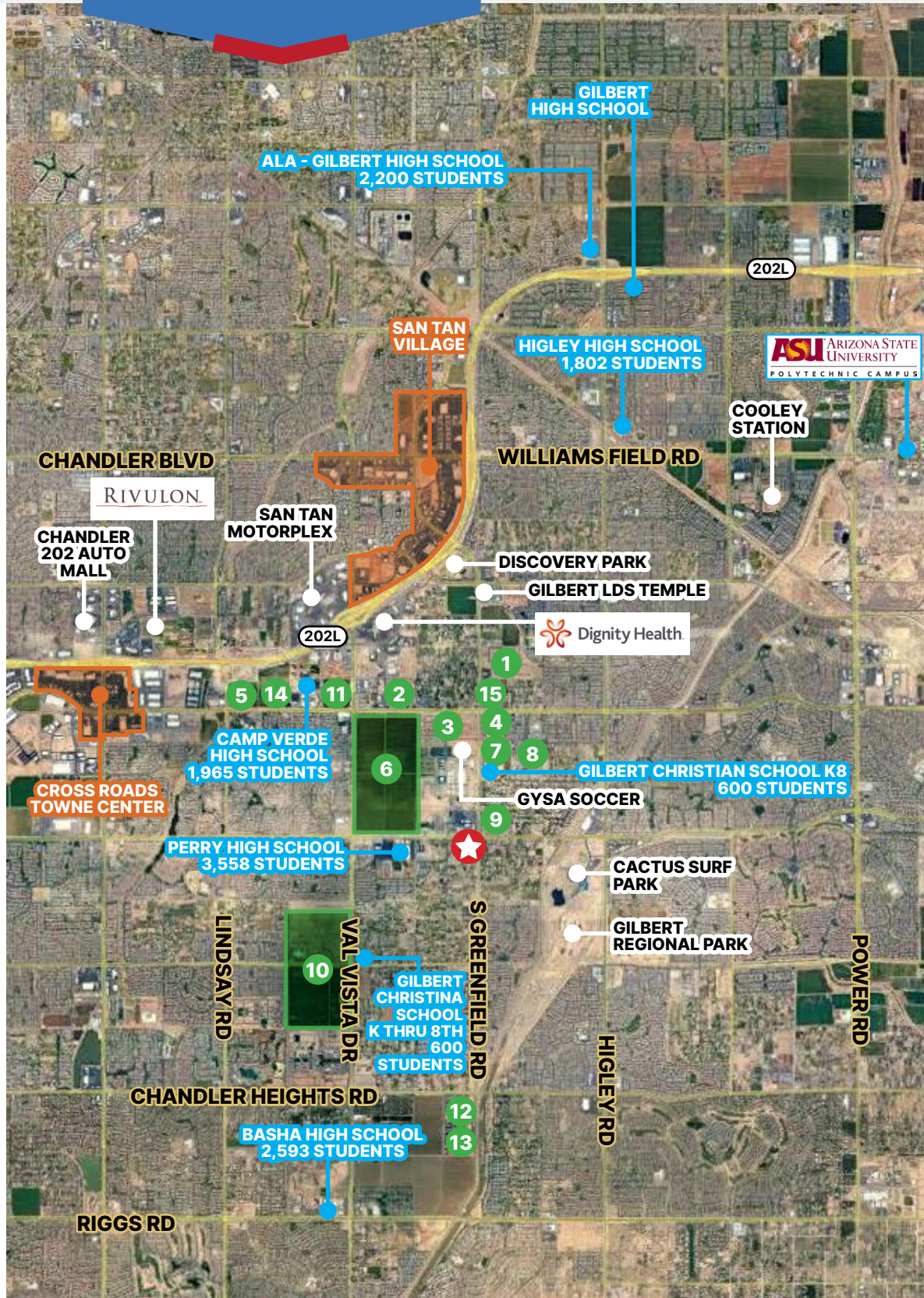
✉ mark@usapropertyinvestors.com
☎ 505.264.0403

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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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/>