

Pad A - 2375 E. Queen Creek Rd Gilbert AZ 85298



EXHIBIT 9 - PAD A

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$ Call for Pricing

- 1) Build to Suit - 5000 sf Restaurant with patio
- 2) Signalized Hard Corner - 40,020 CPD
- 3) Avg. Household Income (1M) - \$ 198,394
- 4) Median Age (1M)- 37.1
- 5) Estimated Population (3M) - 100,901
- 6) Average Home Value (1M) - \$985,155
- 6) Abundant Parking
- 7) Underserved Market
- 8) CS (3M) - Restaurants - \$ 216,537,705
- 9) Near - Gilbert Regional Park & Cactus Surf Park
- 10) 0.5 miles South of Regional Soccer Fields
- 11) 5 ea schools within 1.5 miles

FOR MORE INFORMATION CONTACT:
MARK JONES - OWNER/AGENT
The Real Estate Office of Rick Brandt
MARK@USAPROPERTYINVESTORS.COM
505-264-0403

Pad A - 2375 E. Queen Creek Rd. Gilbert AZ

PAD - A - 2375 E Queen Creek RD, Gilbert, AZ 85298

Property Photos



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



PAD A - SITE PLAN

Pad A - 2375 E. Queen Creek Rd. Gilbert AZ

PAD - A - 2375 E Queen Creek RD, Gilbert, AZ 85298



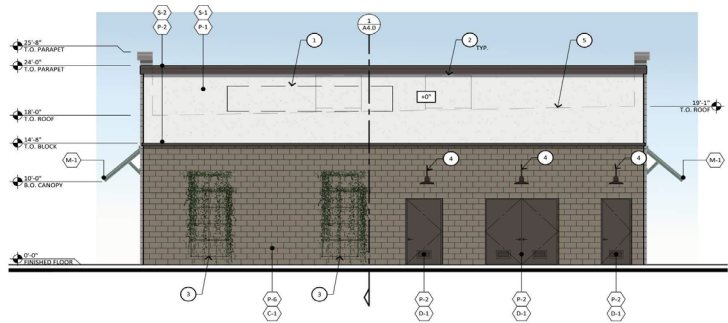
1 PAD A SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PAD A NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PAD A EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 PAD A WEST ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. SIGNAGE UNDER SEPARATE PERMIT
2. ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED
3. INTERNAL ROOF DRAIN
4. ROOF ACCESS LADDER LOCATED INSIDE FIRE RISER ROOM

KEYNOTES

1. SIGNAGE UNDER SEPARATE PERMIT
2. ROOFTOP MECHANICAL EQUIPMENT
3. METAL TRELLIS
4. LIGHT FIXTURE
5. ROOF LINE AT 1/4" PER 1' FOOT SLOPE

EXTERIOR FINISH SCHEDULE

- | | |
|------|--|
| C-1 | 8"X16"X18" CMU SMOOTH BLOCK |
| C-2 | 12"X16"X18" CMU SMOOTH BLOCK |
| D-1 | MAIN DOOR |
| E-1 | EPS - SAND FINISH |
| E-2 | SMOOTH STUCCO |
| F-1 | 12" X 24" PRISMED HARDIE ARTISAN SIDING & TRIM WITH V-GROOVE FLAT WALL PROFILE (STANDARD, LONG HORIZONTAL) |
| F-2 | 12" X 24" PRISMED HARDIE ARTISAN SIDING & TRIM WITH V-GROOVE FLAT WALL PROFILE (RUNS VERTICALLY) |
| F-3 | ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SQUARE BUTTLED CLEAR - CLEAR GLASS LOW E |
| F-4 | COLOR: DARK BRONZE |
| F-5 | MANUF: KAWNEER |
| F-6 | PAIN: "DECATATORS WHITE" CC-20 |
| F-7 | COLOR: BENJAMIN MOORE |
| F-8 | PAIN: "WINDHAMMER WHITE" 2154-20 |
| F-9 | COLOR: BENJAMIN MOORE |
| F-10 | PAIN: "FEDERAL CHARCOAL" HC-595 |
| F-11 | COLOR: BENJAMIN MOORE |
| F-12 | PAIN: "STONINGTON GRAY" HC-570 |
| F-13 | COLOR: BENJAMIN MOORE |
| F-14 | PAIN: "REVERE PEWTER" HC-172 |
| F-15 | COLOR: BENJAMIN MOORE |
| F-16 | PAIN: "SPARROW" AF-720 |
| F-17 | COLOR: BENJAMIN MOORE |
| F-18 | PAIN: "VENGE" AF-180 |
| F-19 | COLOR: BENJAMIN MOORE |
| F-20 | PAIN: "FOSSE" AF-55 |
| F-21 | COLOR: BENJAMIN MOORE |
| F-22 | PAIN: "NORTH CREEK BROWN" 1005 |
| F-23 | COLOR: BENJAMIN MOORE |
| M-1 | STANDARD SEAM METAL ROOFING PANELS |
| M-2 | COLOR: CLASSIC GREEN |
| M-3 | MANUF: WESTERN STATES METAL ROOFING |
| M-4 | STEEL FRAME / BREAK METAL |



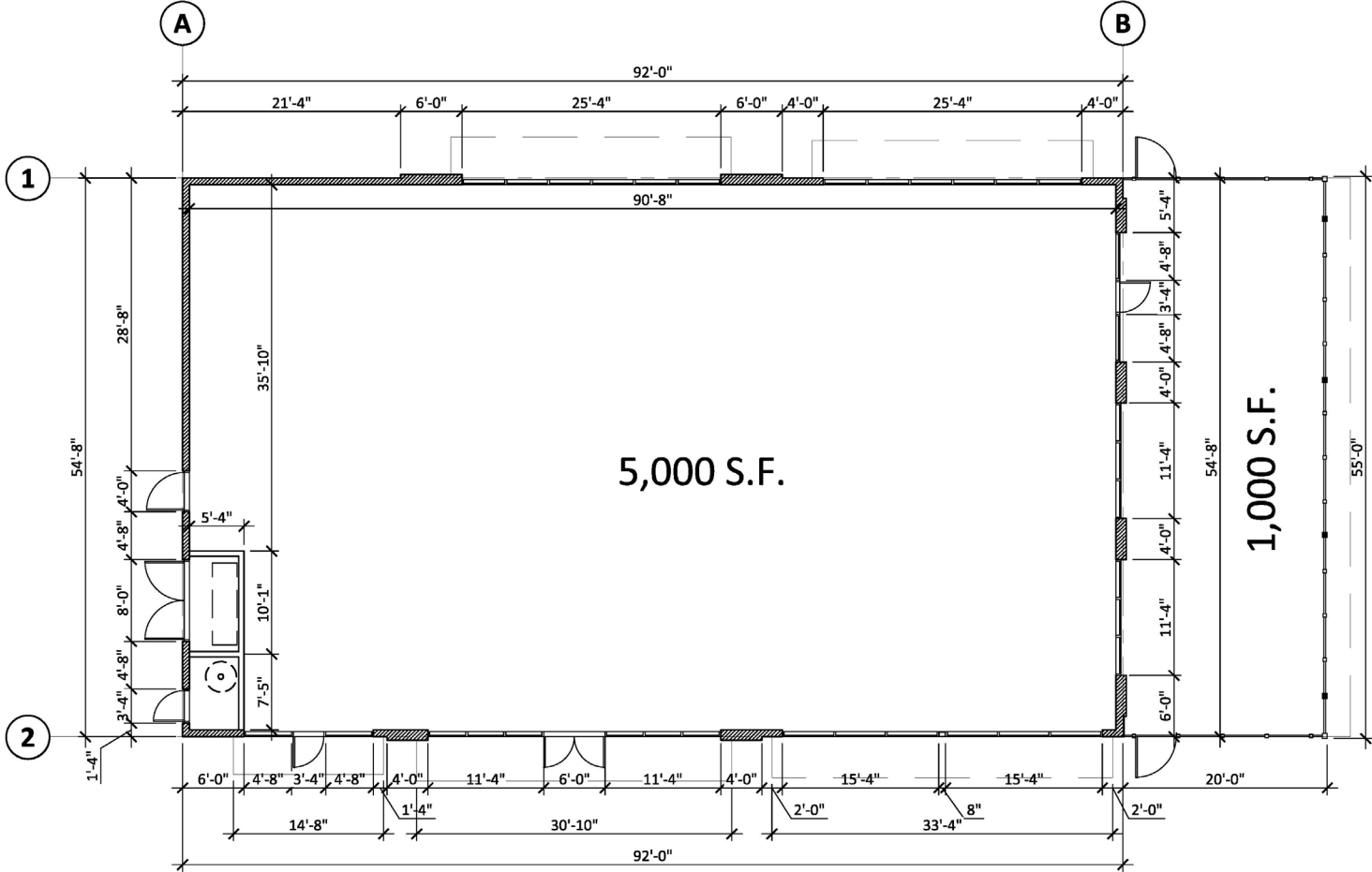
VICTORY PLAZA
2345 E. QUEEN CREEK RD
GILBERT, ARIZONA 85298
DATE: 10/13/2025 (PRELIMINARY)

COLOR ELEVATIONS
PAD A
RKAA# 25139.00

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1 PAD A FLOOR PLAN

SCALE: 3/32" = 1'-0"



VICTORY PLAZA
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GILBERT, AZ 85298
DESIGN DEVELOPMENT

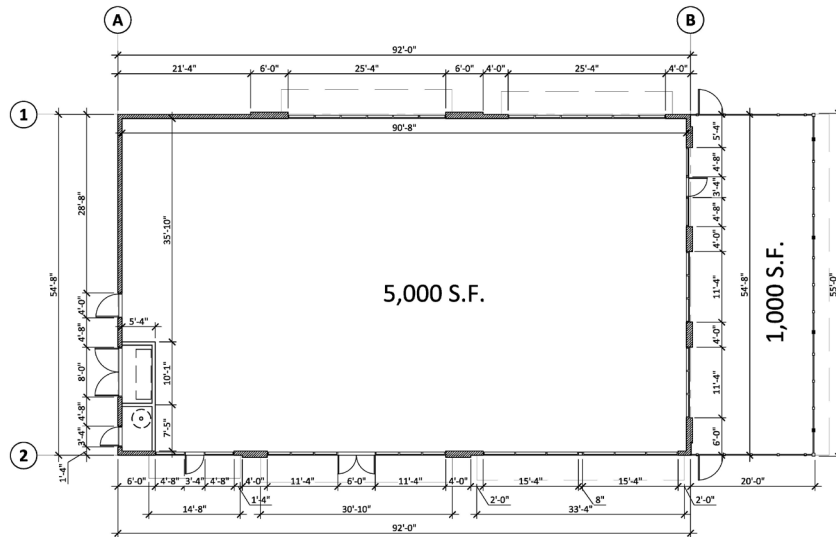
A1.0
FLOOR PLAN - PAD A
DATE: 10/15/2025 (PRELIMINARY)
project #: 25139.01



RCAA
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1 PAD A FLOOR PLAN
SCALE: 1/8" = 1'-0"



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DESIGN DEVELOPMENT

A1.0
FLOOR PLAN - PAD A
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Pad - A - 5000 SF Bldg with 1000 SF Covered Patio

Space Available:	5,000 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
- 5000 SF Building with 1000 SF Covered Patio
- 1200 Amp 3-Phase Power - 120/208
- 5 Each - 5-ton Heat Pumps - High Efficiency
- 1.5" Water Line, 2" Gas Line
- 1500 Gallon Grease Interceptor
- Natural Gas Piped to Kitchen area
- Great Kitchen Access
- Exterior bulk Nitrogen & Oil storage area
- High Ceilings - up to 14' - Exposed Beams
- Glass Garage doors at Patio
- LED Lighting

VICTORY PLAZA

AERIAL

**Gilbert Police Station &
Municipal Complex**

 26,430 CPD

S GREENFIELD ROAD

E QUEEN CREEK RD

SUBJECT PROPERTY



S GREENFIELD ROAD

**Greenfield Ranch
63 Units**

 16,590 CPD

E QUEEN CREEK RD

FOR MORE INFORMATION:

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Manager/Owner/Agent

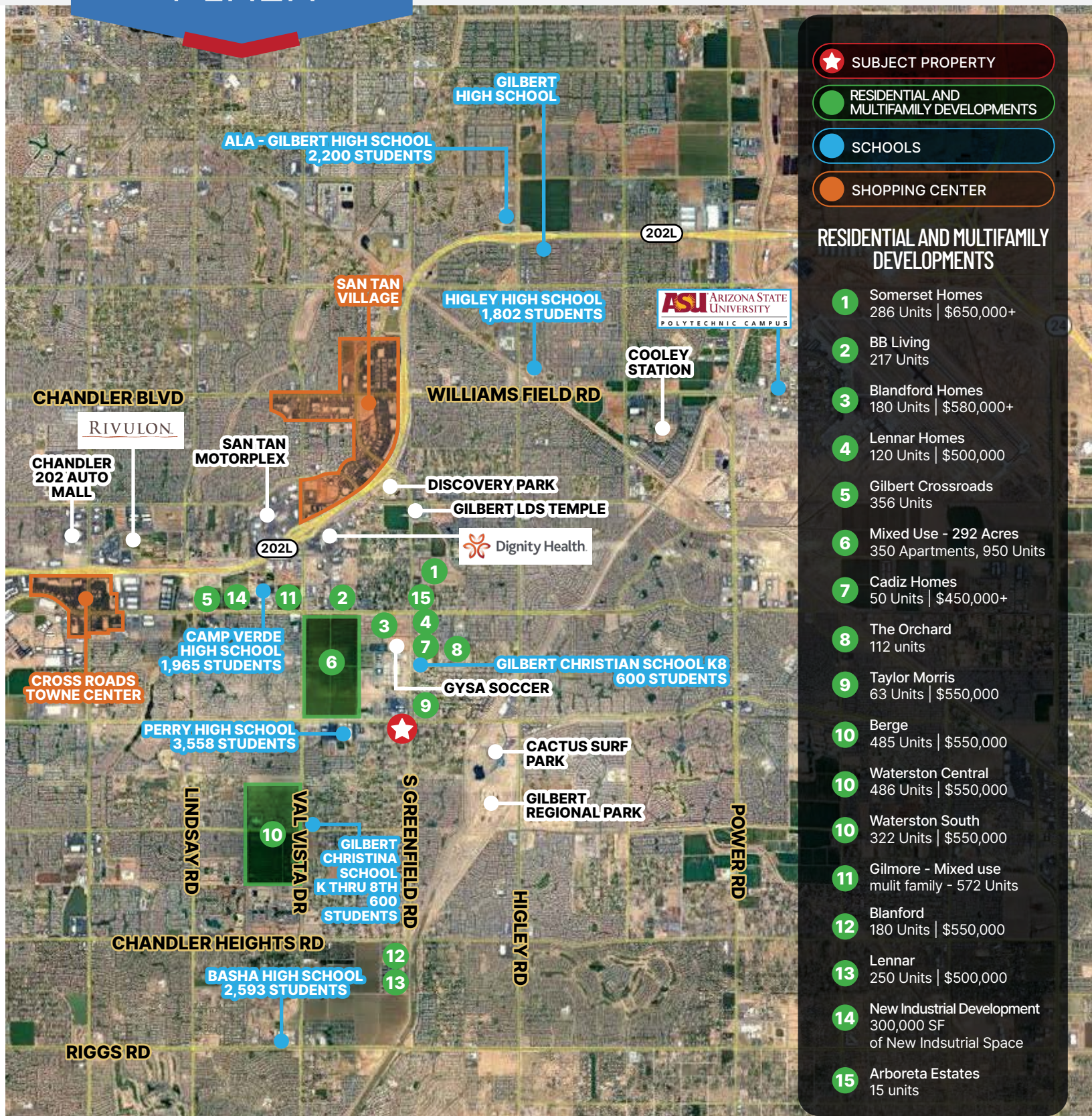
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VICTORY PLAZA

AERIAL



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