

Victory Plaza | Retail Space Available



GREENFIELD RD & QUEEN CREEK RD

Gilbert, AZ



property highlights

AVAILABLE: Pads and Shops

ZONING: CC

PRICING: Call for Pricing

property highlights

- New Construction: restaurant, drive-thru, and shop space available
- Signalized Intersection
- ±2,400 new homes planned and under construction in immediate trade area
- ±258,788 people within 5 miles
- Average household income ±\$198,394
- The median age is in the low-to-mid 30s, typically a strong consumer demographic for dining, entertainment, and convenience services.
- The area is part of a broader Gilbert/Queen Creek growth corridor experiencing strong residential construction and suburban expansion.

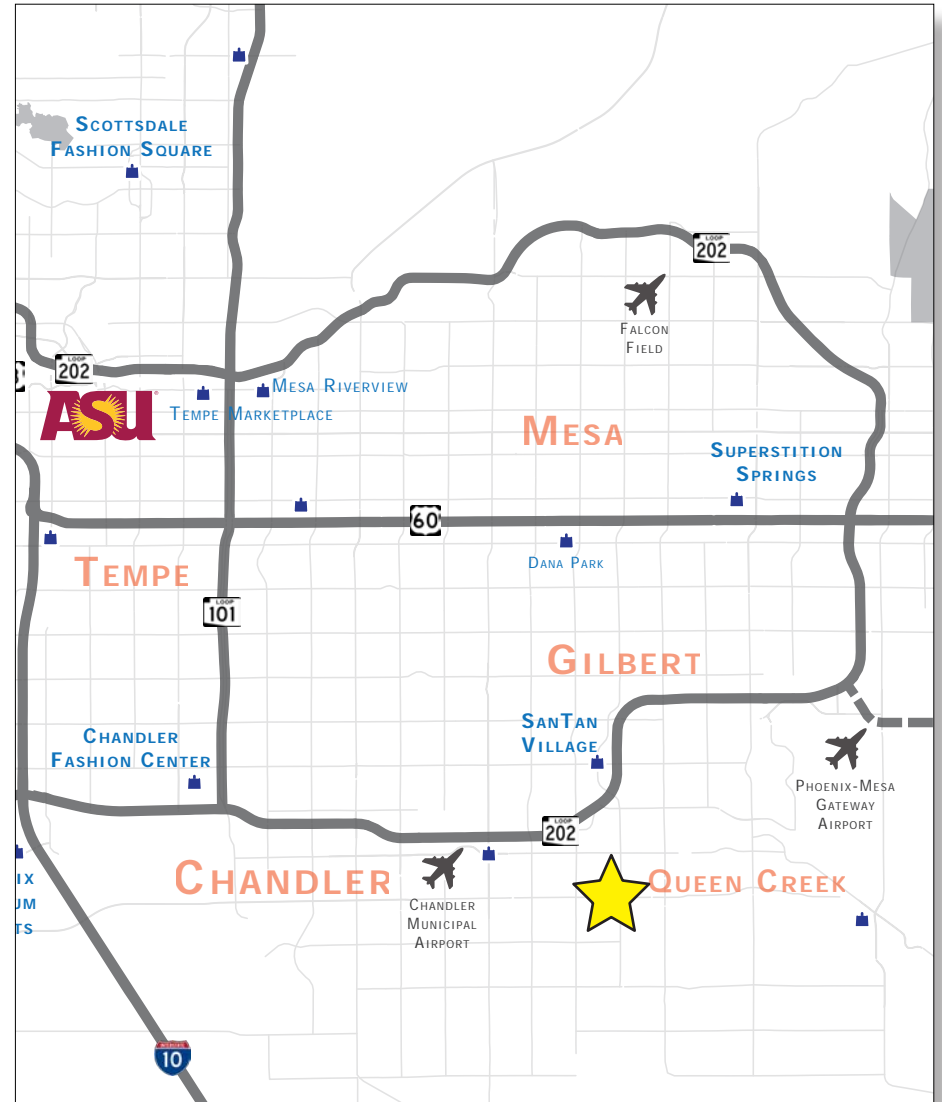
nearby tenants



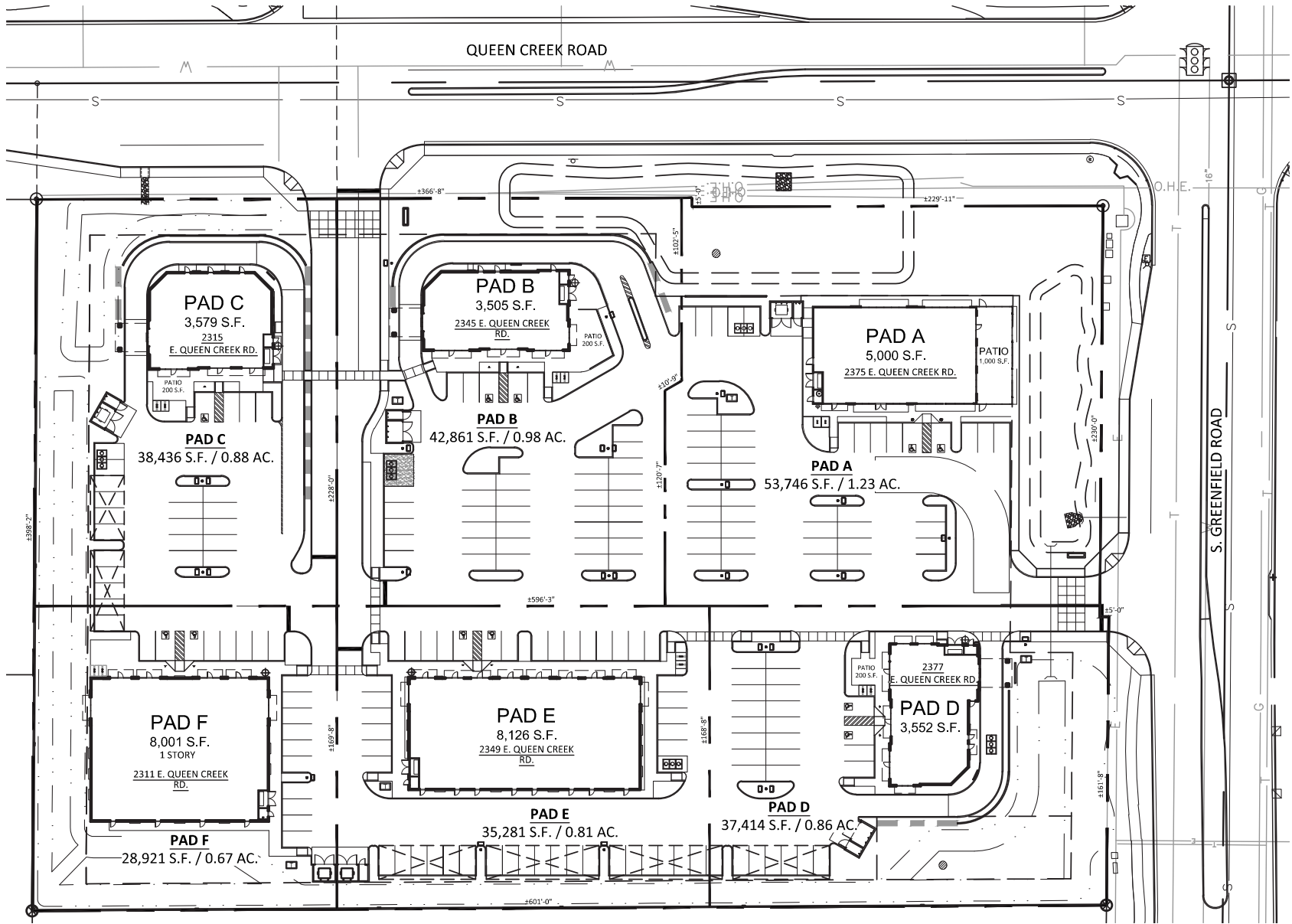
traffic count ADOT 2025

Greenfield Rd
N ±16,590 VPD (NB & SB)

Queen Creek Ave
E ±26,430 VPD (EB & WB)



site plan

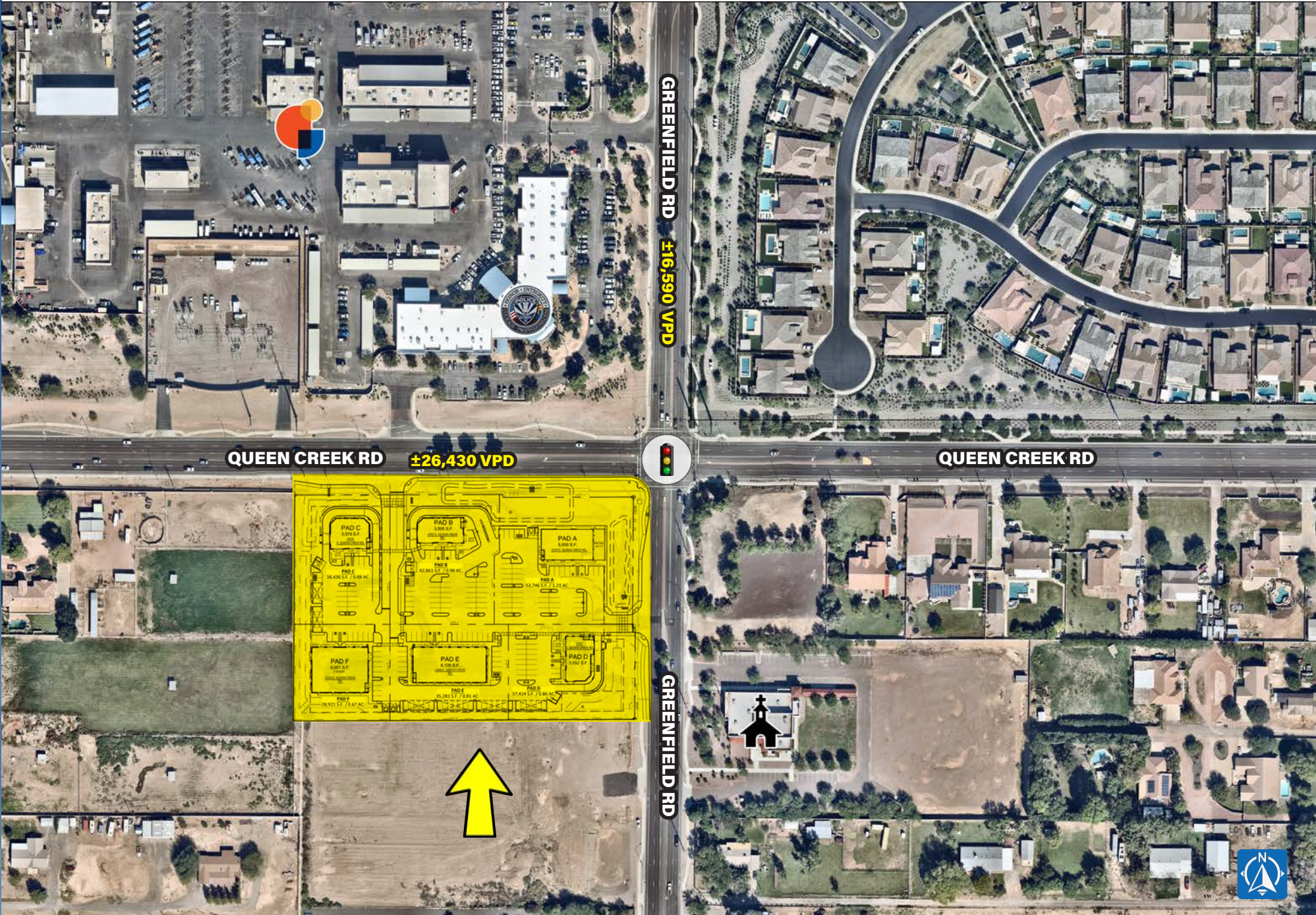


1 PRELIMINARY SITE PLAN
SCALE: 1" = 60'-0"





zoom aerial



QUEEN CREEK RD ±26,430 VPD

GREENFIELD RD ±16,590 VPD

QUEEN CREEK RD

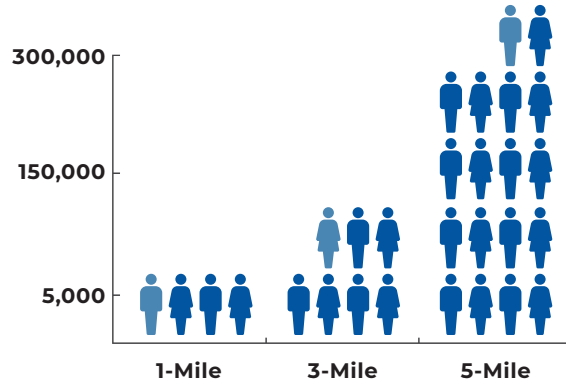
GREENFIELD RD





demographics overview

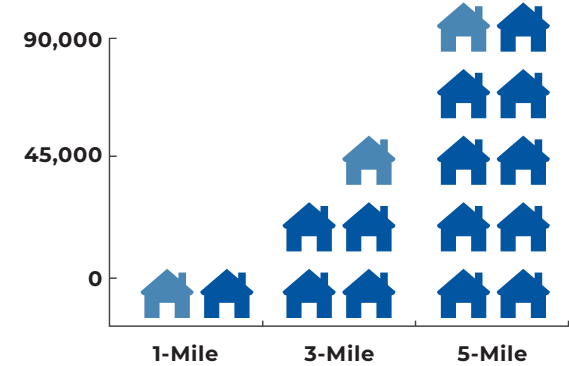
ESRI 2025



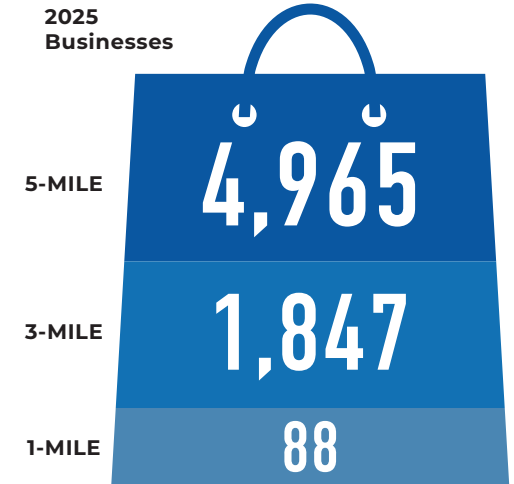
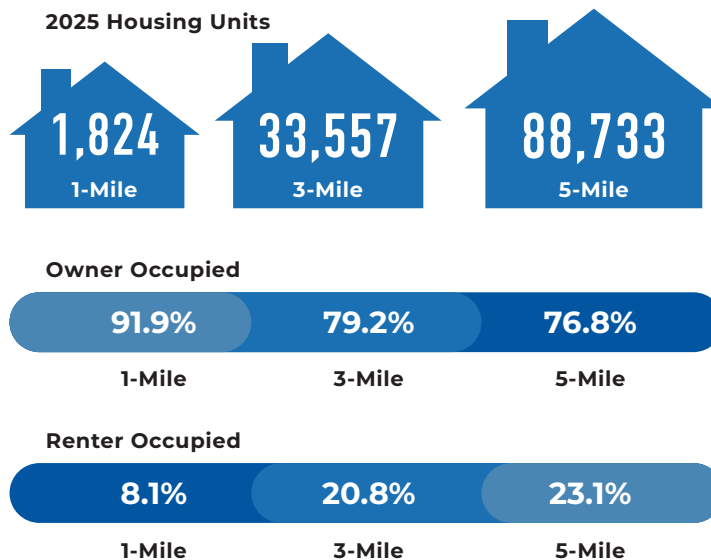
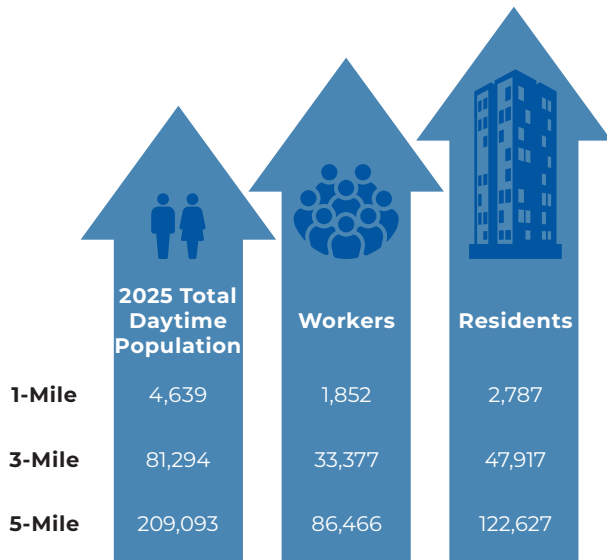
	1-Mile	3-Mile	5-Mile
2025 Total Population	5,981	100,756	258,788
2030 Total Population	6,460	104,516	270,472



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$164,867	\$198,394	\$56,649
3-Mile	\$157,242	\$190,264	\$60,594
5-Mile	\$147,079	\$179,500	\$58,585



	1-Mile	3-Mile	5-Mile
2025 Households	1,711	32,000	84,424
2030 Households	1,864	33,415	88,943





EXCLUSIVELY LISTED BY

LANCE UMBLE
(602) 734.7206
lumble@pcaemail.com

DILLON YOUNG
(602) 288.3474
dyoung@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.