

PAD F - 2311 E. Queen Creek Rd. Gilbert AZ 85298



PARADIGM DESIGN

EXHIBIT 9 - PAD E

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: Call for Pricing

- 1) Build To Suite - 8001 SF Retail Building
- 2) Four - 2000 +/- SF Retail Suites
- 3) Signalized Hard Corner - 40,020 CPD
- 4) Avg. Household Income (3-Mile) - \$ 198,394
- 5) Median Age (1-Mile) - 37.1
- 6) Estimated Population (3-Mile) - 100,901
- 7) Average Home Value (1-Mile) - \$985,155
- 8) CS - Personal Care (3-Mile) - \$ 54,610,058
CS - Health Care (3-Mile) - \$379,182,937
- 9) Underserved Market
- 10) Near-Gilbert Regional Park & Cactus Surf Park
- 11) 0.5 miles South of Regional Soccer Fields
- 12) 5 ea - Schools within 1.5 miles
- 13) Large Landscape area next to Building
- 14) Abundant Parking

Mark Jones

Manager/Owner/Agent

The Real Estate Office of Rick Brandt

mark@victorcorpnm.com

505-264-0403

PAD F - 2311 E. Queen Creek Rd. Gilbert AZ

PAD-F - 2311 E. Queen Creek Rd, Gilbert, AZ 85298

Property Photos



MASTER SITE PLAN

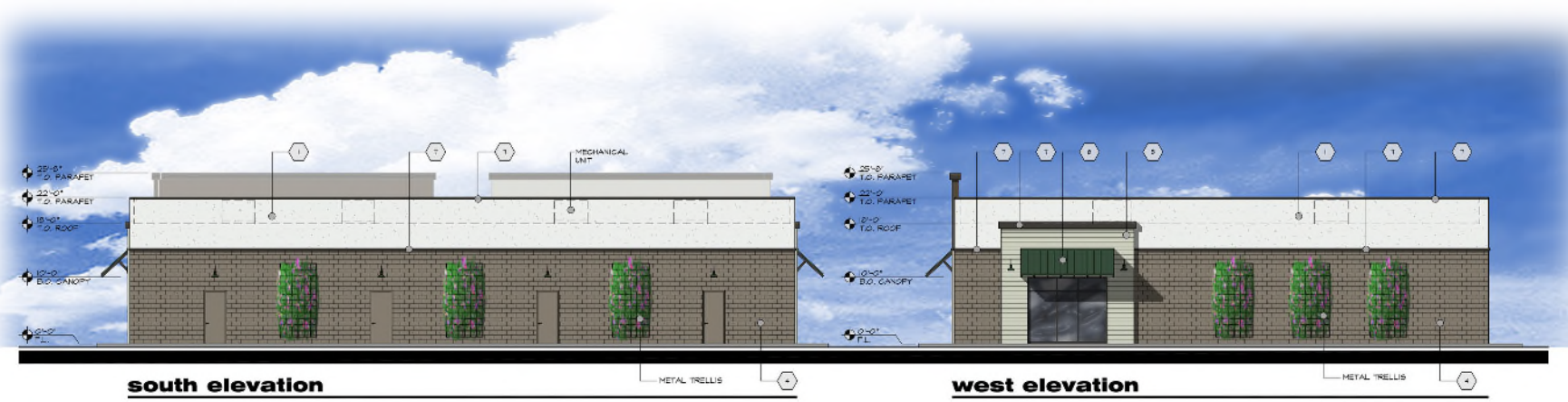


PAD F - SITE PLAN



north elevation

east elevation



south elevation

west elevation

color and materials

1 EPS - SAND FINISH COLOR: BISHAMIN MOORE "DECORATORS WHITE" CC-20	4 GCM BLOCK - SMOOTH 8"X8"X8" PAINTED COLOR BISHAMIN MOORE "SPARKRAY" AF-120	7 METAL CAP - WESTERN STATES METAL ROOFING COLOR - DARK BRONZE
2 GCM BLOCK - SMOOTH 8"X8"X8" PAINTED COLOR BISHAMIN MOORE "REVERE PEPPER" HC-112	5 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN HAVES METAL WALL PANEL COLOR: SANDSTONE / RUN HORIZONTALLY	8 METAL ROOFING - WESTERN STATES METAL ROOFING STANDING SEAM METAL ROOFING PANELS COLOR: CLASSIC GREEN
3 METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 12" METAL WALL 12" PANEL COLOR: MEDIUM BRONZE / RUN VERTICALLY	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 14 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 F: Victory Plaza
2311 E. Queen Creek Road
Gilbert, Arizona 85298

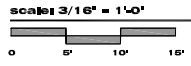
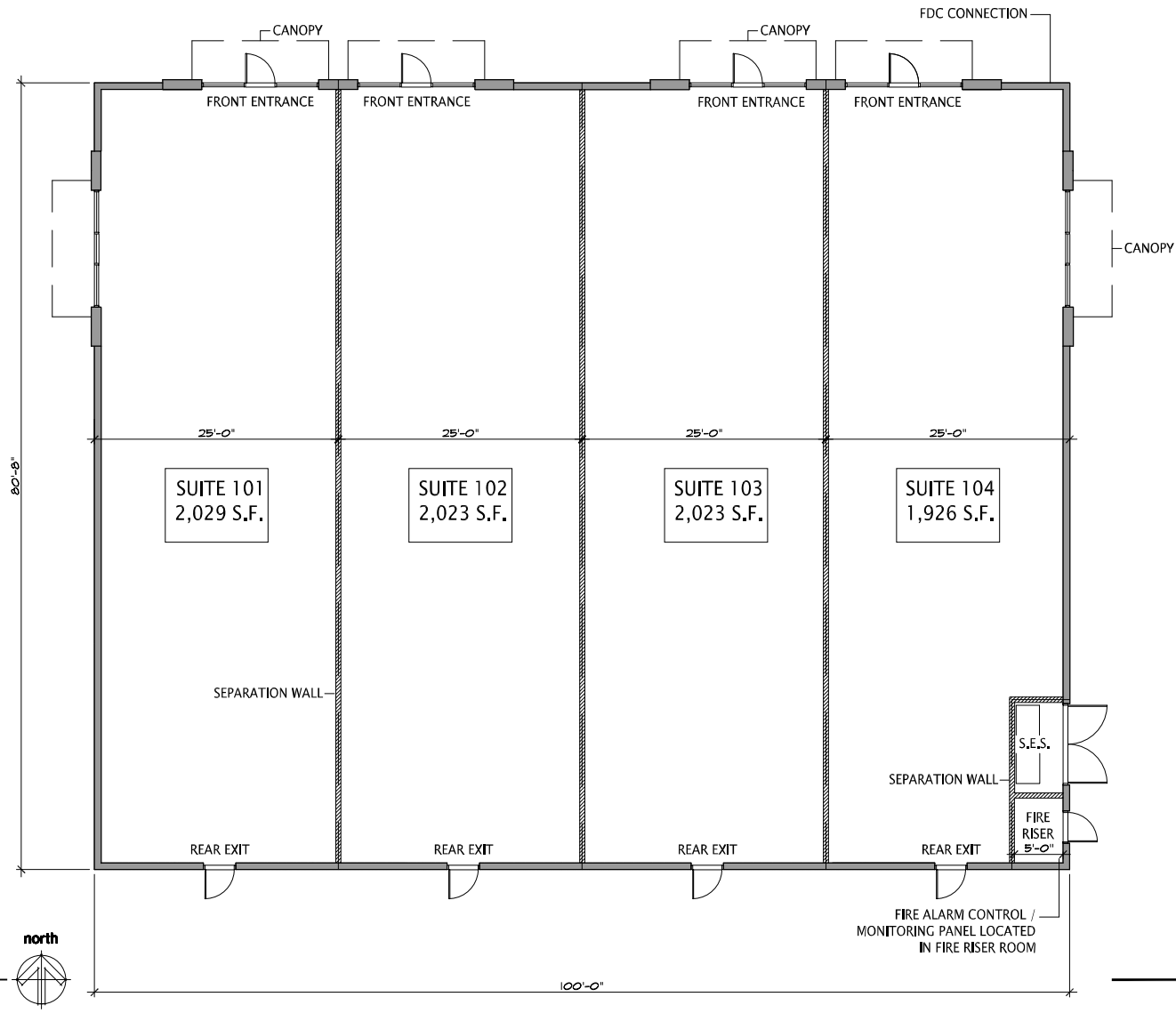
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation

Project number: 20004

Date: January 11, 2024

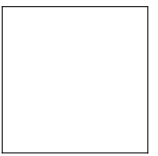
EL-1



8,001 s.f.
conceptual floor plan

Kerpan
planning and design

4777 S. Fullon Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 339-4192

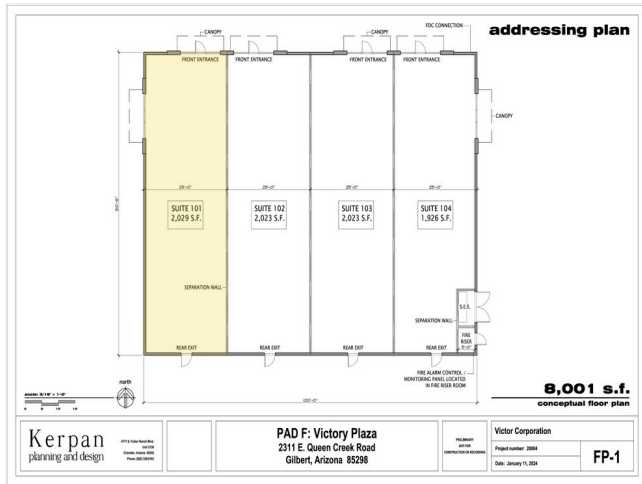


PAD F: Victory Plaza
2311 E. Queen Creek Road
Gilbert, Arizona 85298

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CONSTRUCTION OR RECORDING

Victor Corporation		FP-1
Project number: 20004	Date: January 11, 2024	

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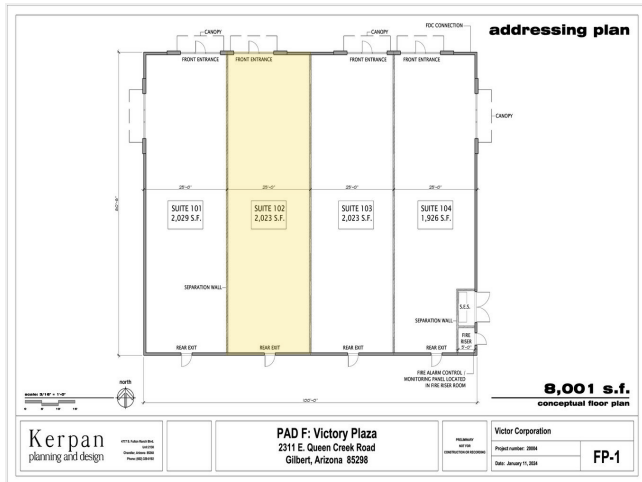


PAD F - FLOOR PLAN

Space Available	2,029 sf
Rental Rate	\$ Call
Date Available	Fall 2026
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 8.00/sf/yr
Initial Lease Term	10 years

Space Details

End Cap Suite
 200 Amp 3-Phase Power
 2 ea - 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.



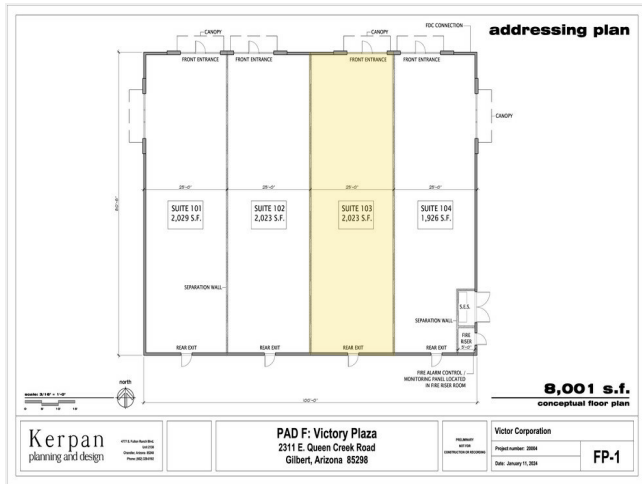
PAD F - FLOOR PLAN

Space Available	2,023 sf
Rental Rate	\$ Call
Date Available	Fall 2026
Built Out As	Grey Shell
Space Use	Retail
Lease Type	NNN
Estimated Cams	\$ 8.00/sf/yr
Initial Lease Term	10 years

Space Details

In-Line Suite
 200 Amp 3-Phase Power
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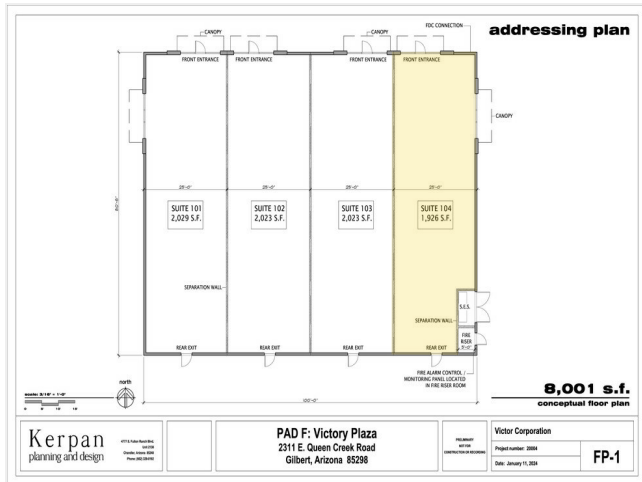
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PAD - F FLOOR PLAN



Space Available 1,926 sf
 Rental Rate \$ Call
 Date Available Fall 2026
 Built Out As Grey Shell
 Space Use Retail
 Lease Type NNN
 Estimated Cams \$ 8.00/sf/yr
 Initial Lease Term 10 years

Space Details

End Cap Suite
 200 Amp 3-Phase Power
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Property Photos



PAD F North Elevation



PAD F East Elevation

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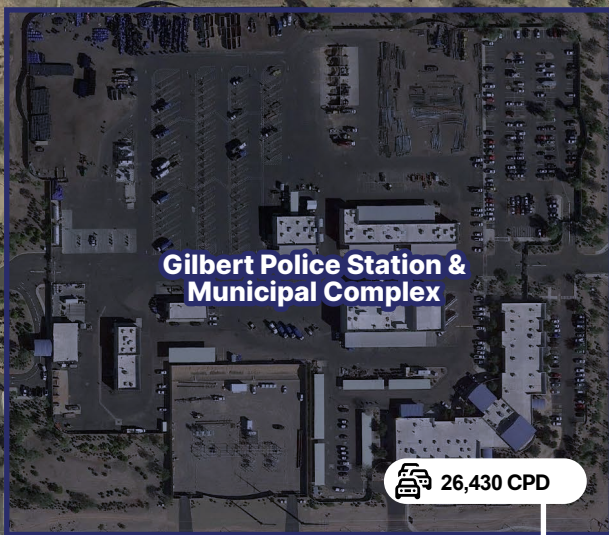
PAD F South Elevation



PAD F West Elevation

VICTORY PLAZA

AERIAL



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

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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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