

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.

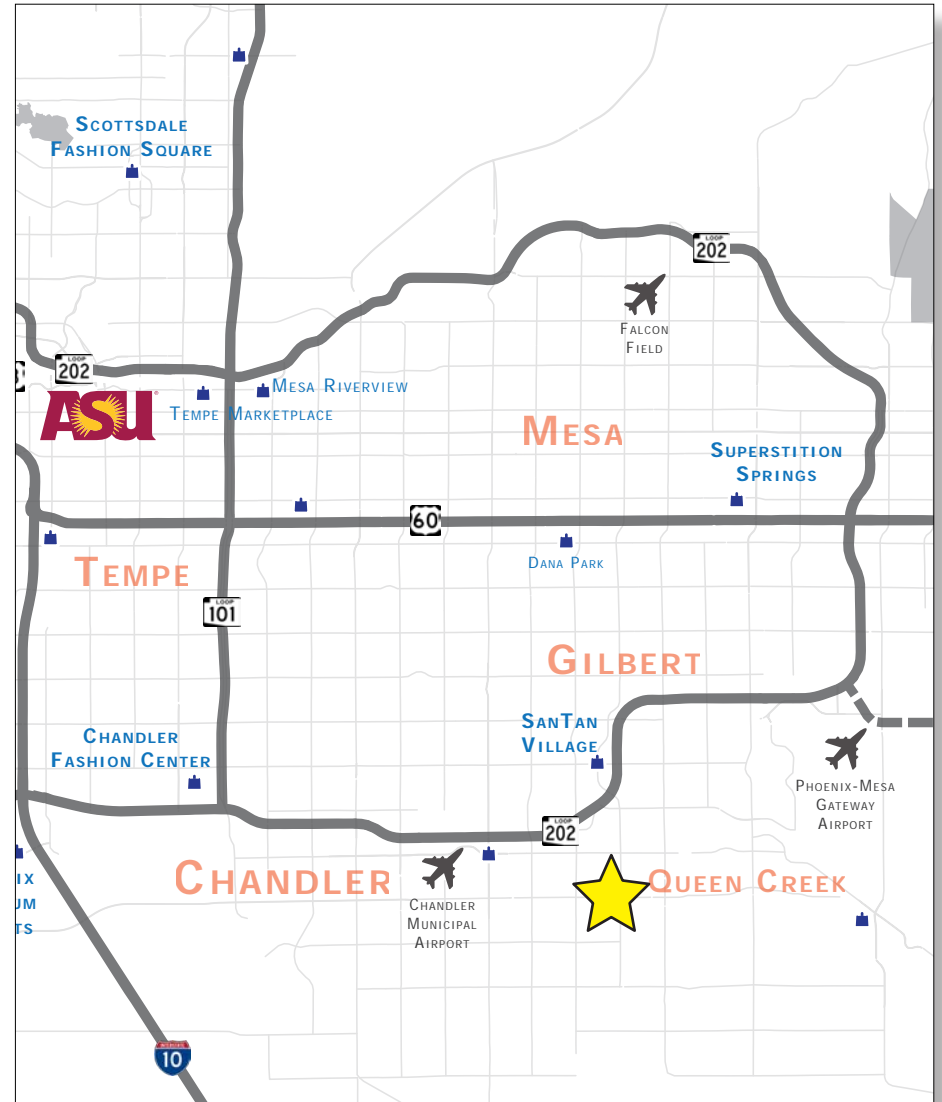
nearby tenants



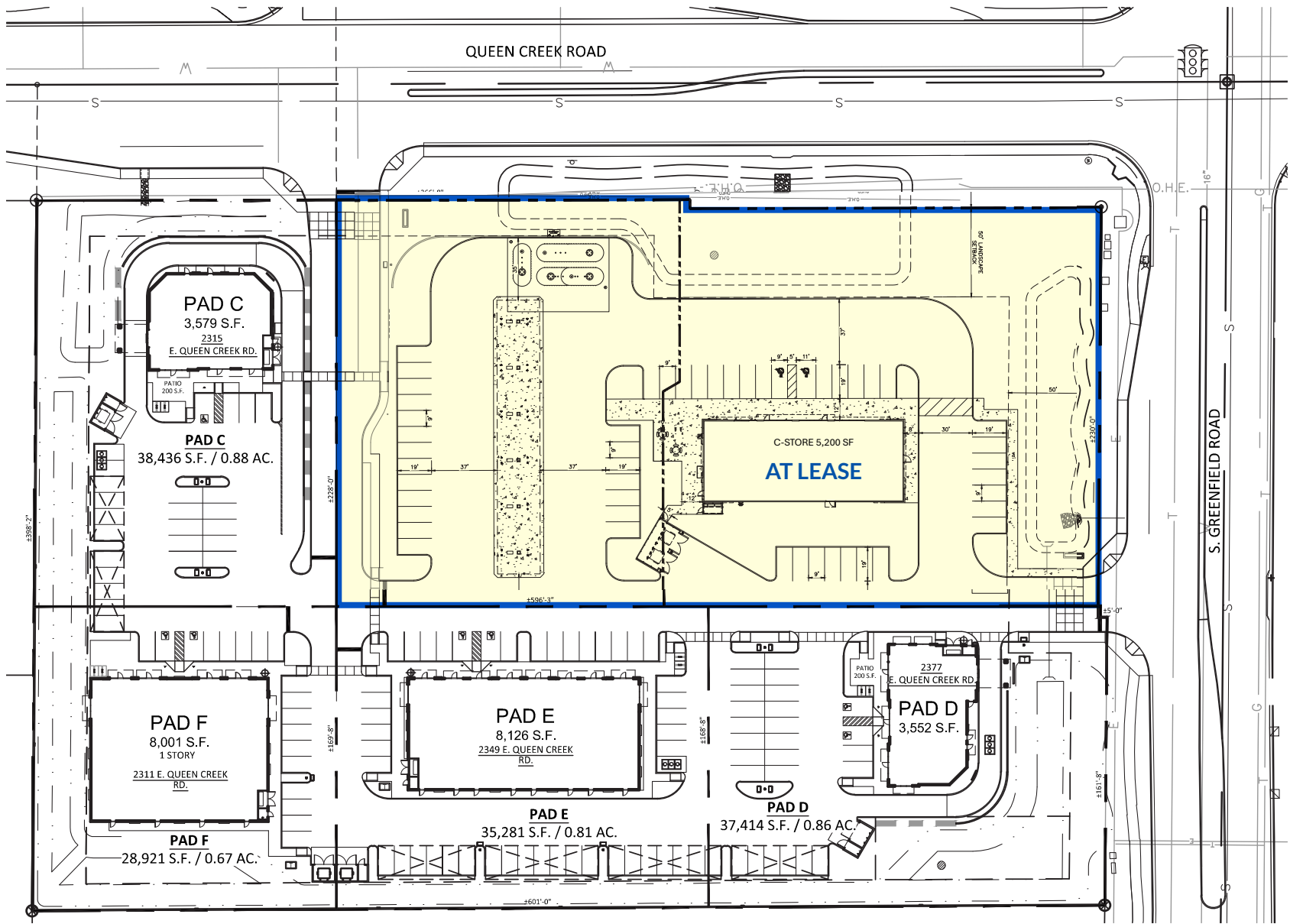
traffic count ADOT 2025

Greenfield Rd
N ±16,590 VPD (NB & SB)

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



site plan

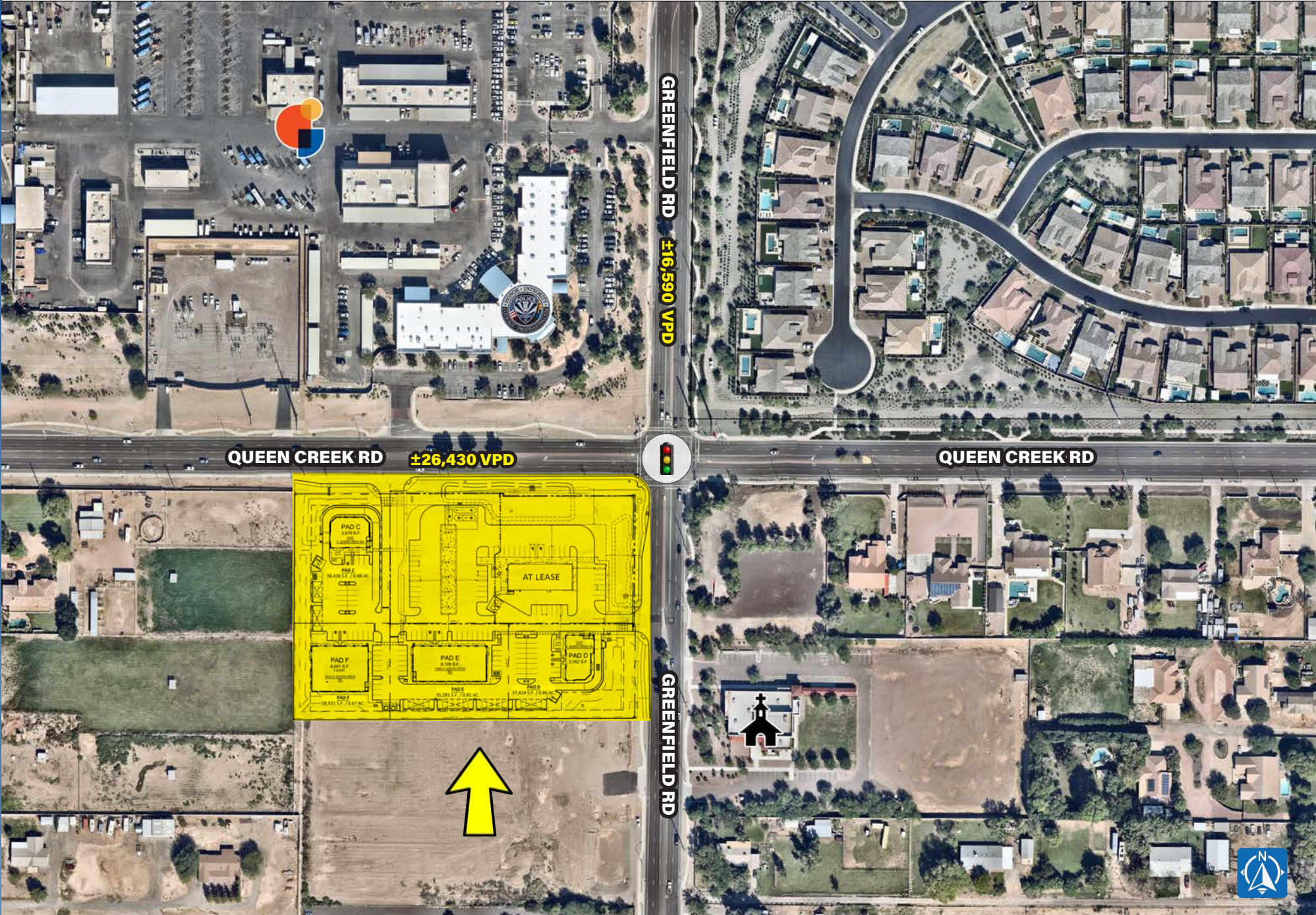


1 PRELIMINARY SITE PLAN
SCALE: 1" = 60'-0"





zoom aerial



QUEEN CREEK RD ±26,430 VPD

GREENFIELD RD ±16,590 VPD

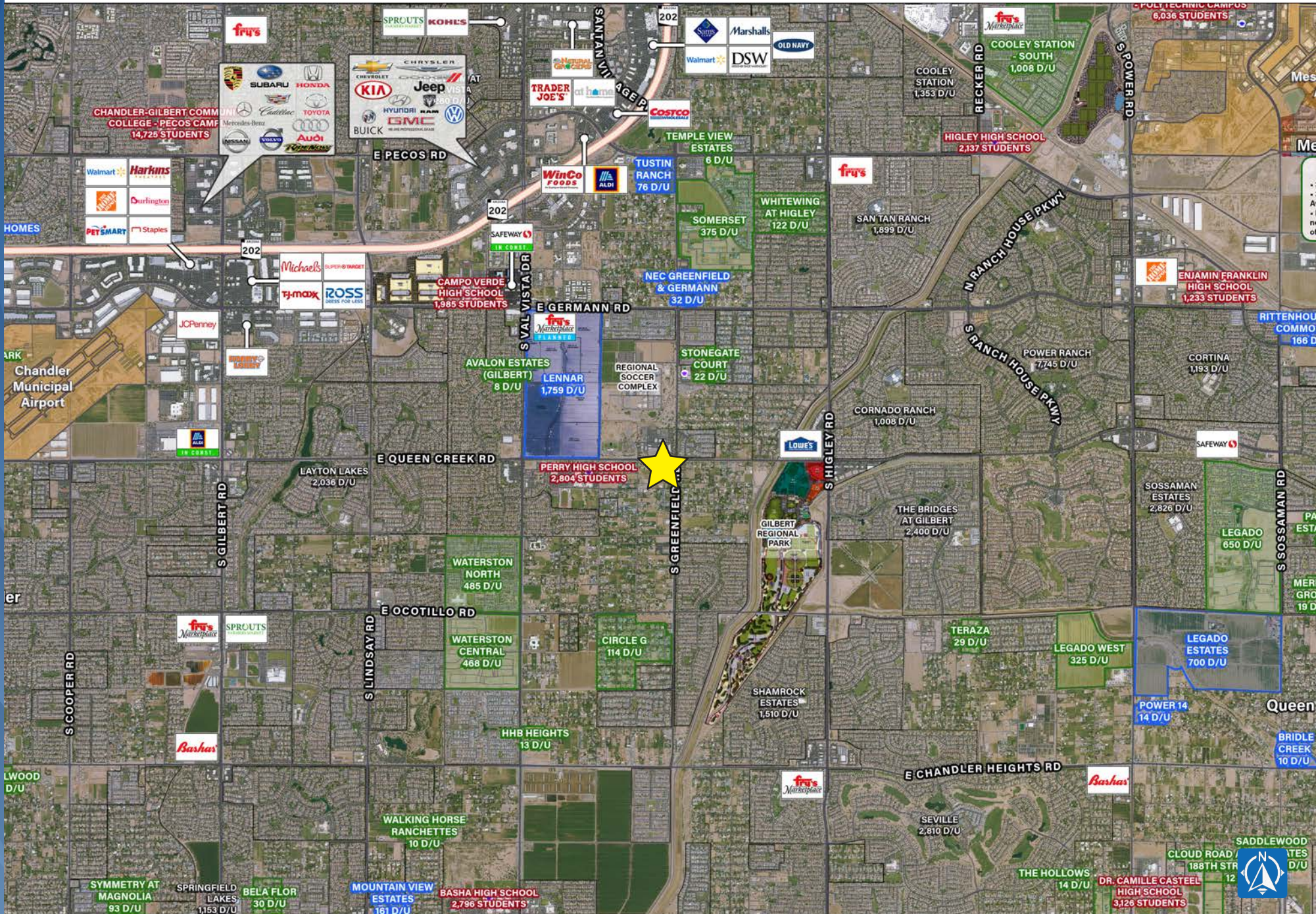
QUEEN CREEK RD

GREENFIELD RD





wide aerial



demographics overview

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	4,537	1,810	2,727
3 MILE	84,889	36,377	48,512
5 MILE	209,716	86,988	122,728

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$165,612	\$199,578	\$56,959
3 MILE	\$155,939	\$188,475	\$60,265
5 MILE	\$146,700	\$179,143	\$58,507

2025 HOUSING UNITS



1,766

1 MILE

34,232

3 MILE

88,902

5 MILE

OWNER OCCUPIED

91.9%

1 MILE

78.6%

3 MILE

76.7%

5 MILE

2025 BUSINESSES

88

1 MILE

1,847

3 MILE

4,965

5 MILE



1 MILE 3 MILE 5 MILE

2025 POPULATION

2030 POPULATION

5,794	102,016	259,088
6,290	105,736	271,300



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS

2030 HOUSEHOLDS

1,661	32,606	84,585
1,818	34,018	89,285



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