

PAD D - 2377 E Queen Creek Road Gilbert AZ 85298



EXHIBIT 9 - PAD B

VICTORY PLAZA - CONCEPT

1908118PH • 06.21.2022



Price: \$ Call for Pricing

- 1) Build To Suite - 3552 SF Retail Building
- 2) 1503 SF End Cap Drive Thru
- 3) Two - 1000 SF Retail Suites
- 4) Signalized Hard Corner - 40,020 CPD
- 5) Avg. Household Income (3M) - \$ 198,394
- 6) Median Age (1M) - 37.1
- 7) Estimated Population (3M) - 100,901
- 8) Average Home Value (1M) - \$985,155
- 9) CS - Restaurants (3M) - \$216,537,705
- 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@victorcorpnm.com
505-264-0403

PAD D - 2377 E Queen Creek Road Gilbert AZ 85

PAD - D - 2377 E. Queen Creek Road, Gilbert, AZ 85298

Property Photos



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



PAD D - SITE PLAN



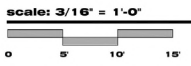
color and materials

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-720	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 PAVES 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 PEYTER" HC-12	6	METAL PANELS - WESTERN STATES METAL ROOFING WESTERN REVEAL 1/2" METAL WALL 1/2" PANEL COLOR: ASH GRAY / RUN VERTICALLY	9	ALUMINUM STOREFRONT SYSTEM COLOR - BRONZE 1/4" 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.

APPROVED
 Minor Administrative Design Review
 Case # **DR20-173-C (PDR-2023-00048)**
 Date 7/10/23



conceptual elevations

Kerpan
 planning and design

4777 S. Fulton Ranch Blvd.
 Unit 2138
 Chandler, Arizona 85248
 Phone: (602) 329-0192

PAD D: Victory Plaza
 2377 E. Queen Creek Road
 Gilbert, Arizona 85298

PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Victor Corporation

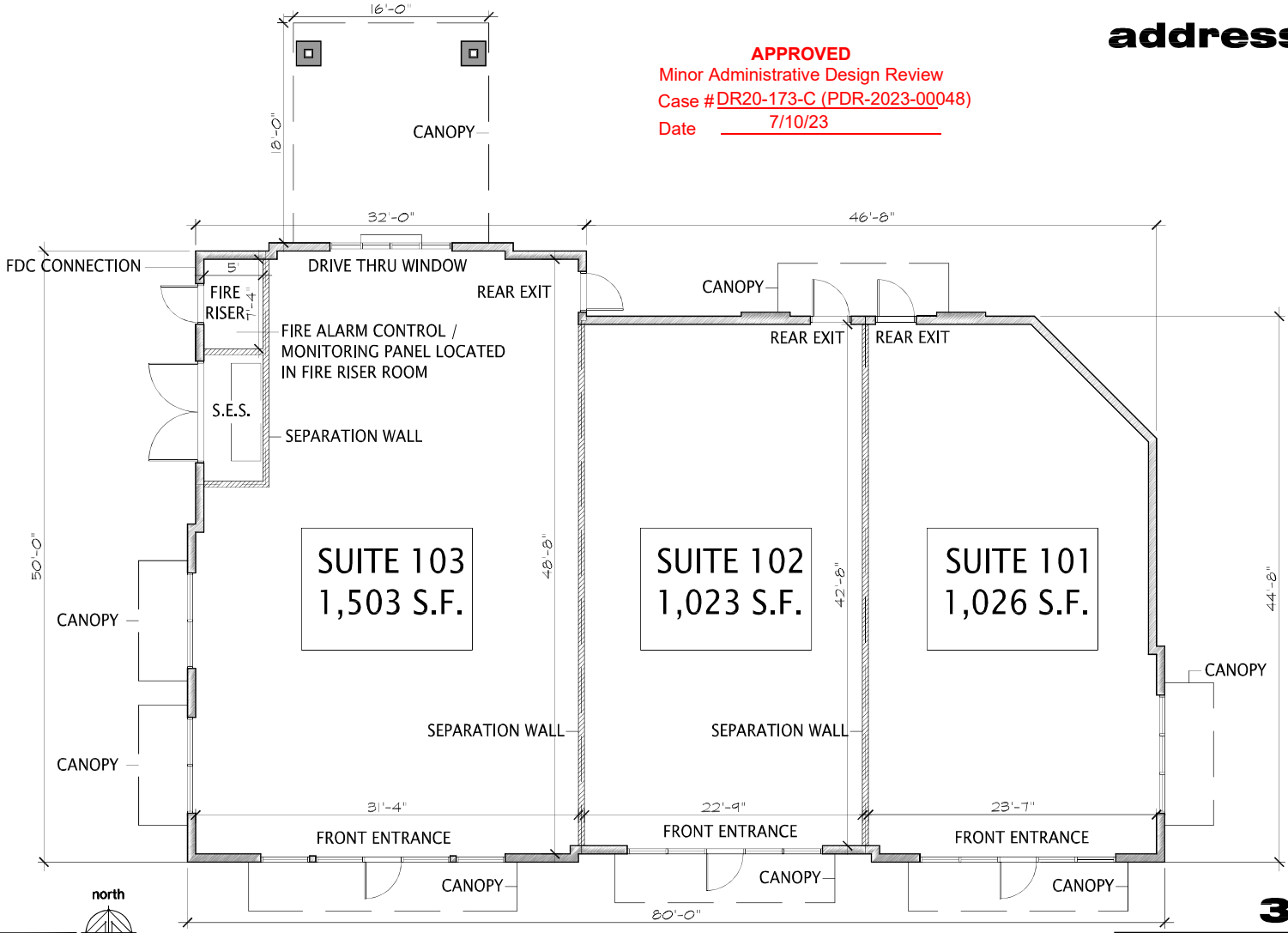
Project number: 20004

Date: April 25, 2023

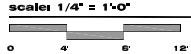
EL-1

addressing plan

APPROVED
 Minor Administrative Design Review
 Case # DR20-173-C (PDR-2023-00048)
 Date 7/10/23



3,552 s.f.
 conceptual floor plan



Kerpan
 planning and design

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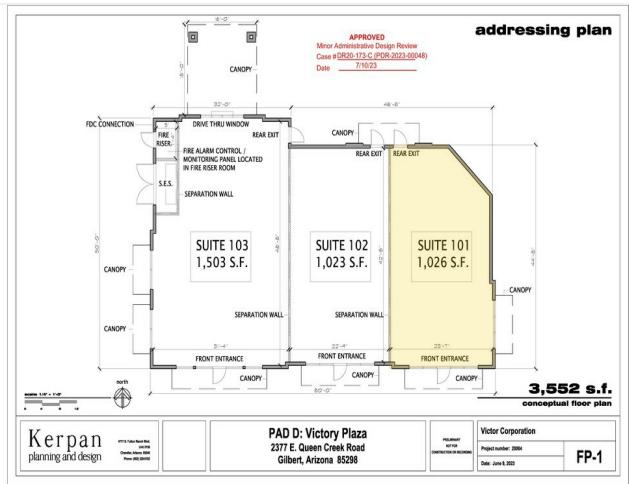
PRELIMINARY
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Victor Corporation

Project number: 20004
 Date: June 9, 2023

FP-1

PAD D - 2377 E. Queen Creek Road, Gilbert, AZ 85298



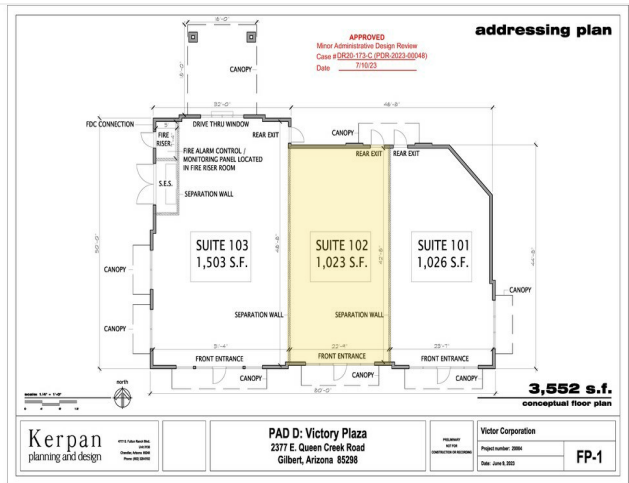
Pad D - FLOOR PLAN

Suite D - 101 - End Cap Suite

Space Available	1,026 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

- High Visibility from Greenfield 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 D - FLOOR PLAN

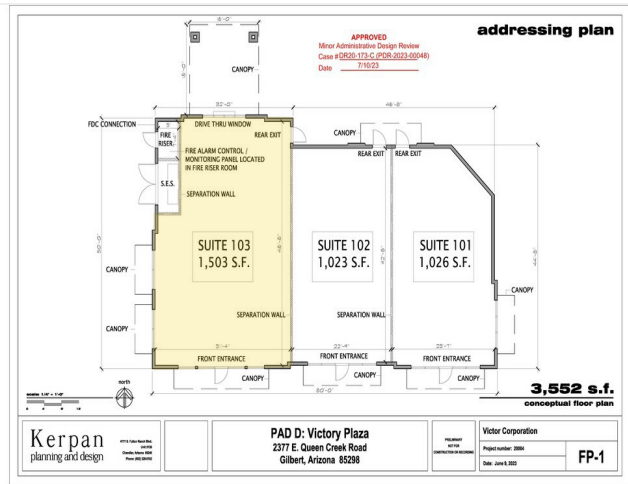
Suite D - 102 - In-Line Space

Space Available	1,023 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

- High Visibility from Greenfield 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 D - FLOOR PLAN

Suite D - 103 - End Cap - Drive-Thru

Space Available	1,503 sf
Rental Rate	\$ Call
Date Available	Fall 2026
Built Out As	Grey Shell
Space Use	QSR/Retail
Lease Type	NNN
Estimated Cams	\$ 8.00/sf/yr
Initial Lease Term	10 years

Space Details

High Visibility from Greenfield Rd
End Cap - Drive - Thru Suite
Ample parking
400 Amp 3-Phase Power
2 ea - 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.

PAD D - 2377 E Queen Creek Road Gilbert AZ 85

2377 E. Queen Creek Road, Gilbert, AZ 85298

Property Photos



PAD D North Elevation

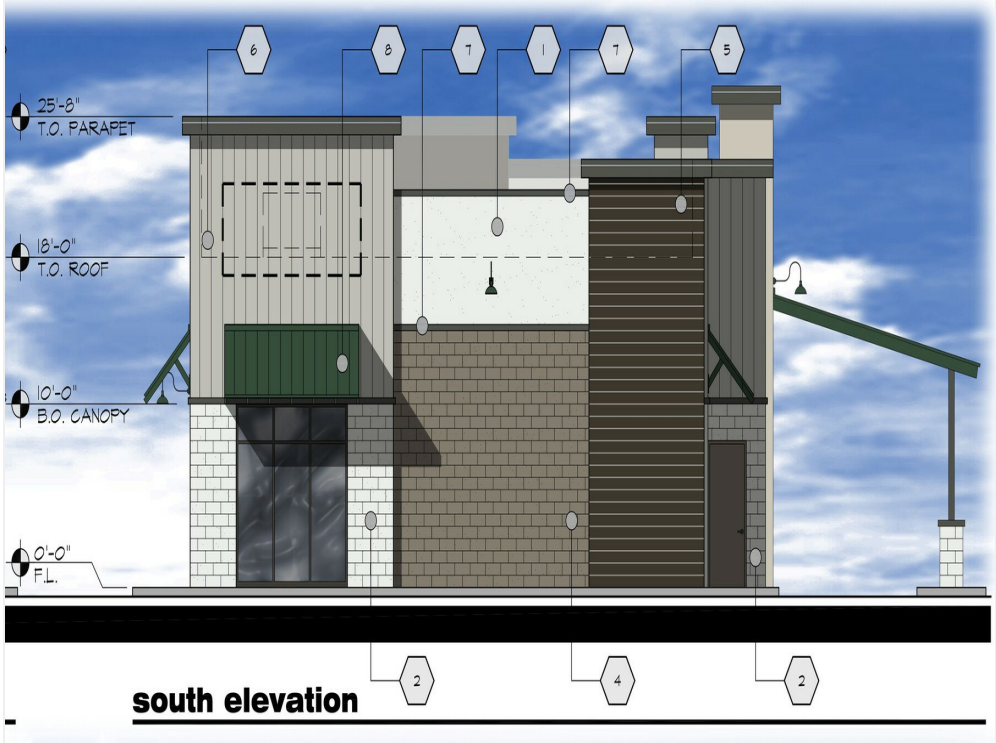


PAD D East Elevation

PAD D - 2377 E Queen Creek Road Gilbert AZ 85

2377 E. Queen Creek Road, Gilbert, AZ 85298

Property Photos



PAD D South Elevation



PAD D West Elevation

VICTORY PLAZA

AERIAL



Gilbert Police Station & Municipal Complex

26,430 CPD



Greenfield Ranch
63 Units

16,590 CPD

E QUEEN CREEK RD

E QUEEN CREEK RD

SUBJECT PROPERTY



S GREENFIELD ROAD

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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