



# VICTORY PLAZA

2343 E Queen Creek  
Gilbert, AZ 85298

**BUILD TO SUIT  
OR  
GROUND LEASE**



**FOR MORE INFORMATION:**

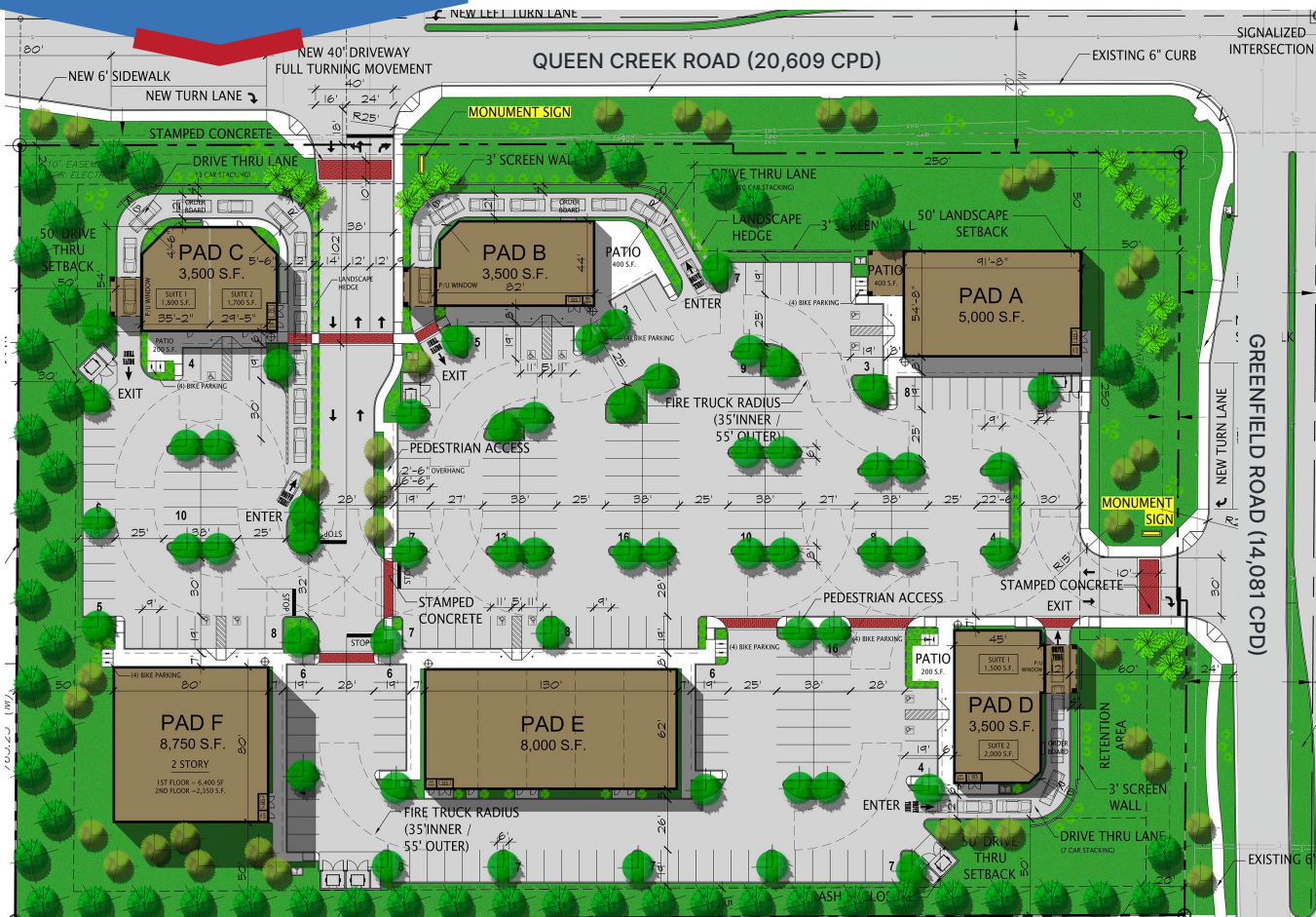
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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS:

- 3 - drive thru restaurants
- 1 - full service restaurant with patio
- Retail & Office space from 1000 sf up to 8750 sf
- Located in affluent area with homes ranging in value from \$500,000 up to \$5,500,000

#### Area attractions:

- Gilbert Regional Park ( 1.8 miles)
- Largest LDS Temple in AZ (2 miles)
- YSA Regional Soccer complex (0.5 miles)
- Perry High School - 5530 students (0.5 miles)
- Gilbert Christian K-8 - 400 students (0.5 miles)
- Campo Verde High School - 2,000 students (2 miles)
- The Strand - AZ largest water park - (1.8 miles) Large undeserved market surrounding site with thousands of new homes going in with 3 mile radius Only retail site on Greenfield from 202 all the way south to Chandler Heights (large under-served population)
- Located in one of the highest income zip codes in AZ

### TRAFFIC COUNTS: Source - AZ DOT

Queen Creek Road	20,609 CPD
Greenfield Road	14,081 CPD
<b>Total</b>	<b>34,690 CPD</b>

### DEMOGRAPHICS: Source - ESRI - 2020 census

2022 SUMMARY	1-MILE	3-MILE	5-MILE
Median Age	32.4	33.9	34.1
Est. Households	2,100	30,537	84,308
Est. Population	6,100	92,826	248,226
Daytime Population	3,879	71,867	195,934
Avg. Household Income	\$174,212	\$156,612	\$146,351
Avg. Home Value	\$985,000	\$725,000	\$680,000

### CONSUMER SPENDING: Source - ESRI - 2020 census

2022 SUMMARY	1-MILE	3-MILE	5-MILE
Personal Care	\$ 2,317,585	\$ 43,412,649	\$112,838,021
Vehicle Repairs	\$ 2,783,937	\$ 53,518,319	\$140,057,476
Entertainment	\$ 8,246,956	\$152,592,540	\$398,452,439
Food Away FH	\$ 9,937,850	\$184,195,195	\$479,180,924
Healthcare	\$15,084,101	\$289,747,608	\$757,657,166

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**USA** PROPERTY INVESTORS

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## AVAILABLE SPACE



### PAD A\*

- Restaurant 5000 sf with 400 sf patio



### PAD B\*

- Drive- thru restaurant 1,500 sf up to 3,500 sf with 400sf patio
- Retail/office co-tenant space from 1000 sf up to 2000 sf



### PAD C\*

- Drive- thru restaurant 1,500 sf up to 3,500 sf with 400sf patio
- Retail/office co-tenant space from 1000 sf up to 2000 sf



### PAD D\*

- Drive- thru restaurant 1,500 sf up to 3,500 sf with 400sf patio
- Retail/office co-tenant space from 1000 sf up to 2000 sf



### PAD E\*

- Retail/office Suites from 1000 sf up to 8000 sf



### PAD F\*

- Retail/office Suite from 1000 sf up to 8750 sf

\*All space is offered as build to suit or ground lease only

\*NNN leases with 10-year initial terms

\*Lease rates vary based on size and location in development

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# VICTORY PLAZA

# AERIAL



**Gilbert Police Station & Municipal Complex**

20,609 CPD



**Greenfield Ranch  
63 Units**

14,081 CPD



**SUBJECT PROPERTY**



**Planned Mixed  
Use Development**



21,244 CPD

13,072 CPD

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INVESTORS**



# 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  
22 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 Multifamily Developments  
572 Units
- 12 Blanford  
180 Units | \$550,000
- 13 Lennar  
250 Units | \$500,000

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## ABOUT GILBERT

### #1 CITY

Where Millennials Are  
Buying Homes  
*(SmartAsset, 2020)*

### #3 BEST CITY

to Buy an Affordable  
Family Home  
*(SmartAsset, 2021)*

### BEST CITY

for Business in Arizona  
*(AZ Chamber of Commerce  
& Industry, 2019)*

### 2nd BEST CITY

for First-Time Home Buyers  
*(Thrillist, 2021)*

### 2nd BEST CITY

to Live in Arizona  
*(HomeSnacks, 2022)*

### 9th BEST CITY

to Live in the U.S.  
*(HomeSnacks, 2022)*

With 248,226 total residents, Gilbert is the most populous incorporated town in the nation and the fifth largest city in Arizona. The city's current downtown, a .33-square-mile area called the Heritage District, is the community's original town site. Restaurants and shops within the Heritage District and surrounding it attract residents and visitors alike. Apart from the vibrant downtown, there are various other reasons attributed to the continued growth and popularity: Gilbert is continuously ranked as one of the best places to live in America, raise a family and to own a home; the schools are A rated; and there are many business opportunities.

#### The Strand @ Gilbert

Gilbert will be partnering with The Strand @ Gilbert to bring the community's first state-of-the-art recreational water park attraction to Gilbert Regional Park

The Strand at Gilbert offers you the opportunity to dream, explore and yes surf wave after wave of endless fun in order to create your own personalized journey of what it means to be a surfer.

Links to Gilbert Regional park information

<https://storymaps.arcgis.com/stories/745fc717995e436f99b1b4961f2e5a19>

Link to The Strand Water Park information

<https://www.strandresorts.com/>

## 2022 SUMMARY



248,226

TOTAL  
RESIDENTS



\$680,000

AVG  
HOME VALUE



\$146,351

AVG  
HOUSEHOLD INCOME



34

MEDIAN  
AGE

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