

**NEW RETAIL IN  
GILBERT!  
DRIVE-THRU  
AVAILABLE!**



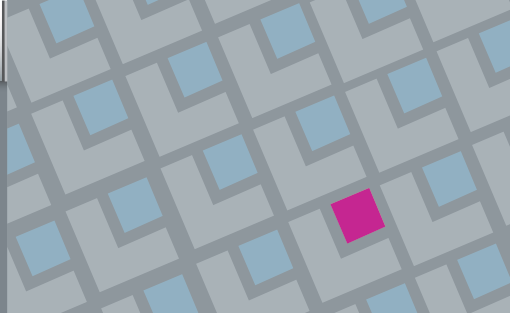
<a href="#">PROPERTY HIGHLIGHTS</a>	<a href="#">SITE PLAN / AVAILABILITY</a>	<a href="#">AERIAL</a>	<a href="#">CONTACT</a>	<a href="#">DEMOGRAPHICS</a>
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# VICTORY PLAZA

Southwest Corner of Queen Creek Road and Greenfield Road  
Gilbert, Arizona



## DRIVE-THRU PADS AVAILABLE!

### Property Highlights

- ±6 acre development with drive thru pads & shops available
- Affluent area with new homes starting around \$500,000-\$700,000
- Half a block from 2nd largest High School in Arizona, and 5,523 students within 2 miles
- Surrounded by new developments and regional attractions: Largest LDS Temple in AZ (2mi), Gilbert Regional Park, YSA Soccer, and The Strand, the new 25 acre water park, all within 1 mile
- Call for more info & pricing

### Traffic Counts

Queen Creek Road 20,609 CPD  
Greenfield Road 14,081 CPD

**Total 34,690 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	4,855	83,320	219,142
Estimated Households	1,322	27,799	73,034
Avg Household Income	\$168,425	\$142,554	\$136,200
Daytime Population	782	13,711	45,864

Source: SitesUSA

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

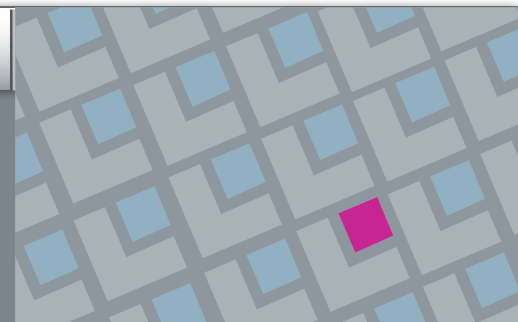
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**20,609 CPD (21)**

**14,081 CPD (21)**



**21,244 CPD (21) - Queen Creek Rd**



**9,303 CPD (21)**

**Greenfield Rd**

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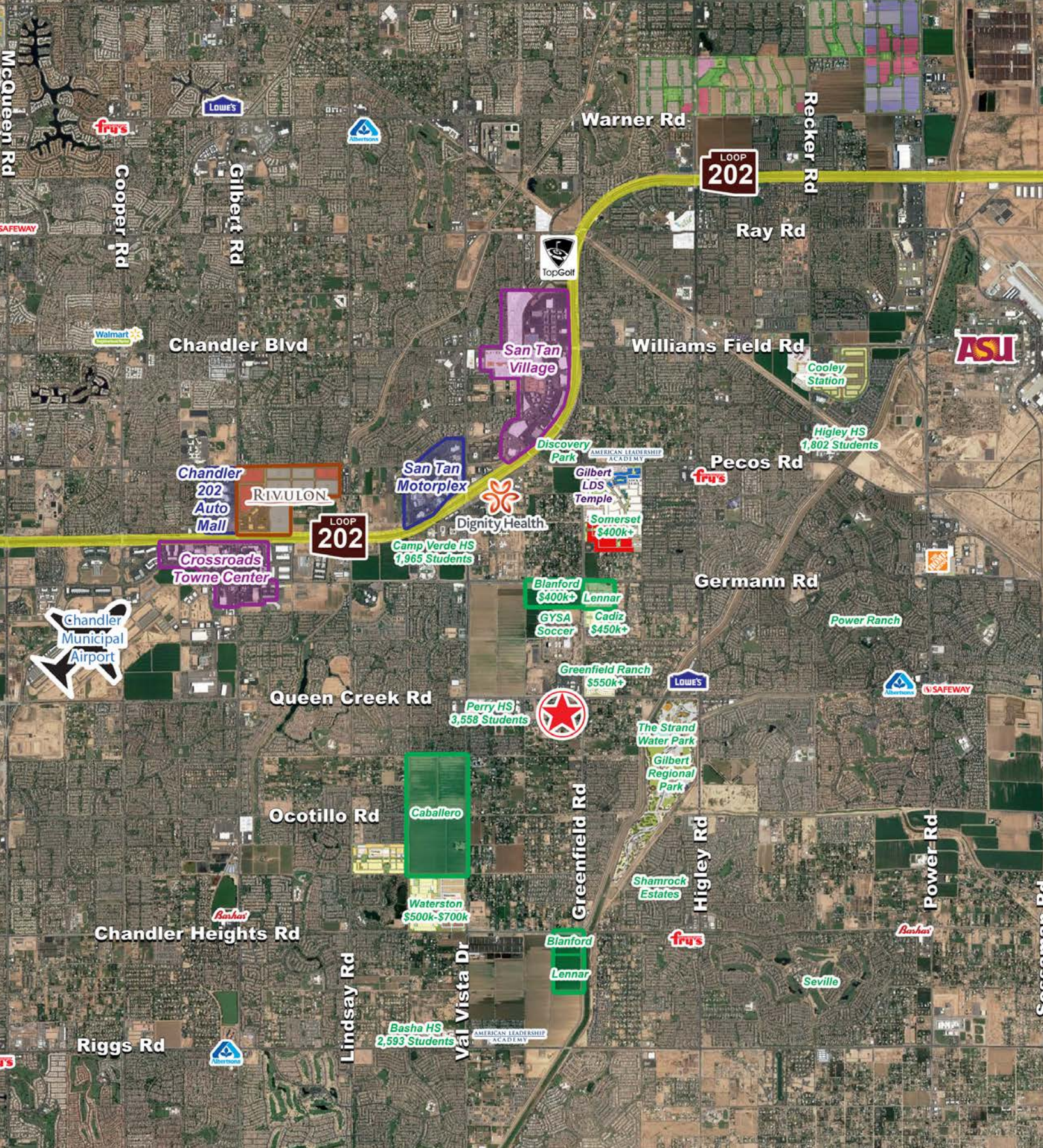
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# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2632/-111.738

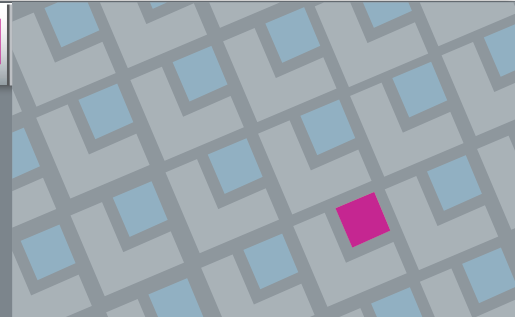
RF5

E Queen Creek Rd & S Greenfield Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2021)	4,855		83,320		219,142	
Projected Population (2026)	6,397		99,395		253,884	
Census Population (2010)	2,265		58,706		169,652	
Census Population (2000)	522		4,546		36,951	
Projected Annual Growth (2021 to 2026)	1,543	6.4%	16,075	3.9%	34,741	3.2%
Historical Annual Growth (2010 to 2021)	2,590	10.4%	24,614	3.8%	49,491	2.7%
Historical Annual Growth (2000 to 2010)	1,743	33.4%	54,160	119.1%	132,701	35.9%
Estimated Population Density (2021)	1,546 psm		2,947 psm		2,791 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2021)	1,322		27,799		73,034	
Projected Households (2026)	1,688		32,052		81,940	
Census Households (2010)	647		19,010		54,399	
Census Households (2000)	154		1,327		11,752	
Estimated Households with Children (2021)	668	50.5%	12,076	43.4%	32,377	44.3%
Estimated Average Household Size (2021)	3.67		3.00		2.99	
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$168,425		\$142,554		\$136,200	
Projected Average Household Income (2026)	\$151,906		\$145,713		\$144,105	
Estimated Average Family Income (2021)	\$167,712		\$160,569		\$150,424	
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$132,100		\$111,238		\$110,019	
Projected Median Household Income (2026)	\$147,285		\$126,718		\$125,702	
Estimated Median Family Income (2021)	\$135,723		\$122,180		\$121,186	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$45,888		\$47,568		\$45,408	
Projected Per Capita Income (2026)	\$40,083		\$46,994		\$46,523	
Estimated Per Capita Income 5 Year Growth	-\$5,805	-12.7%	-\$574	-1.2%	\$1,116	2.5%
Estimated Average Household Net Worth (2021)	\$1,984,004		\$1,565,083		\$1,490,945	
<b>Daytime Demos (2021)</b>						
Total Businesses	139		2,393		6,905	
Total Employees	782		13,711		45,864	
Company Headquarter Businesses	2	1.5%	47	1.9%	158	2.3%
Company Headquarter Employees	6	0.8%	702	5.1%	4,354	9.5%
Employee Population per Business	5.6		5.7		6.6	
Residential Population per Business	34.9		34.8		31.7	

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## E Queen Creek Rd & S Greenfield Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2021)	3,969	81.8%	65,589	78.7%	167,616	76.5%
Black or African American (2021)	158	3.2%	3,888	4.7%	11,306	5.2%
American Indian or Alaska Native (2021)	10	0.2%	610	0.7%	1,922	0.9%
Asian (2021)	380	7.8%	6,349	7.6%	16,620	7.6%
Hawaiian or Pacific Islander (2021)	8	0.2%	163	0.2%	458	0.2%
Other Race (2021)	148	3.0%	3,247	3.9%	11,075	5.1%
Two or More Races (2021)	182	3.8%	3,473	4.2%	10,145	4.6%
Not Hispanic or Latino Population (2021)	3,997	82.3%	68,619	82.4%	176,823	80.7%
Hispanic or Latino Population (2021)	858	17.7%	14,701	17.6%	42,320	19.3%
Not Hispanic or Latino Population (2026)	5,156	80.6%	80,364	80.9%	201,109	79.2%
Hispanic or Latino Population (2026)	1,241	19.4%	19,031	19.1%	52,774	20.8%
Not Hispanic or Latino Population (2010)	1,936	85.5%	50,711	86.4%	144,630	85.3%
Hispanic or Latino Population (2010)	329	14.5%	7,995	13.6%	25,022	14.7%
Not Hispanic or Latino Population (2000)	415	79.6%	3,701	81.4%	30,797	83.3%
Hispanic or Latino Population (2000)	107	20.4%	845	18.6%	6,154	16.7%
Projected Hispanic Annual Growth (2021 to 2026)	383	8.9%	4,331	5.9%	10,455	4.9%
Historic Hispanic Annual Growth (2000 to 2021)	752	33.6%	13,856	78.1%	36,165	28.0%
<b>Age Distribution (2021)</b>						
Age Under 5	308	6.4%	5,746	6.9%	15,366	7.0%
Age 5 to 9 Years	381	7.8%	6,620	7.9%	17,529	8.0%
Age 10 to 14 Years	416	8.6%	6,644	8.0%	17,507	8.0%
Age 15 to 19 Years	345	7.1%	5,393	6.5%	14,590	6.7%
Age 20 to 24 Years	229	4.7%	3,921	4.7%	11,172	5.1%
Age 25 to 29 Years	238	4.9%	4,890	5.9%	13,847	6.3%
Age 30 to 34 Years	316	6.5%	6,366	7.6%	17,179	7.8%
Age 35 to 39 Years	385	7.9%	6,968	8.4%	18,383	8.4%
Age 40 to 44 Years	368	7.6%	6,064	7.3%	16,290	7.4%
Age 45 to 49 Years	342	7.1%	5,207	6.2%	14,128	6.4%
Age 50 to 54 Years	328	6.8%	4,832	5.8%	12,747	5.8%
Age 55 to 59 Years	296	6.1%	4,701	5.6%	12,008	5.5%
Age 60 to 64 Years	261	5.4%	4,594	5.5%	11,383	5.2%
Age 65 to 74 Years	380	7.8%	7,149	8.6%	16,979	7.7%
Age 75 to 84 Years	188	3.9%	3,186	3.8%	7,557	3.4%
Age 85 Years or Over	73	1.5%	1,039	1.2%	2,480	1.1%
Median Age	36.6		36.1		35.0	
<b>Gender Age Distribution (2021)</b>						
Female Population	2,428	50.0%	42,175	50.6%	110,904	50.6%
Age 0 to 19 Years	708	29.2%	11,882	28.2%	31,456	28.4%
Age 20 to 64 Years	1,380	56.8%	24,250	57.5%	65,081	58.7%
Age 65 Years or Over	339	14.0%	6,043	14.3%	14,368	13.0%
Female Median Age	36.5		36.5		35.5	
Male Population	2,427	50.0%	41,144	49.4%	108,238	49.4%
Age 0 to 19 Years	741	30.6%	12,521	30.4%	33,536	31.0%
Age 20 to 64 Years	1,383	57.0%	23,292	56.6%	62,054	57.3%
Age 65 Years or Over	302	12.5%	5,331	13.0%	12,648	11.7%
Male Median Age	36.7		35.7		34.6	

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RF5

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<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	303	22.9%	4,695	16.9%	11,355	15.5%
HH Income \$150,000 to \$199,999	235	17.8%	3,751	13.5%	9,681	13.3%
HH Income \$100,000 to \$149,999	347	26.2%	6,995	25.2%	18,534	25.4%
HH Income \$75,000 to \$99,999	117	8.8%	4,085	14.7%	11,226	15.4%
HH Income \$50,000 to \$74,999	158	12.0%	3,839	13.8%	10,449	14.3%
HH Income \$35,000 to \$49,999	82	6.2%	1,961	7.1%	4,830	6.6%
HH Income \$25,000 to \$34,999	27	2.0%	1,022	3.7%	2,823	3.9%
HH Income \$15,000 to \$24,999	34	2.6%	715	2.6%	1,725	2.4%
HH Income Under \$15,000	19	1.4%	737	2.7%	2,412	3.3%
HH Income \$35,000 or More	1,242	93.9%	25,325	91.1%	66,074	90.5%
HH Income \$75,000 or More	1,001	75.7%	19,525	70.2%	50,795	69.6%
<b>Housing (2021)</b>						
Total Housing Units	1,369		29,408		76,837	
Housing Units Occupied	1,322	96.6%	27,799	94.5%	73,034	95.0%
Housing Units Owner-Occupied	1,193	90.2%	22,261	80.1%	58,116	79.6%
Housing Units, Renter-Occupied	129	9.8%	5,537	19.9%	14,918	20.4%
Housing Units, Vacant	47	3.5%	1,609	5.8%	3,804	5.2%
<b>Marital Status (2021)</b>						
Never Married	1,059	28.2%	16,753	26.1%	47,415	28.1%
Currently Married	2,188	58.4%	38,484	59.8%	96,356	57.1%
Separated	161	4.3%	1,613	2.5%	4,549	2.7%
Widowed	94	2.5%	2,253	3.5%	5,674	3.4%
Divorced	248	6.6%	5,206	8.1%	14,747	8.7%
<b>Household Type (2021)</b>						
Population Family	4,635	95.5%	75,495	90.6%	197,839	90.3%
Population Non-Family	217	4.5%	7,785	9.3%	20,849	9.5%
Population Group Quarters	3	-	40	-	455	0.2%
Family Households	1,171	88.6%	21,770	78.3%	57,414	78.6%
Non-Family Households	151	11.4%	6,029	21.7%	15,620	21.4%
Married Couple with Children	559	25.6%	9,615	25.0%	25,112	26.1%
Average Family Household Size	4.0		3.5		3.4	
<b>Household Size (2021)</b>						
1 Person Households	99	7.5%	4,721	17.0%	11,710	16.0%
2 Person Households	306	23.1%	8,951	32.2%	22,998	31.5%
3 Person Households	201	15.2%	4,278	15.4%	12,462	17.1%
4 Person Households	341	25.8%	5,092	18.3%	13,694	18.7%
5 Person Households	197	14.9%	2,686	9.7%	7,047	9.6%
6 or More Person Households	178	13.4%	2,072	7.5%	5,123	7.0%
<b>Household Vehicles (2021)</b>						
Households with 0 Vehicles Available	9	0.7%	497	1.8%	1,262	1.7%
Households with 1 Vehicles Available	200	15.1%	5,943	21.4%	15,078	20.6%
Households with 2 or More Vehicles Available	1,114	84.2%	21,359	76.8%	56,694	77.6%
Total Vehicles Available	3,271		60,055		158,228	
Average Vehicles Per Household	2.5		2.2		2.2	

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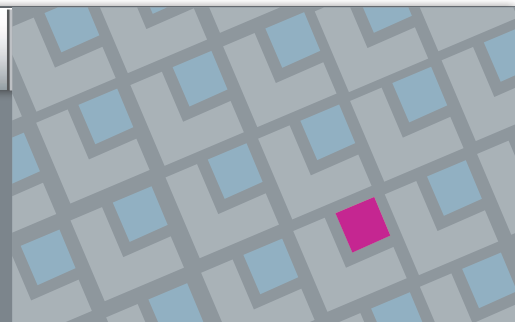
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<b>Labor Force (2021)</b>						
Estimated Labor Population Age 16 Years or Over	3,681		63,148		165,643	
Estimated Civilian Employed	2,240	60.8%	40,713	64.5%	109,451	66.1%
Estimated Civilian Unemployed	194	5.3%	2,467	3.9%	6,571	4.0%
Estimated in Armed Forces	-	-	33	-	118	-
Estimated Not in Labor Force	1,248	33.9%	19,936	31.6%	49,502	29.9%
Unemployment Rate	5.3%		3.9%		4.0%	
<b>Occupation (2021)</b>						
Occupation: Population Age 16 Years or Over	2,240		40,713		109,451	
Management, Business, Financial Operations	346	15.5%	9,575	23.5%	25,112	22.9%
Professional, Related	784	35.0%	11,827	29.0%	31,665	28.9%
Service	368	16.4%	5,427	13.3%	14,213	13.0%
Sales, Office	438	19.6%	9,018	22.1%	24,550	22.4%
Farming, Fishing, Forestry	10	0.4%	35	-	226	0.2%
Construct, Extraction, Maintenance	114	5.1%	1,910	4.7%	5,786	5.3%
Production, Transport Material Moving	179	8.0%	2,922	7.2%	7,897	7.2%
White Collar Workers	1,569	70.1%	30,420	74.7%	81,328	74.3%
Blue Collar Workers	671	29.9%	10,294	25.3%	28,123	25.7%
<b>Consumer Expenditure (2021)</b>						
Total Household Expenditure	\$134.99 M		\$2.52 B		\$6.4 B	
Total Non-Retail Expenditure	\$71.4 M	52.9%	\$1.33 B	52.8%	\$3.38 B	52.8%
Total Retail Expenditure	\$63.59 M	47.1%	\$1.19 B	47.2%	\$3.02 B	47.2%
Apparel	\$4.95 M	3.7%	\$90.97 M	3.6%	\$231.26 M	3.6%
Contributions	\$4.76 M	3.5%	\$87.03 M	3.5%	\$219.61 M	3.4%
Education	\$4.8 M	3.6%	\$84.41 M	3.4%	\$213.34 M	3.3%
Entertainment	\$7.97 M	5.9%	\$147.12 M	5.8%	\$373.57 M	5.8%
Food and Beverages	\$19.52 M	14.5%	\$366.01 M	14.5%	\$931.82 M	14.6%
Furnishings and Equipment	\$4.91 M	3.6%	\$90.98 M	3.6%	\$231.07 M	3.6%
Gifts	\$3.61 M	2.7%	\$65.94 M	2.6%	\$166.34 M	2.6%
Health Care	\$10.78 M	8.0%	\$205.51 M	8.2%	\$522.57 M	8.2%
Household Operations	\$5.46 M	4.0%	\$100.87 M	4.0%	\$255.79 M	4.0%
Miscellaneous Expenses	\$2.57 M	1.9%	\$47.86 M	1.9%	\$121.48 M	1.9%
Personal Care	\$1.81 M	1.3%	\$33.82 M	1.3%	\$85.99 M	1.3%
Personal Insurance	\$1.05 M	0.8%	\$19.11 M	0.8%	\$48.38 M	0.8%
Reading	\$294.78 K	0.2%	\$5.52 M	0.2%	\$13.97 M	0.2%
Shelter	\$28.1 M	20.8%	\$525.91 M	20.9%	\$1.34 B	20.9%
Tobacco	\$643.04 K	0.5%	\$12.91 M	0.5%	\$33.13 M	0.5%
Transportation	\$24.57 M	18.2%	\$459.84 M	18.3%	\$1.17 B	18.3%
Utilities	\$9.18 M	6.8%	\$175.12 M	7.0%	\$446.42 M	7.0%
<b>Educational Attainment (2021)</b>						
Adult Population Age 25 Years or Over	3,175		54,996		142,979	
Elementary (Grade Level 0 to 8)	30	1.0%	888	1.6%	2,374	1.7%
Some High School (Grade Level 9 to 11)	54	1.7%	1,171	2.1%	3,601	2.5%
High School Graduate	488	15.4%	8,568	15.6%	22,273	15.6%
Some College	874	27.5%	12,924	23.5%	34,297	24.0%
Associate Degree Only	229	7.2%	5,237	9.5%	14,221	9.9%
Bachelor Degree Only	975	30.7%	17,045	31.0%	42,496	29.7%
Graduate Degree	526	16.6%	9,162	16.7%	23,716	16.6%

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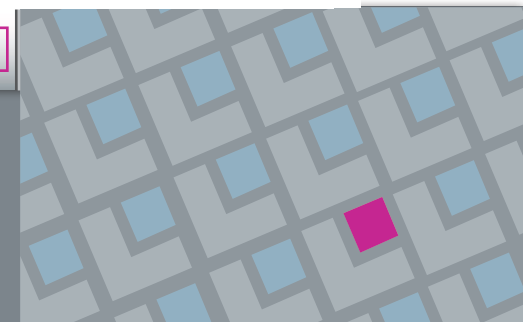
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<b>Units In Structure (2021)</b>						
1 Detached Unit	1,262	195.2%	24,391	128.3%	64,881	119.3%
1 Attached Unit	4	0.5%	537	2.8%	1,950	3.6%
2 to 4 Units	5	0.8%	292	1.5%	740	1.4%
5 to 9 Units	3	0.5%	291	1.5%	665	1.2%
10 to 19 Units	-	-	605	3.2%	1,001	1.8%
20 to 49 Units	2	0.4%	549	2.9%	1,116	2.1%
50 or More Units	5	0.8%	814	4.3%	1,637	3.0%
Mobile Home or Trailer	40	6.2%	313	1.6%	994	1.8%
Other Structure	-	-	7	-	49	-
<b>Homes Built By Year (2021)</b>						
Homes Built 2010 or later	374	57.9%	7,338	38.6%	15,371	28.3%
Homes Built 2000 to 2009	497	76.9%	14,383	75.7%	36,170	66.5%
Homes Built 1990 to 1999	203	31.3%	2,468	13.0%	10,460	19.2%
Homes Built 1980 to 1989	178	27.5%	1,512	8.0%	4,291	7.9%
Homes Built 1970 to 1979	45	7.0%	1,203	6.3%	3,849	7.1%
Homes Built 1960 to 1969	10	1.5%	448	2.4%	1,420	2.6%
Homes Built 1950 to 1959	11	1.7%	333	1.8%	1,081	2.0%
Homes Built Before 1949	4	0.6%	114	0.6%	391	0.7%
<b>Home Values (2021)</b>						
Home Values \$1,000,000 or More	-	-	325	1.5%	974	1.7%
Home Values \$500,000 to \$999,999	432	36.2%	4,212	18.9%	9,528	16.4%
Home Values \$400,000 to \$499,999	359	30.1%	4,539	20.4%	10,667	18.4%
Home Values \$300,000 to \$399,999	215	18.0%	7,899	35.5%	19,292	33.2%
Home Values \$200,000 to \$299,999	128	10.7%	4,472	20.1%	14,438	24.8%
Home Values \$150,000 to \$199,999	33	2.7%	420	1.9%	1,839	3.2%
Home Values \$100,000 to \$149,999	1	0.1%	75	0.3%	441	0.8%
Home Values \$70,000 to \$99,999	-	-	41	0.2%	121	0.2%
Home Values \$50,000 to \$69,999	-	-	10	-	48	-
Home Values \$25,000 to \$49,999	15	1.3%	138	0.6%	304	0.5%
Home Values Under \$25,000	9	0.8%	130	0.6%	464	0.8%
Owner-Occupied Median Home Value	\$451,746		\$381,651		\$367,989	
Renter-Occupied Median Rent	\$1,470		\$1,319		\$1,353	
<b>Transportation To Work (2021)</b>						
Drive to Work Alone	1,589	67.0%	29,560	73.8%	78,817	75.0%
Drive to Work in Carpool	254	10.7%	3,836	9.6%	9,872	9.4%
Travel to Work by Public Transportation	55	2.3%	568	1.4%	1,555	1.5%
Drive to Work on Motorcycle	-	-	121	0.3%	347	0.3%
Walk or Bicycle to Work	8	0.3%	616	1.5%	1,769	1.7%
Other Means	65	2.8%	499	1.2%	1,337	1.3%
Work at Home	401	16.9%	4,867	12.1%	11,353	10.8%
<b>Travel Time (2021)</b>						
Travel to Work in 14 Minutes or Less	166	7.0%	4,997	12.5%	15,214	14.5%
Travel to Work in 15 to 29 Minutes	856	36.1%	12,417	31.0%	35,138	33.4%
Travel to Work in 30 to 59 Minutes	679	28.6%	14,569	36.4%	37,732	35.9%
Travel to Work in 60 Minutes or More	147	6.2%	3,628	9.1%	9,294	8.8%
Average Minutes Travel to Work	26.6		28.6		27.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

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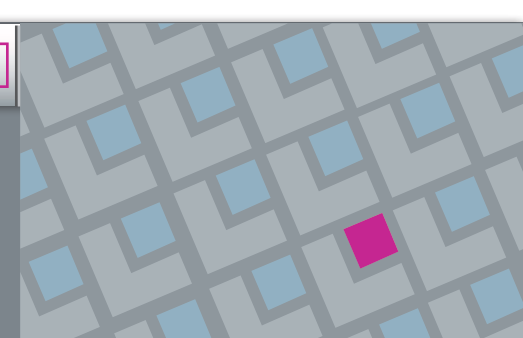
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