



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast
602.682.8155

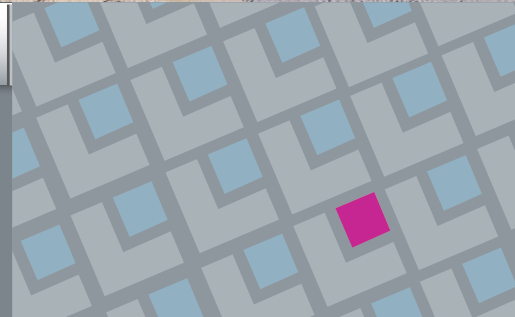
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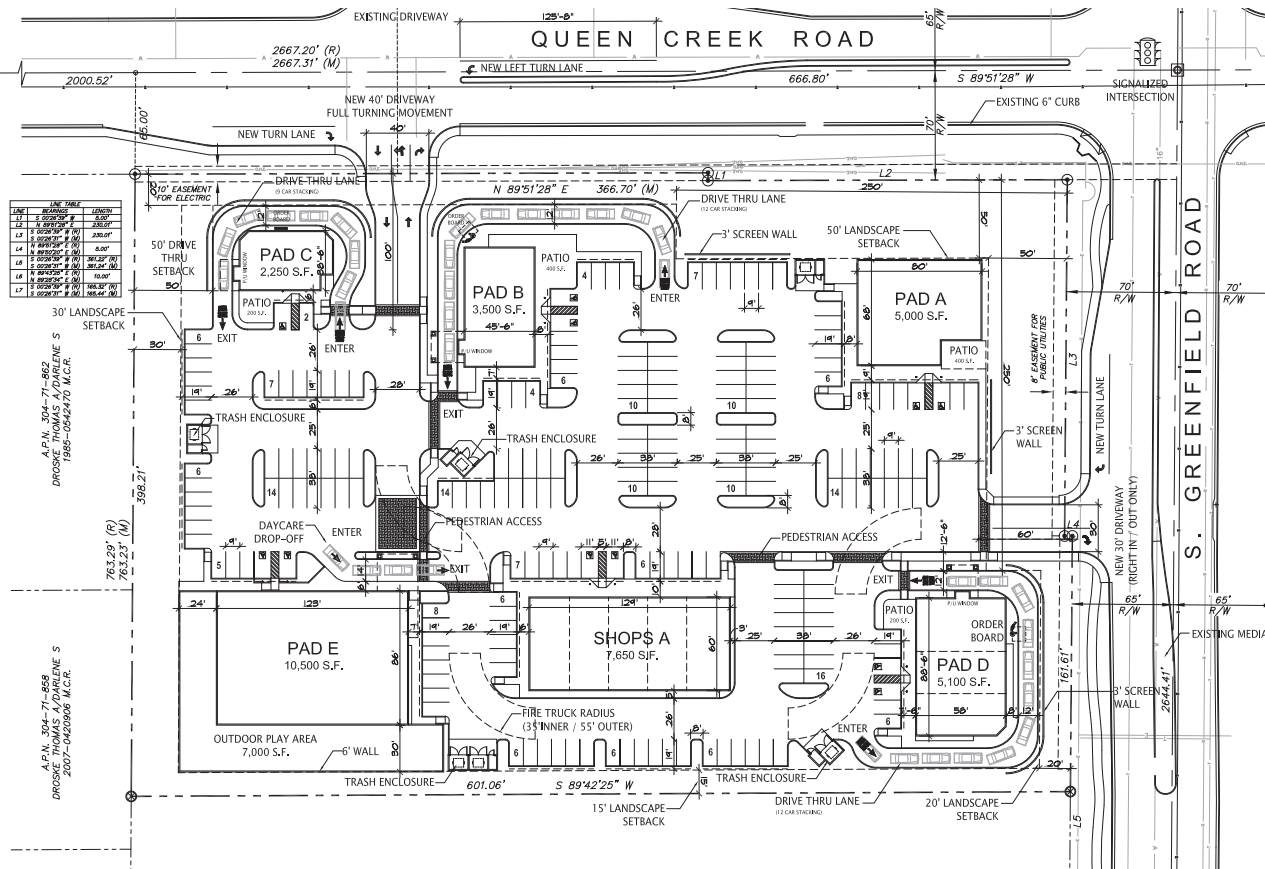
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VICTORY PLAZA

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

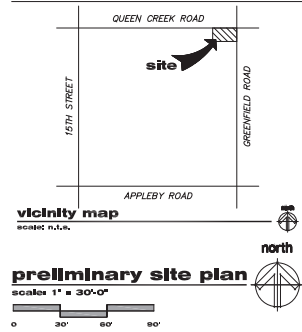


VELOCITY RETAIL
2502 FRONTAGE ROAD
FLAGSTAD, NEWMEXICO 87048
CONTACT: MARK JONES
PHONE: (505) 771-4600
E-MAIL: mark@velocityretail.com

ARCHITECTURAL PLANNING AND DESIGN:
KERPAN PLANNING AND DESIGN, LLC
4777 S. FULTON RANCH BLVD. UNIT 218B
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 324-0192
E-MAIL: kevin@kerpanplanningdesign.com

Site data

EXISTING ZONING:	CC
GROSS SITE AREA:	7.07 ACRES (308,100 S.F.)
NET SITE AREA:	5.49 ACRES (238,660 S.F.)
PROPOSED USE:	RETAIL SHOPPING CENTER
BUILDING AREA:	34,000 S.F.
SHOPS A:	1,650 S.F.
PAD A:	5,000 S.F.
PAD B:	3,500 S.F.
PAD C:	2,250 S.F.
PAD D:	5,100 S.F.
PAD E:	10,500 S.F.
TOTAL BUILDING AREA:	34,000 S.F.
SITE COVERAGE:	14.4%
TOTAL PARKING REQUIRED:	210 SPACES
SHOPS A (1,650 S.F.):	20 SPACES
PAD A (5,000 S.F.):	10 SPACES
PAD B (3,500 S.F.):	7 SPACES
PAD C (2,250 S.F.):	4 SPACES
PAD D (5,100 S.F.):	10 SPACES
PAD E (10,500 S.F.):	20 SPACES
TOTAL PARKING PROVIDED:	210 SPACES (6.2/1,000)
ACCESSIBLE PARKING REQUIRED:	5 SPACES
ACCESSIBLE PARKING PROVIDED:	11 SPACES



DRIVE-THRU PADS AVAILABLE!

Property Highlights

- ±6 Acre New Development
- 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	19,856 CPD
Greenfield Road	9,012 CPD
Total	28,868 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	4,754	84,687	220,470
Estimated Households	1,278	27,506	71,411
Med Household Income	\$132,709	\$109,585	\$107,421
Daytime Population	809	16,600	44,155

Source: SitesUSA

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**Gilbert
Police Station &
Municipal Complex**

19,856 CPD

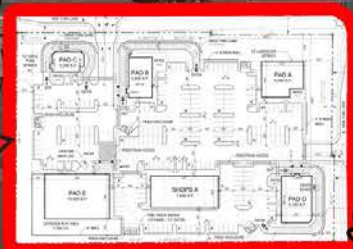
12,583 CPD



**Greenfield
Ranch
63 Units
(Under Construction)**

20,467 CPD

Queen Creek Rd



SUBJECT

**Planned
School**

9,012 CPD

Greenfield Rd

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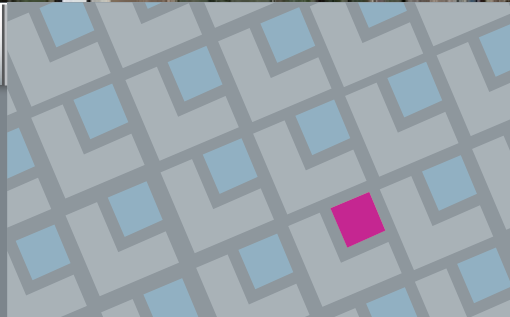
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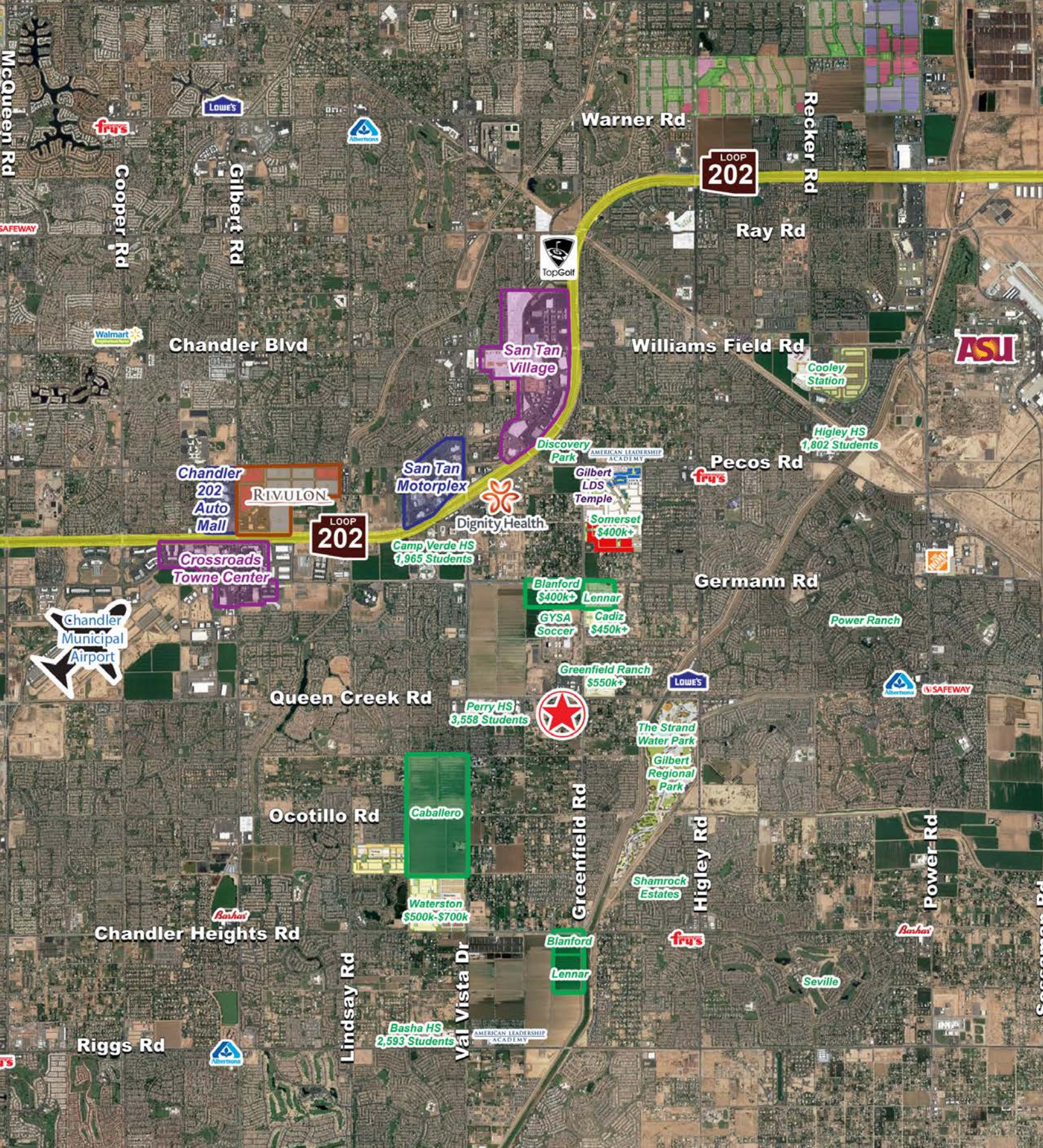
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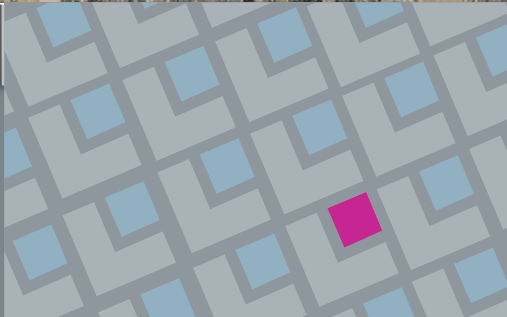


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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 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				
Population									
Estimated Population (2020)	4,754		84,687		220,470				
Projected Population (2025)	5,183		91,922		238,739				
Census Population (2010)	2,269		58,706		169,652				
Census Population (2000)	522		4,546		36,951				
Projected Annual Growth (2020 to 2025)	429	1.8%	7,235	1.7%	18,269	1.7%			
Historical Annual Growth (2010 to 2020)	2,485	11.0%	25,981	4.4%	50,818	3.0%			
Historical Annual Growth (2000 to 2010)	1,747	33.5%	54,160	119.1%	132,701	35.9%			
Estimated Population Density (2020)	1,514 psm		2,996 psm		2,808 psm				
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi				
Households									
Estimated Households (2020)	1,278		27,506		71,411				
Projected Households (2025)	1,339		28,662		74,342				
Census Households (2010)	648		19,010		54,399				
Census Households (2000)	154		1,327		11,752				
Estimated Households with Children (2020)	655	51.2%	12,210	44.4%	32,248	45.2%			
Estimated Average Household Size (2020)	3.72		3.08		3.08				
Average Household Income									
Estimated Average Household Income (2020)	\$151,954		\$138,696		\$133,638				
Projected Average Household Income (2025)	\$171,120		\$162,597		\$157,894				
Estimated Average Family Income (2020)	\$149,393		\$154,400		\$145,585				
Median Household Income									
Estimated Median Household Income (2020)	\$132,709		\$109,585		\$107,421				
Projected Median Household Income (2025)	\$151,607		\$126,583		\$124,267				
Estimated Median Family Income (2020)	\$134,328		\$119,497		\$117,141				
Per Capita Income									
Estimated Per Capita Income (2020)	\$40,870		\$45,054		\$43,301				
Projected Per Capita Income (2025)	\$44,232		\$50,705		\$49,182				
Estimated Per Capita Income 5 Year Growth	\$3,362	8.2%	\$5,651	12.5%	\$5,881	13.6%			
Estimated Average Household Net Worth (2020)	\$1,883,636		\$1,478,152		\$1,409,259				
Daytime Demos (2020)									
Total Businesses	82		2,006		4,872				
Total Employees	809		16,600		44,155				
Company Headquarter Businesses	-	-	3	0.1%	9	0.2%			
Company Headquarter Employees	-	-	297	1.8%	1,338	3.0%			
Employee Population per Business	9.9		8.3		9.1				
Residential Population per Business	57.9		42.2		45.3				

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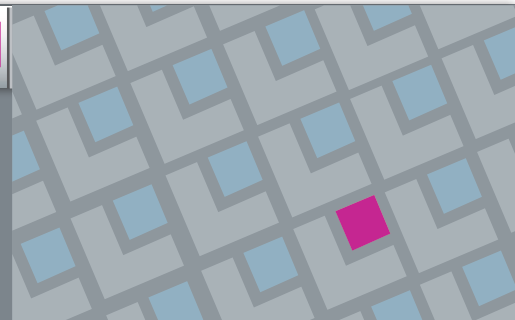
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	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	3,848	80.9%	66,575	78.6%	169,688	77.0%
Black or African American (2020)	168	3.5%	3,961	4.7%	11,144	5.1%
American Indian or Alaska Native (2020)	10	0.2%	603	0.7%	1,879	0.9%
Asian (2020)	399	8.4%	6,720	7.9%	17,212	7.8%
Hawaiian or Pacific Islander (2020)	8	0.2%	162	0.2%	398	0.2%
Other Race (2020)	143	3.0%	3,237	3.8%	10,525	4.8%
Two or More Races (2020)	178	3.7%	3,428	4.0%	9,624	4.4%
Not Hispanic or Latino Population (2020)	3,928	82.6%	70,410	83.1%	180,095	81.7%
Hispanic or Latino Population (2020)	826	17.4%	14,277	16.9%	40,375	18.3%
Not Hispanic or Latino Population (2025)	4,239	81.8%	75,560	82.2%	192,888	80.8%
Hispanic or Latino Population (2025)	944	18.2%	16,361	17.8%	45,851	19.2%
Not Hispanic or Latino Population (2010)	1,939	85.5%	50,711	86.4%	144,630	85.3%
Hispanic or Latino Population (2010)	330	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 (2020 to 2025)	118	2.9%	2,084	2.9%	5,476	2.7%
Historic Hispanic Annual Growth (2000 to 2020)	719	33.7%	13,432	79.5%	34,220	27.8%
Age Distribution (2020)						
Age Under 5	317	6.7%	6,075	7.2%	15,865	7.2%
Age 5 to 9 Years	378	8.0%	6,912	8.2%	17,978	8.2%
Age 10 to 14 Years	409	8.6%	6,886	8.1%	17,917	8.1%
Age 15 to 19 Years	347	7.3%	5,570	6.6%	14,799	6.7%
Age 20 to 24 Years	222	4.7%	3,888	4.6%	10,873	4.9%
Age 25 to 29 Years	249	5.2%	4,998	5.9%	13,914	6.3%
Age 30 to 34 Years	324	6.8%	6,421	7.6%	16,979	7.7%
Age 35 to 39 Years	385	8.1%	7,157	8.5%	18,732	8.5%
Age 40 to 44 Years	357	7.5%	6,175	7.3%	16,407	7.4%
Age 45 to 49 Years	337	7.1%	5,375	6.3%	14,622	6.6%
Age 50 to 54 Years	311	6.5%	4,785	5.6%	12,581	5.7%
Age 55 to 59 Years	285	6.0%	4,736	5.6%	12,102	5.5%
Age 60 to 64 Years	234	4.9%	4,542	5.4%	11,313	5.1%
Age 65 to 74 Years	352	7.4%	7,095	8.4%	16,680	7.6%
Age 75 to 84 Years	184	3.9%	3,102	3.7%	7,372	3.3%
Age 85 Years or Over	65	1.4%	969	1.1%	2,337	1.1%
Median Age	35.7		35.7		34.9	
Gender Age Distribution (2020)						
Female Population	2,352	49.5%	42,740	50.5%	111,259	50.5%
Age 0 to 19 Years	682	29.0%	12,307	28.8%	32,065	28.8%
Age 20 to 64 Years	1,353	57.5%	24,538	57.4%	65,226	58.6%
Age 65 Years or Over	317	13.5%	5,895	13.8%	13,968	12.6%
Female Median Age	36.3		36.1		35.4	
Male Population	2,402	50.5%	41,947	49.5%	109,211	49.5%
Age 0 to 19 Years	769	32.0%	13,137	31.3%	34,494	31.6%
Age 20 to 64 Years	1,350	56.2%	23,540	56.1%	62,296	57.0%
Age 65 Years or Over	284	11.8%	5,271	12.6%	12,421	11.4%
Male Median Age	35.2		35.3		34.5	

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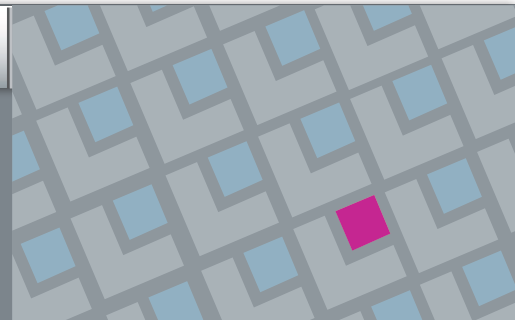
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Household Income Distribution (2020)						
HH Income \$200,000 or More	248	19.4%	4,051	14.7%	9,771	13.7%
HH Income \$150,000 to \$199,999	268	21.0%	4,007	14.6%	10,029	14.0%
HH Income \$100,000 to \$149,999	335	26.2%	6,912	25.1%	17,851	25.0%
HH Income \$75,000 to \$99,999	119	9.3%	3,997	14.5%	10,919	15.3%
HH Income \$50,000 to \$74,999	162	12.7%	3,823	13.9%	10,487	14.7%
HH Income \$35,000 to \$49,999	87	6.8%	2,257	8.2%	5,327	7.5%
HH Income \$25,000 to \$34,999	24	1.8%	925	3.4%	2,654	3.7%
HH Income \$15,000 to \$24,999	30	2.4%	886	3.2%	2,188	3.1%
HH Income Under \$15,000	5	0.4%	648	2.4%	2,185	3.1%
HH Income \$35,000 or More	1,219	95.4%	25,046	91.1%	64,385	90.2%
HH Income \$75,000 or More	970	75.9%	18,966	69.0%	48,571	68.0%
Housing (2020)						
Total Housing Units	1,301		28,576		73,876	
Housing Units Occupied	1,278	98.3%	27,506	96.3%	71,411	96.7%
Housing Units Owner-Occupied	1,153	90.2%	22,180	80.6%	57,585	80.6%
Housing Units, Renter-Occupied	126	9.8%	5,326	19.4%	13,826	19.4%
Housing Units, Vacant	22	1.7%	1,071	3.9%	2,465	3.5%
Marital Status (2020)						
Never Married	1,182	32.4%	16,690	25.8%	46,098	27.3%
Currently Married	2,005	54.9%	38,704	59.7%	97,286	57.7%
Separated	165	4.5%	1,840	2.8%	5,386	3.2%
Widowed	118	3.2%	2,272	3.5%	5,416	3.2%
Divorced	180	4.9%	5,307	8.2%	14,524	8.6%
Household Type (2020)						
Population Family	4,535	95.4%	77,437	91.4%	200,823	91.1%
Population Non-Family	216	4.5%	7,210	8.5%	19,193	8.7%
Population Group Quarters	3	-	40	-	454	0.2%
Family Households	1,127	88.1%	21,964	79.9%	57,212	80.1%
Non-Family Households	152	11.9%	5,541	20.1%	14,199	19.9%
Married Couple with Children	541	27.0%	9,711	25.1%	25,264	26.0%
Average Family Household Size	4.0		3.5		3.5	
Household Size (2020)						
1 Person Households	100	7.8%	4,269	15.5%	10,392	14.6%
2 Person Households	268	20.9%	8,566	31.1%	21,605	30.3%
3 Person Households	201	15.8%	4,258	15.5%	12,430	17.4%
4 Person Households	353	27.6%	5,441	19.8%	14,364	20.1%
5 Person Households	191	14.9%	2,851	10.4%	7,313	10.2%
6 or More Person Households	166	13.0%	2,120	7.7%	5,308	7.4%
Household Vehicles (2020)						
Households with 0 Vehicles Available	10	0.8%	462	1.7%	1,391	1.9%
Households with 1 Vehicles Available	195	15.2%	6,527	23.7%	16,168	22.6%
Households with 2 or More Vehicles Available	1,073	83.9%	20,517	74.6%	53,851	75.4%
Total Vehicles Available	3,022		57,980		151,020	
Average Vehicles Per Household	2.4		2.1		2.1	

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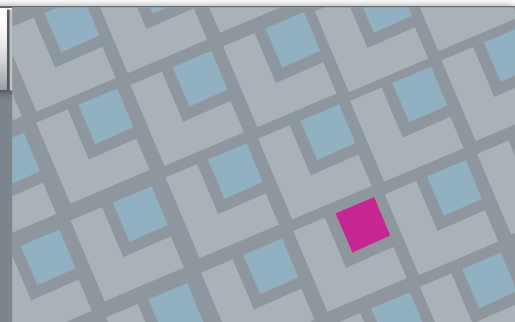
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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	3,583		63,588		165,497	
Estimated Civilian Employed	2,341	65.3%	42,661	67.1%	113,202	68.4%
Estimated Civilian Unemployed	130	3.6%	1,231	1.9%	3,182	1.9%
Estimated in Armed Forces	-	-	25	-	117	-
Estimated Not in Labor Force	1,112	31.0%	19,670	30.9%	48,995	29.6%
Unemployment Rate	3.6%		1.9%		1.9%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	2,341		42,661		113,202	
Management, Business, Financial Operations	327	14.0%	8,995	21.1%	23,839	21.1%
Professional, Related	834	35.6%	11,935	28.0%	31,245	27.6%
Service	394	16.8%	6,319	14.8%	16,427	14.5%
Sales, Office	521	22.3%	10,303	24.2%	27,142	24.0%
Farming, Fishing, Forestry	13	0.5%	57	0.1%	204	0.2%
Construct, Extraction, Maintenance	106	4.5%	1,959	4.6%	5,604	5.0%
Production, Transport Material Moving	146	6.2%	3,094	7.3%	8,741	7.7%
White Collar Workers	1,682	71.9%	31,232	73.2%	82,225	72.6%
Blue Collar Workers	659	28.1%	11,428	26.8%	30,976	27.4%
Consumer Expenditure (2020)						
Total Household Expenditure	\$118.51 M		\$2.43 B		\$6.17 B	
Total Non-Retail Expenditure	\$62.6 M	52.8%	\$1.28 B	52.8%	\$3.25 B	52.7%
Total Retail Expenditure	\$55.91 M	47.2%	\$1.15 B	47.2%	\$2.92 B	47.3%
Apparel	\$4.35 M	3.7%	\$87.88 M	3.6%	\$222.88 M	3.6%
Contributions	\$4.13 M	3.5%	\$83.18 M	3.4%	\$209.53 M	3.4%
Education	\$4.17 M	3.5%	\$80.6 M	3.3%	\$203.28 M	3.3%
Entertainment	\$7 M	5.9%	\$141.87 M	5.8%	\$359.49 M	5.8%
Food and Beverages	\$17.17 M	14.5%	\$354.46 M	14.6%	\$900.47 M	14.6%
Furnishings and Equipment	\$4.32 M	3.6%	\$87.81 M	3.6%	\$222.46 M	3.6%
Gifts	\$3.09 M	2.6%	\$62.61 M	2.6%	\$157.57 M	2.6%
Health Care	\$9.49 M	8.0%	\$199.06 M	8.2%	\$505.23 M	8.2%
Household Operations	\$4.78 M	4.0%	\$97.23 M	4.0%	\$246.05 M	4.0%
Miscellaneous Expenses	\$2.25 M	1.9%	\$46.21 M	1.9%	\$117.05 M	1.9%
Personal Care	\$1.59 M	1.3%	\$32.7 M	1.3%	\$82.93 M	1.3%
Personal Insurance	\$921.74 K	0.8%	\$18.36 M	0.8%	\$46.37 M	0.8%
Reading	\$258.18 K	0.2%	\$5.32 M	0.2%	\$13.44 M	0.2%
Shelter	\$24.69 M	20.8%	\$507.82 M	20.9%	\$1.29 B	20.9%
Tobacco	\$568.53 K	0.5%	\$12.63 M	0.5%	\$32.35 M	0.5%
Transportation	\$21.65 M	18.3%	\$445.28 M	18.3%	\$1.13 B	18.3%
Utilities	\$8.09 M	6.8%	\$170.18 M	7.0%	\$433.05 M	7.0%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	3,081		55,355		143,038	
Elementary (Grade Level 0 to 8)	55	1.8%	861	1.6%	2,271	1.6%
Some High School (Grade Level 9 to 11)	38	1.2%	1,242	2.2%	3,486	2.4%
High School Graduate	403	13.1%	8,353	15.1%	22,149	15.5%
Some College	750	24.4%	12,854	23.2%	34,653	24.2%
Associate Degree Only	299	9.7%	5,568	10.1%	14,429	10.1%
Bachelor Degree Only	977	31.7%	17,055	30.8%	42,252	29.5%
Graduate Degree	558	18.1%	9,421	17.0%	23,798	16.6%

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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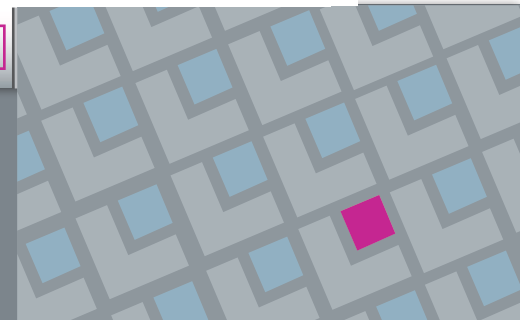
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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 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	
Units In Structure (2020)						
1 Detached Unit	1,223	188.8%	24,204	127.3%	63,760	117.2%
1 Attached Unit	9	1.4%	581	3.1%	1,846	3.4%
2 to 4 Units	3	0.5%	196	1.0%	540	1.0%
5 to 9 Units	4	0.7%	301	1.6%	704	1.3%
10 to 19 Units	5	0.7%	609	3.2%	980	1.8%
20 to 49 Units	2	0.3%	419	2.2%	734	1.4%
50 or More Units	10	1.5%	809	4.3%	1,613	3.0%
Mobile Home or Trailer	22	3.4%	373	2.0%	1,181	2.2%
Other Structure	-	-	13	-	52	-
Homes Built By Year (2020)						
Homes Built 2010 or later	405	62.6%	6,688	35.2%	13,255	24.4%
Homes Built 2000 to 2009	485	74.9%	15,220	80.1%	37,984	69.8%
Homes Built 1990 to 1999	162	25.0%	2,337	12.3%	10,174	18.7%
Homes Built 1980 to 1989	160	24.8%	1,384	7.3%	4,300	7.9%
Homes Built 1970 to 1979	35	5.4%	1,039	5.5%	3,157	5.8%
Homes Built 1960 to 1969	11	1.7%	467	2.5%	1,410	2.6%
Homes Built 1950 to 1959	6	0.9%	212	1.1%	661	1.2%
Homes Built Before 1949	14	2.1%	158	0.8%	469	0.9%
Home Values (2020)						
Home Values \$1,000,000 or More	-	-	252	1.7%	522	1.2%
Home Values \$500,000 to \$999,999	333	54.8%	3,437	23.8%	7,738	18.0%
Home Values \$400,000 to \$499,999	362	59.4%	3,914	27.1%	9,380	21.8%
Home Values \$300,000 to \$399,999	250	41.1%	8,006	55.4%	19,173	44.7%
Home Values \$200,000 to \$299,999	153	25.2%	5,516	38.2%	16,316	38.0%
Home Values \$150,000 to \$199,999	35	5.8%	615	4.3%	2,642	6.2%
Home Values \$100,000 to \$149,999	8	1.3%	115	0.8%	660	1.5%
Home Values \$70,000 to \$99,999	-	-	47	0.3%	147	0.3%
Home Values \$50,000 to \$69,999	2	0.3%	14	-	57	0.1%
Home Values \$25,000 to \$49,999	-	-	68	0.5%	192	0.4%
Home Values Under \$25,000	8	1.3%	153	1.1%	582	1.4%
Owner-Occupied Median Home Value	\$426,006		\$353,541		\$343,853	
Renter-Occupied Median Rent	\$1,411		\$1,253		\$1,269	
Transportation To Work (2020)						
Drive to Work Alone	1,708	71.4%	31,807	75.7%	83,345	76.4%
Drive to Work in Carpool	219	9.2%	3,953	9.4%	10,353	9.5%
Travel to Work by Public Transportation	94	3.9%	474	1.1%	1,297	1.2%
Drive to Work on Motorcycle	-	-	133	0.3%	375	0.3%
Walk or Bicycle to Work	4	0.2%	543	1.3%	1,411	1.3%
Other Means	11	0.5%	451	1.1%	1,255	1.2%
Work at Home	355	14.8%	4,681	11.1%	11,087	10.2%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	214	9.0%	5,663	13.5%	16,601	15.2%
Travel to Work in 15 to 29 Minutes	928	38.8%	13,949	33.2%	38,678	35.4%
Travel to Work in 30 to 59 Minutes	707	29.6%	14,536	34.6%	36,906	33.8%
Travel to Work in 60 Minutes or More	142	5.9%	3,641	8.7%	9,340	8.6%
Average Minutes Travel to Work	26.4		27.8		26.8	

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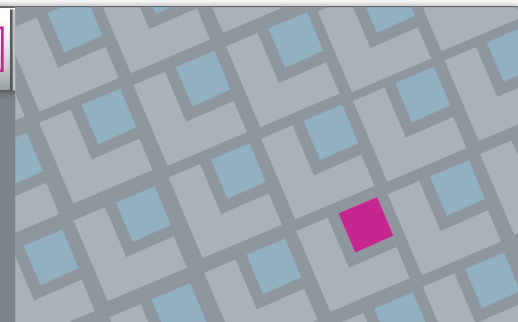
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