

2 Story Airplane Hangar at Stellar Air Park

4180 W Kitty Hawk
Chandler, AZ 85226

For Sale



±25,194

SF Building

±1.89

Acre Lot

Property Highlights

- + Office 8,256 SF (32.8%)
- + Hangar 1: 60' wide x 72' deep = ±4,320 SF
 - Door: 58' wide x 15' height
- + Hangar 2: 100' wide x 100' deep = ±11,000 SF
 - Door: 70' wide x 18' height
- + 2 hangar doors (15' x 58' & 18' x 70')
- + Air Compressor
- + Parking: ±2.78/1,000
- + Parking Spaces: Surface - 32 Covered - 6
- + I-1 Zoning, City of Chandler

4180 W Kitty Hawk, Chandler, AZ 85226

Exterior



Interior

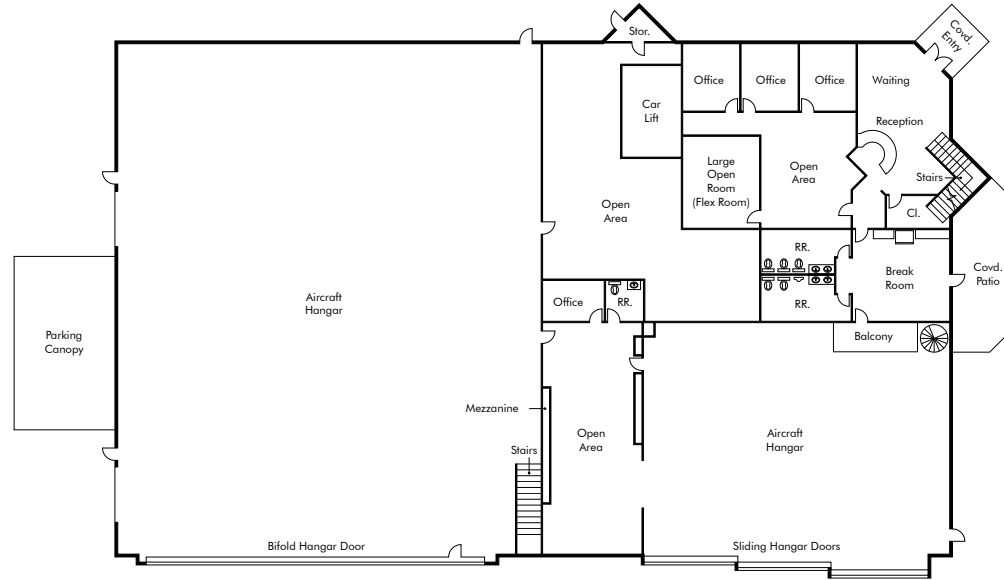
4180 W Kitty Hawk, Chandler, AZ 85226



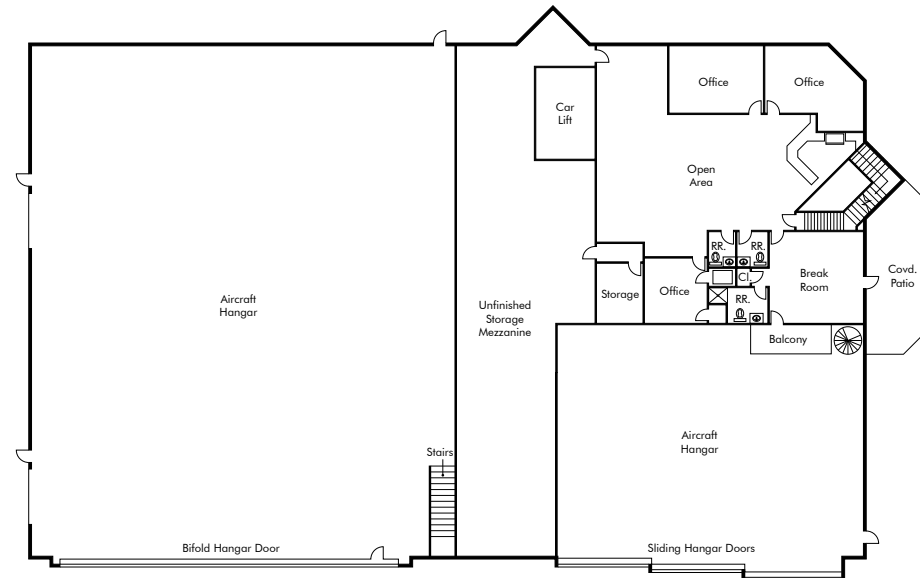
Floor Plan

4180 W Kitty Hawk, Chandler, AZ 85226

First Floor



Second Floor



Stellar Airpark (FAA identifier P19) is a privately owned, public-use residential airpark in Chandler, part of the Phoenix metro area. It's one of Arizona's better-known "fly-in" communities, where many homes have attached aircraft hangars and taxiway access directly to the runway.

Quick Facts

- FAA Identifier: P19
- Location: About 3 miles west of downtown Chandler
- Runway: One asphalt runway, 17/35
- Runway Length: Approximately 4,417 ft × 80 ft
- Elevation: ~1,178 ft MSL
- Airport Type: Public-use, privately owned
- Control Tower: None (non-towered airport)
- CTAF/UNICOM: 122.975 MHz

Pilot Information

P19 is popular with general aviation pilots because it sits conveniently under the Phoenix Class B airspace shelves while remaining relatively accessible. Important operational notes include:

- Non-towered operations
- Noise-sensitive areas west and north of the runway
- Limited training operations
- RNAV (GPS) approach available for Runway 35

Ownership & Community

The airport is operated by the Stellar Runway Utilizers Association (SRUA). Property owners and based aircraft users pay dues that help maintain the runway and airport infrastructure.

The surrounding neighborhood is designed specifically for aviation enthusiasts:

- Homes often include private hangars
- Taxiways connect directly to residences
- Aircraft can be moved from hangar to runway without trailers or towing on roads

Aircraft Activity

Recent FAA-related data shows:

- Roughly 40,000 annual operations
- Around 140+ based aircraft
- Mostly single-engine aircraft, with some jets and helicopters

Interesting Notes

Among pilots online, Stellar Airpark has a reputation as:

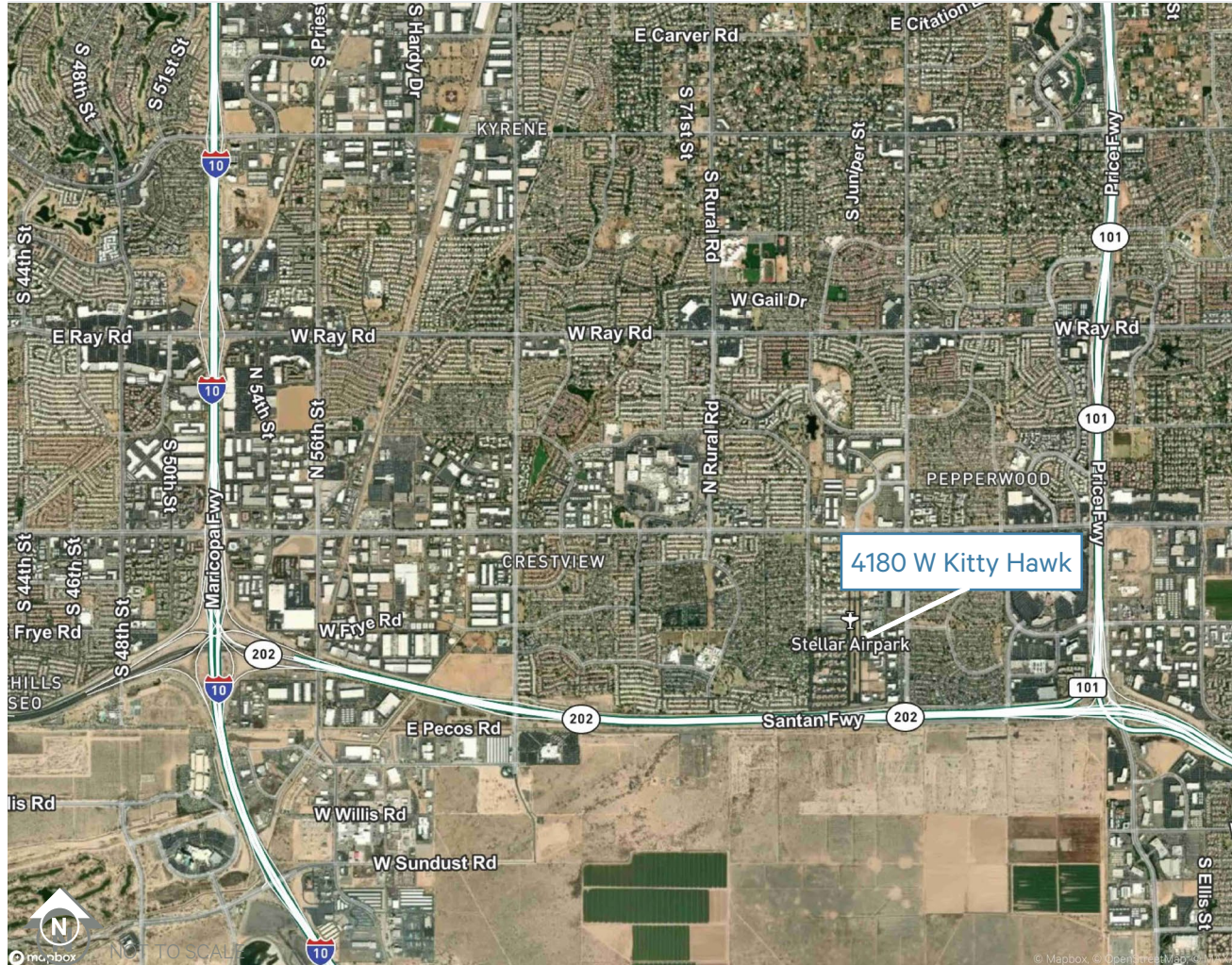
- A unique residential aviation community
- Conveniently located compared with many remote airparks
- Quiet compared with busier Phoenix-area airports

There have also been discussions in pilot forums about the airport discouraging repeated practice instrument approaches and transient use, though opinions vary and forum comments are unofficial.

4180 W Kitty Hawk

Chandler, AZ 85226

For Sale



±25,194

SF Building

\$13,750,000

Sale Price

Contact Us

Bill Bayless

Senior Vice President

+1 602 735 5652

bill.bayless@cbre.com

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