



**OFFERING SUMMARY**

<b>Lot Size (acres)</b>	2.06
<b>Storage Yard</b>	Approx. 1.5 Acres
<b>Parcel ID</b>	303-33-013R
<b>Zoning Type</b>	Commercial
<b>County</b>	Maricopa
<b>Frontage</b>	0.00 Ft
<b>Coordinates</b>	33.273465,-111.839949
<b>Parking</b>	14

**PROPERTY OVERVIEW**

Prime opportunity on busy Arizona Ave—this versatile ±2-acre property offers outstanding functionality and visibility. The site includes a dedicated PAD ready for a portable office, along with an expansive yard area of approximately 1.5 acres. The yard is covered with a loose asphalt top layer, providing flexible use for parking, equipment, or material storage.

Two additional concrete PADs offer ideal space for parking, rock/soil storage, or staging. The property features excellent street signage, full perimeter fencing, and is surrounded by

**PROPERTY HIGHLIGHTS**

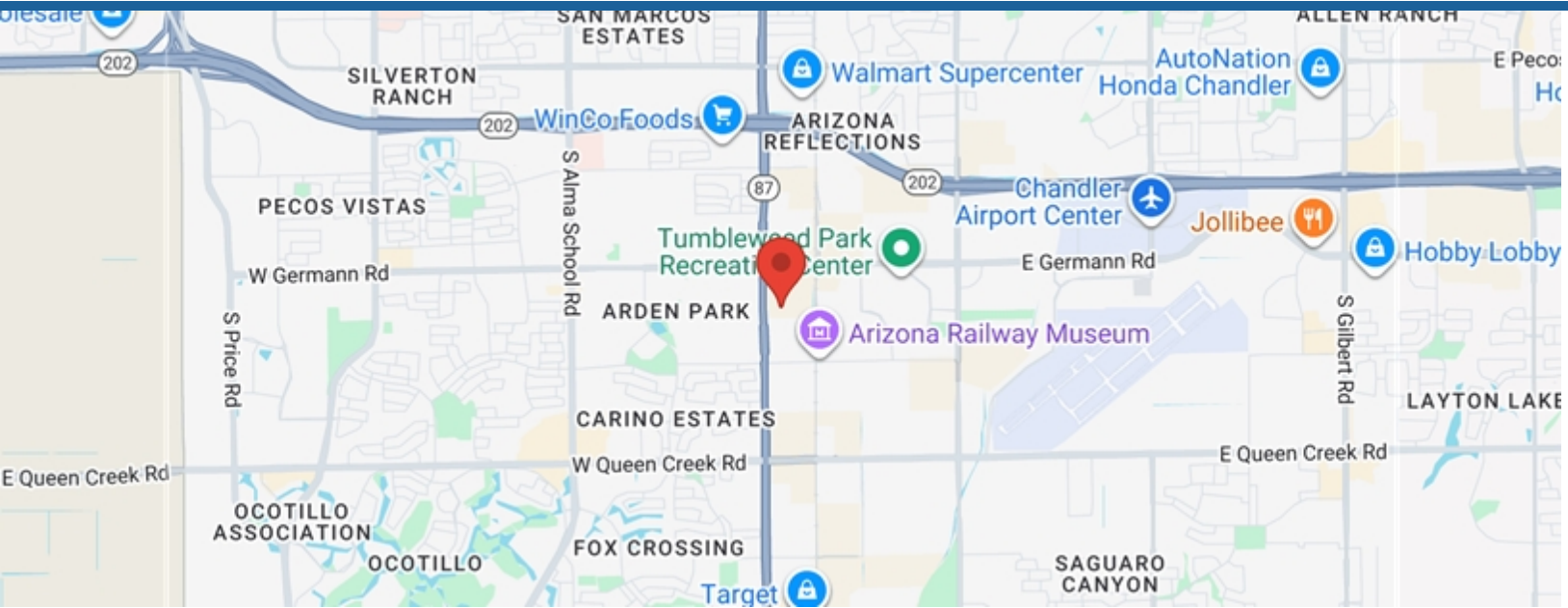
- Prime location on busy Arizona Ave
- ±2-acre property with ±1.5-acre yard
- PAD ready for a portable office
- Yard covered with loose asphalt top layer
- Two concrete PADs for parking, rock/soil, or material storage



# OTHERS PROPERTY FOR LEASE

## Arizona Ave Contractor Yard

19051 S ARIZONA AVE  
CHANDLER, AZ 85286



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,951	62,456	159,794
2010 Population	6,319	96,154	228,766
2025 Population	10,334	121,819	287,326
2030 Population	11,255	126,389	294,549
2025-2030 Growth Rate	1.72 %	0.74 %	0.5 %
2025 Daytime Population	6,942	118,386	281,241

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	659	20,368	57,566
2010 Total Households	2,076	33,675	84,836
2025 Total Households	3,558	44,898	109,205
2030 Total Households	3,958	47,298	113,121
2025 Average Household Size	2.9	2.69	2.62
2025 Owner Occupied Housing	1,774	26,268	73,208
2030 Owner Occupied Housing	1,932	28,125	77,026
2025 Renter Occupied Housing	1,784	18,630	35,997
2030 Renter Occupied Housing	2,026	19,174	36,096
2025 Vacant Housing	122	2,517	6,459
2025 Total Housing	3,680	47,415	115,664

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	136	2,087	5,005
\$15000-24999	39	1,090	3,083
\$25000-34999	114	1,639	3,917
\$35000-49999	231	2,948	7,123
\$50000-74999	553	6,008	14,242
\$75000-99999	532	5,358	13,099
\$100000-149999	646	8,623	21,929
\$150000-199999	390	6,638	15,624
\$200000 or greater	918	10,506	25,175
Median HH Income	\$ 109,428	\$ 116,591	\$ 116,049
Average HH Income	\$ 160,505	\$ 156,206	\$ 153,095

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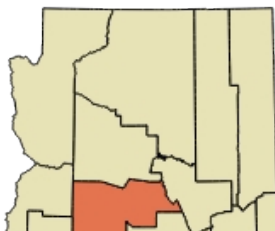
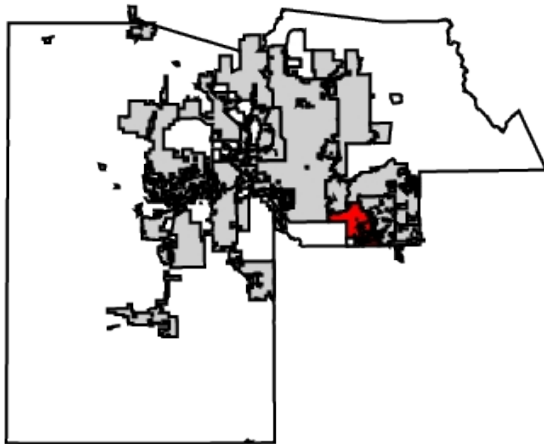
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## ABOUT CHANDLER

Chandler is a city in Maricopa County, Arizona, United States, and a suburb in the Phoenix-Mesa-Chandler Metropolitan Statistical Area. It is the fourth-most populous city in Arizona, after Mesa, Tucson, and Phoenix. Chandler is considered to be a part of the East Valley.



### CITY OF CHANDLER

County	Maricopa
Incorporated	5/16/1912

### AREA

City	65.5 sq mi
Land	65.5 sq mi
Water	0.1 sq mi
Elevation	1211 ft

### POPULATION