



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

CHANDLER MERCADO - PAD

NEC Arizona & Warner
2031 N. Arizona Ave, Chandler, AZ

FOR SALE

Fully Permitted Pad Available

6,200 SF Drive Thru Building
Permitted and Ready to Build

40,094 SF - .92 Acres Net;
52,484 SF - 1.2 Acres Gross

High Visibility Space directly
on Warner Rd.

Anchored by PGA Superstore

Third Busiest Intersection in
Chandler

New Monument Signs

\$850,000



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JARED LIVELY

480.214.9411
Jared@RGcre.com



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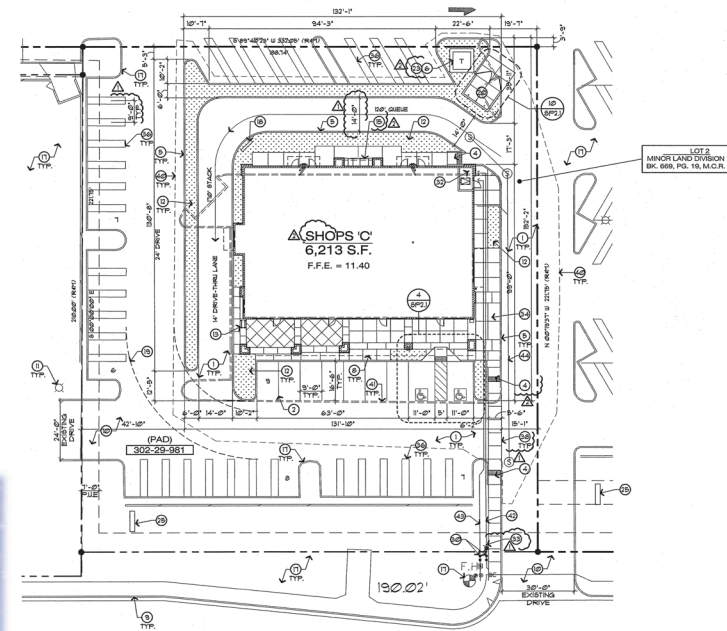
11 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



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DEMOGRAPHICS

(2014)

Population Estimates

1 Mile	16,353
3 Mile	140,301
5 Mile	348,610

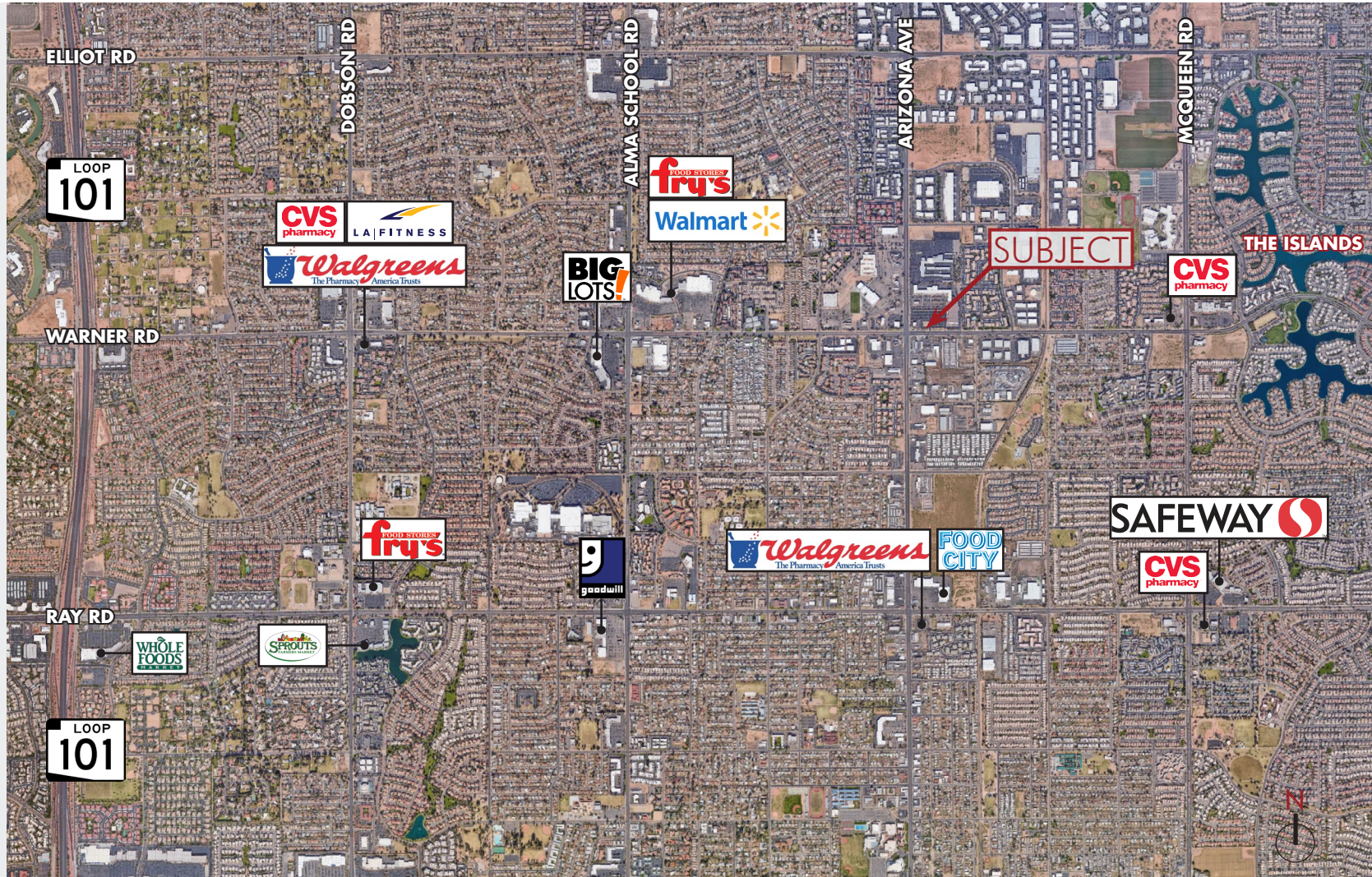
Average Household Income

1 Mile	\$56,262
3 Mile	\$73,807
5 Mile	\$75,952

Households

1 Mile	7,447
3 Mile	53,744
5 Mile	149,308

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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