

AVAILABLE

PRIME RESTAURANT
END CAP with PATIO



FOR LEASE

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



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AVAILABLE

Restaurant End Cap 4,000 SF + 1,660 SF Patio

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ABOUT THE PROPERTY

- Under construction - Q3 2026 Delivery
- Limited National Full Service Restaurants within 3-miles
- Restaurant Grey Shell including: Grease interceptor, adequate HVAC and electrical
- 90-acre mixed-use regional shopping center
- Located in one of the fastest-growing cities in America
- Strategically located near the intersection of I-10 and Loop 303, providing a regional trade area
- Over 32,629 active and 9,266 planned home lots within the immediate trade area
- 2,070 existing and planned multifamily units in the trade area

JOIN THESE RESTAURANT TENANTS

WING STOP

Ono Hawaiian BBQ



tropical CAFE
SMOOTHIE



Freddy's



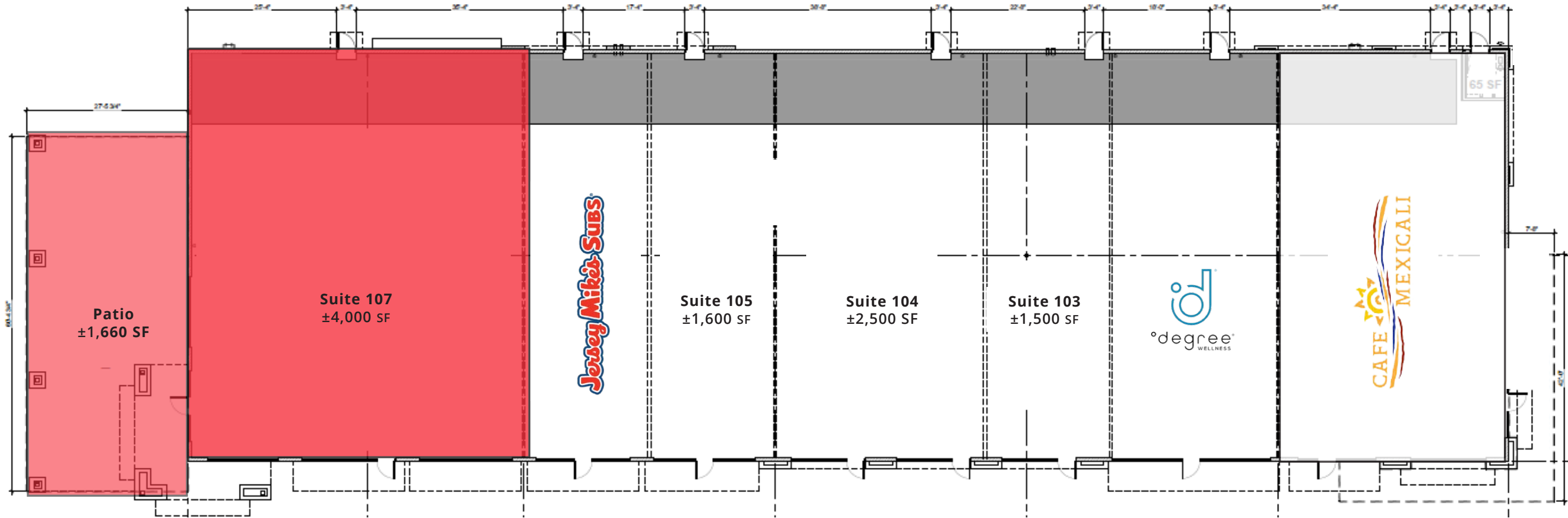
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Site Plan



RESTAURANT AVAILABILITY



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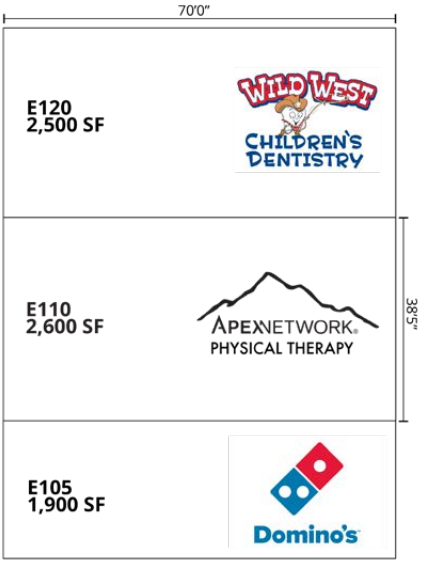
Main Street Shops C, D, E, F & G Fully Leased



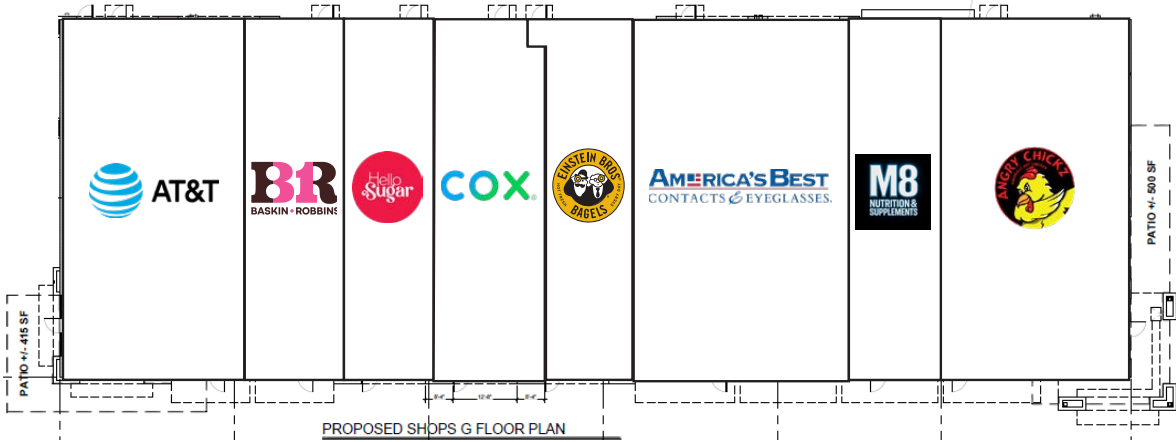
SHOPS C



SHOPS E



Shops G



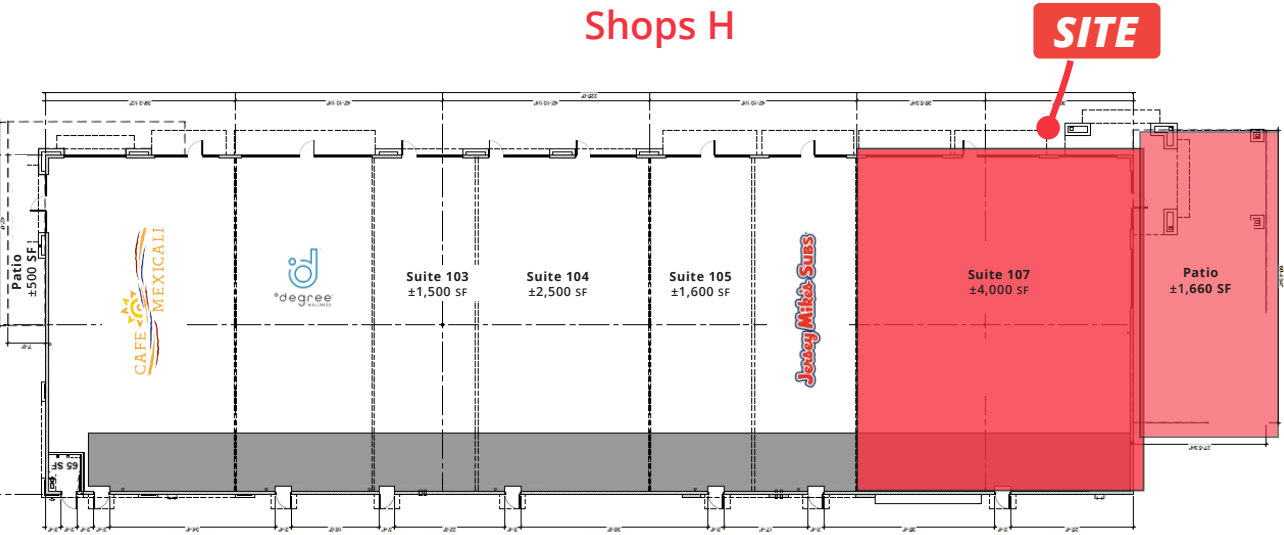
SHOPS D



SHOPS F



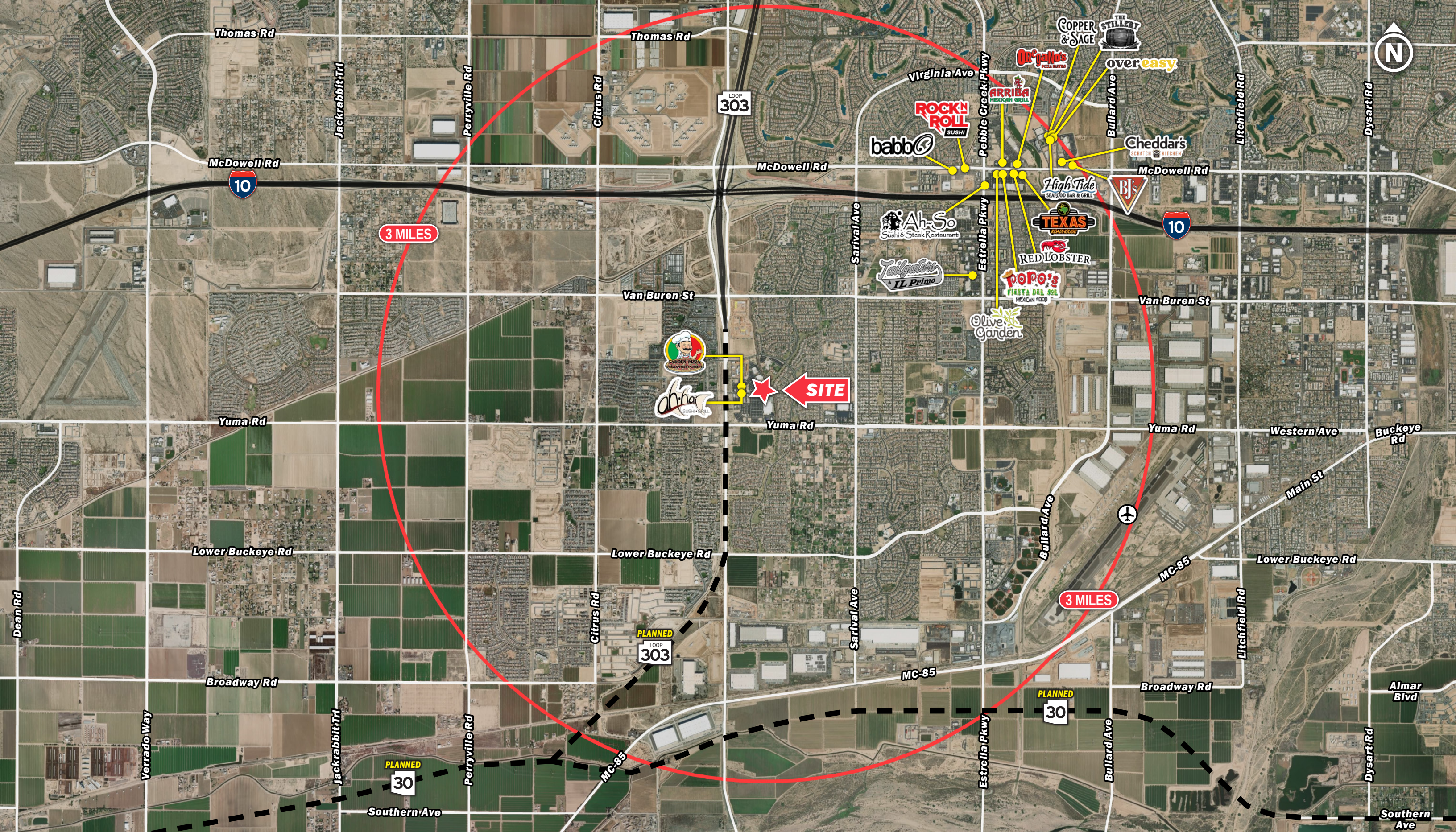
Shops H



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Full Service Sit Down Restaurants - 3 miles



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DEMOGRAPHIC HIGHLIGHTS (2026)

1 MILE

17,265	19,441	\$140,754	11,664
2026 Population	2031 Population	Avg Household Income	Daytime Population

3 MILES

75,482	87,269	\$130,321	52,358
2026 Population	2031 Population	Avg Household Income	Daytime Population

5 MILES

141,951	159,027	\$131,387	115,623
2026 Population	2031 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

16,858 VPD	24,662 VPD
Yuma Road	Cotton Lane

SOURCE: ADOT

SOURCE esri





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