

FOR SALE |
HOTEL
DEVELOPMENT SITE

Canyon Trails Towne Center
NEC of Cotton Ln & Yuma Rd

Goodyear, AZ 85338



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OPPORTUNITY SUMMARY

- Prime 2.09 acre site located in the City of Goodyear
- Located at the intersection of Cotton Ln & Yuma Rd, providing convenient access to both I-10 Freeway and Loop 303
- Positioned next to Loop 303 expansion (scheduled Q1 2026) offering great access & visibility
- Located in Canyon Trails Towne Center, near top retail tenants such as Super Target, Chipotle, Pottery Barn, and Burlington Coat Factory in addition to Senna at Canyon Trails, 282 class A multifamily units built in 2024.
- Goodyear, AZ is the 9th fastest growing city in the US
- 30 minutes from downtown Phoenix and Sky Harbor Airport
- Major employers in Goodyear include Amazon, UPS and Chewy alongside notable healthcare institutions such as City of Hope, Ironwood Cancer & Research Centers and Abrazo West Campus
- Nearby demand generators include GSQ (a 150+ acre mixed-use development), Buc-ee's Goodyear, and Goodyear Ballpark Village (spring training home of the Red's and the Guardians)



PROPERTY OVERVIEW

Asking Price	Contact Listing Brokers
Development Scope	Up to 150 rooms
Location	N/NEC of Cotton Ln & Yuma Rd
APN	Portion of 501-91-875 (to be subdivided)
Lot Size	+/- 2.09 AC (+/- 91,058 SF)
Zoning	PAD
Jurisdiction	City of Goodyear

ABOUT CANYON TRAILS TOWNE CENTER

- 90-acre mixed-use regional shopping center
- Ground up anchor sites available for build-to-suit
- 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
- 2,070 existing and planned multifamily units in the trade area
- 284 unit Senna Multifamily Community located onsite within Canyon Trails Towne Center
- Over 32,629 active and 9,266 planned home lots within the immediate trade area

JOIN THESE TENANTS

- Chipotle
- Chase Bank
- Denny's
- Starbucks
- Super Target
- PetSmart
- Pottery Barn Outlet
- Planet Fitness
- Ulta
- Dollar Tree
- Ross
- Michaels
- O'Reilly
- Jack in the Box
- Cobblestone
- five Below
- Ono Hawaiiin BBQ
- Bank of America
- Freddy's
- Filiberto's
- KFC
- Taco Bell
- Orange Theory Fitness
- Baskin Robbins
- Cox
- Angry Chickz
- Einsteins
- Hello Sugar



SITE PLAN

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TENANT PHOTOS

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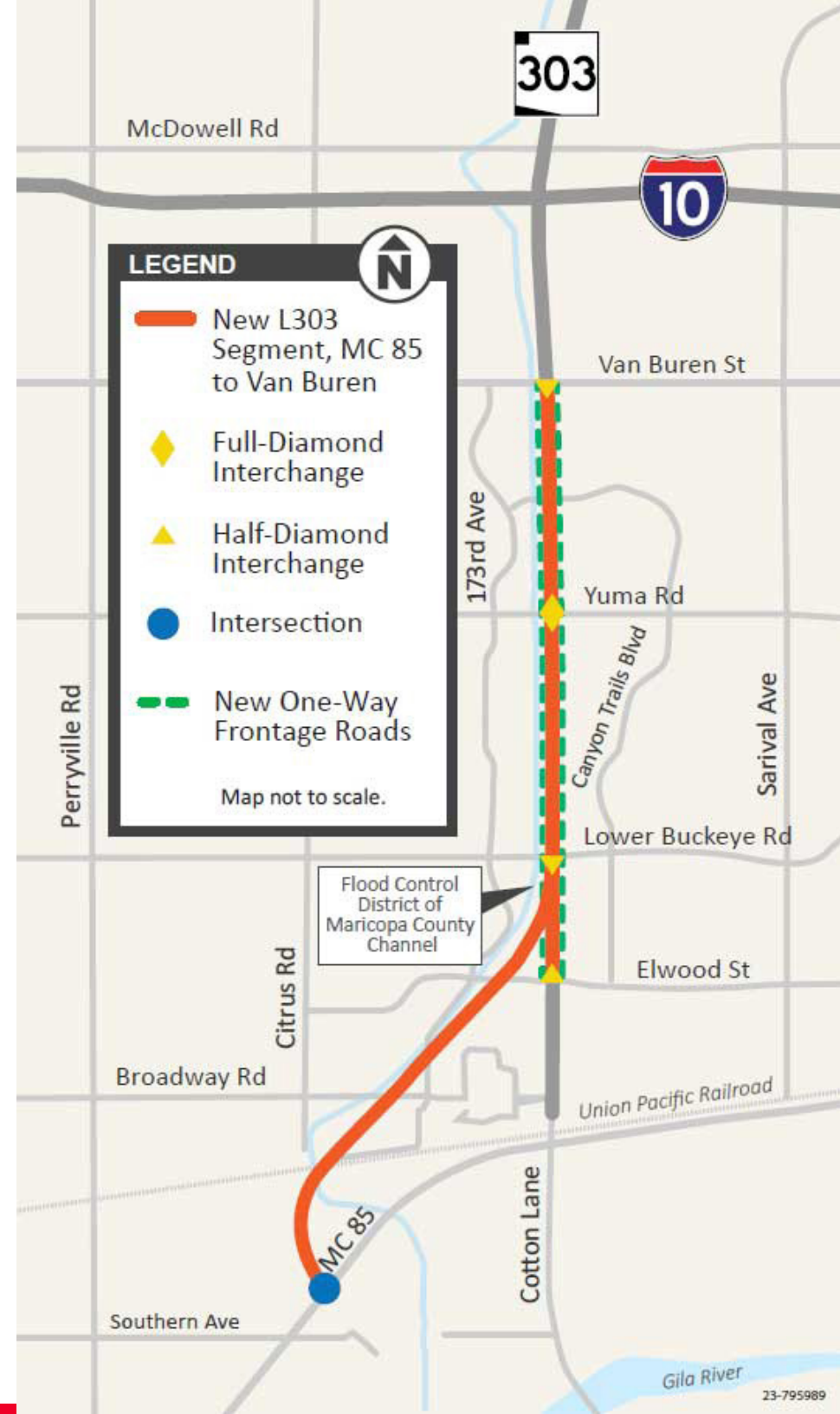


ABOUT THE LOOP 303 EXPANSION

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The Arizona Department of Transportation, in cooperation with the city of Goodyear, the Federal Highway Administration, the Maricopa Association of Governments and the Flood Control District of Maricopa County has initiated a project to construct a new segment of Loop 303 between Maricopa County Road 85 (MC 85) and Van Buren Street in Goodyear. The 4-year project is slated to start Q1 2026 and includes the below elements:

- Constructing a new section of Loop 303 elevated over the cross streets and the Union Pacific Railroad, from MC 85 to Van Buren Street
- Constructing two general purpose lanes in each direction from MC 85 to Lower Buckeye Road
- Constructing three general purpose lanes in each direction from Lower Buckeye Road to Van Buren Street
- Constructing a full diamond traffic interchange at Yuma Road. The full diamond at Yuma Road is the northernmost full diamond interchange, the closest to Interstate 10, and the interchange that will be most utilized for hotel access.
- Completing the south half of the Van Buren Street diamond traffic interchange
- Constructing a half diamond traffic interchange at Elwood Street
- Constructing a signalized intersection at MC 85
- Constructing one-way frontage roads in each direction to maintain local access, including connections to the major arterial streets from Elwood to Van Buren streets
- Replacing neighborhood retention basins along the Canyon Trails Channel and connecting the Canyon Trails channel to the Loop 303 Outfall Channel
- Constructing a First Flush Basin at the southeast corner of Citrus and Broadway roads
- Adding new sound walls where warranted based on the project's noise analysis
- Installing new lighting, signage and other features



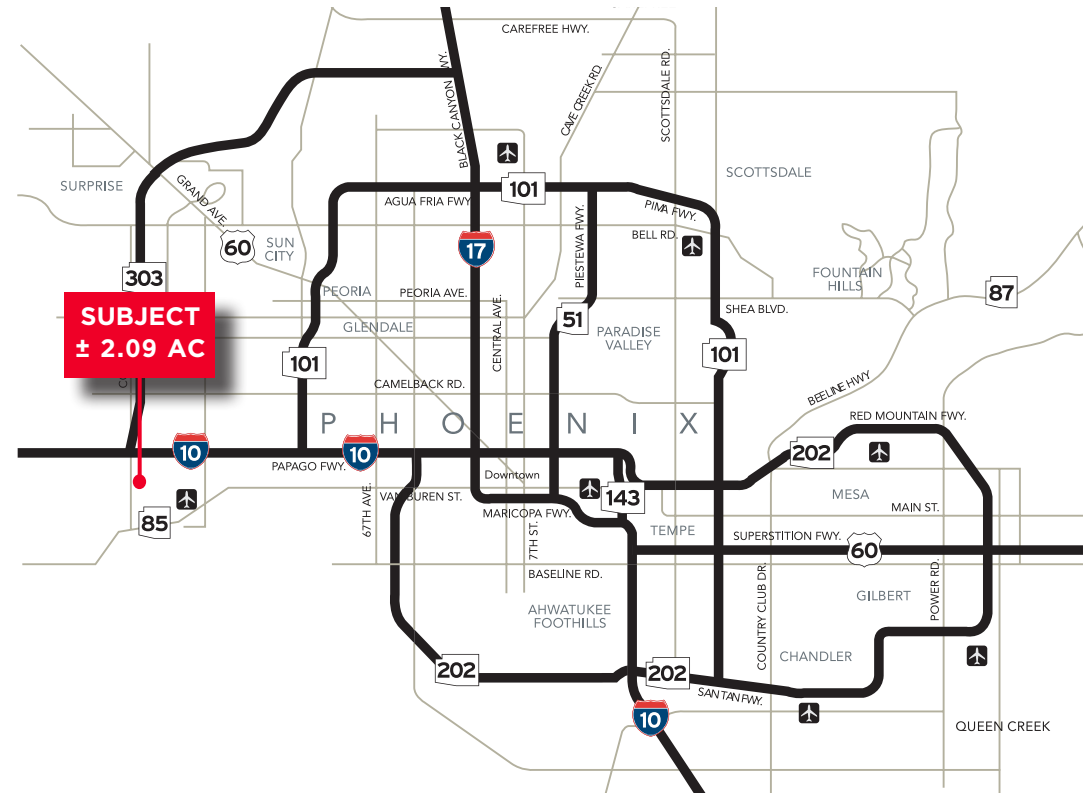
MARKET OVERVIEW



Goodyear, Arizona, situated strategically within the Greater Phoenix area, is experiencing rapid growth and transformation. Boasting a prime location along the I-10 corridor and close proximity to downtown Phoenix, Goodyear serves as a thriving residential community and bustling business center.

Notably, it offers quick access to professional sports venues such as MLB, NFL, NHL, and NASCAR, making it an attractive hub for commuting and suburban living. The city's large employers include tech giants like Amazon and Microsoft.

Additionally, Goodyear benefits from its proximity to Luke Air Force Base, enhancing its significance as a vital part of the region's defense infrastructure. With convenient transportation options provided by the Phoenix-Goodyear Airport and Phoenix Sky Harbor Airport, along with its expanding healthcare sector, diverse retail offerings, and thriving industrial and data center sectors, Goodyear is emerging as a key player within the West Valley's dynamic landscape.



Economic Growth and Employment

Goodyear’s significant capital investment in 2023, totaling \$622.7 million, has led to the creation of nearly 1,332 new jobs. With lower operating costs compared to neighboring states like California, Goodyear attracts major employers such as Amazon, Microsoft, and various healthcare institutions.

Medical & Healthcare Expansion

The healthcare sector in Goodyear is expanding with notable developments including Ironwood Cancer & Research Centers and Abrazo West Campus, both undergoing significant expansions. Additionally, new clinics such as MBI Industrial Medicine and The Pilot Clinic are contributing to the city’s healthcare landscape.

Residential Expansion

Goodyear’s residential sector is booming, with over 1,300 new single-family homes permitted annually to meet the demand. Multi-family housing, including apartments and luxury rentals, nearly doubled in 2023, reflecting the city’s commitment to accommodating its growing population.

Retail and Consumer Trends

The retail sector in Goodyear is evolving to meet consumer preferences, with 39 new establishments opened in 2023 and more under construction or in planning phases. Studies indicate that shoppers in the Goodyear trade area spend significantly more than those in central Phoenix and neighboring cities, driving demand for diverse retail offerings.

Industrial and Data Center Growth

Goodyear’s industrial and data center sectors are thriving, attracting major companies such as Microsoft and Amazon Global Security. The city announced or welcomed 13 new manufacturing and logistics companies in 2023, creating over 2,000 jobs and adding nearly 3 million square feet of industrial space.

Transportation and Accessibility

Goodyear residents benefit from easy access to major freeways and airports, reflecting the city’s growing importance as a transportation hub. The city has seen a significant increase in average daily traffic count at major intersections, further emphasizing its accessibility.

West Valley Growth

The West Valley, including Goodyear, is expected to drive over half of Maricopa County’s growth in the next two decades. With ample open land, highway access, and a skilled workforce, the West Valley is a popular location for commercial development, bolstered by attractions like the Westgate Entertainment District in Glendale.



558,757

POPULATION
(10 MILES)



3.0%

ANNUAL GROWTH RATE
(2010 - 2023)



\$398,993

MEDIAN HOME VALUE



\$100,538

MEDIAN HOUSEHOLD
INCOME

TOP EMPLOYERS

EMPLOYER	# EMPLOYEES
Amazon (Fulfillment & Global Operations)	4,900
United Parcel Service (UPS)	2,309
Chewy	1,200
Abrazo West Campus	1,200
Macy’s Global Supply Chain	1,085
Sub-Zero, Wolf, and Cove	805
City of Hope	508
Andersen Windows	429
AerSale	372
REI (Recreational Equipment Inc.)	371
McLane Sunwest	309
Dicks Sporting Goods	300

Sources: City of Goodyear Economic Development, CoStar



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