

AVAILABLE

**JUNIOR BOXES
SHOPS & PADS**



FOR LEASE

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



FOR LEASE

AVAILABLE

Junior Boxes
Shops & Pads

CONTACT

ED BEEH

602.682.6040
ed.beeh@srsre.com

ALAN HOUSTON

602.682.6022
alan.houston@srsre.com

SCOTT ELLSWORTH

602.682.6063
scott.ellsworth@srsre.com

ABOUT THE PROPERTY

- 90-acre mixed-use regional shopping center
- Now Leasing New Main Street Shops H
- 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

SUPER TARGET

ROSS
DRESS FOR LESS



ULTA
BEAUTY

Burlington

**POTTERY
BARN
OUTLET**



Michaels
Where Creativity Happens

-  FUTURE BLDG AREAS
-  AVAILABLE

SENNA AT CANYON TRAILS
284 UNIT CLASS-A
MULTIFAMILY COMMUNITY
NOW OPEN

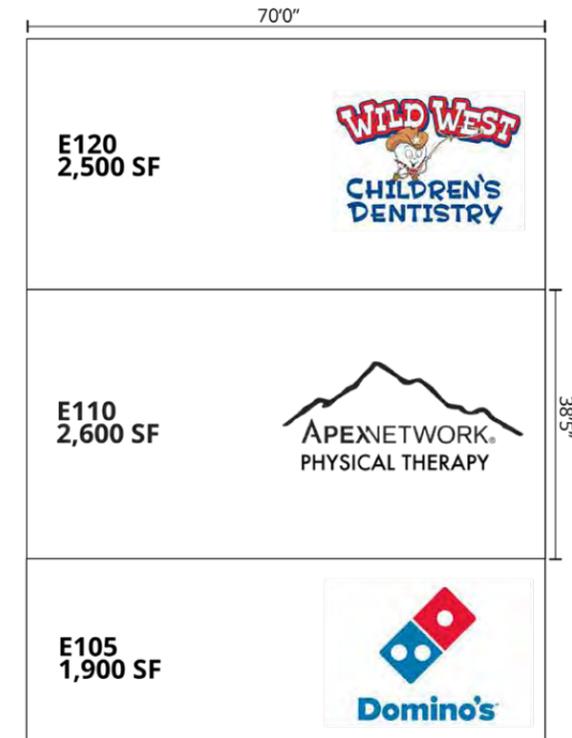
NEW MAIN STREET SHOPS H UNDER CONSTRUCTION Q3 2026



SHOPS C



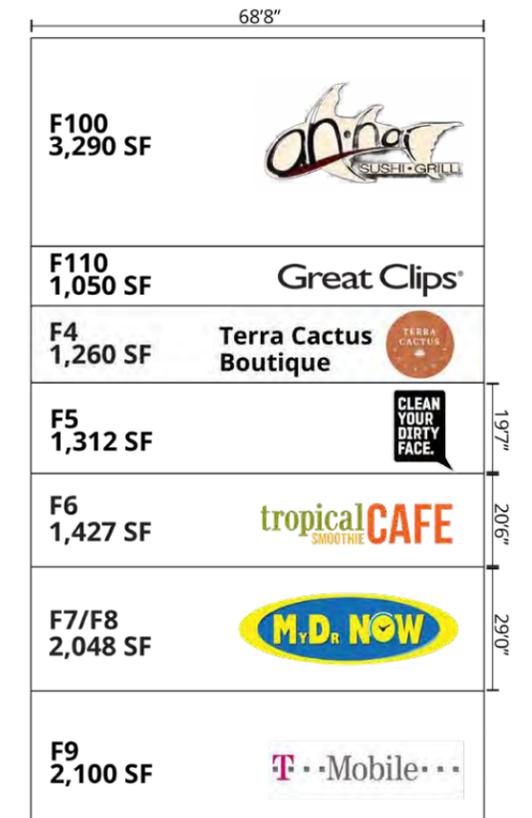
SHOPS E



SHOPS D



SHOPS F

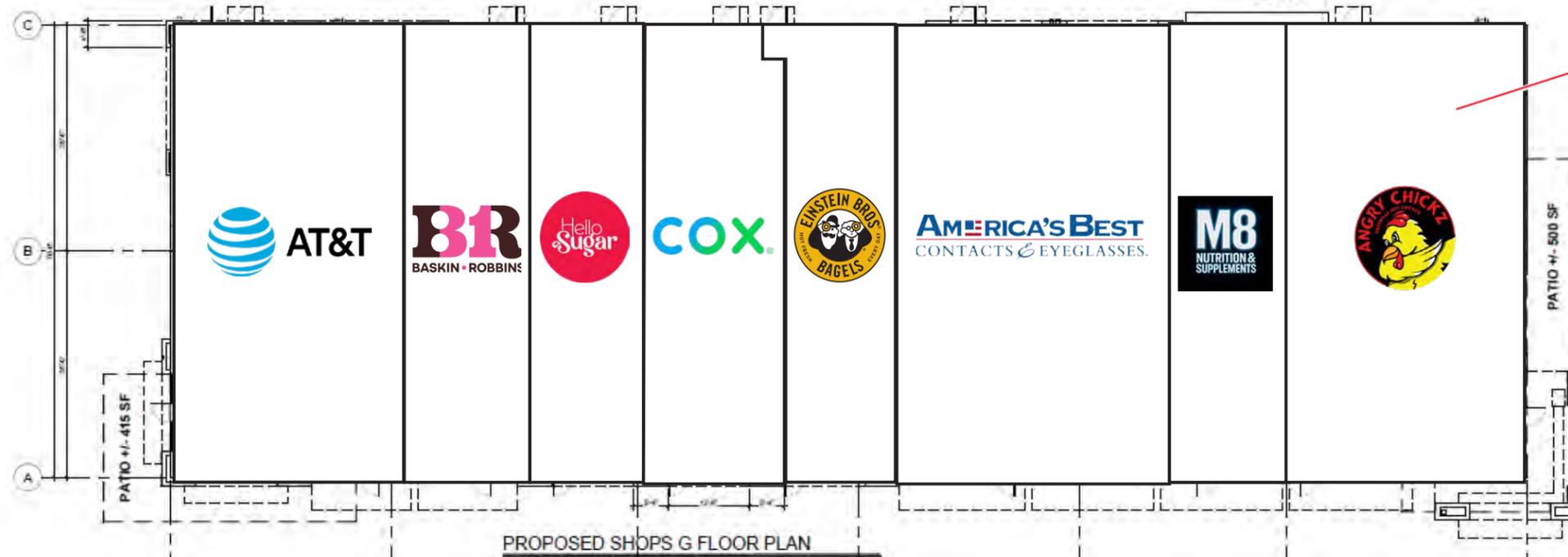


*Dimensions are approximate and not to scale

This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

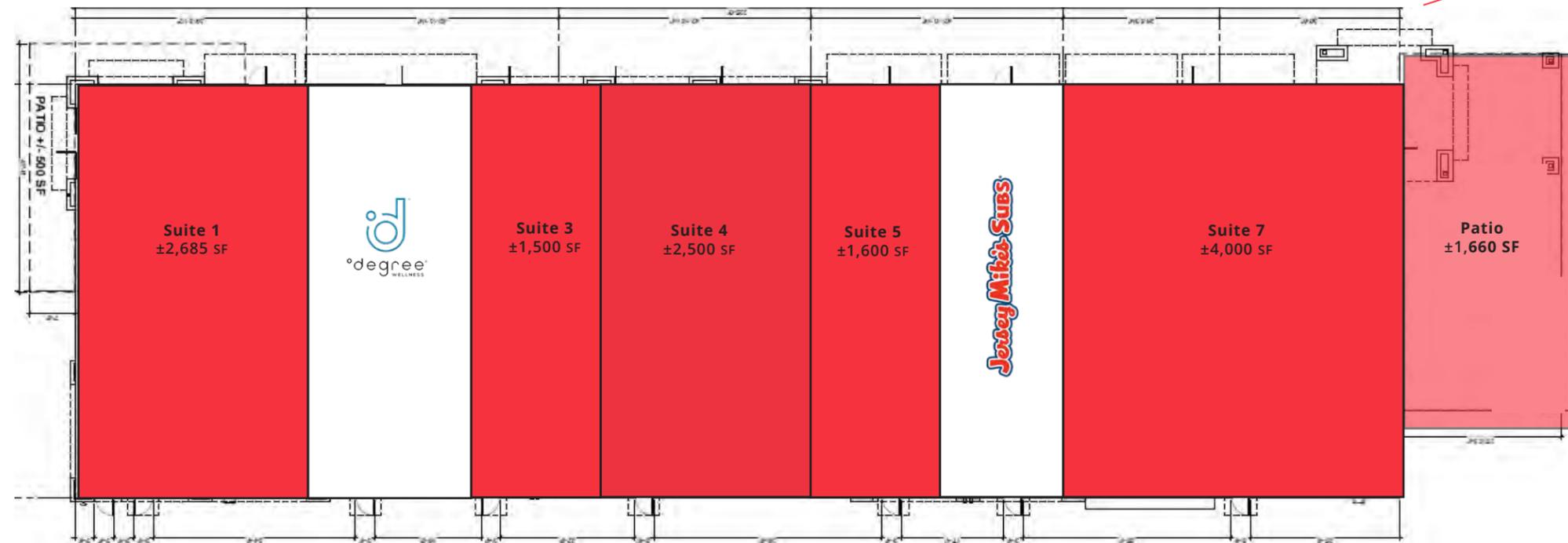
AVAILABLE

Shops G



NEW MAIN STREET SHOPS G
100% LEASED

Shops H



NEW MAIN STREET SHOPS H
UNDER CONSTRUCTION
Q3 2026



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Intersection Overview



Canyon Trails Towne Center

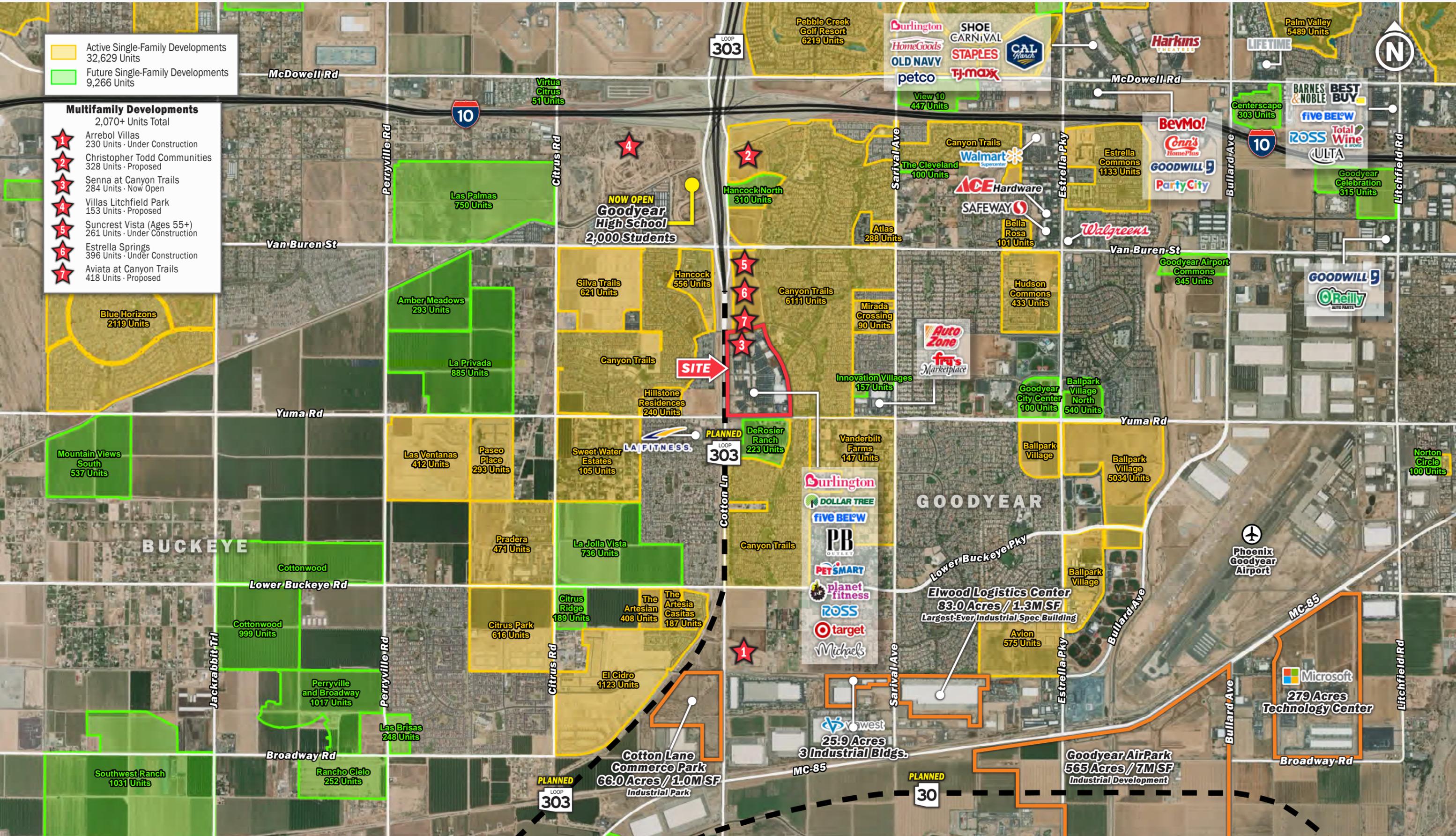
NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Neighborhood Overview



- Active Single-Family Developments
32,629 Units
- Future Single-Family Developments
9,266 Units

- Multifamily Developments**
2,070+ Units Total
- ★ 1 Arrebol Villas
230 Units - Under Construction
 - ★ 2 Christopher Todd Communities
328 Units - Proposed
 - ★ 3 Senna at Canyon Trails
284 Units - Now Open
 - ★ 4 Villas Litchfield Park
153 Units - Proposed
 - ★ 5 Suncrest Vista (Ages 55+)
261 Units - Under Construction
 - ★ 6 Estrella Springs
396 Units - Under Construction
 - ★ 7 Aviata at Canyon Trails
418 Units - Proposed



Canyon Trails Towne Center

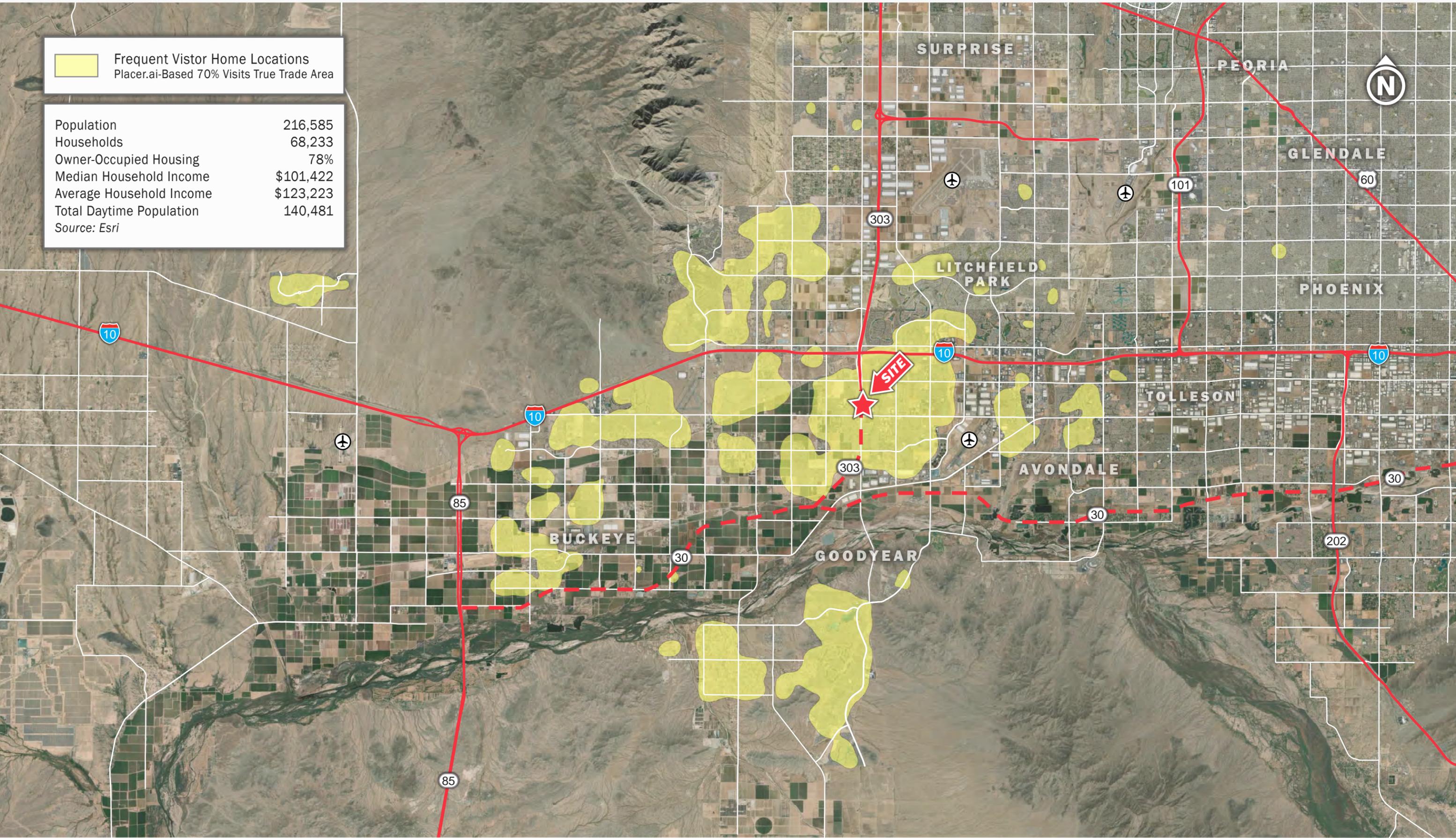
NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Frequent Visitor Home Locations



 Frequent Visitor Home Locations
Placer.ai-Based 70% Visits True Trade Area

Population	216,585
Households	68,233
Owner-Occupied Housing	78%
Median Household Income	\$101,422
Average Household Income	\$123,223
Total Daytime Population	140,481
Source:	Esri



Canyon Trails Towne Center

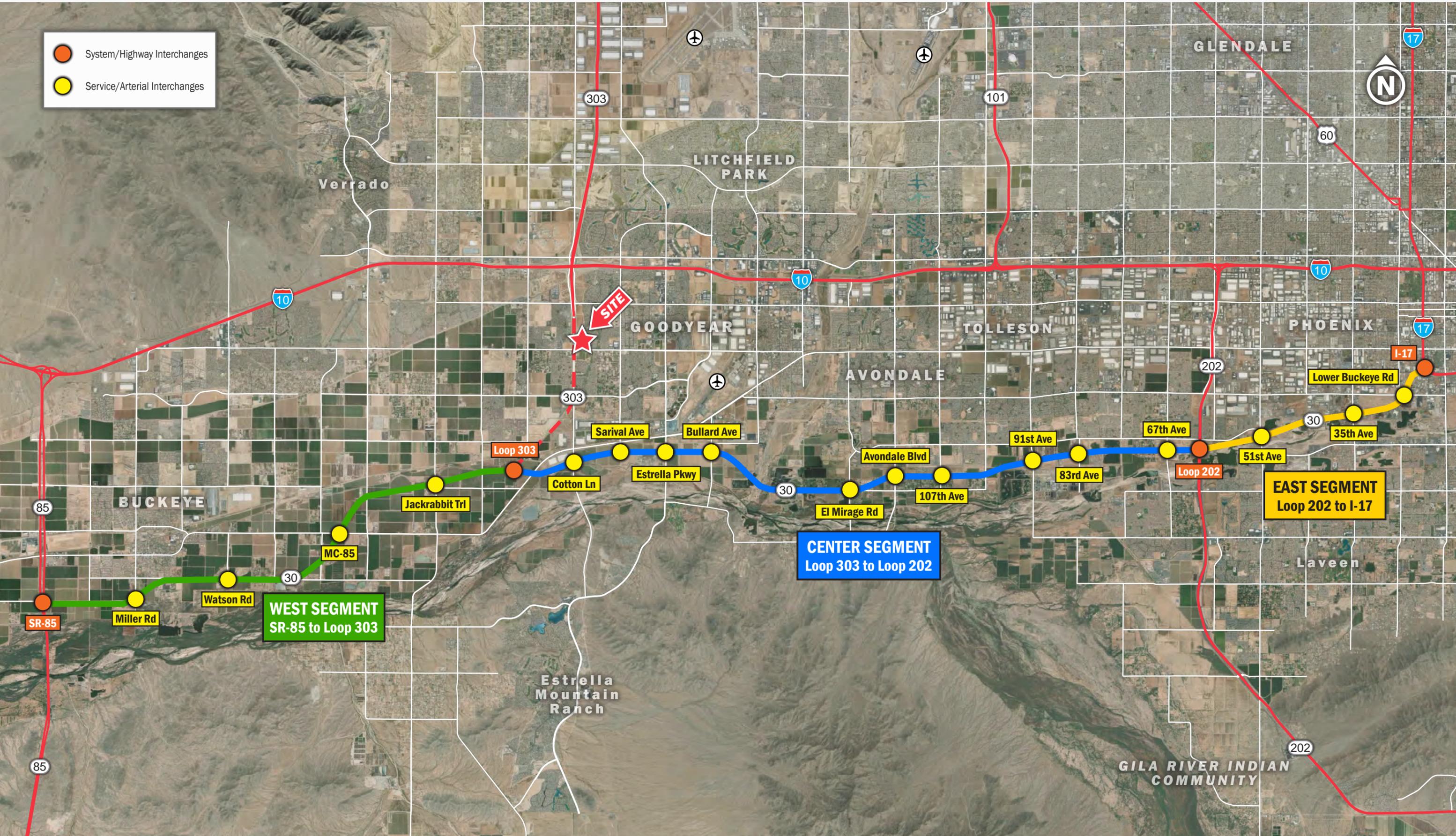
NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Regional Accessibility Overview

Loop 303 Connector (Design Underway) & State Route 30 Tres Rios Freeway (Planned)



- System/Highway Interchanges
- Service/Arterial Interchanges

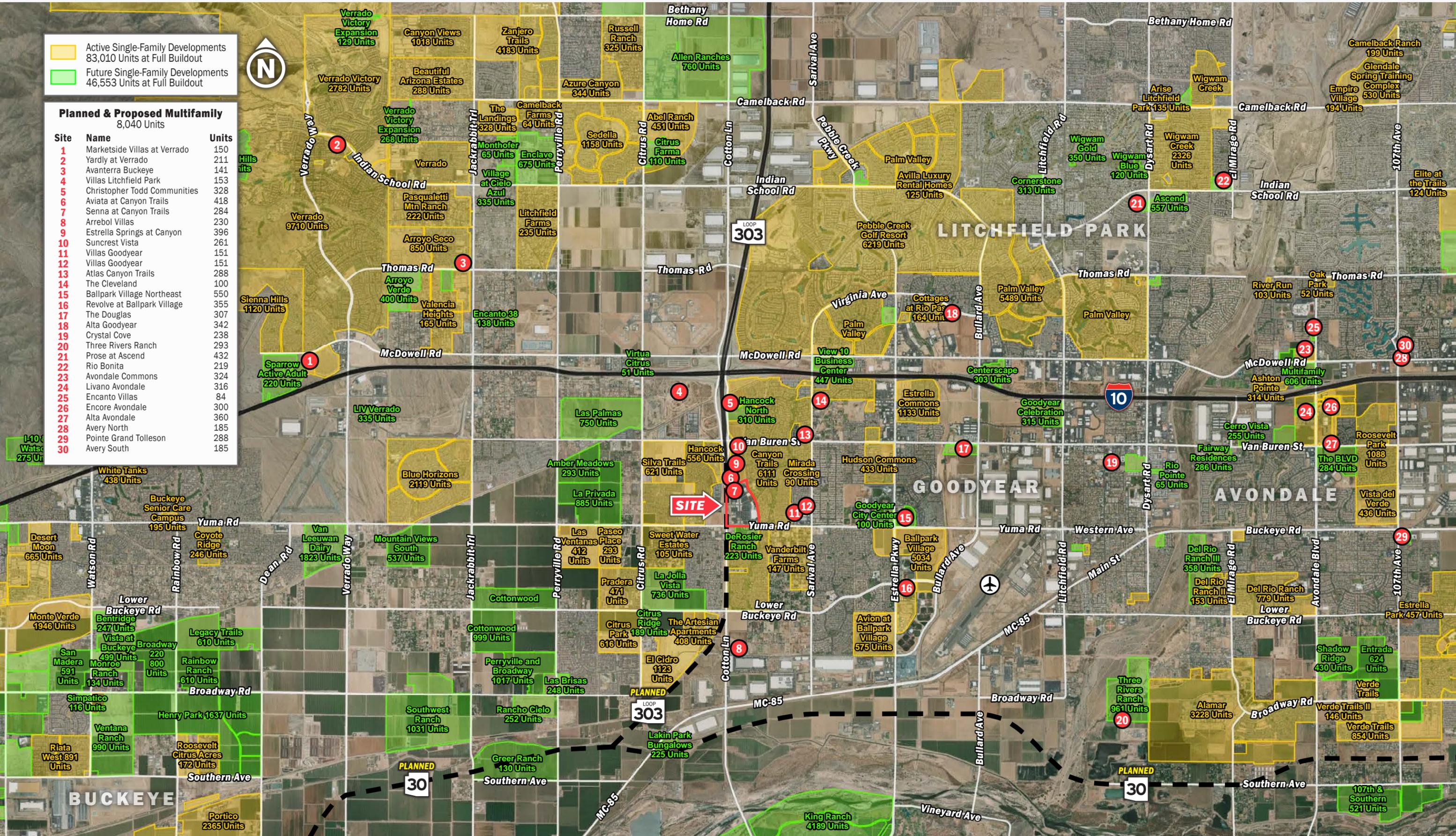


Active Single-Family Developments
 83,010 Units at Full Buildout

Future Single-Family Developments
 46,553 Units at Full Buildout

Planned & Proposed Multifamily 8,040 Units

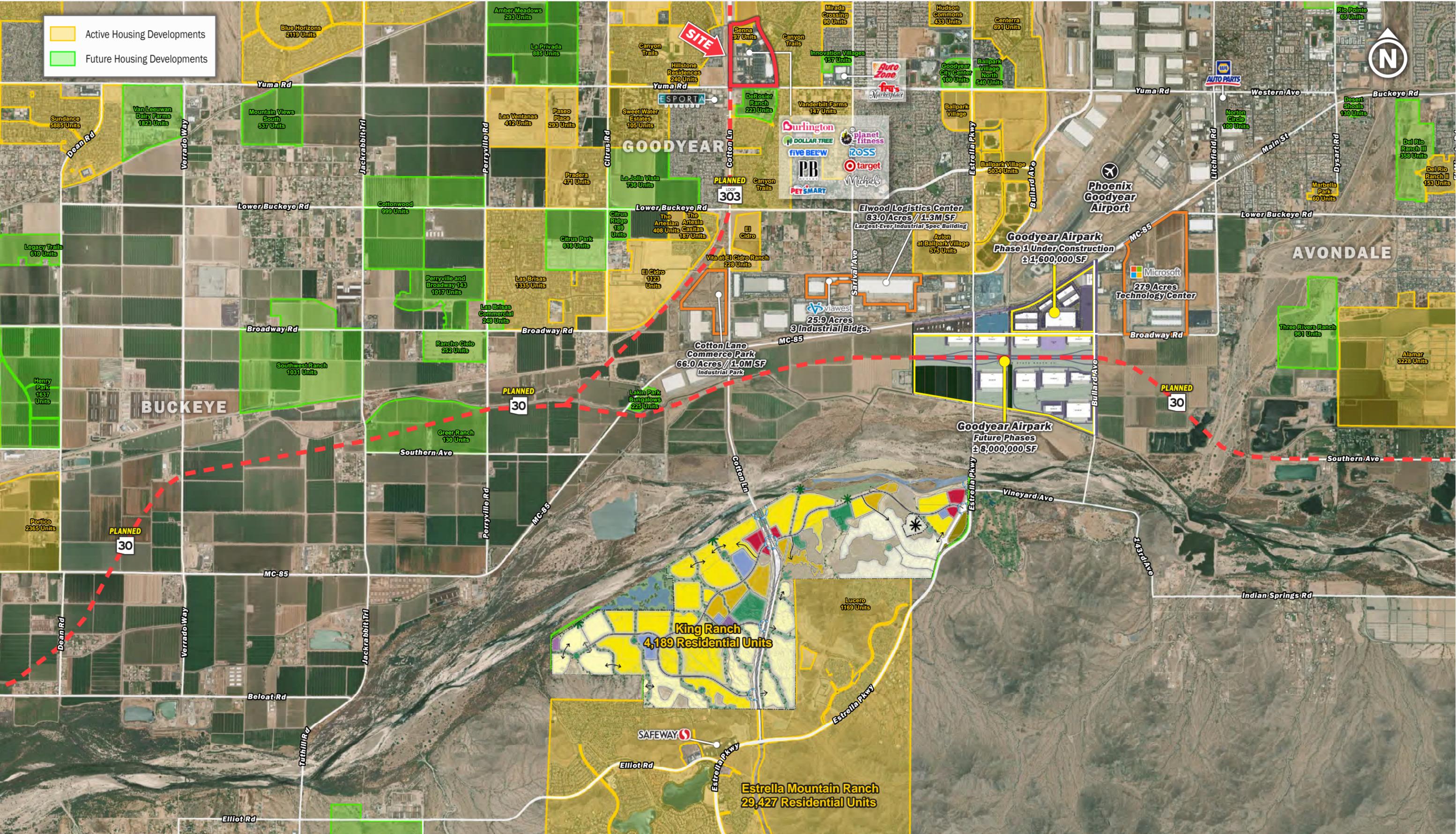
Site	Name	Units
1	Marketside Villas at Verrado	150
2	Yardly at Verrado	211
3	Avanterra Buckeye	141
4	Villas Litchfield Park	153
5	Christopher Todd Communities	328
6	Aviata at Canyon Trails	418
7	Senna at Canyon Trails	284
8	Arrebol Villas	230
9	Estrella Springs at Canyon	396
10	Suncrest Vista	261
11	Villas Goodyear	151
12	Villas Goodyear	151
13	Atlas Canyon Trails	288
14	The Cleveland	100
15	Ballpark Village Northeast	550
16	Revolve at Ballpark Village	355
17	The Douglas	307
18	Alta Goodyear	342
19	Crystal Cove	238
20	Three Rivers Ranch	293
21	Prose at Ascend	432
22	Rio Bonita	219
23	Avondale Commons	324
24	Livano Avondale	316
25	Encanto Villas	84
26	Encore Avondale	300
27	Alta Avondale	360
28	Avery North	185
29	Pointe Grand Tolleson	288
30	Avery South	185



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

South Trade Area Housing Developments



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

14,078	17,637	\$127,180	9,792
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

68,990	81,366	\$121,627	45,391
2025 Population	2030 Population	Avg Household Income	Daytime Population

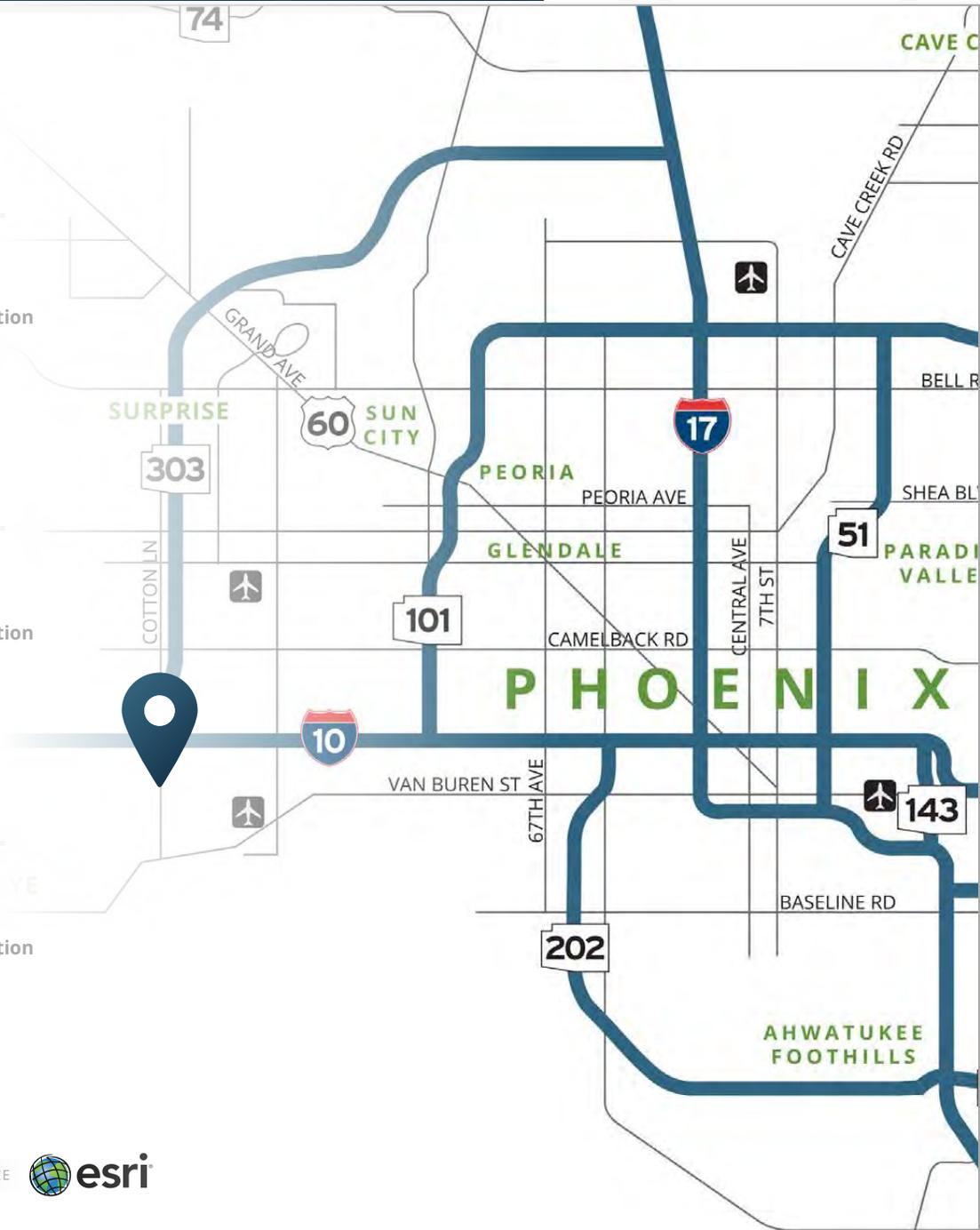
5 MILES

126,364	143,217	\$124,599	101,310
2025 Population	2030 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

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

SOURCE: ADOT





SRS
3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

ED BEEH
602.682.6040
ed.beeh@srsre.com

ALAN HOUSTON
602.682.6022
alan.houston@srsre.com

SCOTT ELLSWORTH
602.682.6063
scott.ellsworth@srsre.com

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.