



**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



## 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
- New Main Street Shops G now available
- 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



-  FUTURE BLDG AREAS
-  AVAILABLE

**SENNA AT CANYON TRAILS**  
284 UNIT CLASS-A  
MULTIFAMILY COMMUNITY  
OPENING 2024



**NEW MAIN  
STREET SHOPS G  
NOW AVAILABLE**

S. COTTON LANE

W. CANYON TRAILS BOULEVARD

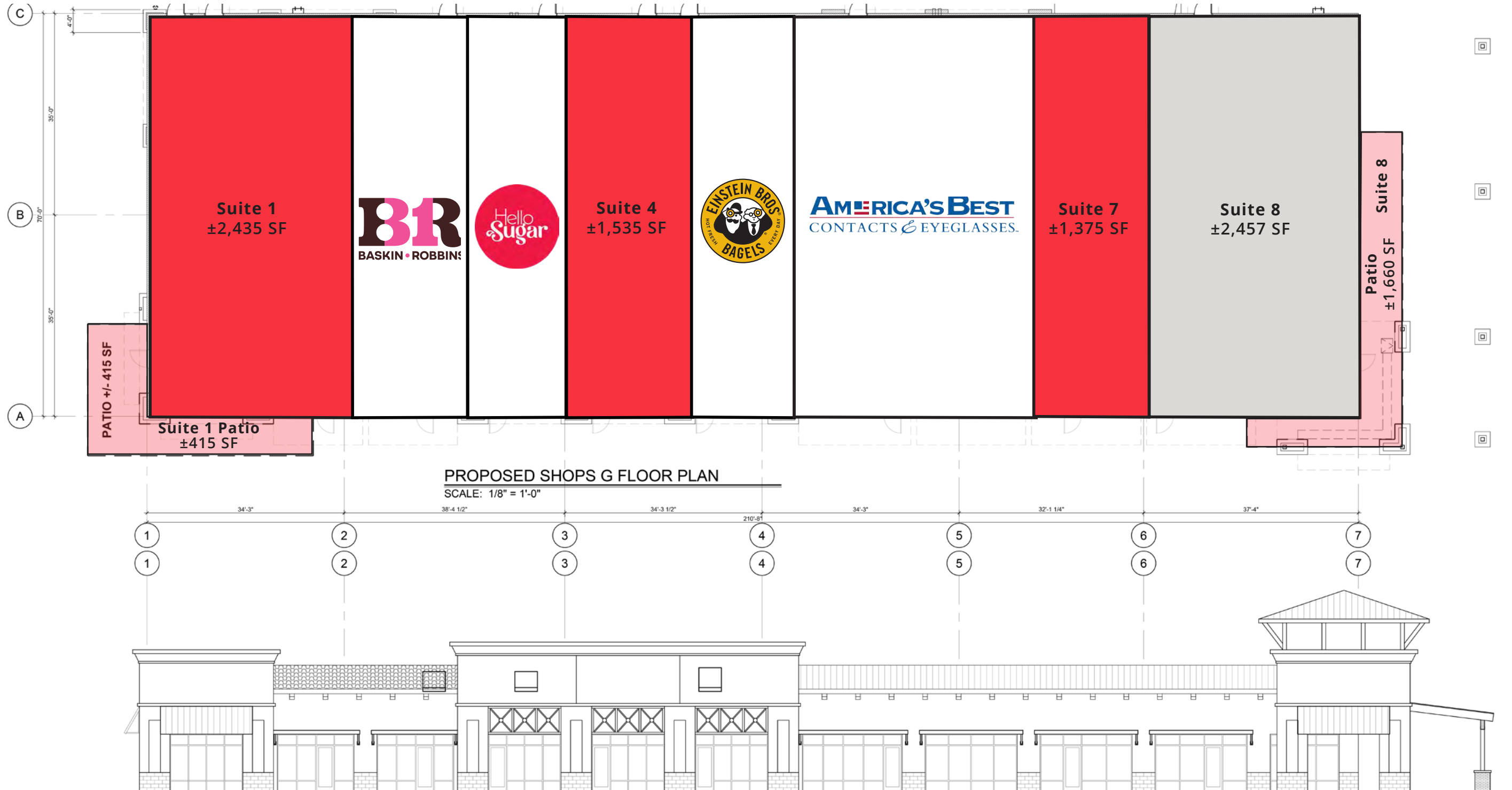
W. YUMA ROAD



**AVAILABLE**



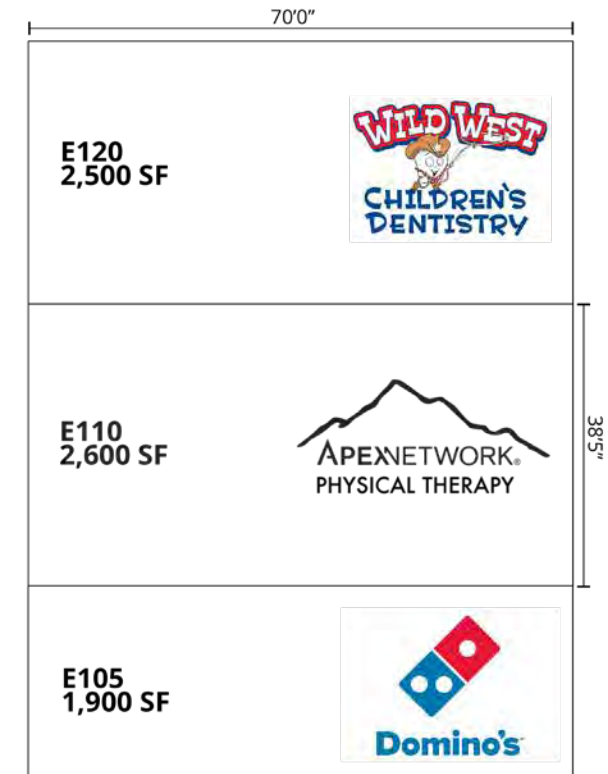
**AT LEASE**



### 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.

# 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 - Under Construction
  - ★ 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

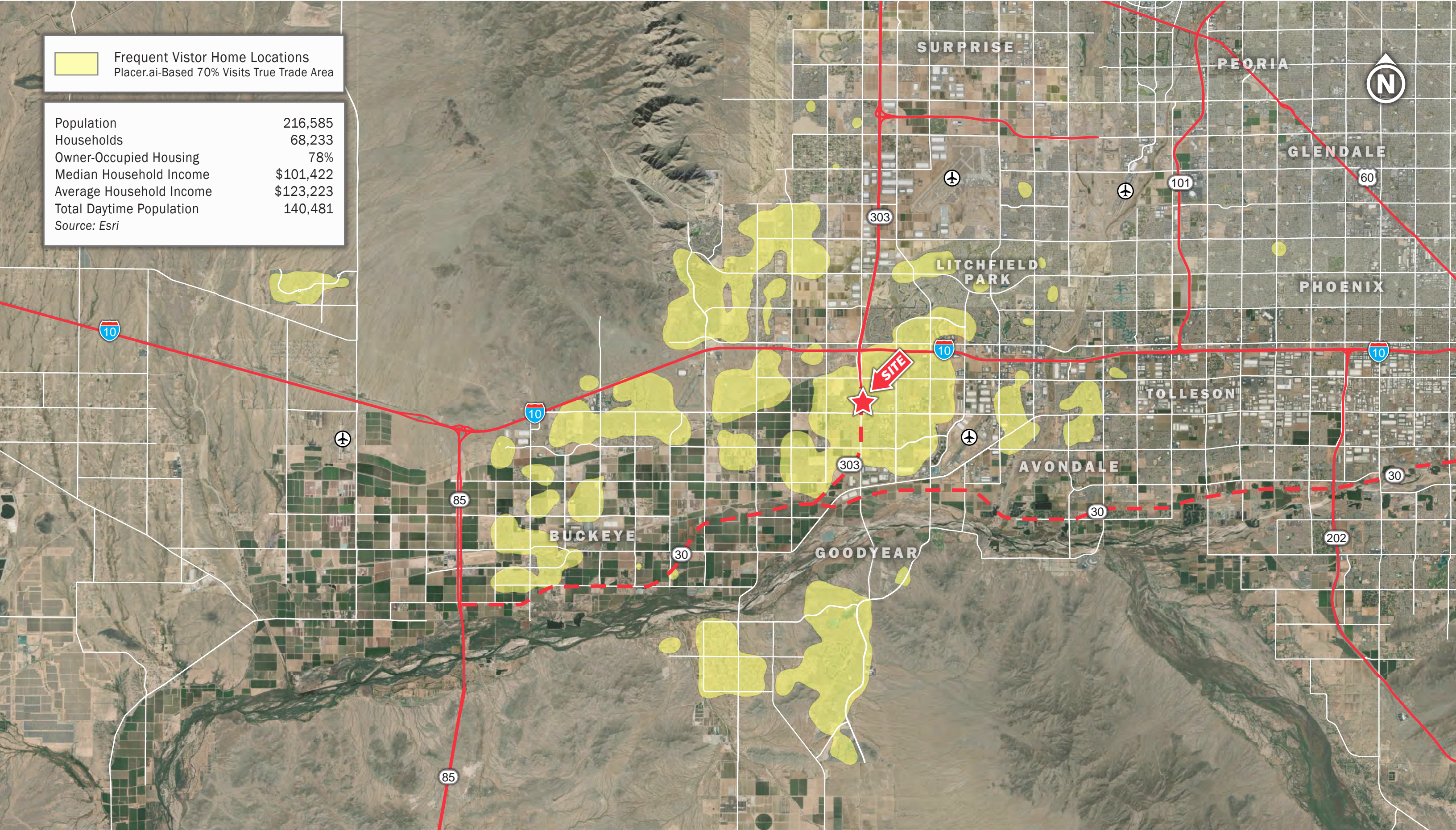
NEC Yuma Rd & Cotton Ln | Goodyear, AZ

## 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

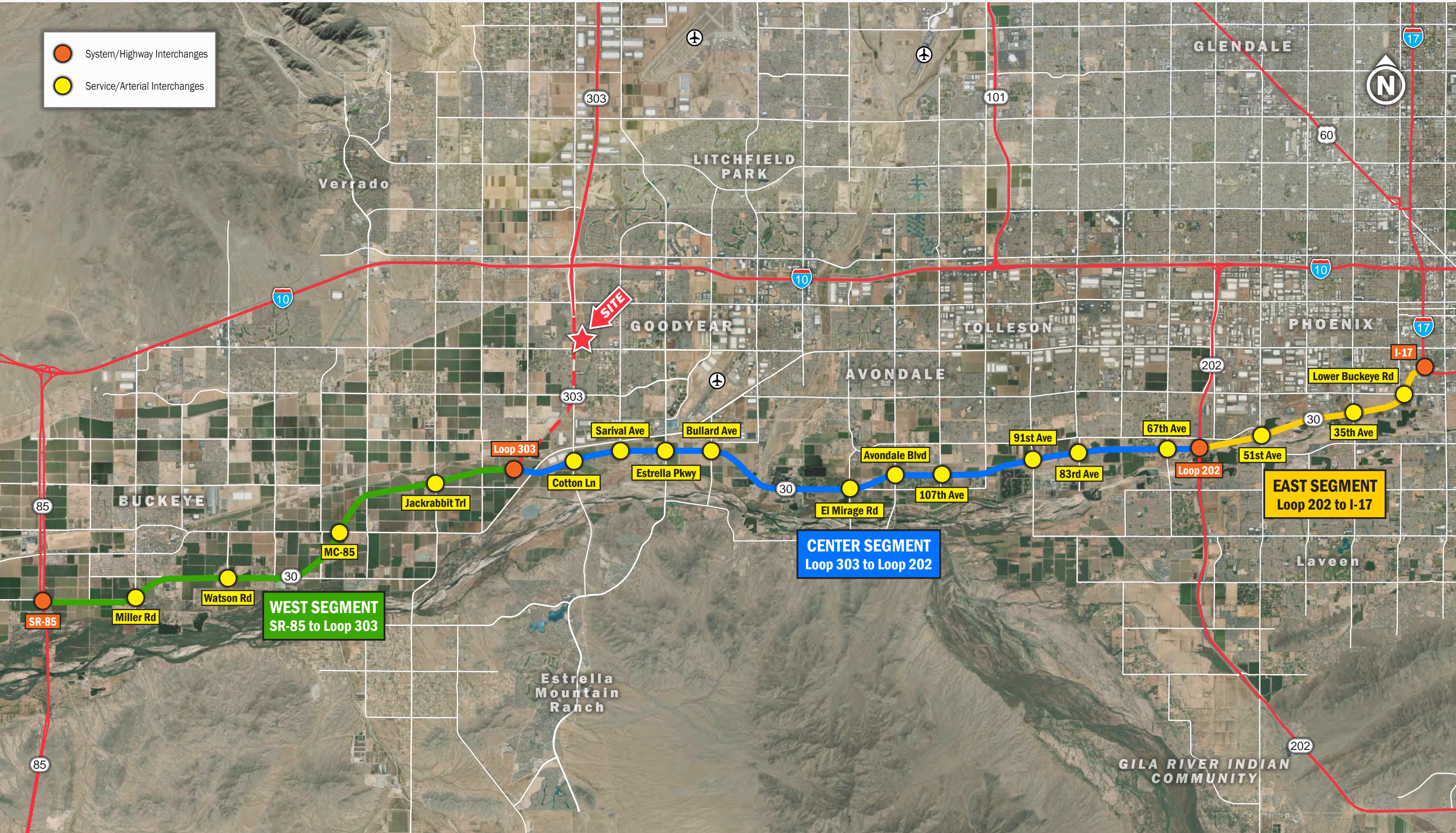
NEC Yuma Rd & Cotton Ln | Goodyear, AZ

# Regional Accessibility Overview

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



- System/Highway Interchanges
- Service/Arterial Interchanges

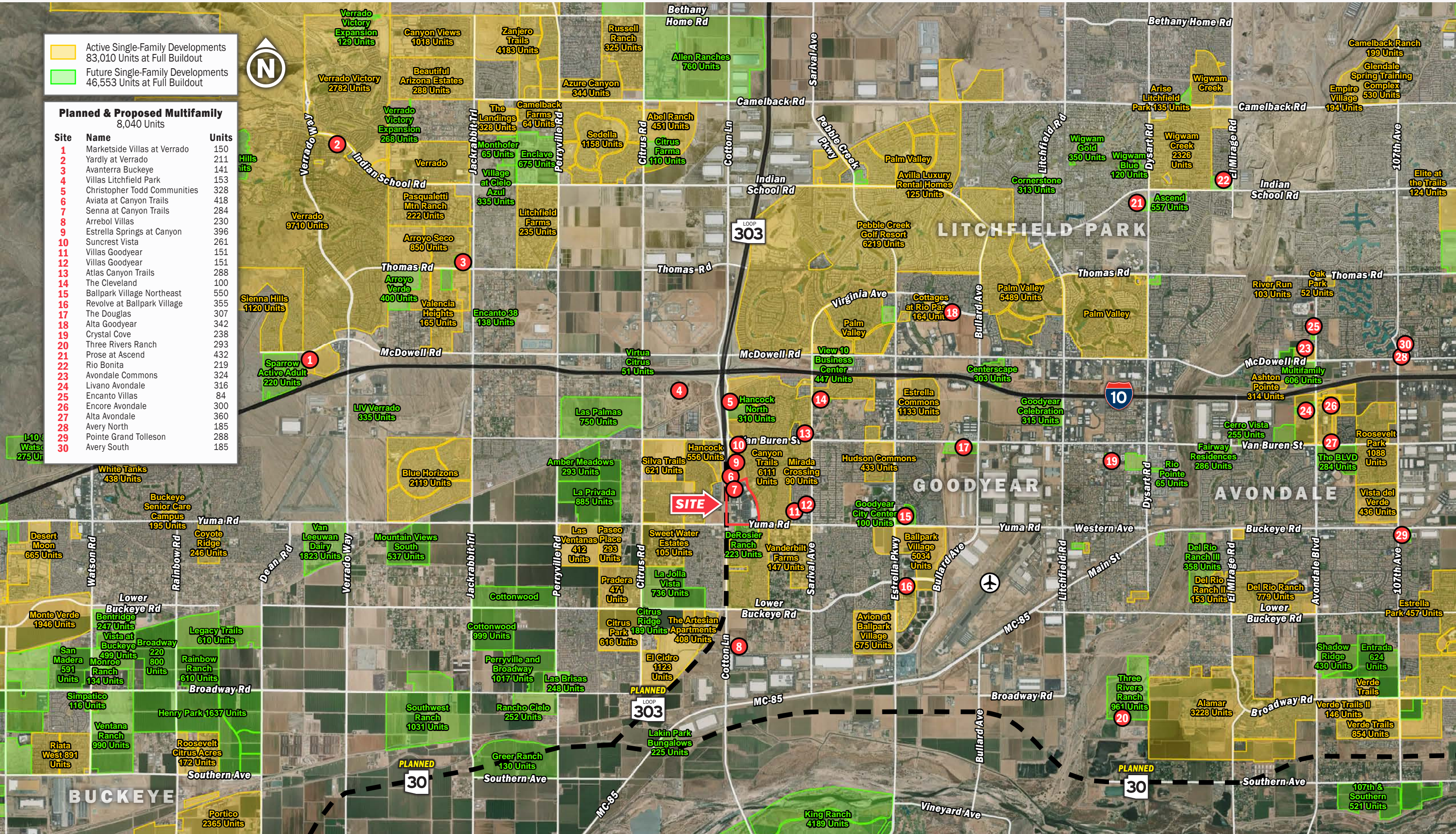


Active Single-Family Developments  
 83,010 Units at Full Buildout

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

### Planned & Proposed Multifamily 8,040 Units

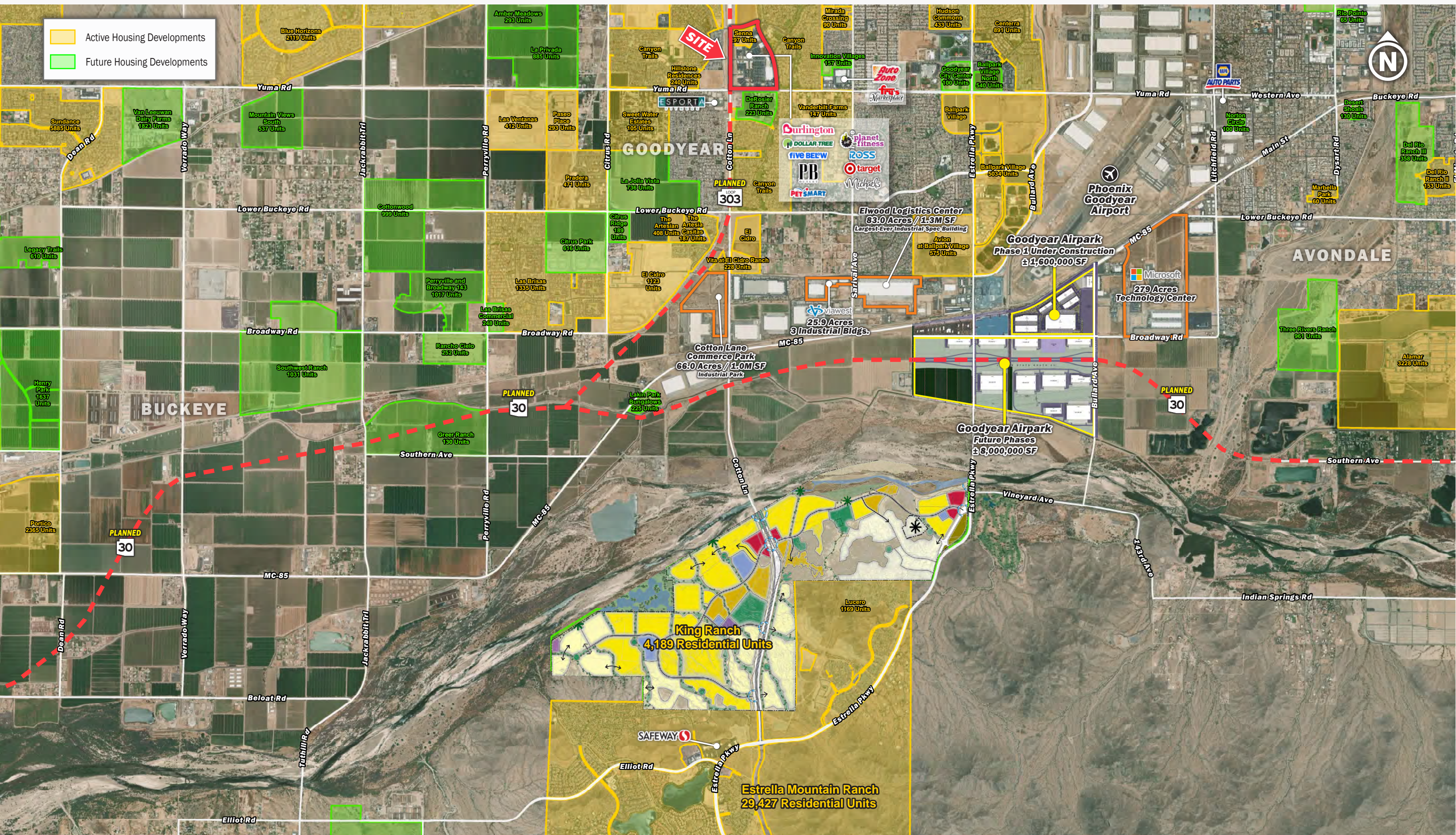
Site	Name	Units
1	Marketside Villas at Verrado	150
2	Yardly at Verrado	211
3	Avanterra Buckeye	141
4	Villas Litchfield Park	153
5	Christopher Todd Communities	328
6	Aviata at Canyon Trails	418
7	Senna at Canyon Trails	284
8	Arrebol Villas	230
9	Estrella Springs at Canyon	396
10	Suncrest Vista	261
11	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 (2024)

### 1 MILE

13,413	15,065	\$125,185	9,099
2024 Population	2029 Population	Avg Household Income	Daytime Population

### 3 MILES

63,698	77,325	\$120,840	41,211
2024 Population	2029 Population	Avg Household Income	Daytime Population

### 5 MILES

118,838	136,639	\$123,497	94,249
2024 Population	2029 Population	Avg Household Income	Daytime Population

## TRAFFIC COUNTS (2022)

7,129 VPD	12,745 VPD
Yuma Road	Cotton Lane





**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.