

AVAILABLE

JUNIOR BOXES SHOPS & PADS

SUPER TARGET

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
- Now Pre-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



Canyon Trails Towne Center

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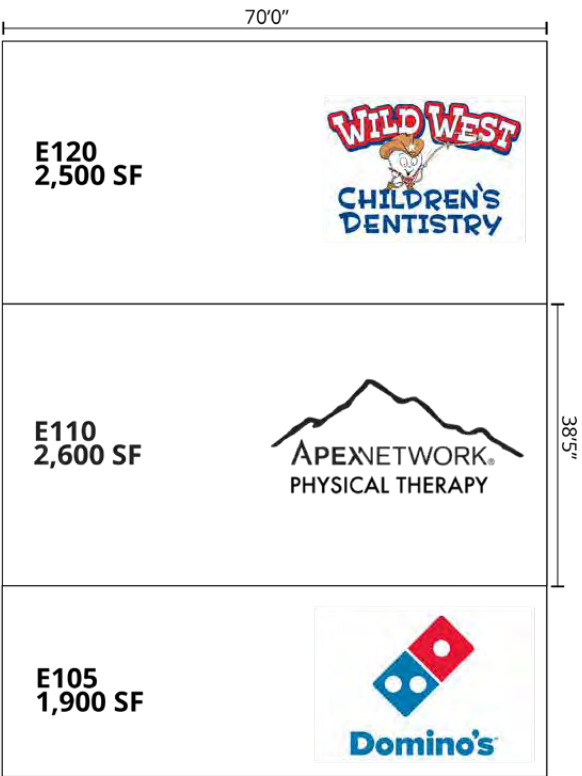
Site Plan



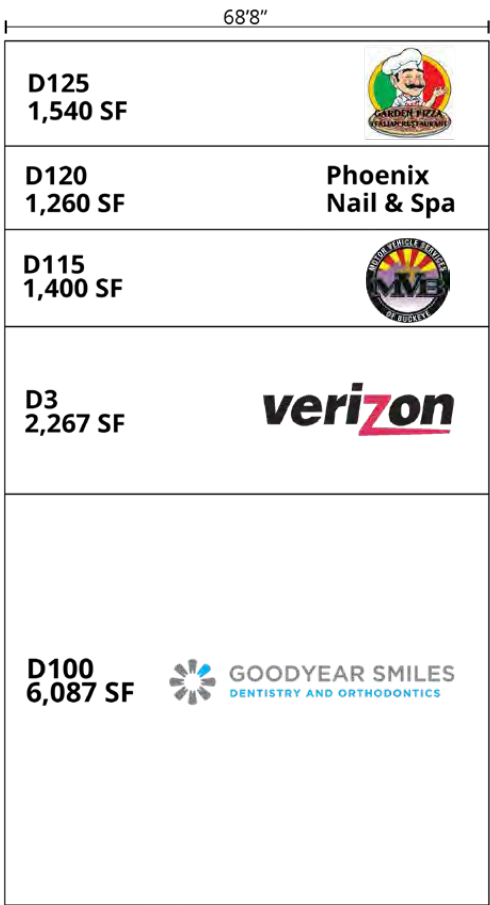
SHOPS C



SHOPS E



SHOPS D



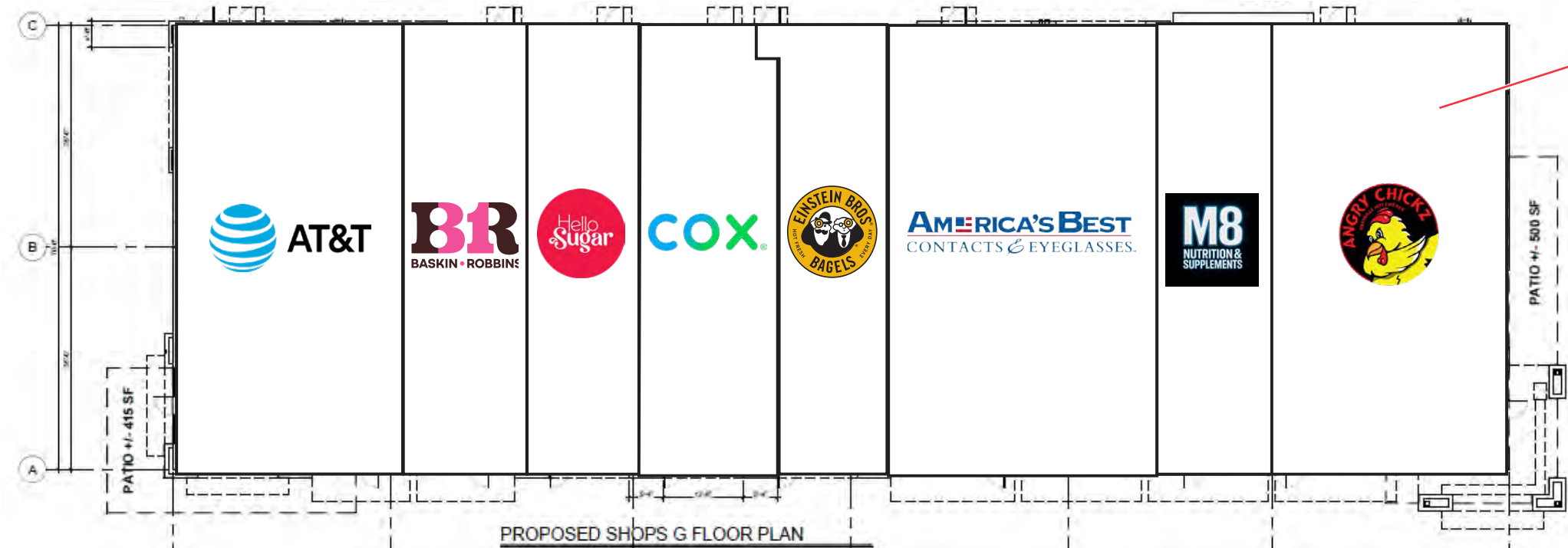
SHOPS F



*Dimensions are approximate and not to scale
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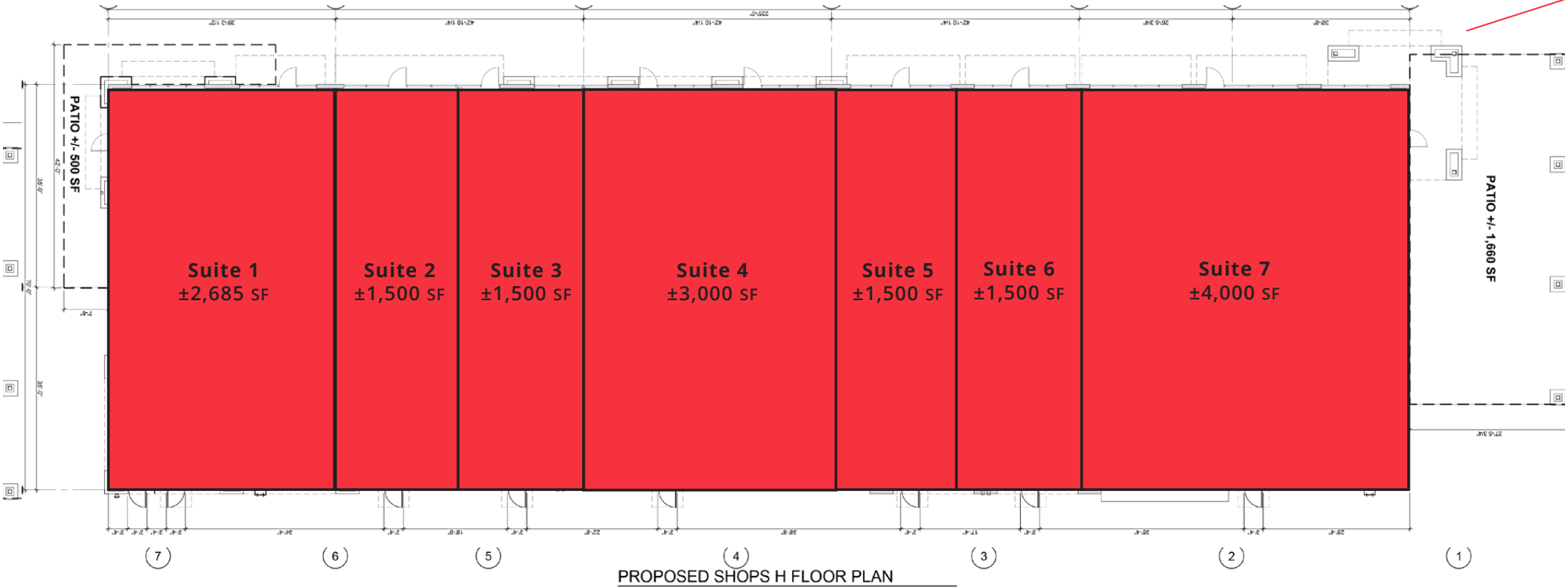
AVAILABLE

Shops G



NEW MAIN STREET SHOPS G
100% LEASED

Shops H



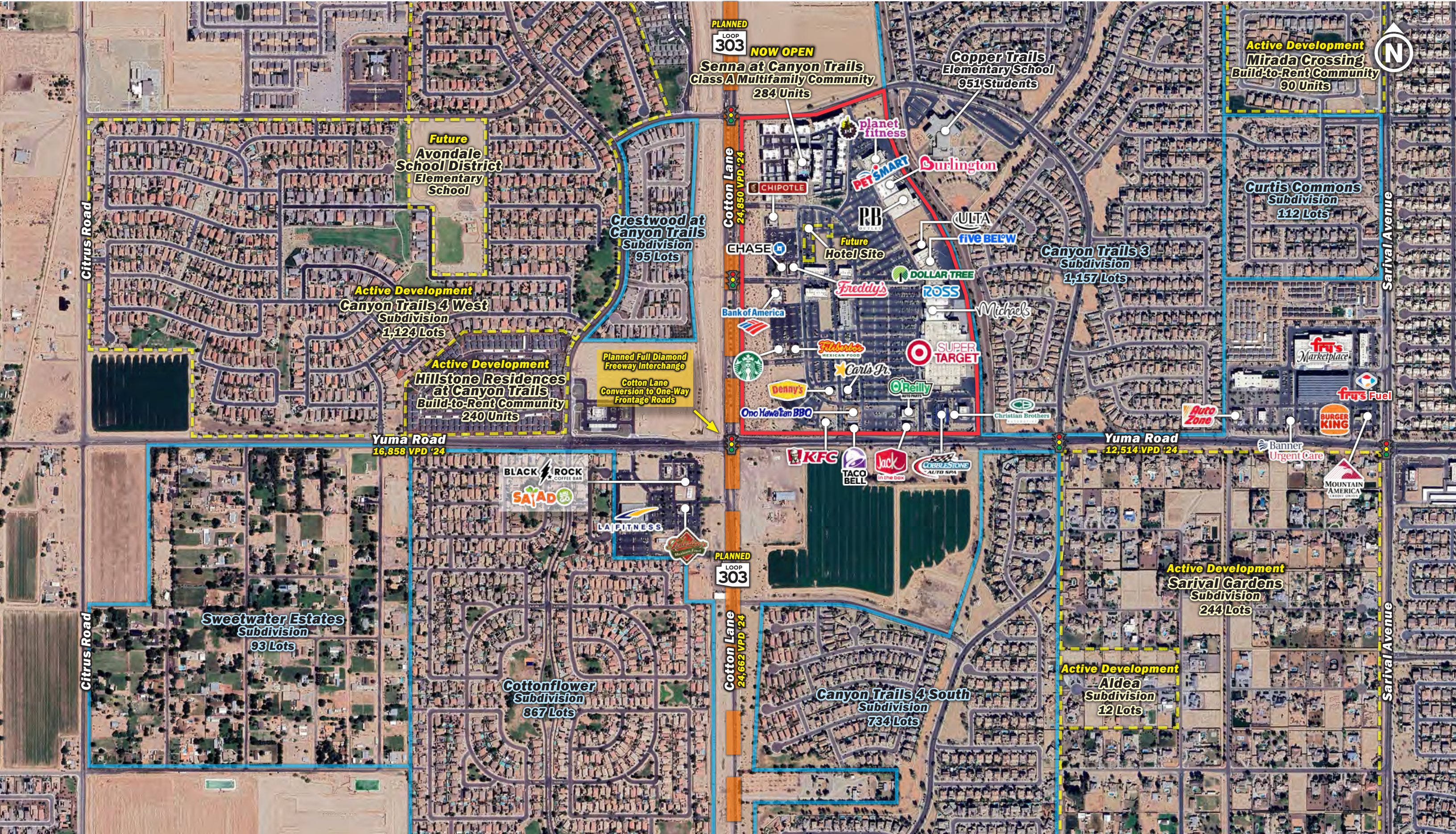
NEW MAIN STREET SHOPS H
UNDER CONSTRUCTION
Q4 2025



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Intersection Overview



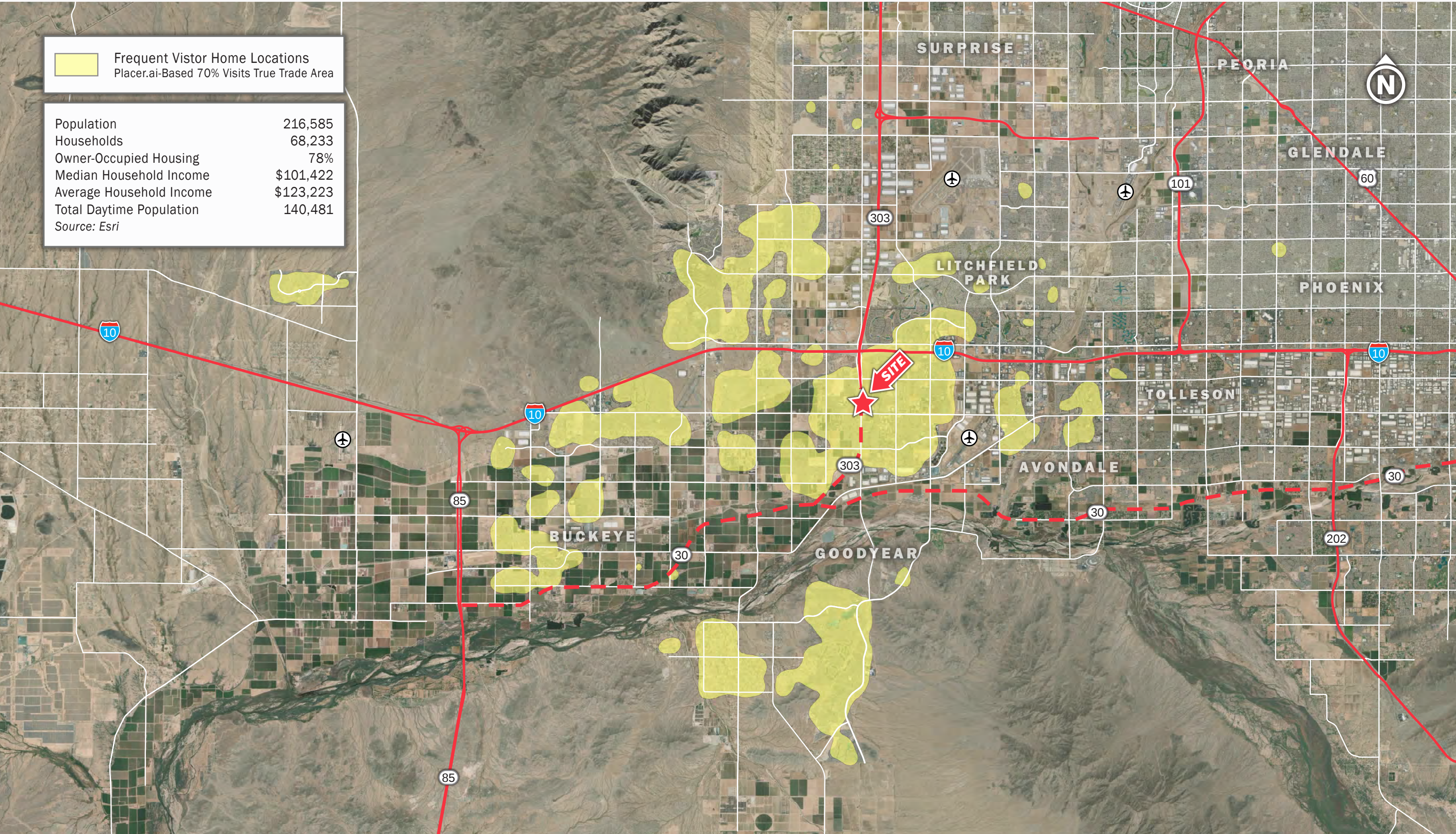
NEC Yuma Rd & Cotton Ln | Goodyear, AZ



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Frequent Visitor Home Locations

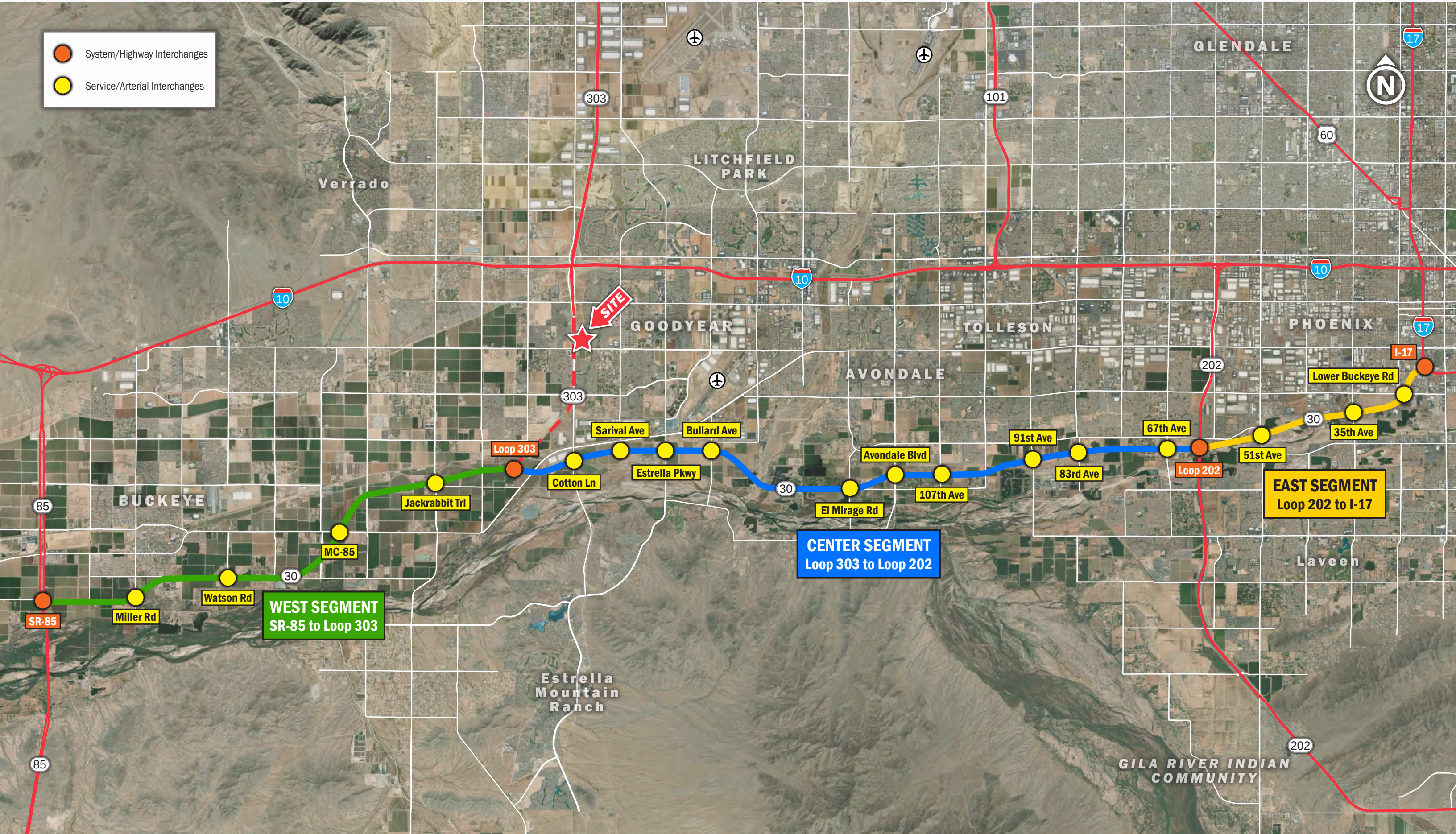


Canyon Trails Towne Center

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Regional Accessibility Overview

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



Canyon Trails Towne Center

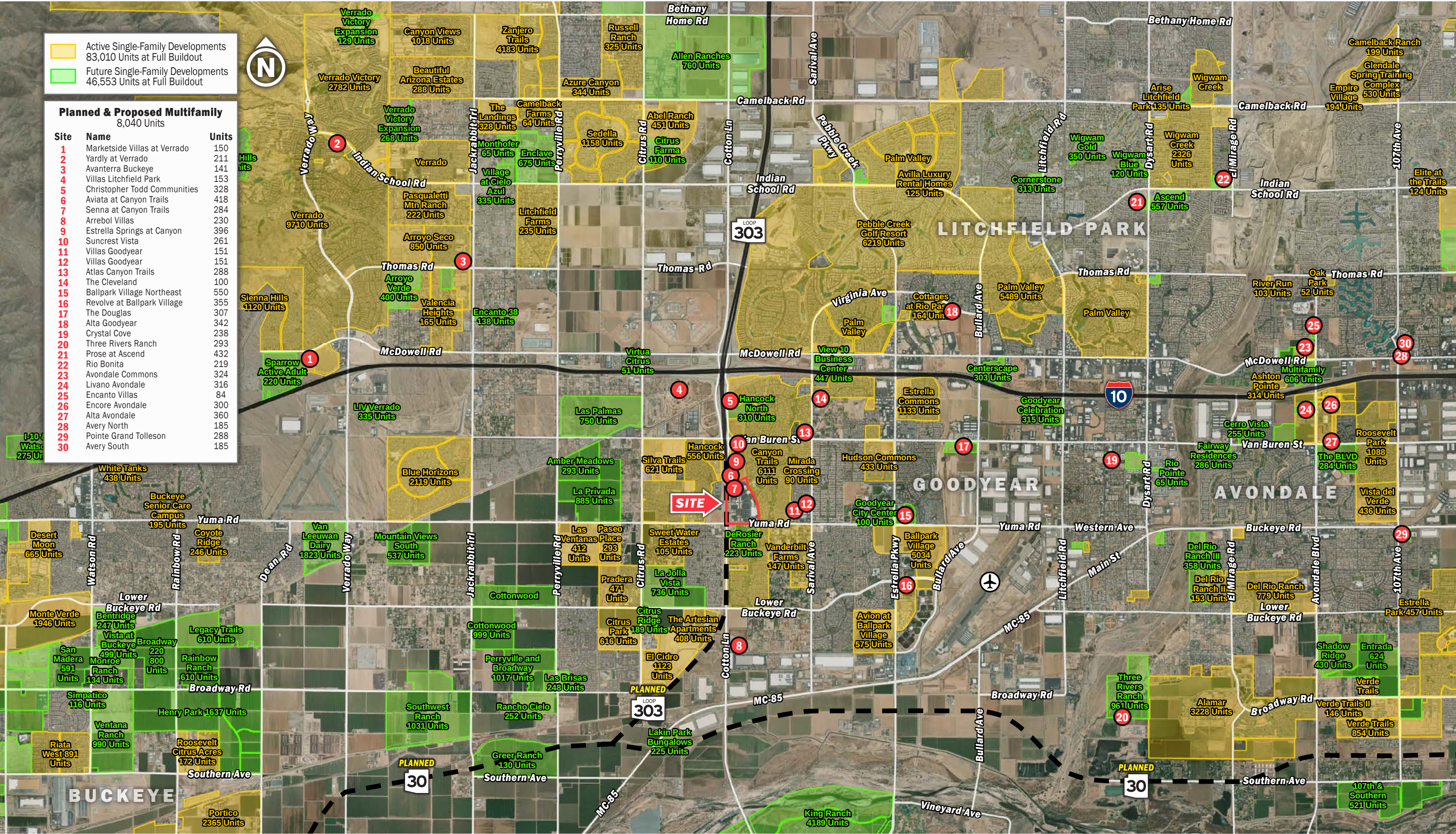
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Housing Developments



- Active Single-Family Developments
83,010 Units at Full Buildout
- Future Single-Family Developments
46,553 Units at Full Buildout

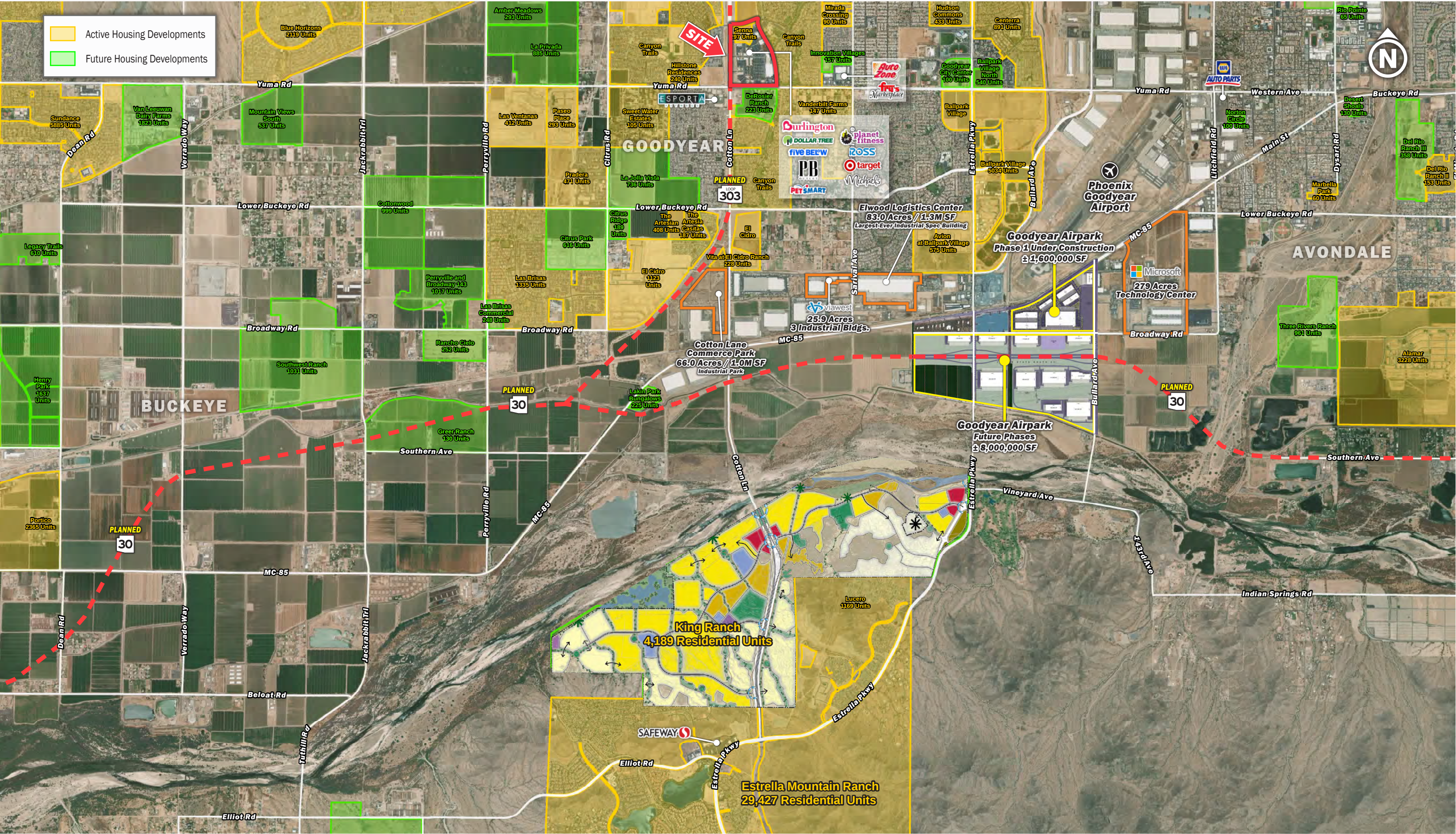
Planned & Proposed Multifamily 8,040 Units		
Site	Name	Units
1	Marketside Villas at Verrado	150
2	Yardly at Verrado	211
3	Avanterra Buckeye	141
4	Villas Litchfield Park	153
5	Christopher Todd Communities	328
6	Aviata at Canyon Trails	418
7	Senna at Canyon Trails	284
8	Arrebol Villas	230
9	Estrella Springs 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



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South Trade Area Housing Developments



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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

SOURCE esri





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

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SRSRE.COM

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