

AVAILABLE

PRIME RESTAURANT
END CAPS with PATIOS



FOR LEASE

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



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AVAILABLE

Restaurant End Caps
4,000 SF + 1,660 SF Patio
2,685 SF + 500 SF Patio

CONTACT

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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



-  AVAILABLE
-  FUTURE BLDG AREAS

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



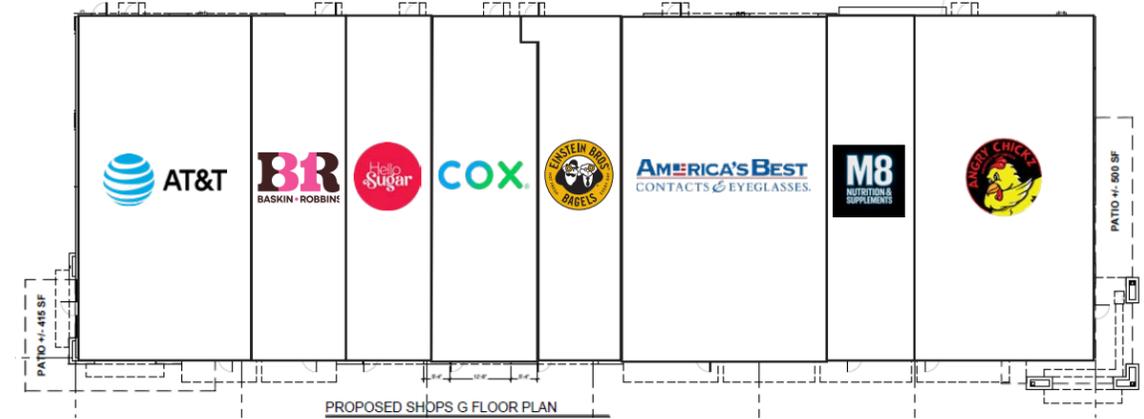
SHOPS C



SHOPS E



Shops G



SHOPS D



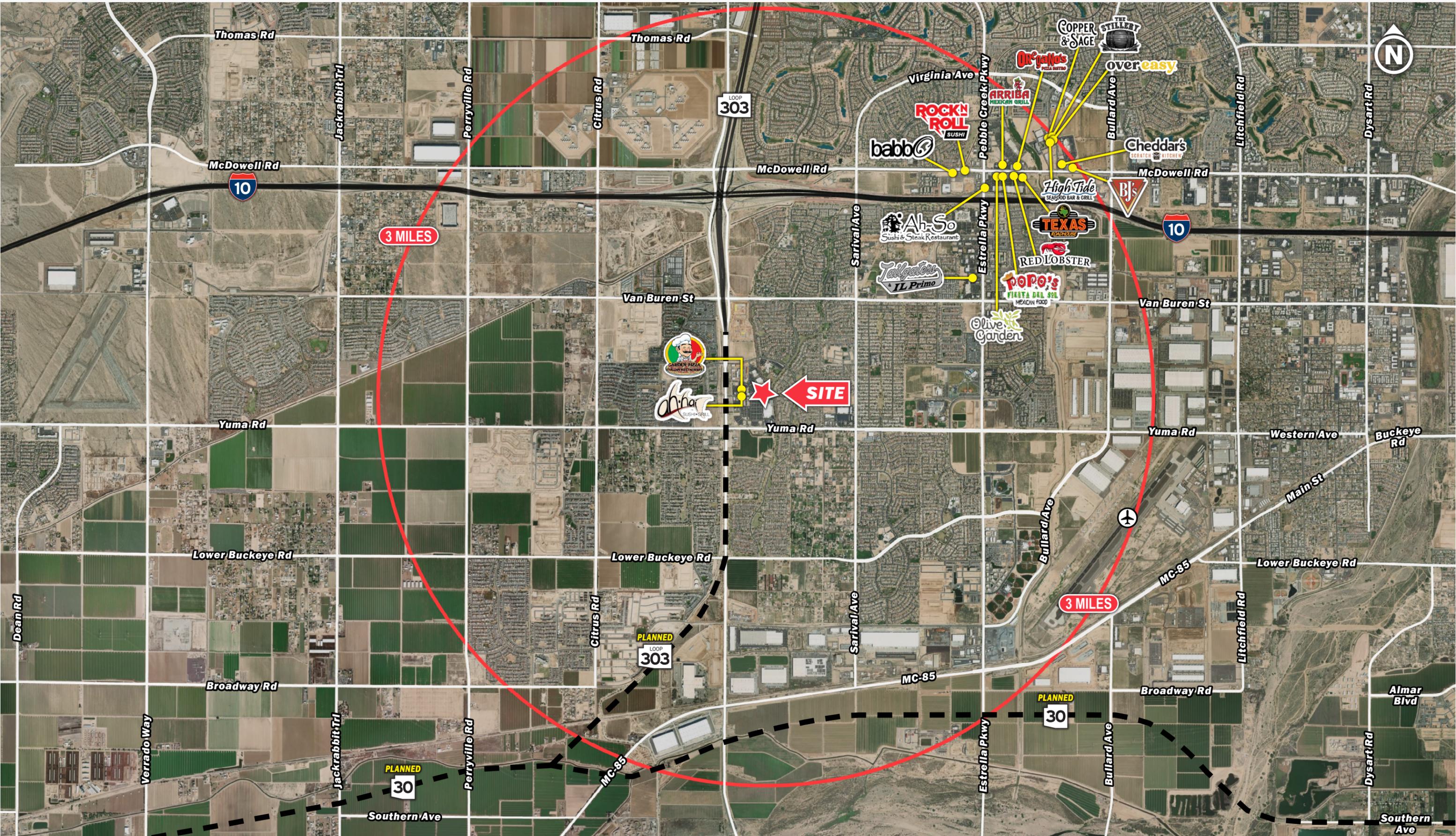
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Full Service Sit Down Restaurants - 3 miles



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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





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