



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
- 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



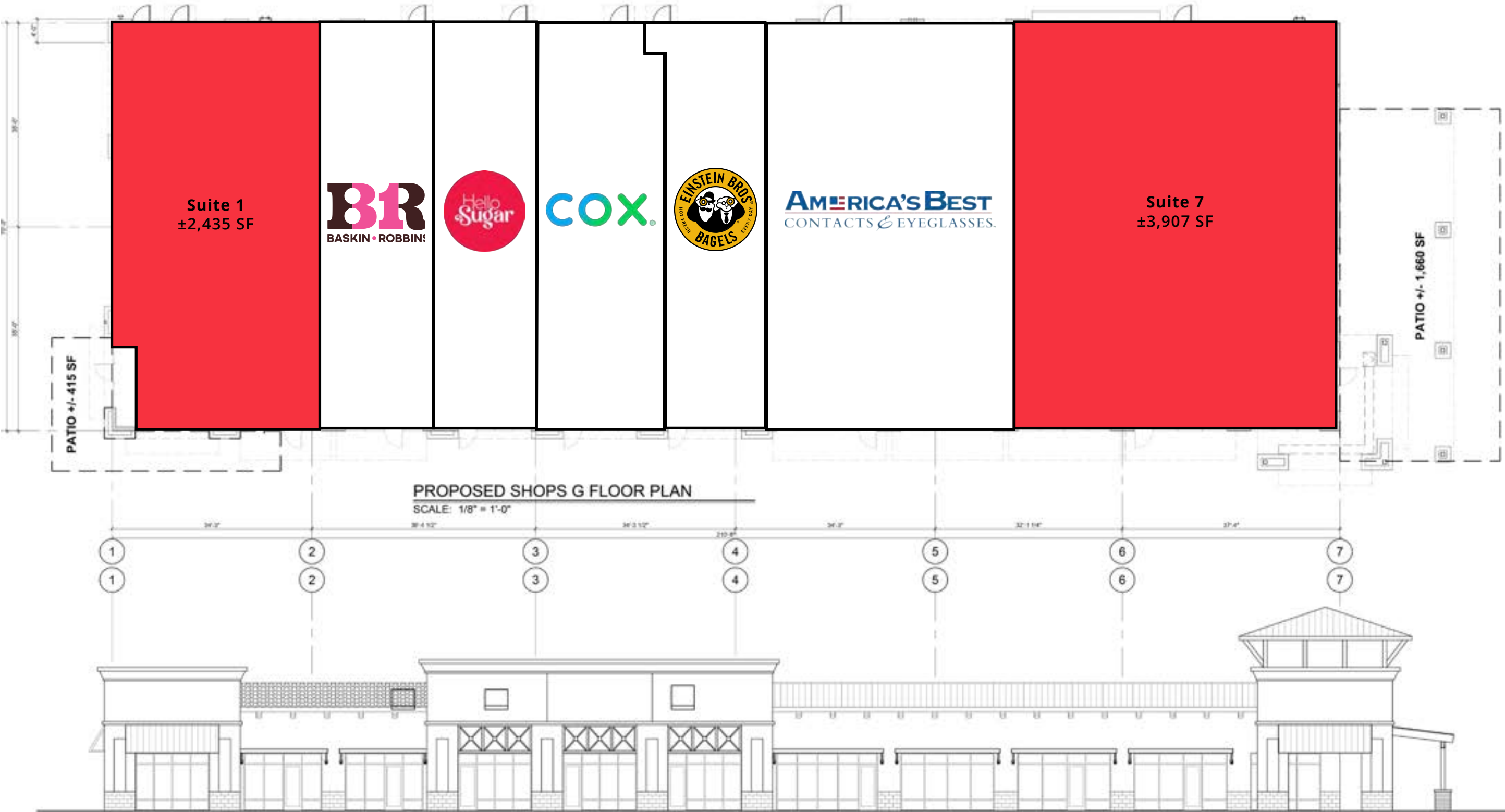
Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Site Plan



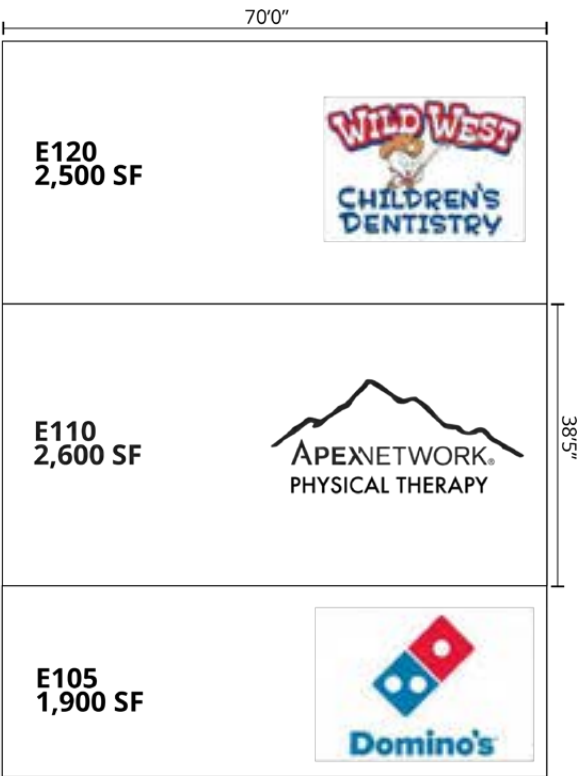
AVAILABLE



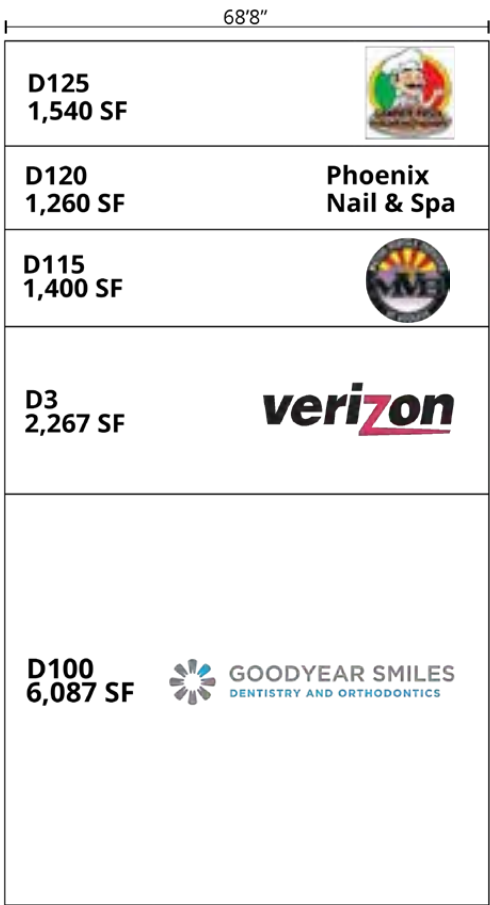
SHOPS C



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

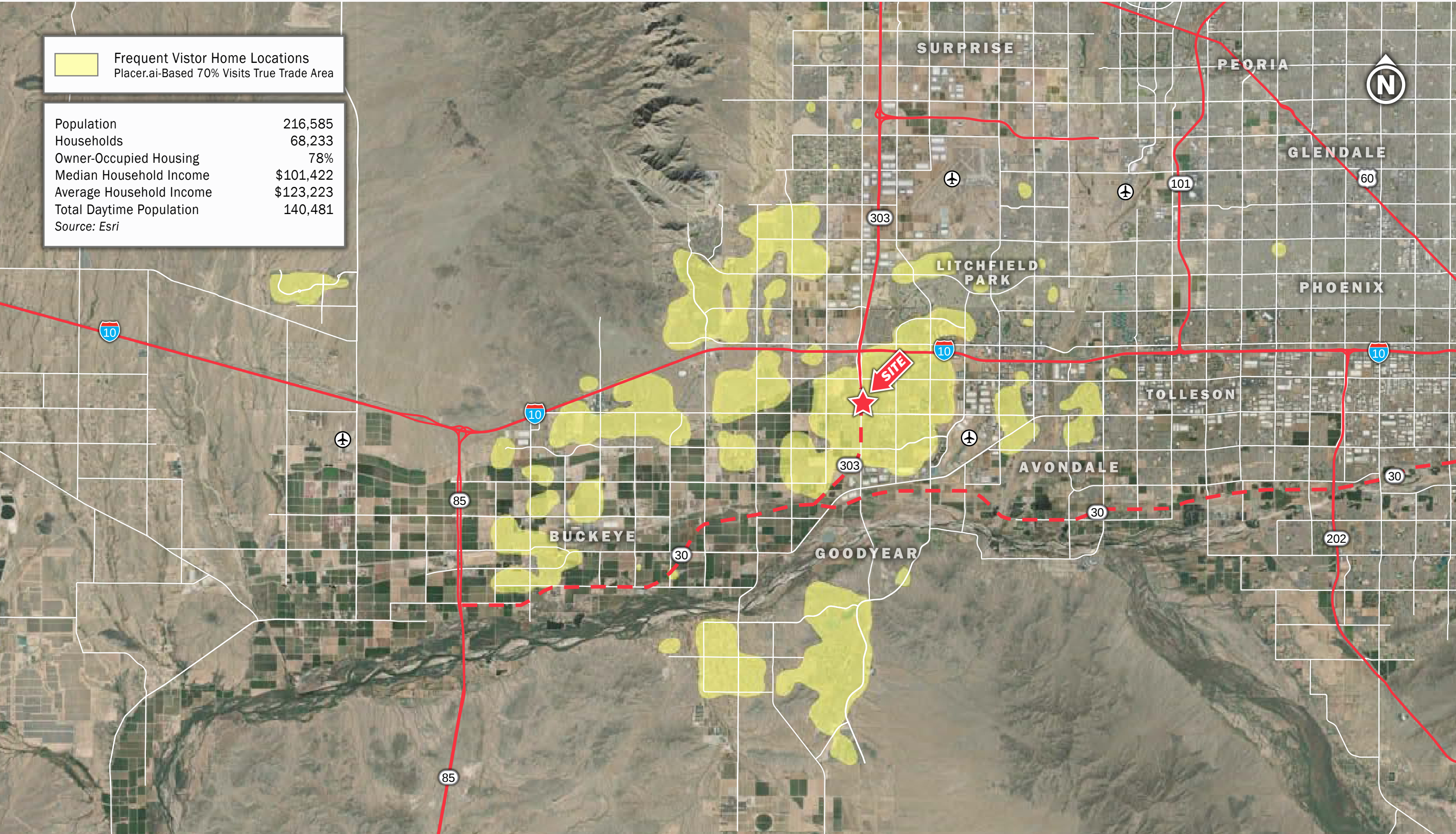
Intersection Overview



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Frequent Visitor Home Locations



Frequent Vistor 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

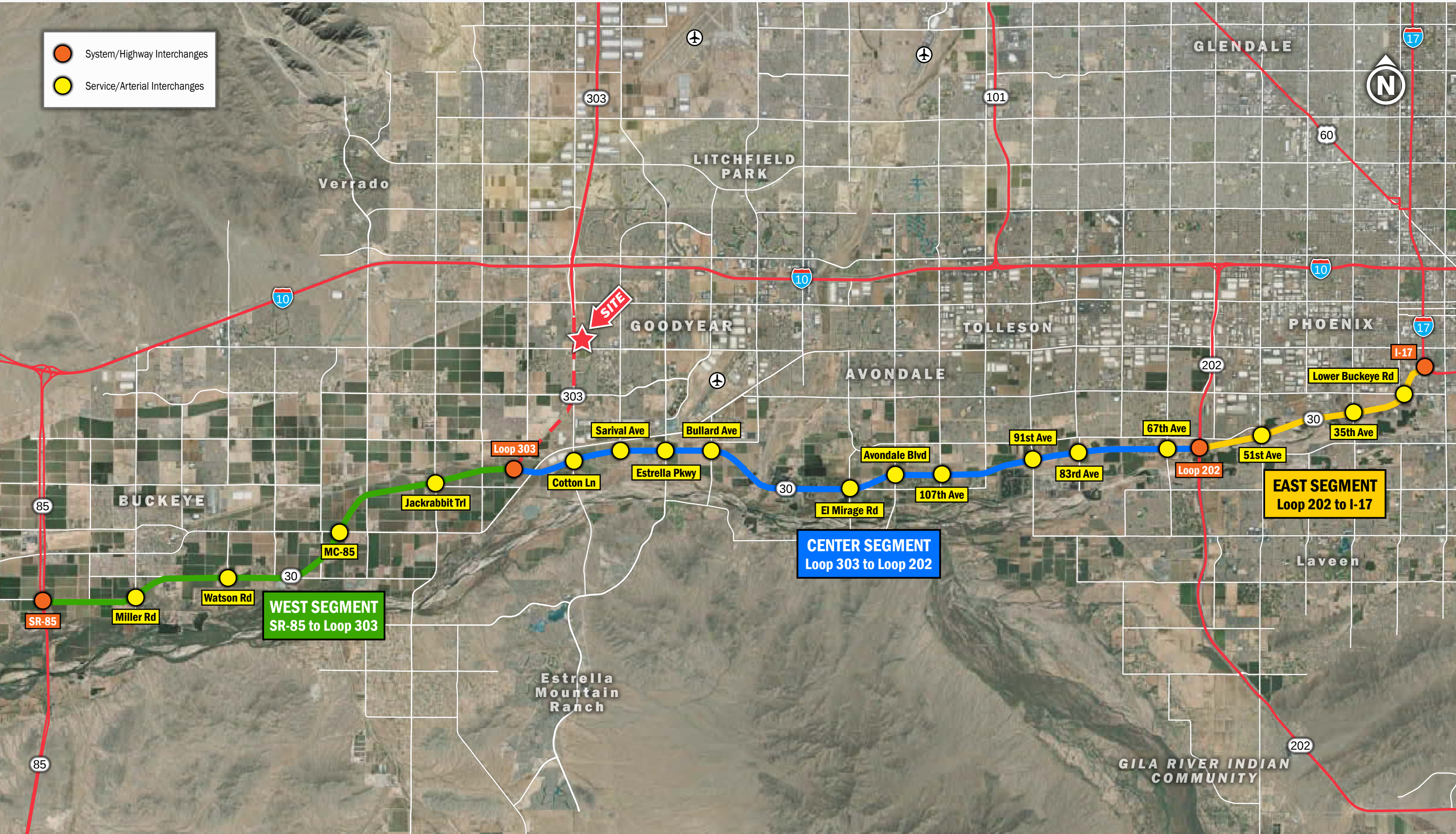
Source: Esri

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Regional Accessibility Overview

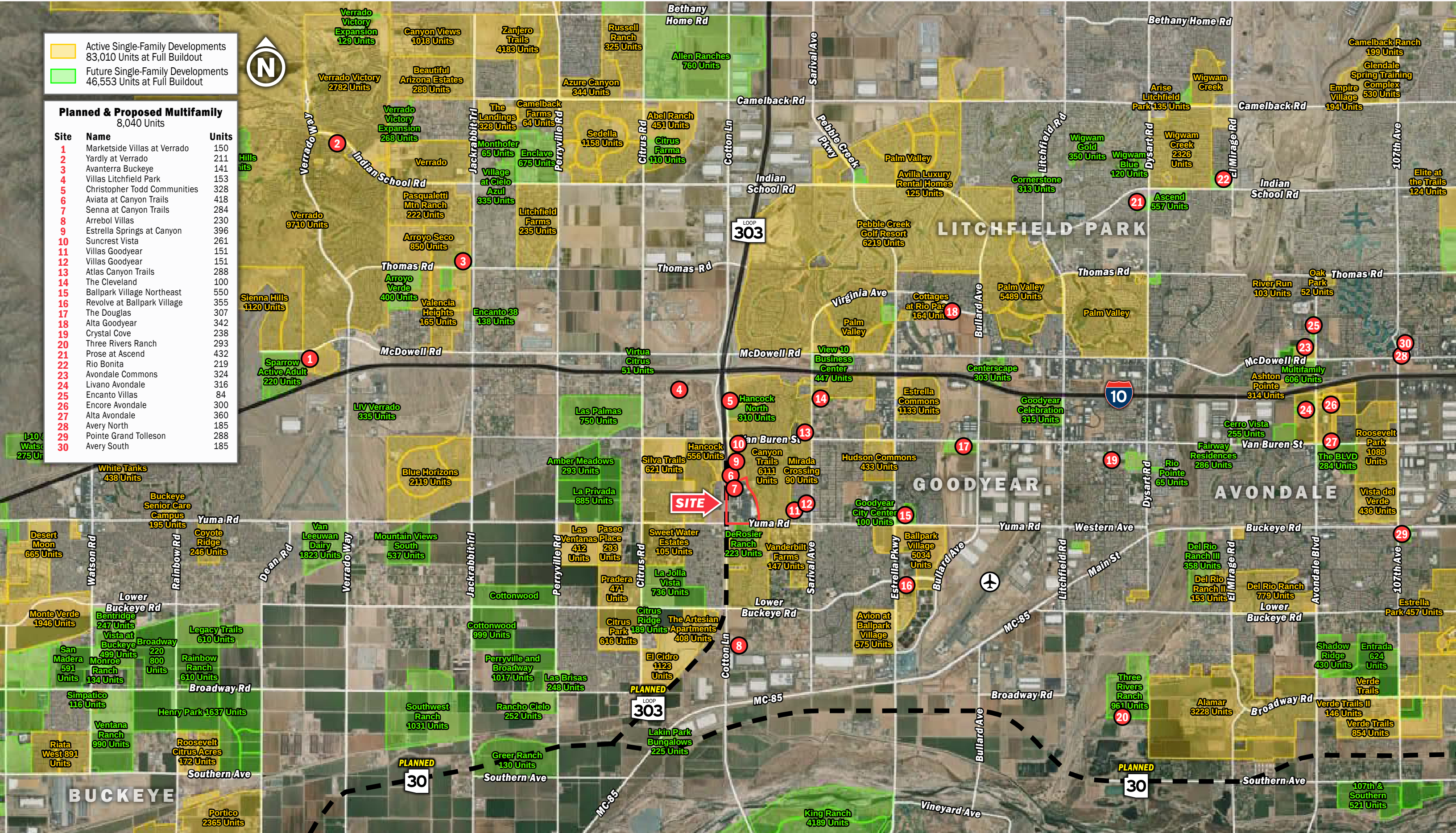
Loop 303 Connector (Design Underway) & State Route 30 Tres Rios Freeway (Planned)



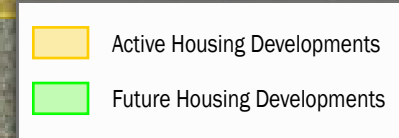
Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Housing Developments



NEC Yuma Rd & Cotton Ln | Goodyear, AZ



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

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

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.