



AVAILABLE
JUNIOR BOXES
SHOPS & PADS



FOR LEASE

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



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Junior Boxes
Shops & Pads
AVAILABLE

CONTACT

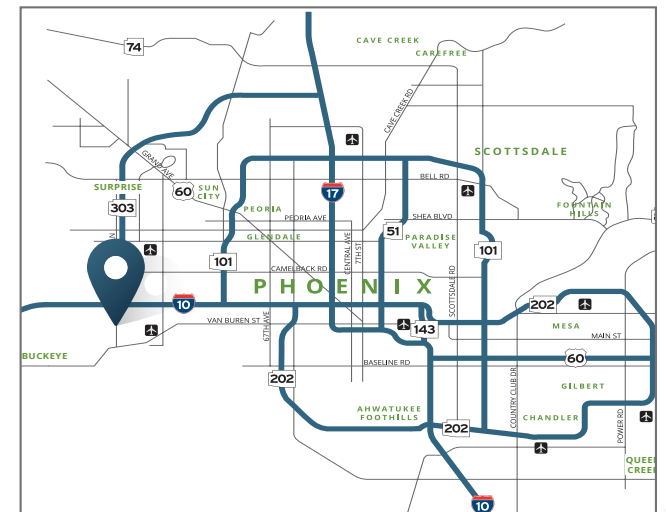
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ABOUT THE PROPERTY

- 90-acre mixed-use regional shopping center
- Planned shops scheduled to deliver Q1 2024
- 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
- 6,175 existing and planned multifamily units in the trade area
- 284 unit Senna Multifamily Community located onsite within Canyon Trails Towne Center
- Over 54,355 active and 18,571 planned home lots within the immediate trade area
- A strong, diversified and growing employment sector provided jobs and customers



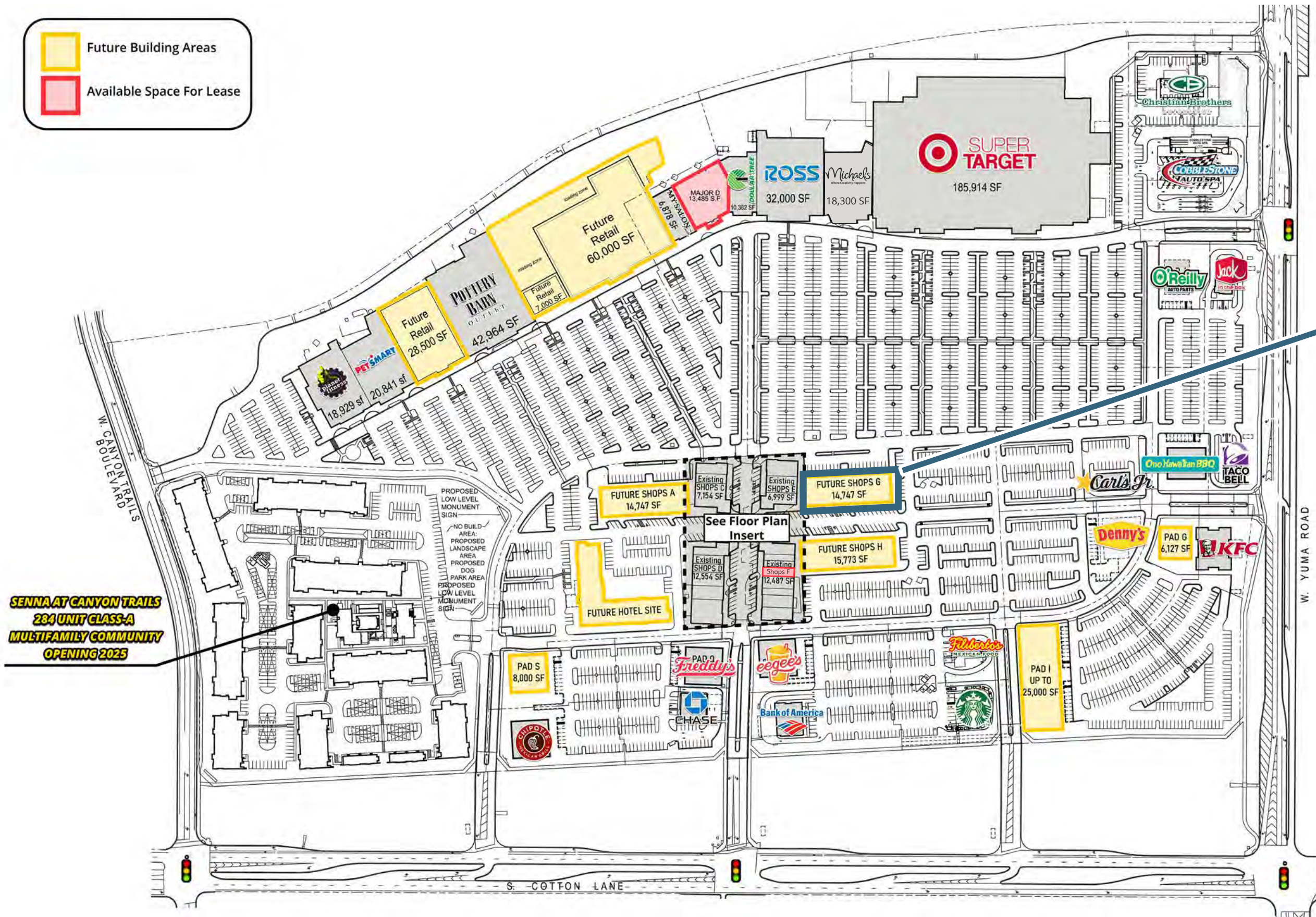
Canyon Trails Towne Center

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Site Plan



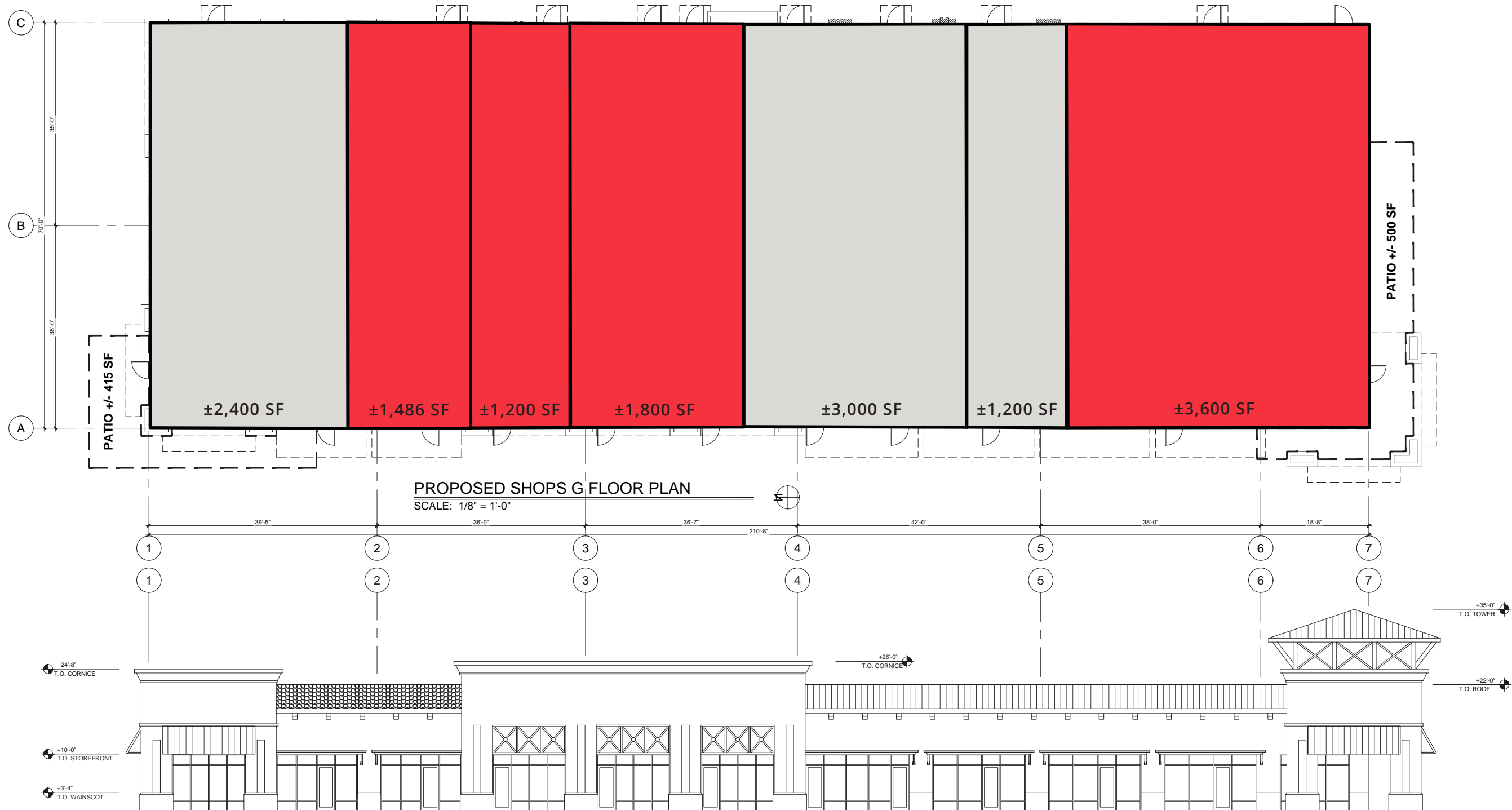
-  Future Building Areas
-  Available Space For Lease



PLANNED SHOPS DELIVERING: Q1 2024

**SENNA AT CANYON TRAILS
284 UNIT CLASS-A
MULTIFAMILY COMMUNITY
OPENING 2025**

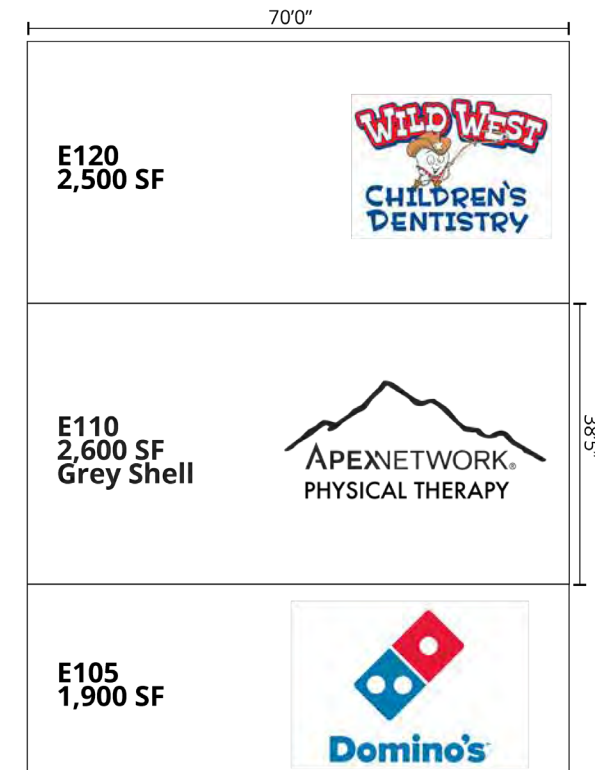
AVAILABLE **AT LOI/LEASE** **SIGNED LEASE**



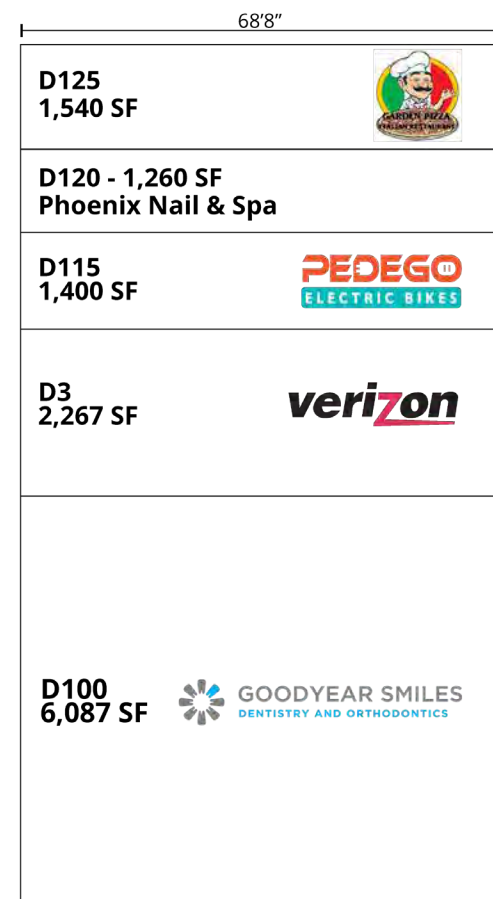
SHOPS C



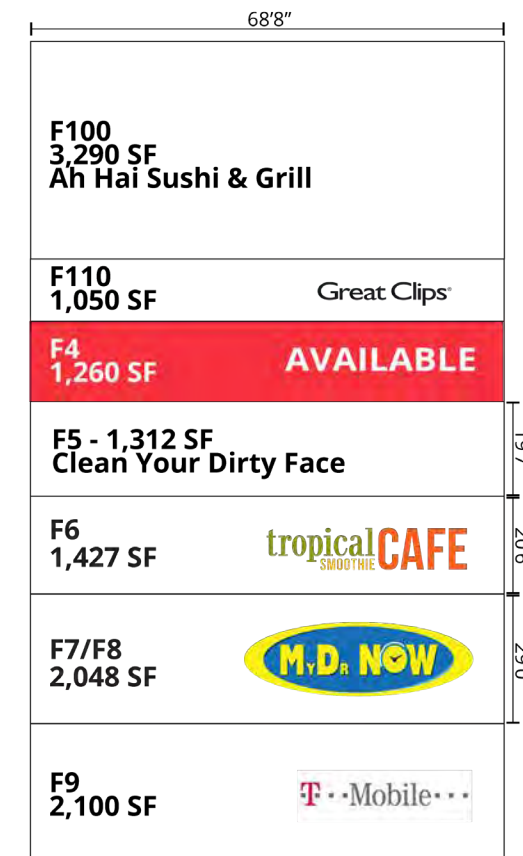
SHOPS E



SHOPS D



SHOPS F



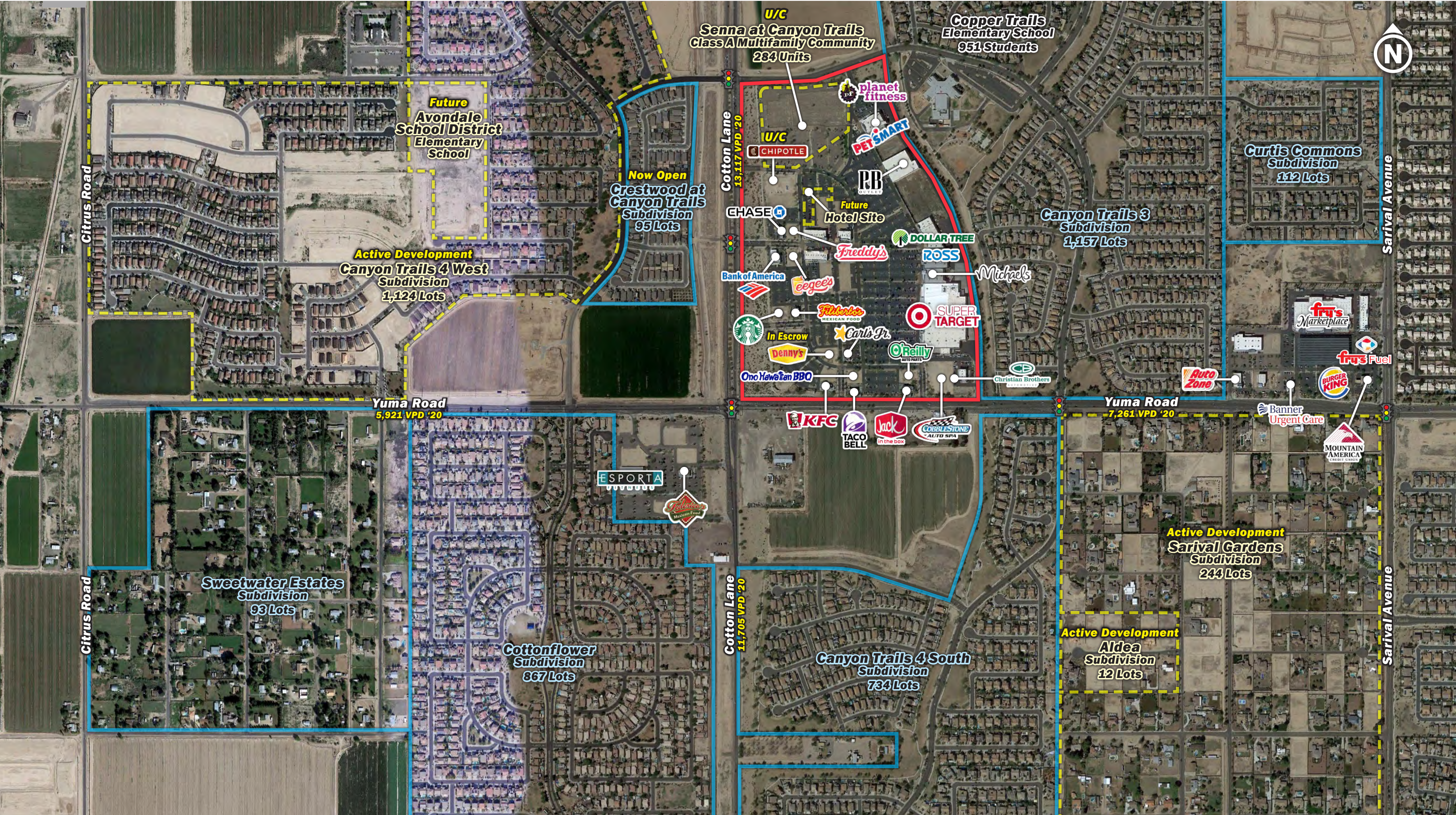
*Dimensions are approximate and not to scale

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

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Intersection



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

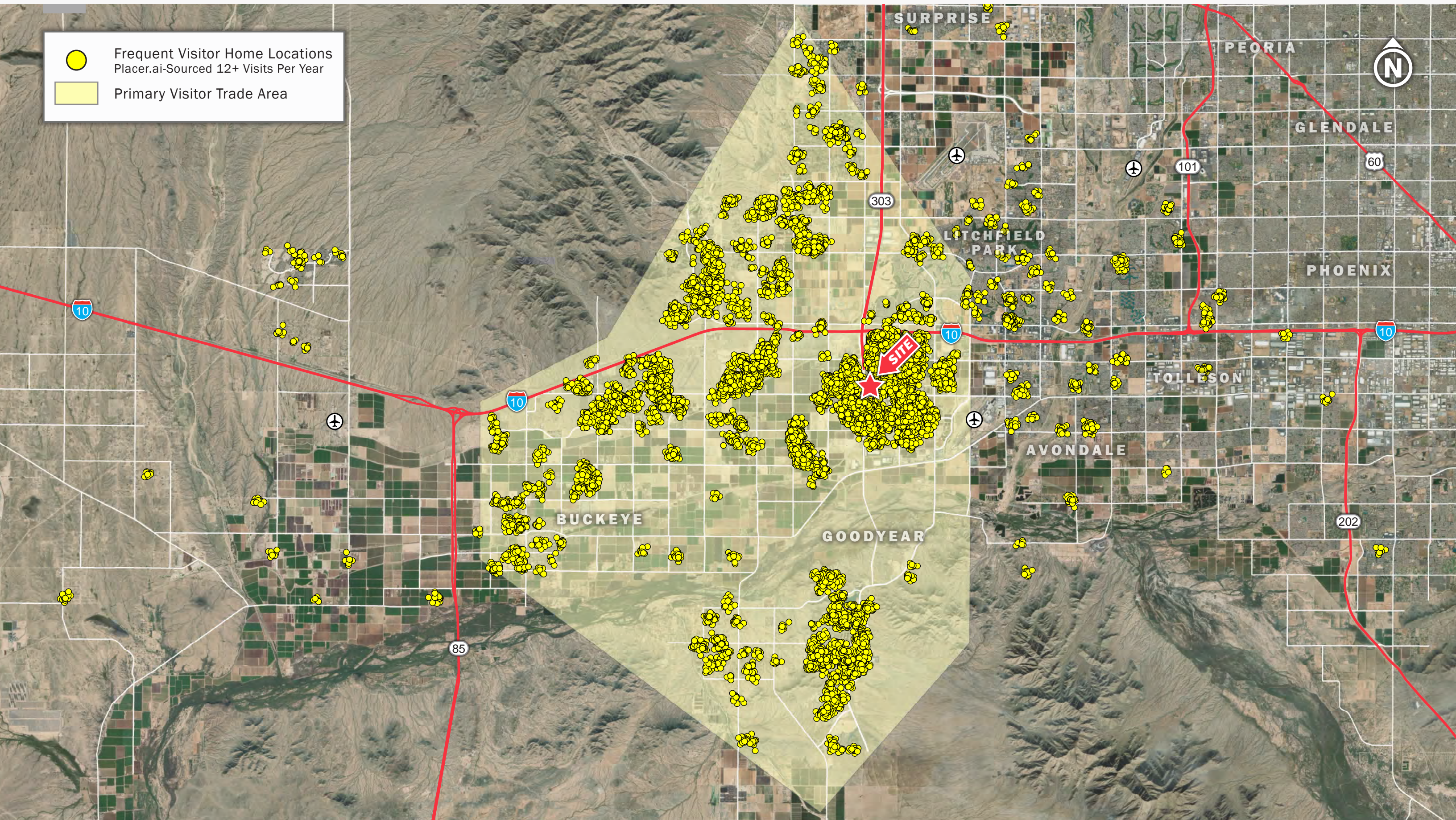
Trade Area



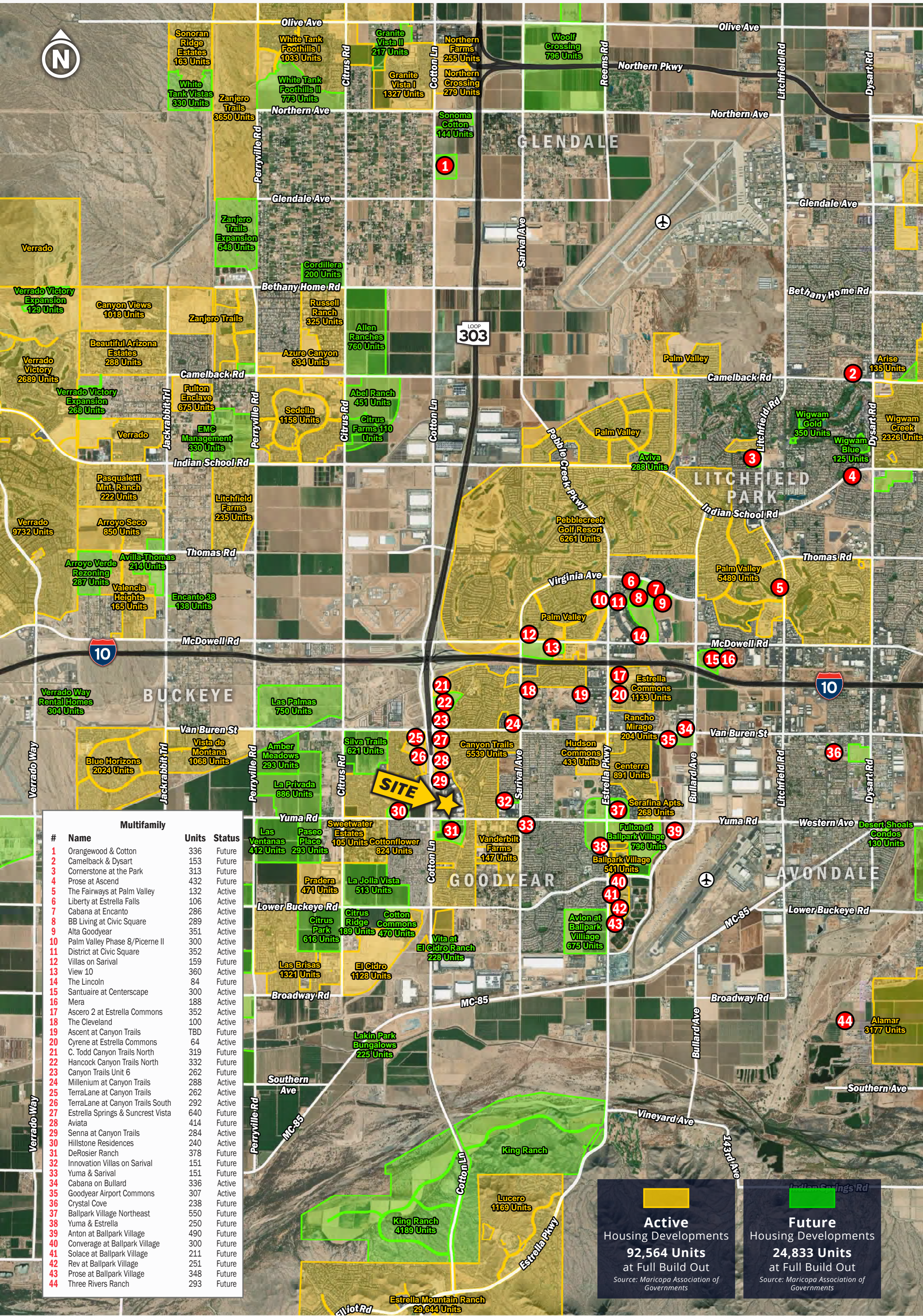
- Active Single-Family Developments
50,271 Units
- Future Single-Family Developments
9,956 Units

- Multifamily Developments**
4,129+ Units Total
- 1 Vito at El Cidro Ranch
228 Units - Proposed
 - 2 Christopher Todd Communities
328 Units - Proposed
 - 3 Senna at Canyon Trails
284 Units - Planned
 - 4 Encantada Canyon Trails
226 Units - Existing
 - 5 Estrella Commons
286 Units - Under Construction
 - 6 Acero Estrella Commons
352 Units - Under Construction
 - 7 Serafina Apartments
268 Units - Existing
 - 8 Avilla Centera Crossings
184 Units - Existing
 - 9 Lunaire Apartments
240 Units - Existing
 - 10 Sparrow Senior Apartments
180 Units - Proposed
 - 11 Adaimo Palm Valley
302 Units - Existing
 - 12 Goodyear Apartments
188 Units - Under Construction
 - 13 Palm Valley Apartments
264 Units - Existing
 - 14 Park Shadows Country Homes
237 Units - Existing
 - 15 Edgewater Apartments
196 Units - Existing
 - 16 Greenwood Apartments
69 Units - Existing
 - 17 Byrds Mobile Park
47 Units - Existing
 - 18 Westland Properties Group
261 Units - Planned
 - 19 Townhomes
155 Units - Proposed
 - 20 Court Homes
78 Units - Proposed
 - 21 Multifamily/Commercial
Units TBD - Proposed
 - 22 Court Homes
216 Units - Proposed
 - 23 SE/SEC Yuma Rd & Cotton Ln
160 Units - Proposed





- Frequent Visitor Home Locations
Placer.ai-Sourced 12+ Visits Per Year
- Primary Visitor Trade Area



Canyon Trails Towne Center

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	1 mile	3 miles	Trade Area
Population			
2010 Population	7,585	33,875	113,543
2020 Population	11,608	50,137	180,799
2022 Population	12,152	58,155	203,049
2027 Population	12,807	62,067	216,198
2010-2020 Annual Rate	4.35%	4.00%	4.76%
2020-2022 Annual Rate	2.06%	6.82%	5.29%
2022-2027 Annual Rate	1.06%	1.31%	1.26%
2022 Male Population	49.7%	51.7%	50.1%
2022 Female Population	50.3%	48.3%	49.9%
2022 Median Age	32.3	34.6	35.2
Households			
2010 Households	2,382	9,823	35,909
2020 Households	3,472	15,171	58,089
2022 Households	3,631	17,753	65,413
2027 Households	3,820	19,029	69,972
2010-2020 Annual Rate	3.84%	4.44%	4.93%
2020-2022 Annual Rate	2.01%	7.24%	5.42%
2022-2027 Annual Rate	1.02%	1.40%	1.36%
2022 Average Household Size	3.34	3.09	3.05
Housing Units			
2022 Total Housing Units	3,853	19,752	72,155
2022 Owner Occupied Housing Units	2,942	13,349	53,080
2022 Renter Occupied Housing Units	689	4,404	12,333
2022 Vacant Housing Units	222	1,999	6,742
Race and Ethnicity			
2022 White Alone	50.8%	50.6%	57.8%
2022 Black Alone	8.8%	8.7%	6.6%
2022 American Indian/Alaska Native Alone	1.4%	1.9%	1.6%
2022 Asian Alone	4.8%	3.7%	2.6%
2022 Pacific Islander Alone	0.4%	0.4%	0.3%
2022 Hispanic Origin (Any Race)	39.7%	39.9%	35.6%
Income			
2022 Median Household Income	\$92,033	\$90,486	\$89,660
2022 Average Household Income	\$115,937	\$114,068	\$114,714
2022 Per Capita Income	\$34,464	\$35,085	\$37,016
2022 Population 25+ by Educational Attainment			
Total	7,418	38,334	131,884
High School Graduate	23.5%	20.4%	20.9%
GED/Alternative Credential	3.9%	4.0%	3.8%
Some College, No Degree	27.2%	28.3%	26.8%
Associate Degree	13.0%	11.2%	11.4%
Bachelor's Degree	15.8%	17.2%	18.5%
Graduate/Professional Degree	9.9%	9.9%	9.6%
Daytime Population			
2022 Total Daytime Population	8,323	38,620	143,179
Workers	2,330	11,185	35,763
Residents	5,993	27,435	107,416



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