



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

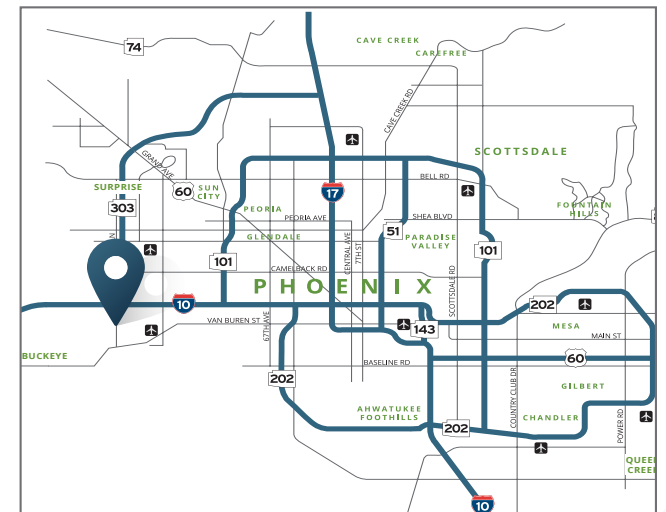
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ABOUT THE PROPERTY

- 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



Future Building Areas

Available Space For Lease

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

PLANNED SHOPS DELIVERING: Q1 2024



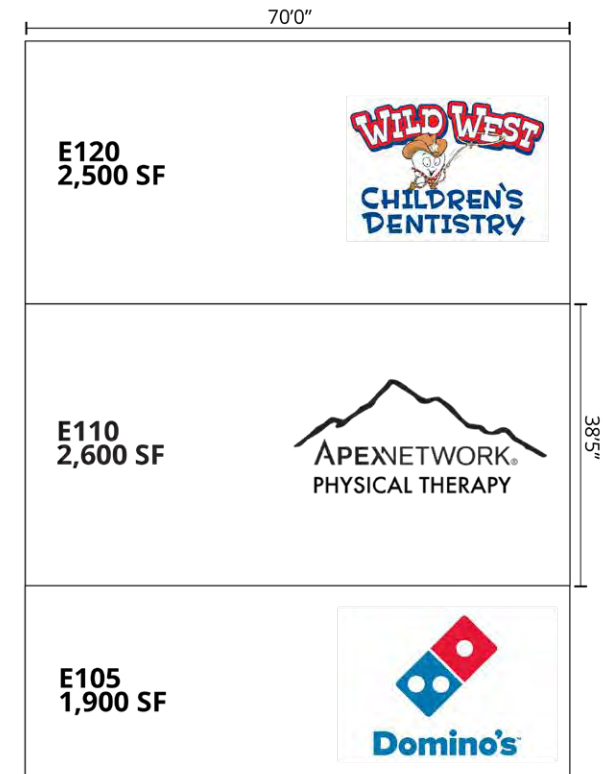
AVAILABLE **AT LOI/LEASE** **SIGNED LEASE**



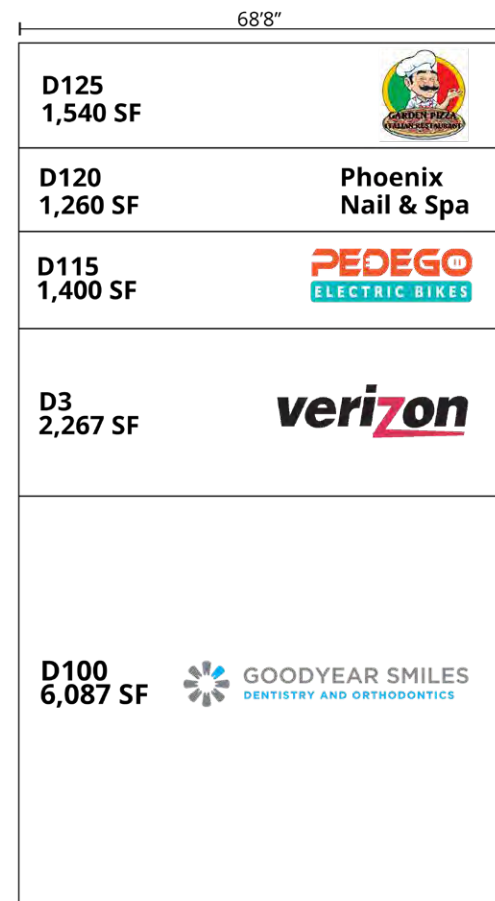
SHOPS C



SHOPS E



SHOPS D



SHOPS F



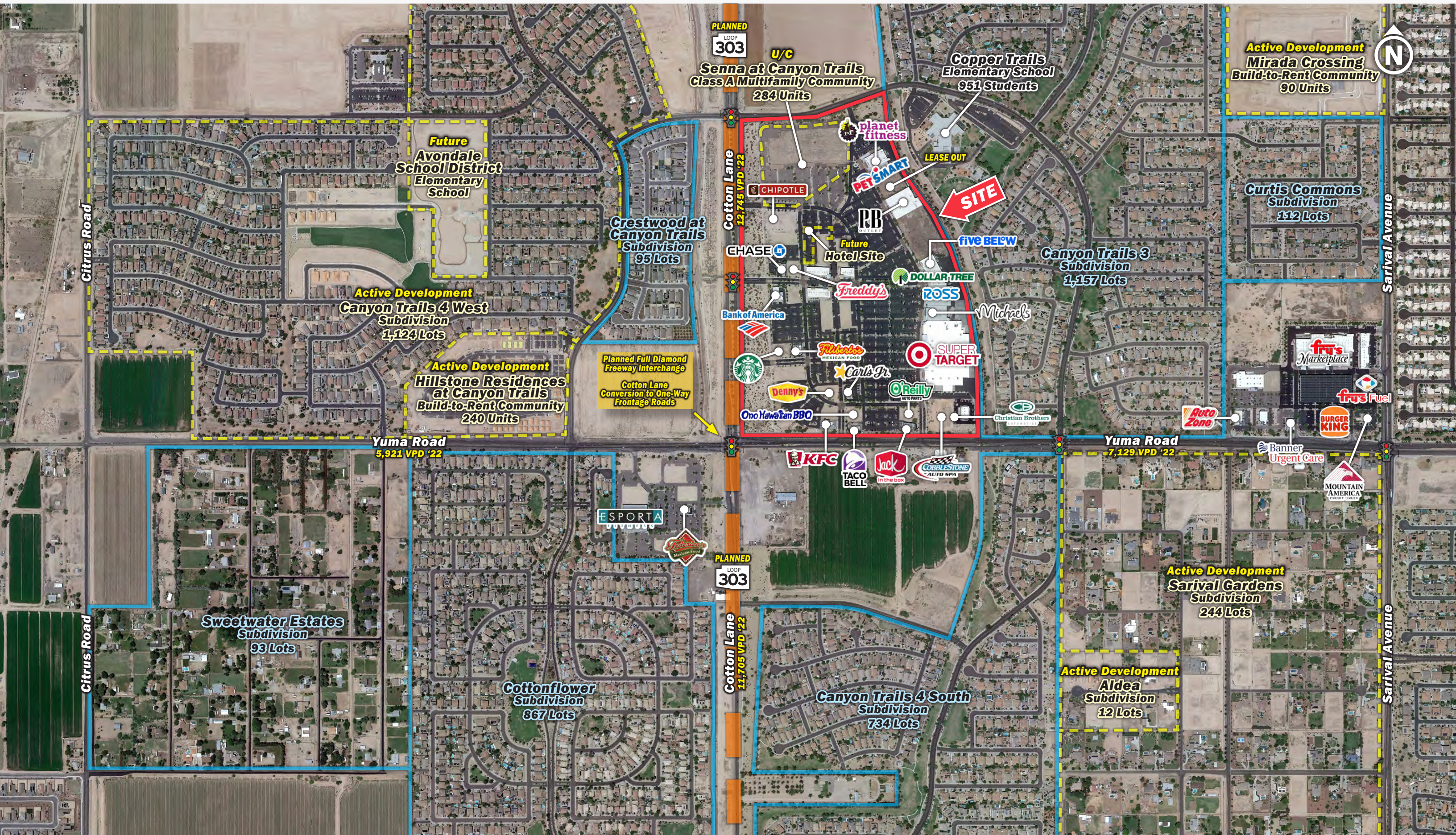
*Dimensions are approximate and not to scale

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

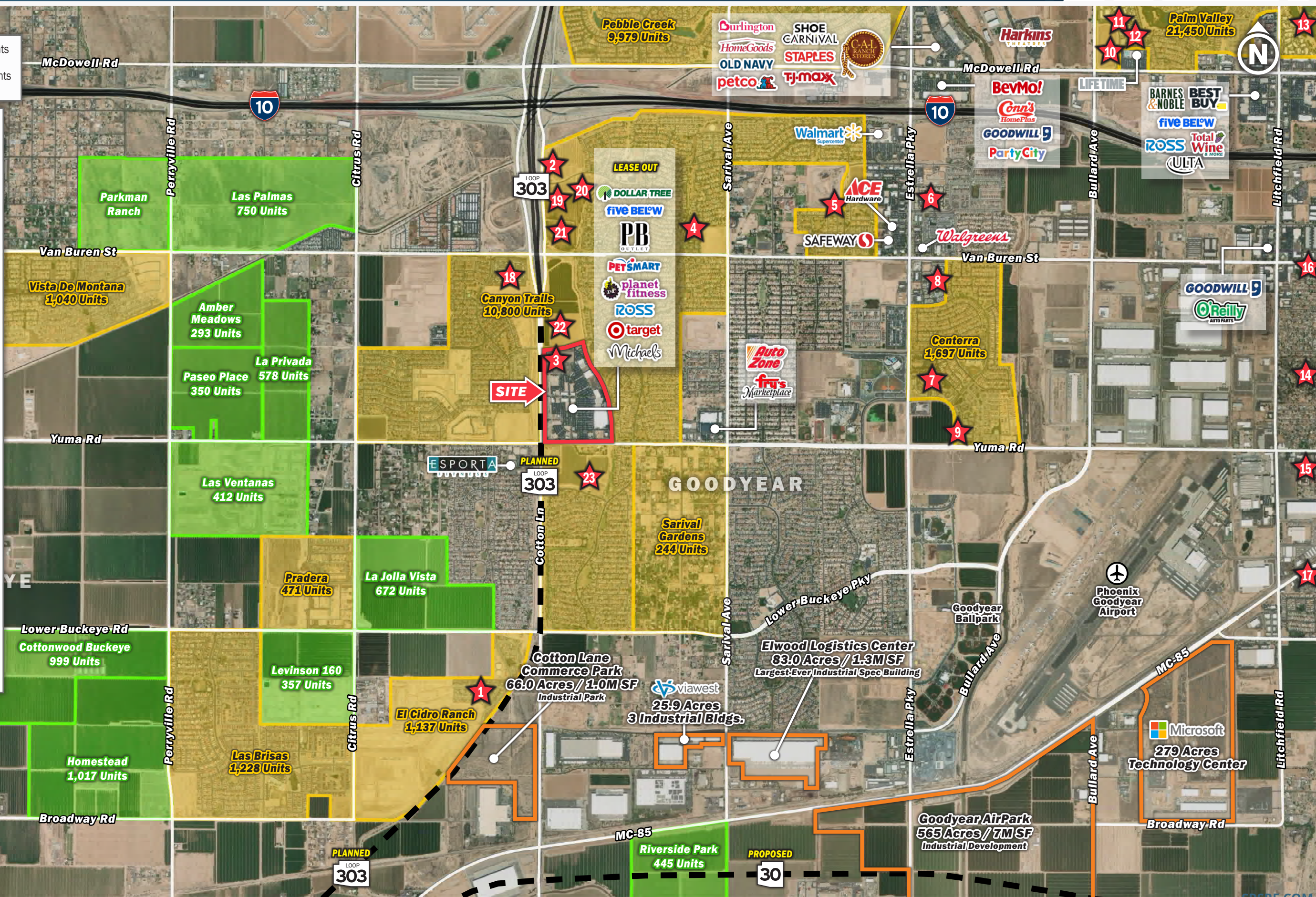
NEC Yuma Rd & Cotton Ln | Goodyear, AZ

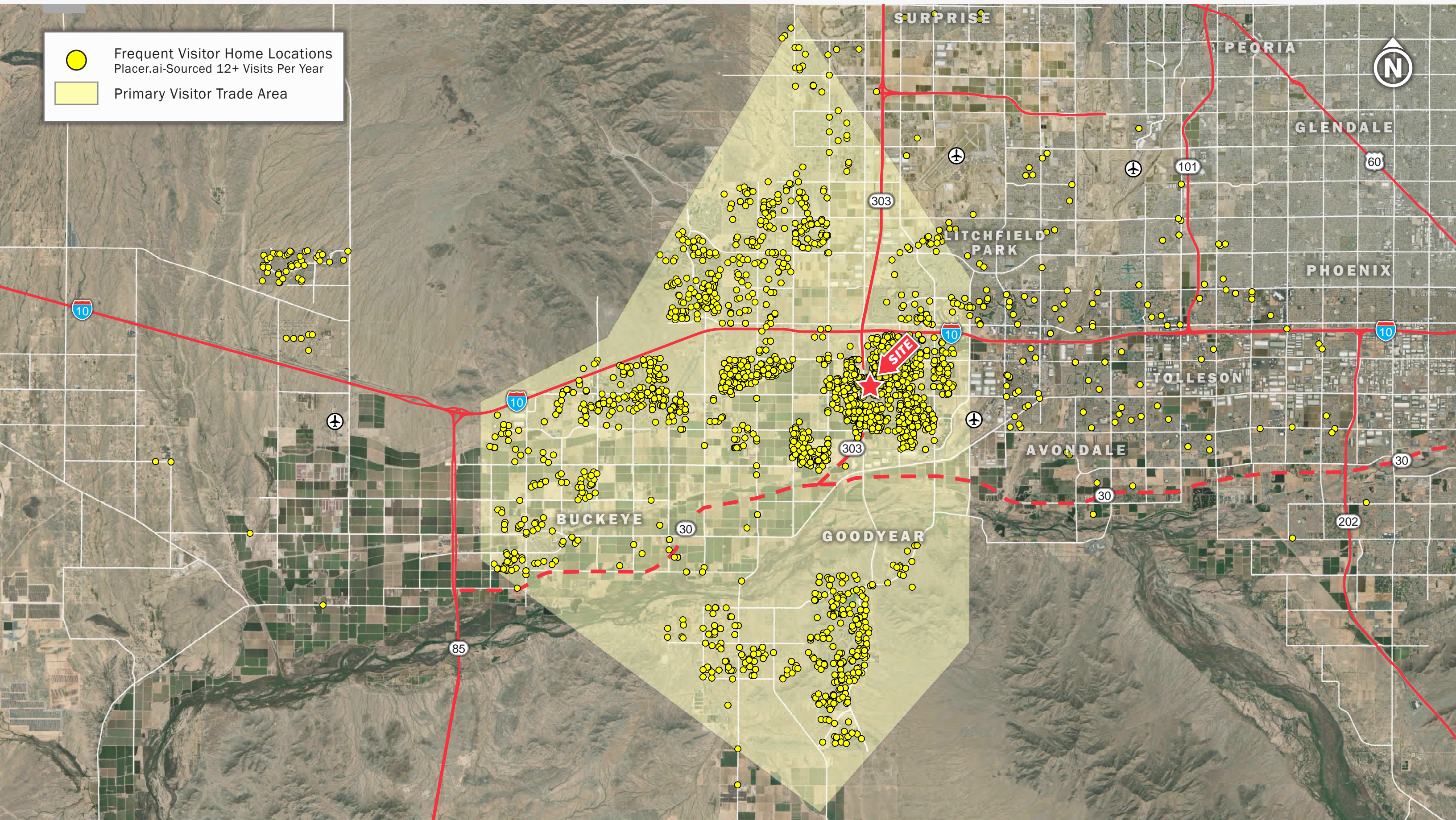
Trade Area



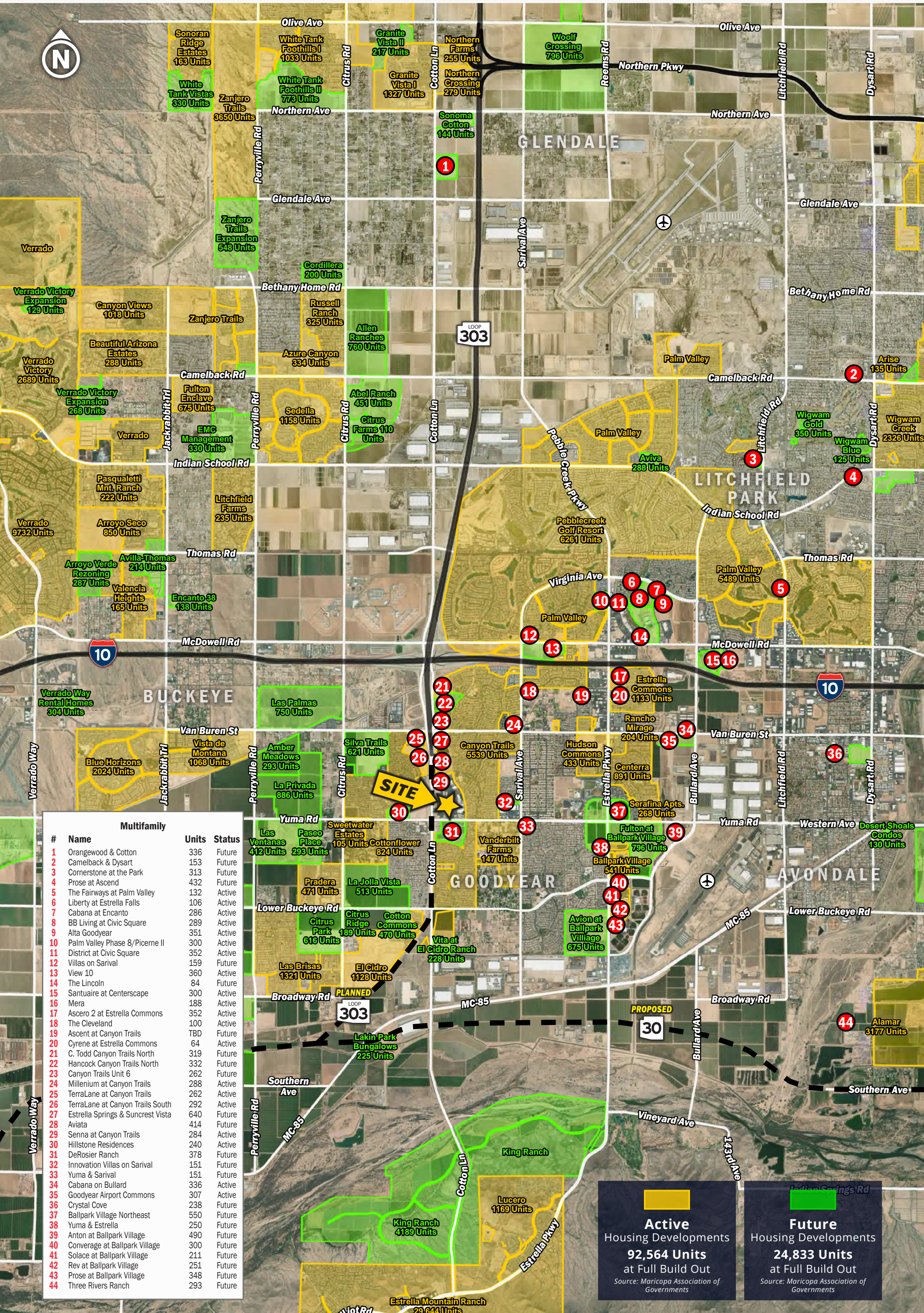
- Active Single-Family Developments
50,271 Units
- Future Single-Family Developments
9,956 Units

- 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



#	Name	Units	Status
1	Orangewood & Cotton	336	Future
2	Camelback & Dysart	153	Future
3	Cornerstone at the Park	313	Future
4	Prose at Ascend	432	Future
5	The Fairways at Palm Valley	132	Active
6	Liberty at Estrella Falls	106	Active
7	Cabana at Encanto	286	Active
8	BB Living at Civic Square	289	Active
9	Alta Goodyear	351	Active
10	Palm Valley Phase 8/Picorne II	300	Active
11	District at Civic Square	352	Active
12	Villas on Sarival	159	Future
13	View 10	360	Active
14	The Lincoln	84	Future
15	Santuaire at Centerscape	300	Active
16	Mera	188	Active
17	Ascero 2 at Estrella Commons	352	Active
18	The Cleveland	100	Active
19	Ascent at Canyon Trails	TBD	Future
20	Cyrene at Estrella Commons	64	Active
21	C. Todd Canyon Trails North	319	Future
22	Hancock Canyon Trails North	332	Future
23	Canyon Trails Unit 6	262	Future
24	Millenium at Canyon Trails	288	Active
25	TerraLane at Canyon Trails	262	Active
26	TerraLane at Canyon Trails South	292	Active
27	Estrella Springs & Suncrest Vista	640	Future
28	Aviata	414	Future
29	Senna at Canyon Trails	284	Active
30	Hillstone Residences	240	Active
31	DeRosier Ranch	378	Future
32	Innovation Villas on Sarival	151	Future
33	Yuma & Sarival	151	Future
34	Cabana on Bullard	336	Active
35	Goodyear Airport Commons	307	Active
36	Crystal Cove	238	Future
37	Ballpark Village Northeast	550	Future
38	Yuma & Estrella	250	Future
39	Anton at Ballpark Village	490	Future
40	Convergence at Ballpark Village	300	Future
41	Solace at Ballpark Village	211	Future
42	Rev at Ballpark Village	251	Future
43	Prose at Ballpark Village	348	Future
44	Three Rivers Ranch	293	Future

Active
Housing Developments
92,564 Units
at Full Build Out

Source: Maricopa Association of Governments

Future
Housing Developments
24,833 Units
at Full Build Out

Source: Maricopa Association of Governments

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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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