

# AVAILABLE

JUNIOR BOXES  
SHOPS & PADS

SUPER TARGET

FOR LEASE

## Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



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NEC Yuma Rd & Cotton Ln | Goodyear, AZ



## AVAILABLE

Junior Boxes  
Shops & Pads

## CONTACT

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## ABOUT THE PROPERTY

- 90-acre mixed-use regional shopping center
- Now 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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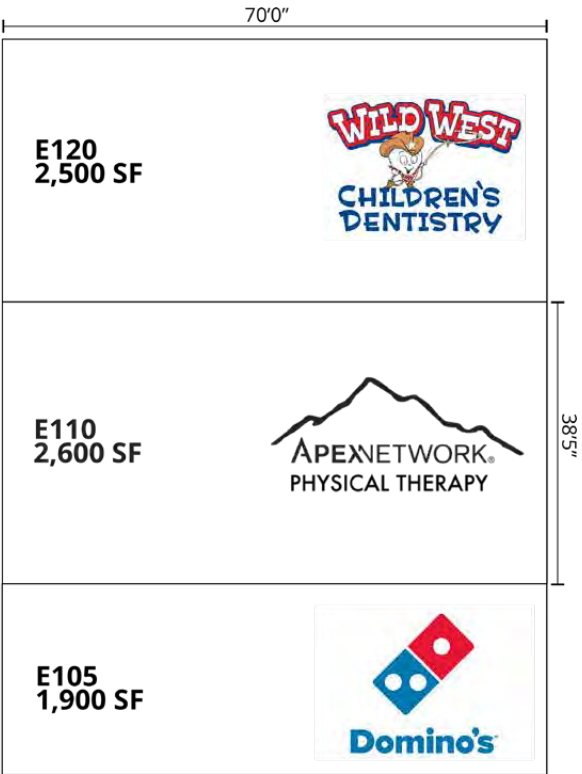
## Site Plan



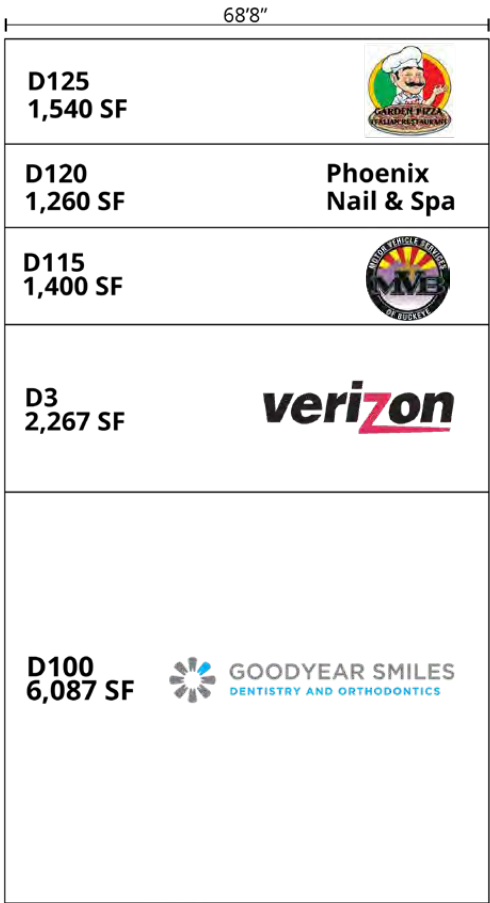
SHOPS C



SHOPS E



SHOPS D



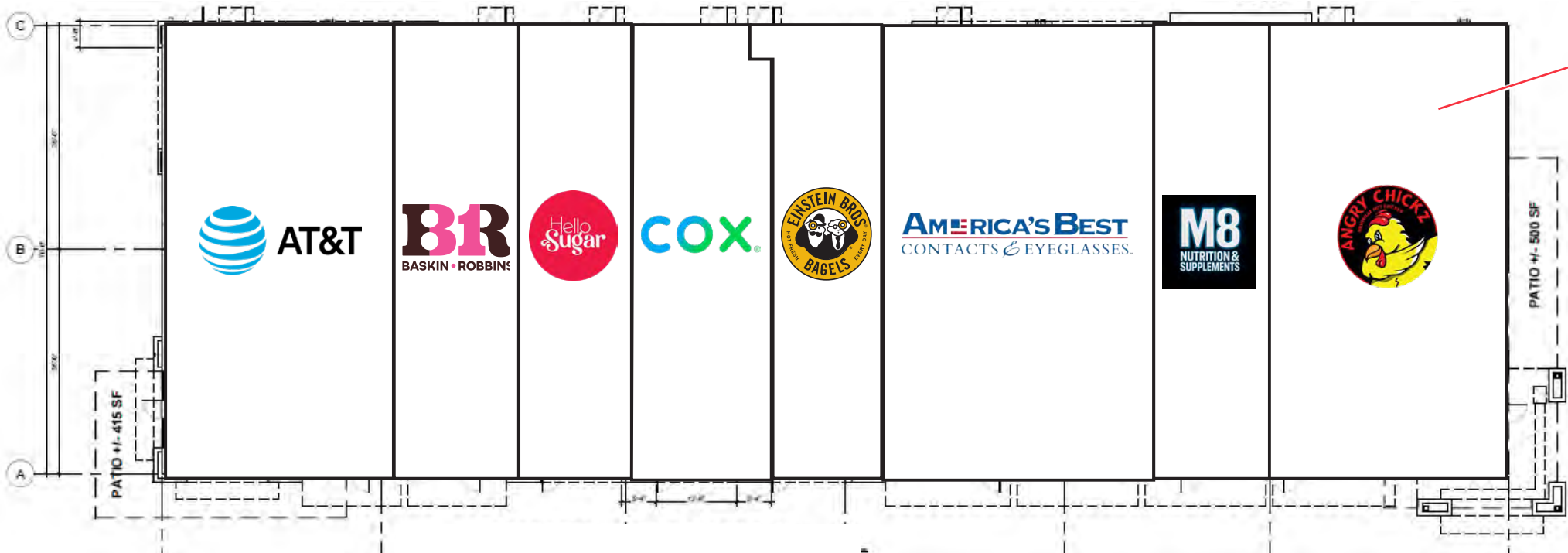
SHOPS F



\*Dimensions are approximate and not to scale  
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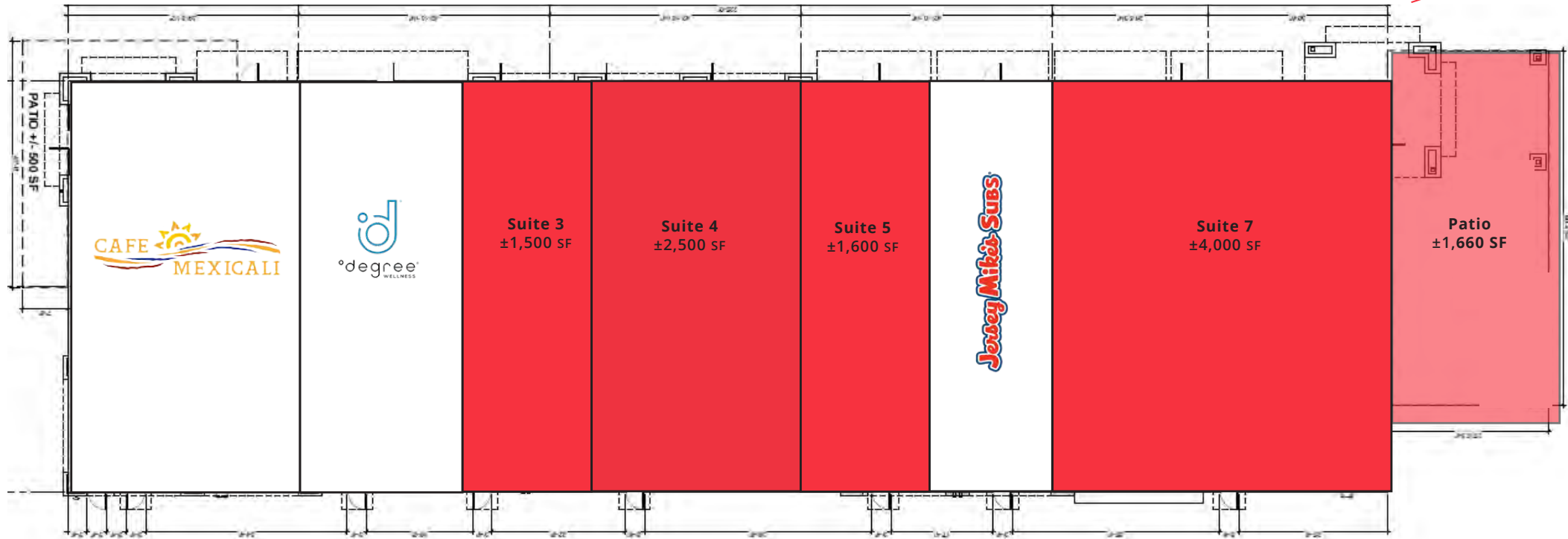
AVAILABLE

Shops G



NEW MAIN STREET SHOPS G  
100% LEASED

Shops H



NEW MAIN STREET SHOPS H  
UNDER CONSTRUCTION  
Q3 2026



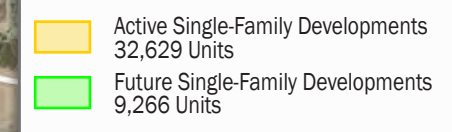
# Canyon Trails Towne Center

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## Intersection Overview



## NEC Yuma Rd & Cotton Ln | Goodyear, AZ



## Multifamily Developments

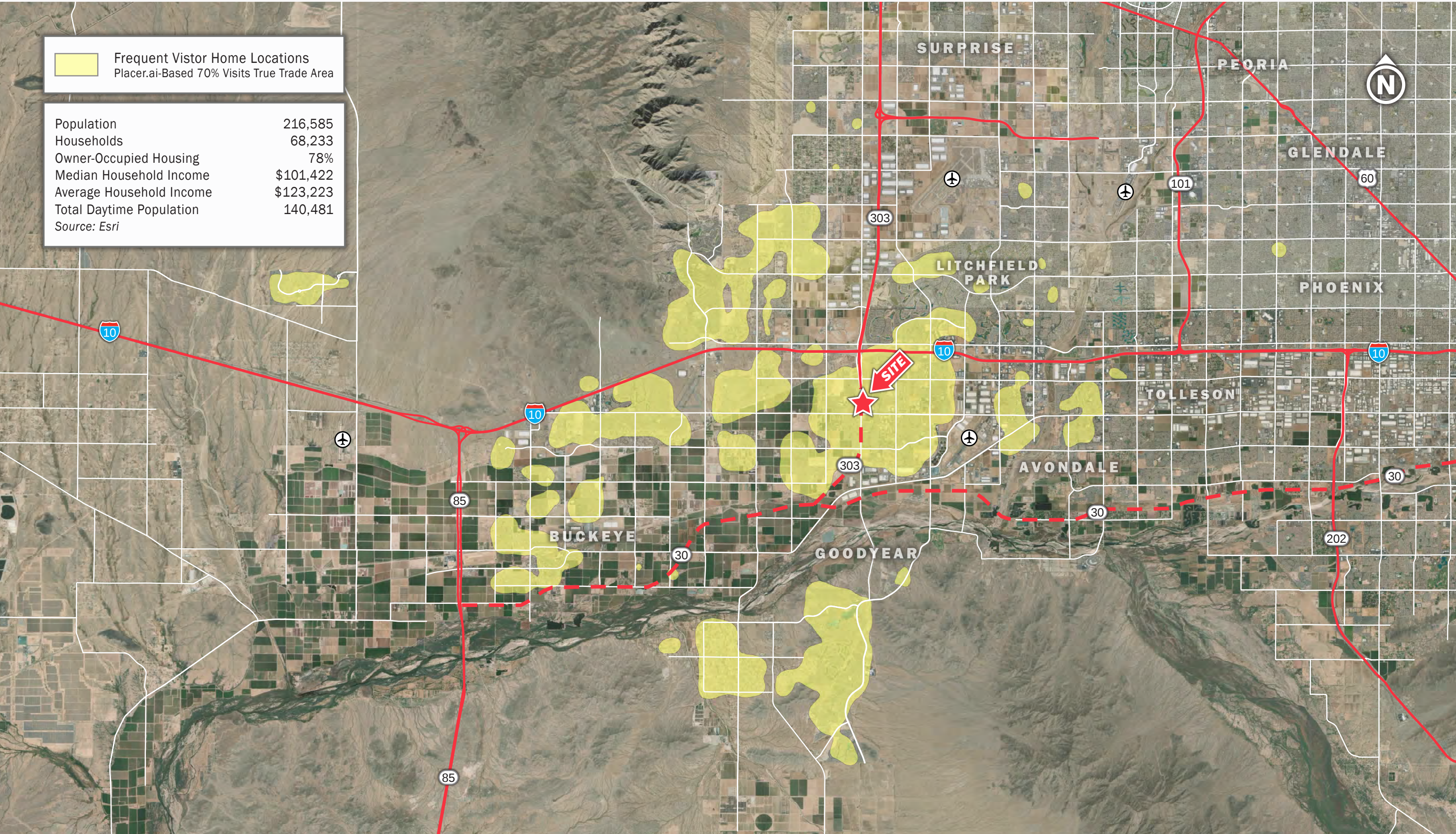
2,070+ Units Total

- 1 Arrebol Villas  
230 Units · Under Construction
- 2 Christopher Todd Communities  
328 Units · Proposed
- 3 Senna at Canyon Trails  
284 Units · Now Open
- 4 Villas Litchfield Park  
153 Units · Proposed
- 5 Suncrest Vista (Ages 55+)  
261 Units · Under Construction
- 6 Estrella Springs  
396 Units · Under Construction
- 7 Aviata at Canyon Trails  
418 Units · Proposed

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## Frequent Visitor Home Locations

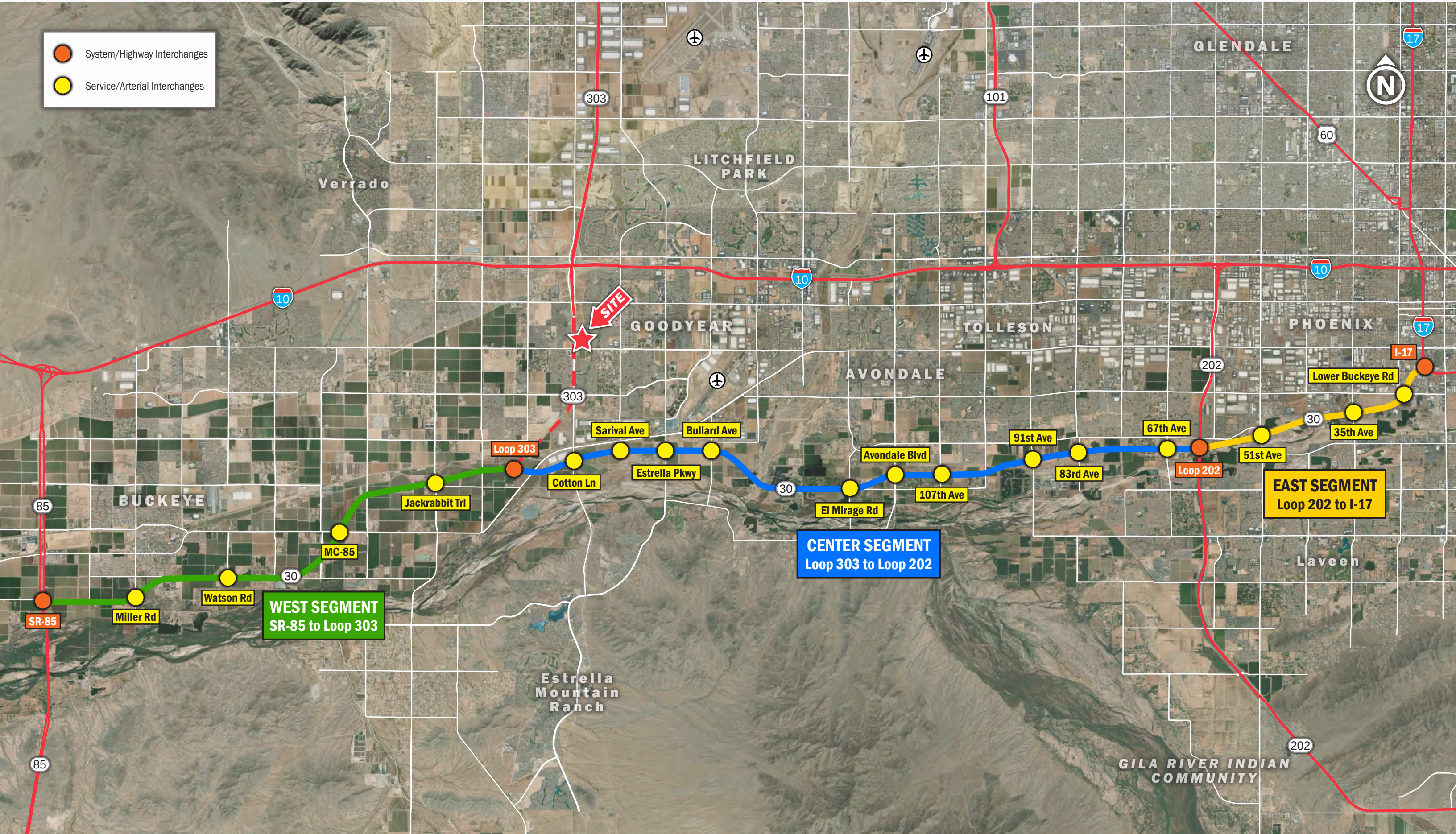


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# Regional Accessibility Overview

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



# Canyon Trails Towne Center

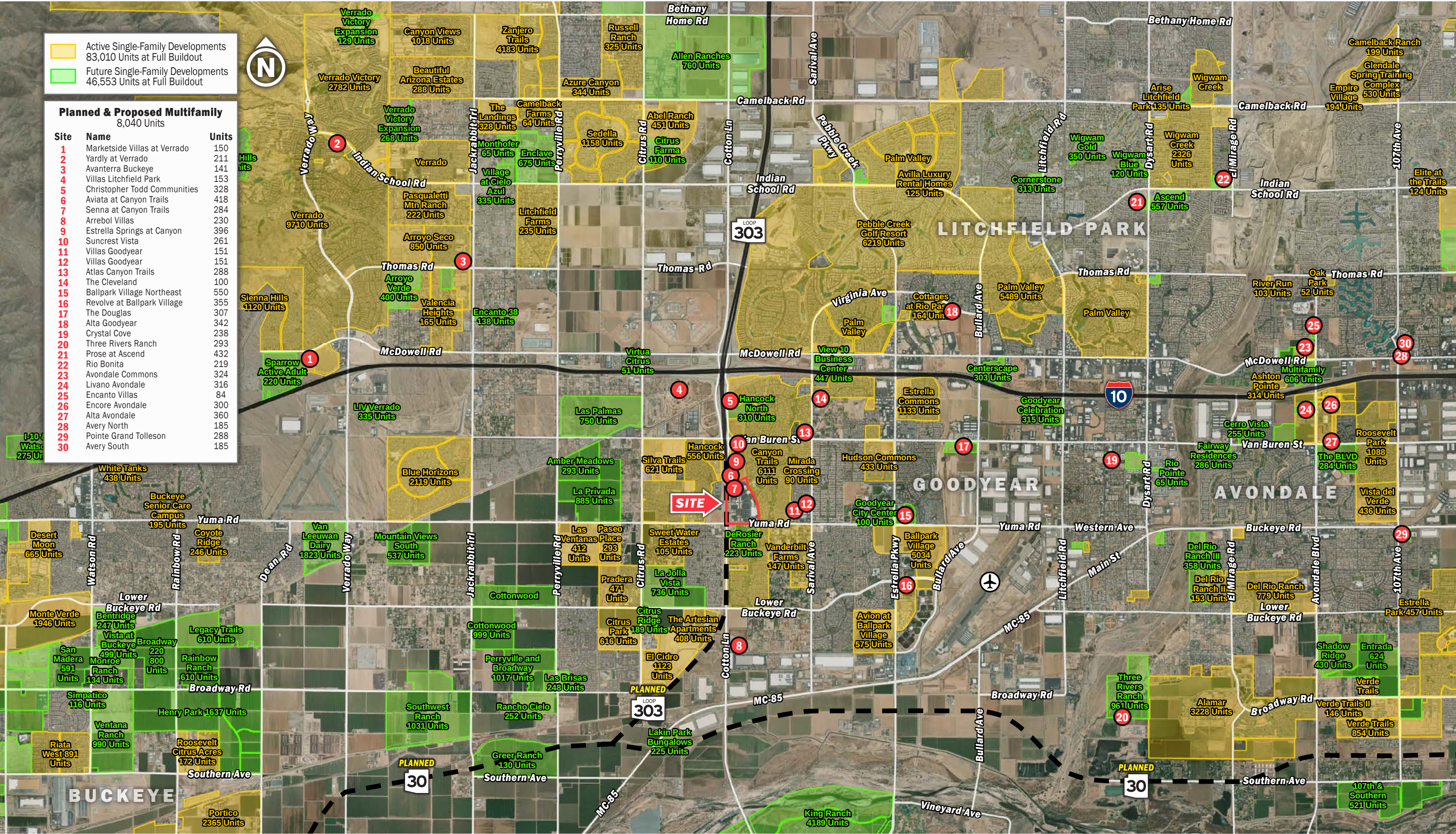
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## Housing Developments



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

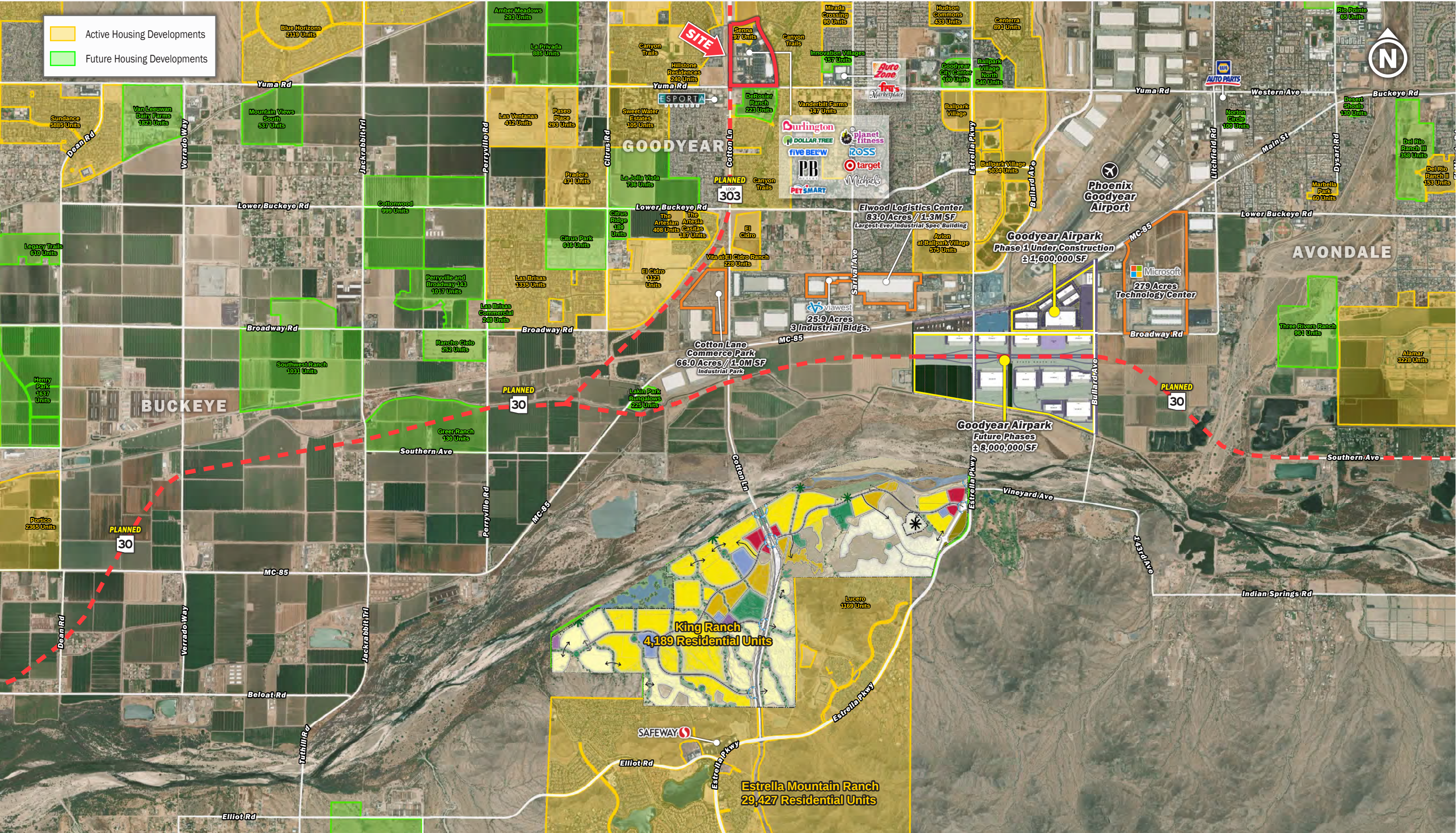
| Planned & Proposed Multifamily<br>8,040 Units |                              |       |
|-----------------------------------------------|------------------------------|-------|
| Site                                          | Name                         | Units |
| 1                                             | 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





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