

AVAILABLE

PRIME RESTAURANT
END CAP with PATIO



FOR LEASE

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



AVAILABLE

Restaurant End Cap 4,000 SF + 1,660 SF Patio

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

- 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



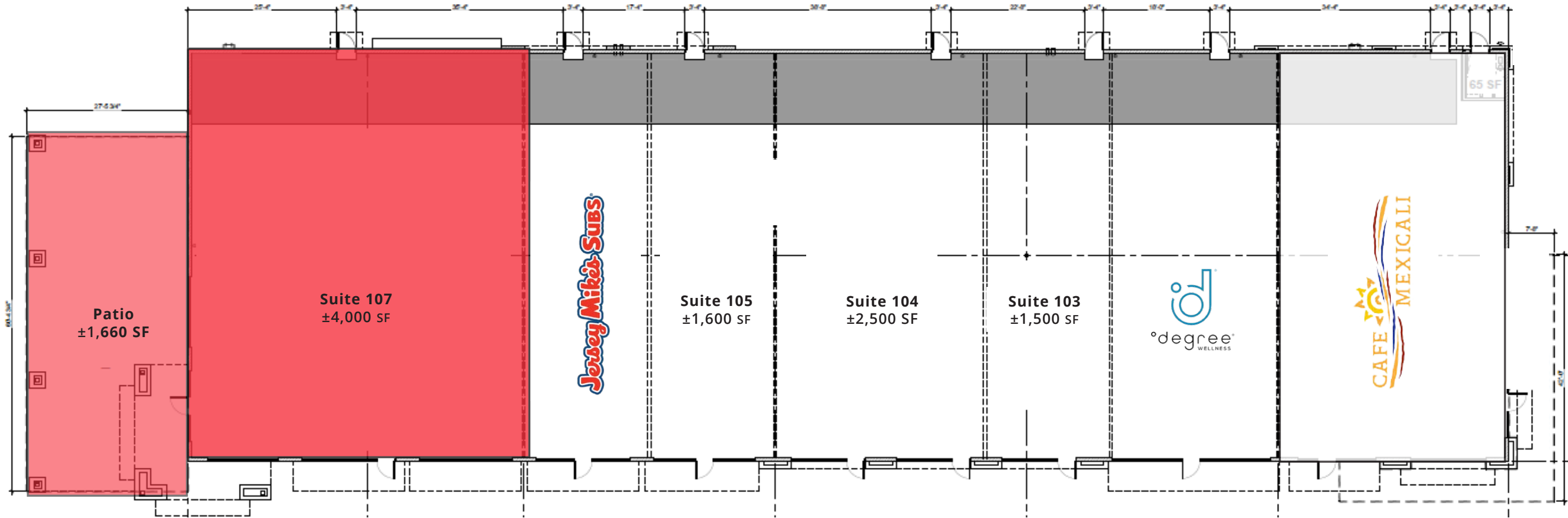
Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Site Plan



RESTAURANT AVAILABILITY



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

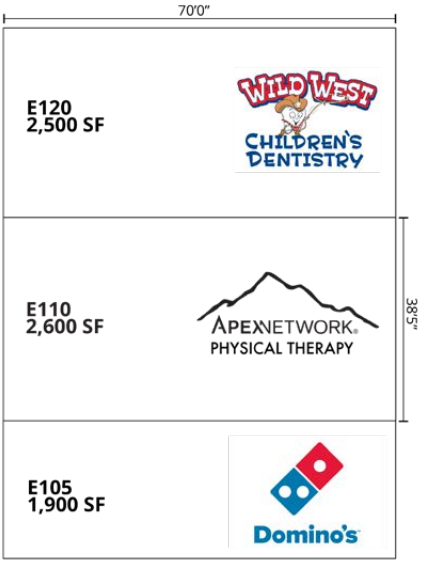
Main Street Shops C, D, E, F & G Fully Leased



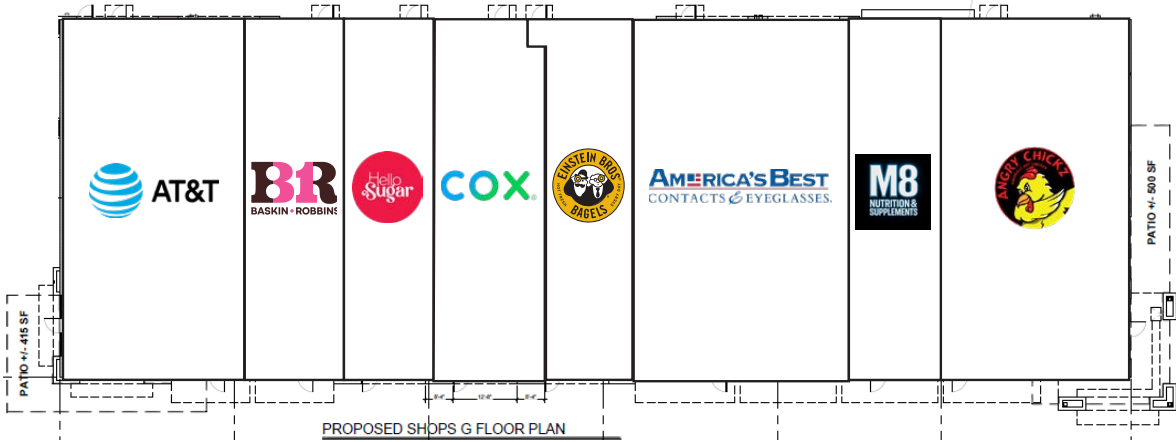
SHOPS C



SHOPS E



Shops G



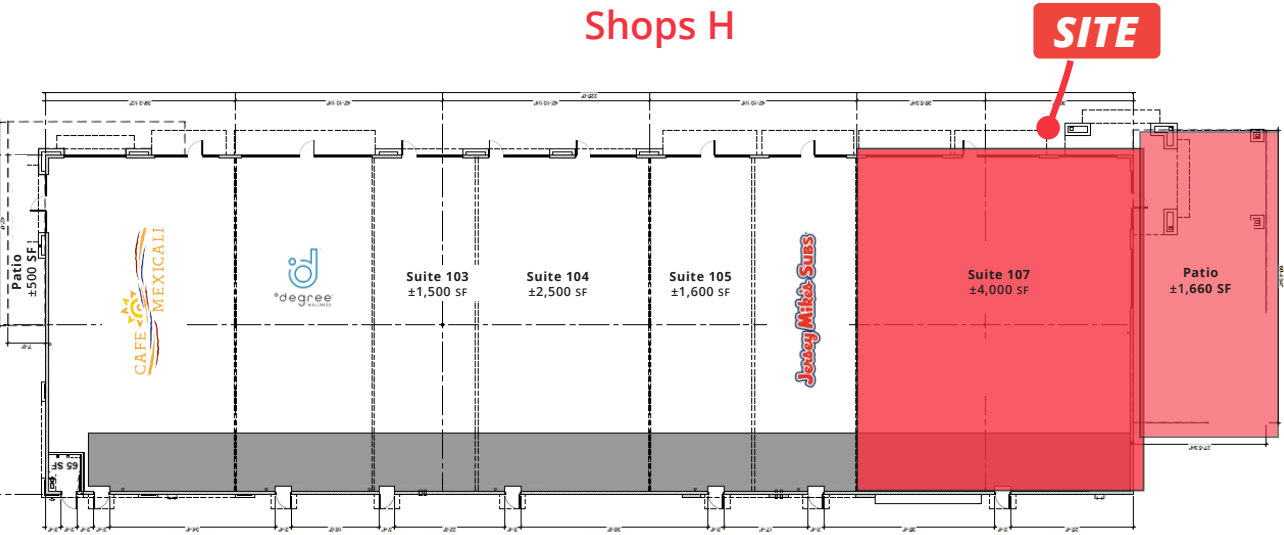
SHOPS D



SHOPS F



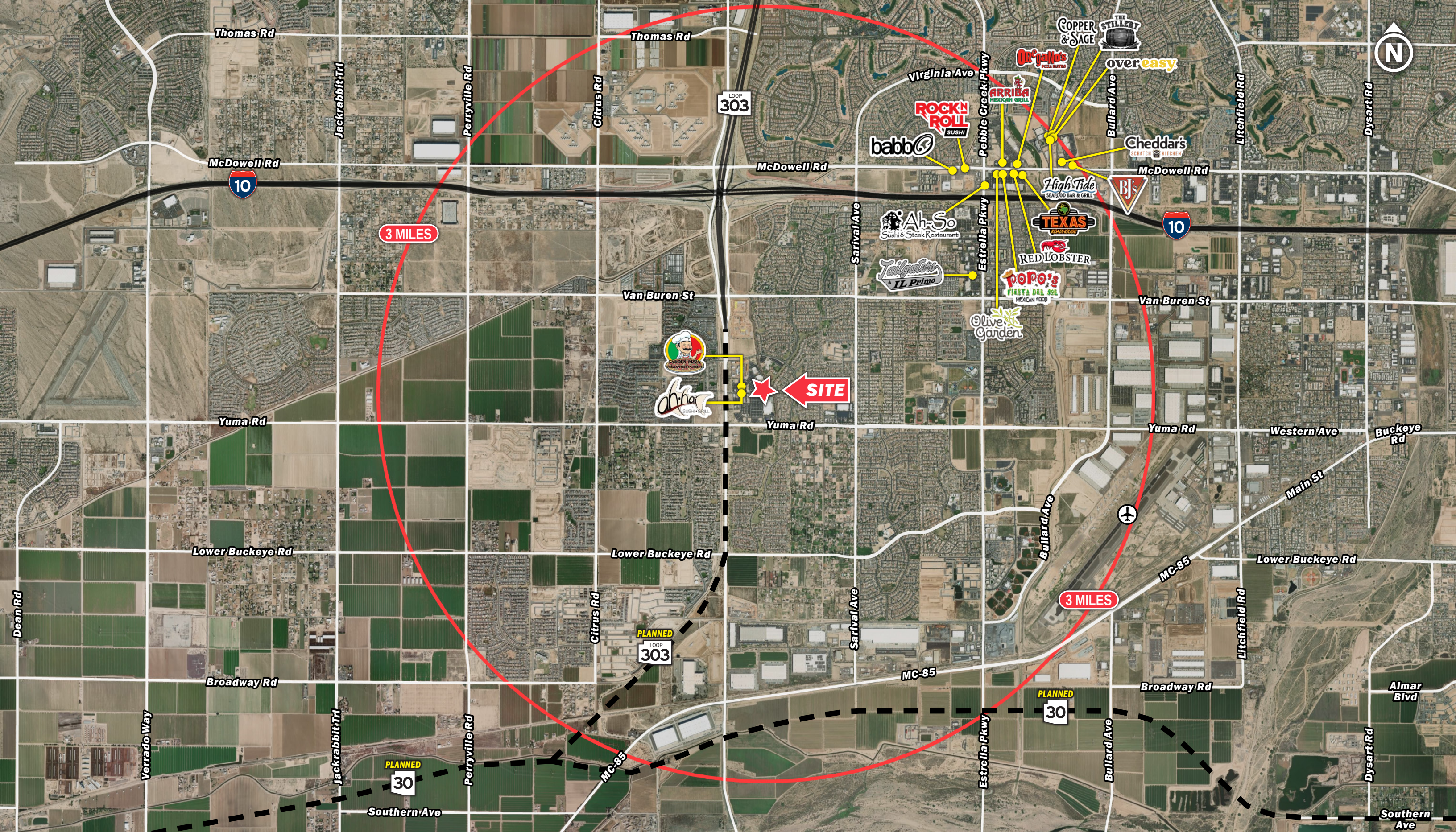
Shops H



Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ

Full Service Sit Down Restaurants - 3 miles



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.