

FOR LEASE

Canyon Trails Towne Center

NEC Yuma Rd & Cotton Ln | Goodyear, AZ



Overview

LEASE RATE

Contact Broker

AVAILABLE

Shops, Anchors &
Pads

Description

- Shop space, Jr. anchor boxes, and pad sites available
- Ground up anchor sites available for build-to-suit
- Goodyear is 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 18,000 planned home lots within the immediate trade area
- A strong, diversified and growing employment sector provided jobs and customers

Anchor Tenants



Contact

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Demographics

	1 MILE	3 MILES	TRADE AREA
2019 Est Population	10,114	45,967	161,315
Average HH Income	\$97,037	\$92,139	\$94,661
Daytime Population	6,815	28,065	109,376

Year: 2019 | Source: Esri

Traffic Counts

Interstate 10	142,000 VPD
Loop 303	31,348 VPD

Year: 2018 | Source: ADOT

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Canyon Trails Towne Center

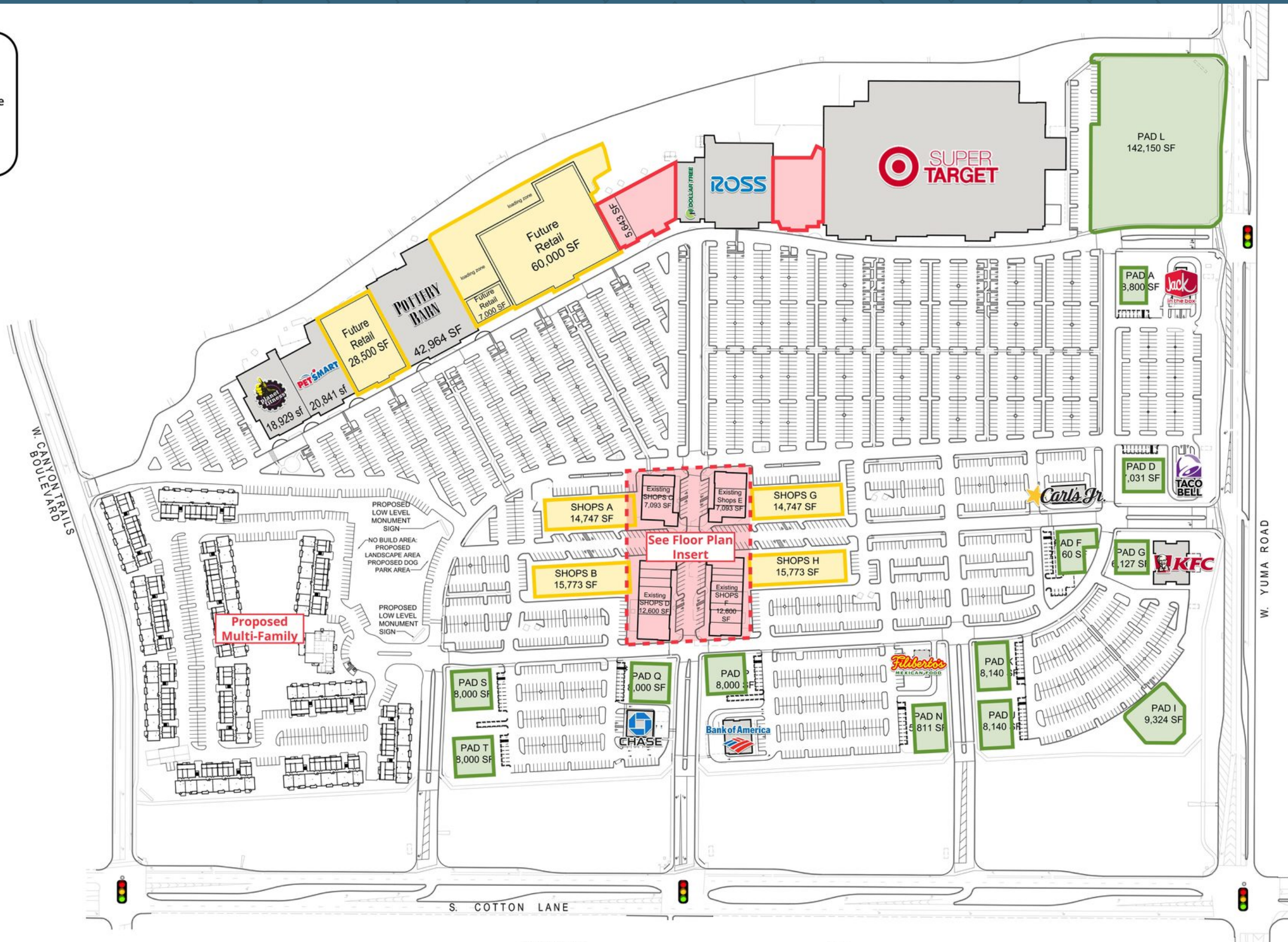
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Future Building Areas

Available Space For Lease

Pad Sites





SITE PLAN

SCALE: 1" = 120'-0"






SHOPS C

C1 2,030 SF	
C2 1,515 SF	CLUB  PILATES
C5 3,600 SF	


SHOPS E

E4 2,500 SF	
E2 - E3 2,609 SF Grey Shell	
E1 1,900 SF	

SHOPS D

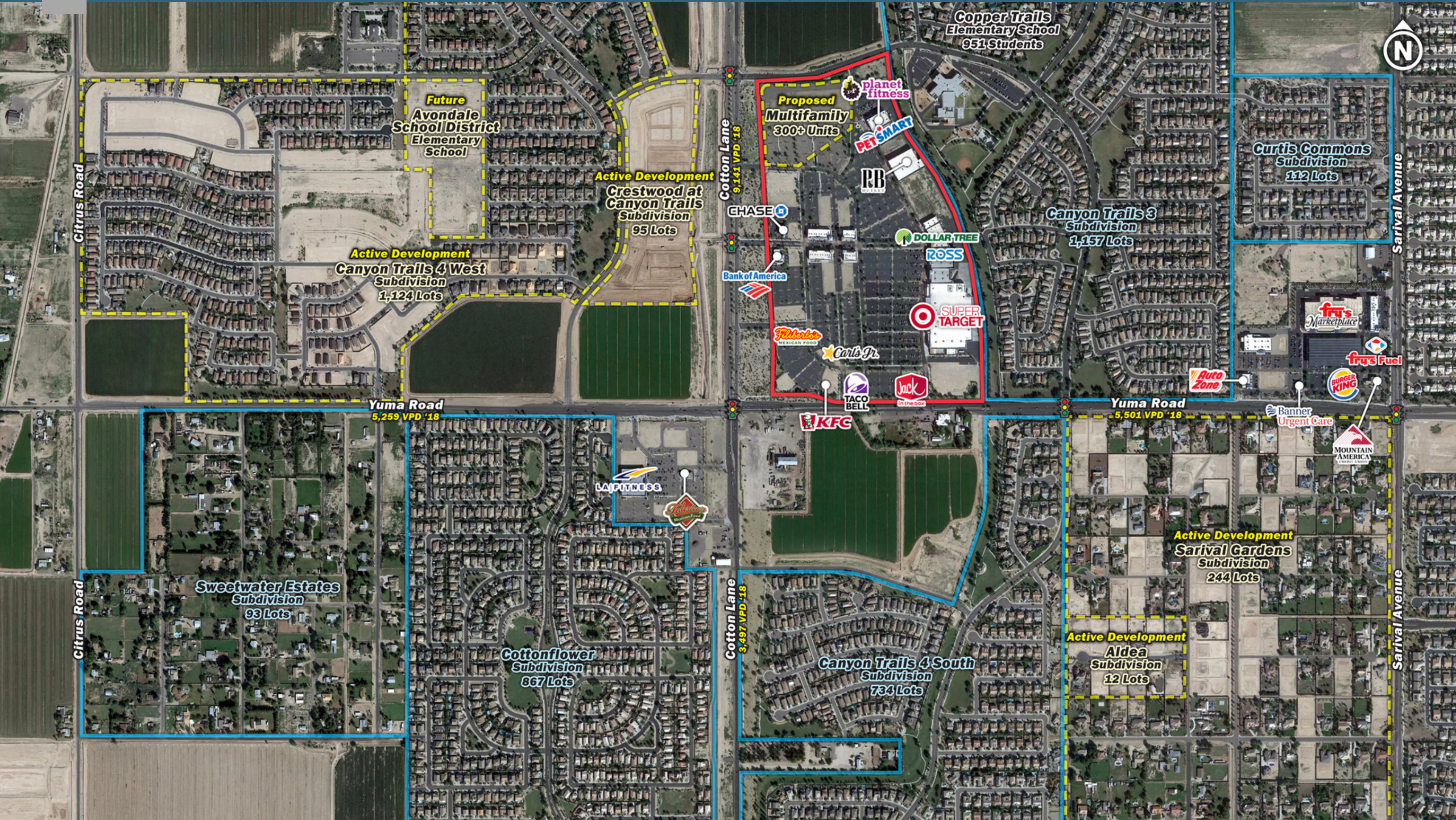
D6 1,540 SF	
D5 - 1,260 SF Phoenix Nail & Spa	
D4 1,400 SF	
D3 2,267 SF	
D2 2,002 SF Vanilla Shell	
D1 4,060 SF	 GOODYEAR SMILES DENTISTRY AND ORTHODONTICS

SHOPS F

F1 - F2 3,290 SF Ah Hai Sushi & Grill	
F3 1,050 SF	Great Clips
F4 1,260 SF	
F5 - 1,300 SF Vanilla Shell	
F6 - 1,450 SF Vanilla Shell	
F7 - 2,050 SF Vanilla Shell	
F8 2,100 SF	

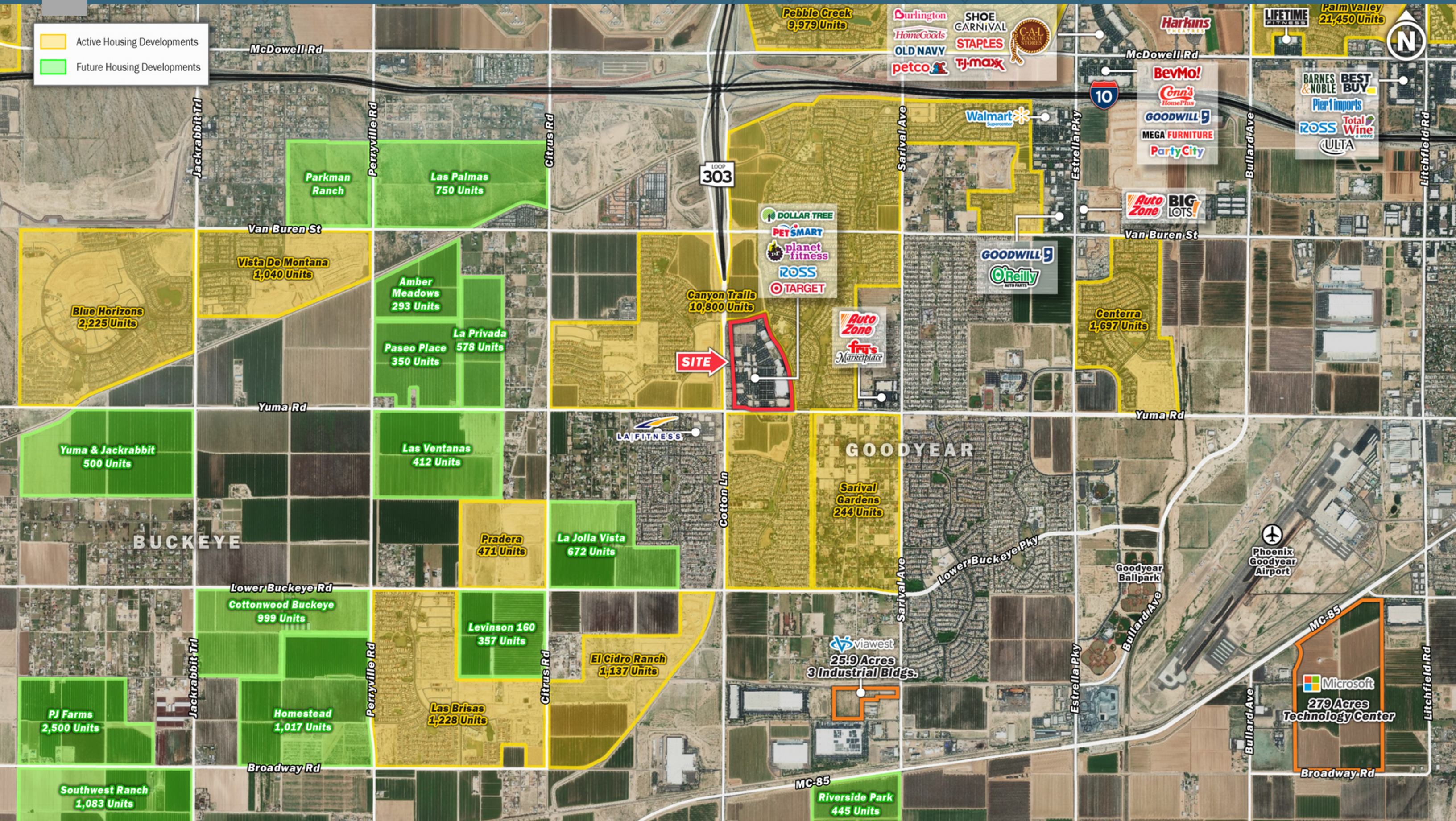
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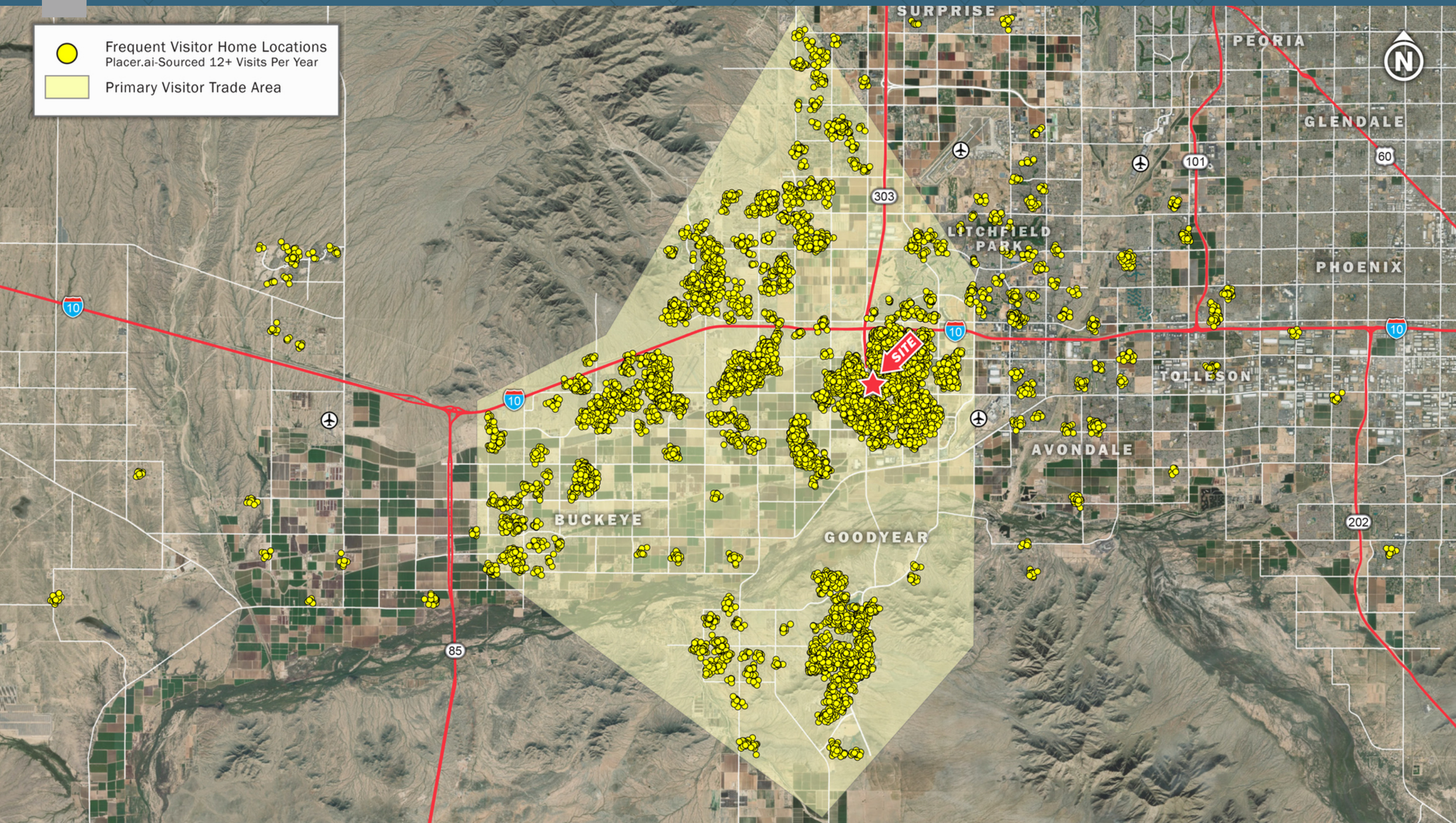
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	1 mile	3 miles	Trade Area
Population			
2000 Population	481	8,291	31,772
2010 Population	7,488	33,173	113,245
2019 Population	10,114	45,967	161,315
2024 Population	11,439	51,706	185,080
2000-2010 Annual Rate	31.59%	14.87%	13.55%
2010-2019 Annual Rate	3.30%	3.59%	3.90%
2019-2024 Annual Rate	2.49%	2.38%	2.79%
2019 Male Population	50.1%	45.3%	48.2%
2019 Female Population	49.9%	54.7%	51.8%
2019 Median Age	32.4	33.1	34.4
Households			
2000 Households	152	1,973	9,717
2010 Households	2,346	9,575	35,807
2019 Total Households	3,155	13,797	51,091
2024 Total Households	3,558	15,700	58,716
2000-2010 Annual Rate	31.48%	17.11%	13.93%
2010-2019 Annual Rate	3.25%	4.03%	3.92%
2019-2024 Annual Rate	2.43%	2.62%	2.82%
2019 Average Household Size	3.21	3.02	3.07
Housing Units			
2019 Total Housing Units	3,334	15,124	57,194
2019 Owner Occupied Housing Units	2,800	11,018	42,375
2019 Renter Occupied Housing Units	355	2,779	8,716
2019 Vacant Housing Units	179	1,327	6,103
Race and Ethnicity			
2019 White Alone	65.8%	63.6%	67.5%
2019 Black Alone	7.5%	8.6%	6.9%
2019 American Indian/Alaska Native Alone	1.2%	2.0%	1.4%
2019 Asian Alone	4.8%	3.2%	3.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Hispanic Origin (Any Race)	38.5%	39.3%	35.7%
Income			
2019 Median Household Income	\$81,379	\$77,109	\$76,197
2019 Average Household Income	\$97,037	\$92,139	\$94,661
2019 Per Capita Income	\$30,143	\$27,735	\$30,035
2019 Population 25+ by Educational Attainment			
Total	6,191	29,243	103,068
High School Graduate	23.3%	21.2%	21.2%
GED/Alternative Credential	3.9%	3.7%	3.7%
Some College, No Degree	23.3%	29.7%	28.6%
Associate Degree	14.9%	10.5%	10.2%
Bachelor's Degree	15.7%	14.6%	16.1%
Graduate/Professional Degree	10.9%	9.4%	9.2%
Daytime Population			
2019 Total Daytime Population	6,815	28,065	109,376
Workers	1,712	7,074	22,707
Residents	5,103	20,991	86,669

Source: Esri, U.S. Census