

FOR LEASE

## Canyon Trails Towne Center

NEC Yuma Rd &amp; Cotton Ln | Goodyear, AZ



## Overview

AVAILABLE

Shops, Anchors &  
Pads

RATE

Contact Broker



## Contact

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## Description

- 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
- 6,175 existing and planned multifamily units in the trade area
- 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

## Nearby Retailers



## Demographics

	1 MILE	3 MILE	TRADE AREA
2021 Est Population	10,579	51,674	180,021
Average HH Income	\$102,921	\$99,571	\$100,945
Year: 2021   Source: Esri			

## Traffic Counts

Interstate 10	142,650 VPD
Loop 303	43,808 VPD
Year: 2020   Source: MPSI	

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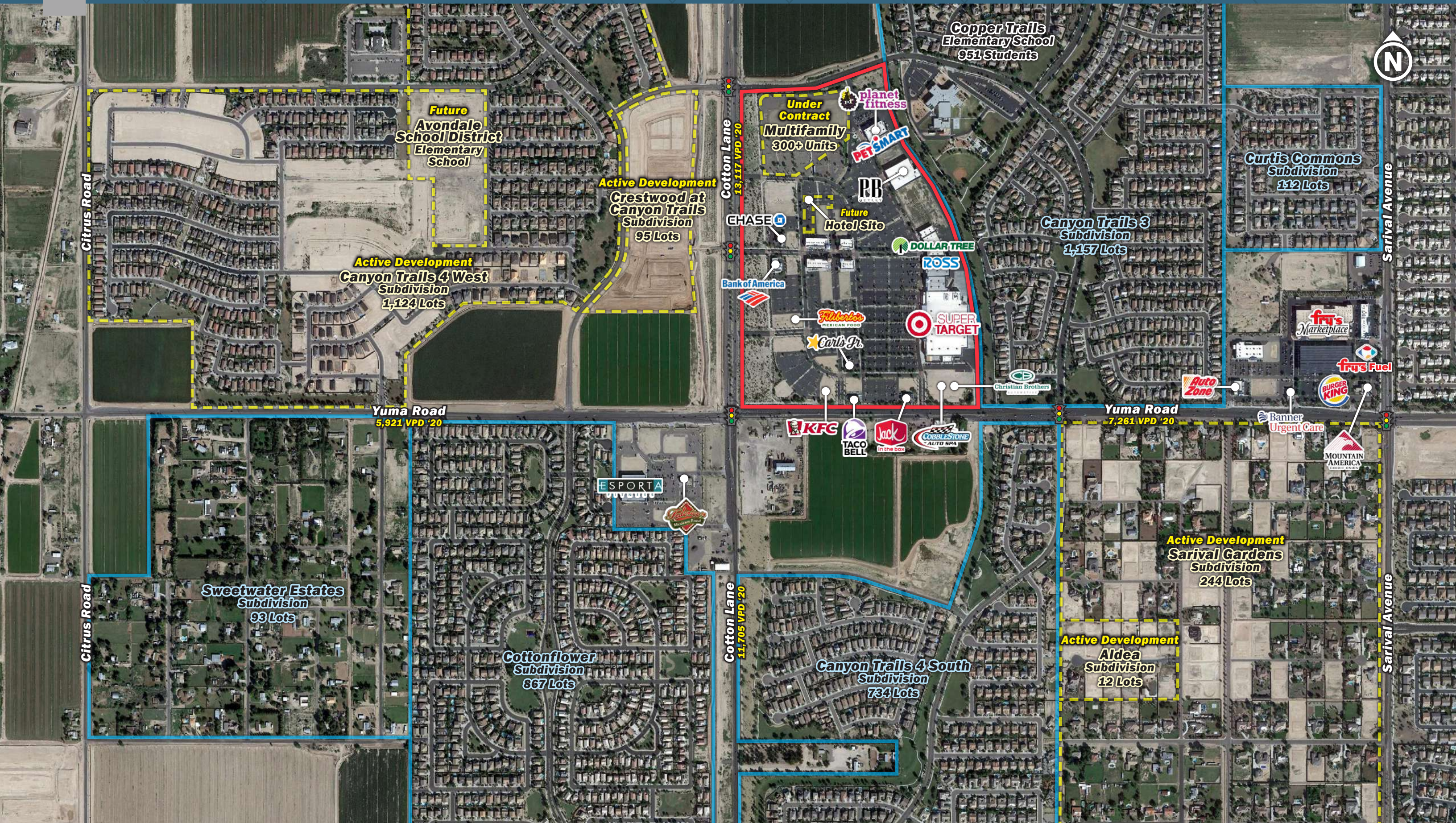
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NEC Yuma Road &amp; Cotton Lane | Goodyear, Arizona 85338





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Future Building Areas

Available Space For Lease

Pad Sites

SITE PLAN  
SCALE: 1" = 120'-0"





SHOPS C



SHOPS E



SHOPS D



SHOPS F



\*Dimensions are approximate and not to scale

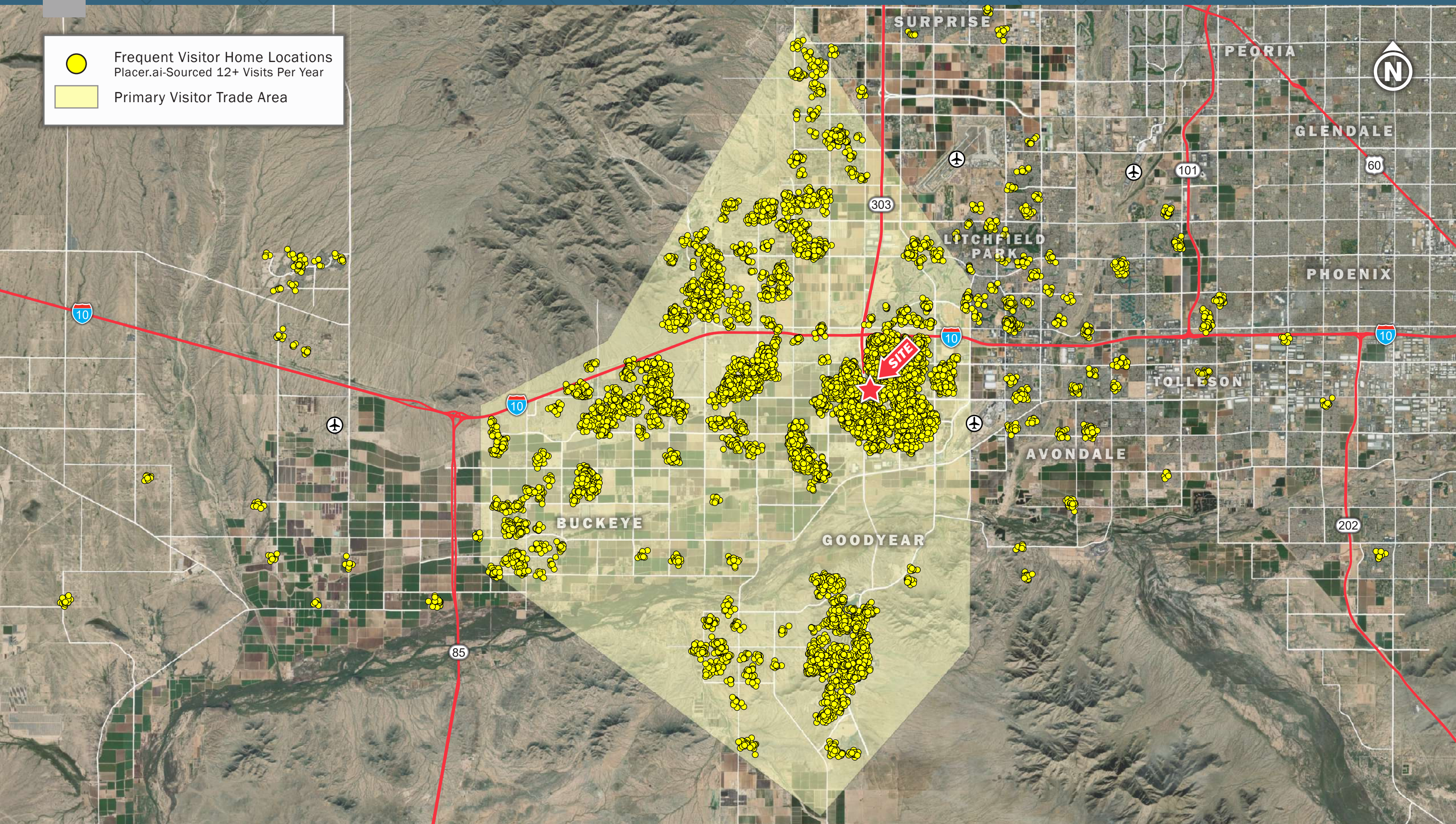






# Canyon Trails Towne Center

Primary Visitor Trade Area





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	1 mile	3 miles	Trade Area
<b>Population</b>			
2000 Population	481	8,291	31,772
2010 Population	7,488	33,173	113,245
2021 Population	10,579	51,674	180,021
2026 Population	11,903	57,865	202,547
2000-2010 Annual Rate	31.59%	14.87%	13.55%
2010-2021 Annual Rate	3.12%	4.02%	4.21%
2021-2026 Annual Rate	2.39%	2.29%	2.39%
2021 Male Population	49.7%	45.4%	48.3%
2021 Female Population	50.3%	54.6%	51.7%
2021 Median Age	32.2	33.4	34.8
<b>Households</b>			
2000 Households	152	1,973	9,717
2010 Households	2,346	9,575	35,807
2021 Total Households	3,305	15,635	57,223
2026 Total Households	3,708	17,689	64,476
2000-2010 Annual Rate	31.48%	17.11%	13.93%
2010-2021 Annual Rate	3.09%	4.46%	4.26%
2021-2026 Annual Rate	2.33%	2.50%	2.42%
2021 Average Household Size	3.20	3.01	3.06
<b>Housing Units</b>			
2021 Total Housing Units	3,489	17,238	63,491
2021 Owner Occupied Housing Units	2,955	12,499	48,147
2021 Renter Occupied Housing Units	350	3,136	9,075
2021 Vacant Housing Units	184	1,603	6,268
<b>Race and Ethnicity</b>			
2021 White Alone	64.7%	62.6%	66.6%
2021 Black Alone	7.9%	9.0%	7.2%
2021 American Indian/Alaska Native Alone	1.3%	2.0%	1.4%
2021 Asian Alone	5.2%	3.4%	3.5%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Hispanic Origin (Any Race)	39.0%	39.9%	36.2%
<b>Income</b>			
2021 Median Household Income	\$85,693	\$82,657	\$82,217
2021 Average Household Income	\$102,921	\$99,571	\$100,945
2021 Per Capita Income	\$31,967	\$30,369	\$32,187
<b>2021 Population 25+ by Educational Attainment</b>			
Total	6,439	33,124	115,795
High School Graduate	23.4%	20.1%	20.6%
GED/Alternative Credential	3.9%	4.0%	3.8%
Some College, No Degree	28.6%	30.2%	28.4%
Associate Degree	11.9%	10.3%	10.6%
Bachelor's Degree	15.0%	15.9%	17.4%
Graduate/Professional Degree	9.6%	9.3%	9.1%
<b>Daytime Population</b>			
2021 Total Daytime Population	8,273	37,036	139,439
Workers	3,093	14,176	45,465
Residents	5,180	22,860	93,974

Source: Esri, U.S. Census