

Canyon Trails Towne Center

Cotton Lane & Yuma Road | NEC | Goodyear, AZ



COME JOIN...



PROPERTY HIGHLIGHTS

- Available shop space, junior anchors and pads
- Goodyear is in America's Top 10 Best Cities to Live and is one of the fastest growing cities in the country
- GLA: ±870,000 square feet at full buildout
- 6 points of ingress/egress; 3 from Cotton Ln and 3 from Yuma Rd
- Strategically located near I-10 & Loop 303 freeways; expansion of the Cotton Lane connection is now complete with construction of Loop 303 south, between I-10 and Van Buren Street, expected to be completed
- Phoenix-Goodyear Airport within 5 miles

TRAFFIC COUNTS

	2015	Projected 2025
Cotton Ln (South of Yuma Rd)	6,225	34,800
Cotton Ln (North of Yuma Rd)	8,800	46,100
Yuma Rd (East of Cotton Ln)	9,083	17,400
Yuma Rd (West of Cotton Ln)	5,340	15,300

DEMOGRAPHIC BRIEF 2017

	3-Mile	5-Mile	10-Mile
Population:	43,470	86,087	311,202
Average HH Income:	\$78,798	\$82,367	\$80,100
Households:	12,914	27,545	96,523
Median Age:	32.4	34.6	32.1

ADDITIONAL INFORMATION

Joe Hoye	Joe Doucett	Ryan Moroney
602.952.3819	602.952.3817	602.952.3820
480.213.2564	480.390.2262	602.421.9100
jhoeye@ngkf.com	jdoucett@ngkf.com	rmoroney@ngkf.com

2398 E Camelback Rd #950 | Phoenix, AZ 85016 | 602.952.3800 | www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Newmark
Knight Frank



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Existing & Available Suites

Suite	Sq. Ft.	Tenant	Suite	Sq. Ft.	Tenant
20	18,929	Planet Fitness	E-1	1,900	Dominos
30	20,251	Petsmart	E-2	1,546	Available
40	42,096	Pottery Barn Outlet	E-3	1,545	Available
50	6,922	Available	E-4	2,500	Pediatric Dentist
60	13,064	Available	F-1	1,820	Ah Kai Sushi Grill
70	10,000	Dollar Tree	F-2	1,470	H&R Block
80	30,187	Ross	F-3	1,050	Great Clips
90	18,300	Cost Plus	F-4	1,260	Available
C-1	2,030	Mattress	F-5	1,300	Available
C-2	1,500	Available	F-6	1,450	Available
C-5	3,600	Orange Theory Fitness	F-7	2,050	Available
D-1	4,060	Pacific Dental	F-8	2,100	Available
D-2	2,030	Available			
D-3	2,267	Available			
D-4	1,400	State Farm Insurance			
D-5	1,260	Phoenix Nails and Spa			
D-6	1,540	Garden Pizza			

Existing & Available Pads

Pad	Acres	Tenant
A	1.07	Available
B		Jack In The Box
C		Taco Bell
D	1.07	Available
E		Carl's Jr.
G	.89	Available
H	1.02	Available
I	1.62	Available
J	1.11	Available
K	.92	Available
L	3.26	Available (Automotive)
O		Bank of America
P	1.15	Available
Q	0.87	Available
R		Chase Bank
S	1.02	Available
T	1.13	Available

Future Box Development Opportunity

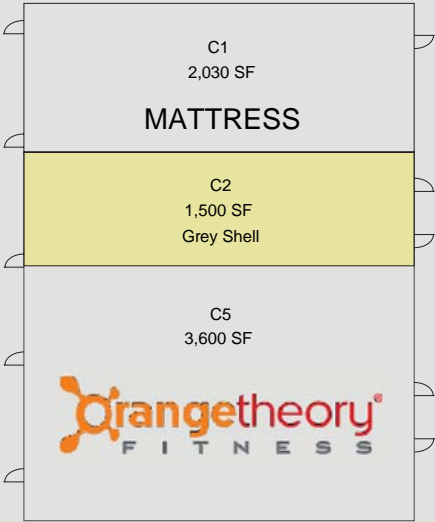
Lot	Acres/SF
3	8 acres - up to 80,000 SF
4	28,500 SF
5	10,600 SF
6	20,200 SF

Canyon Trails Towne Center

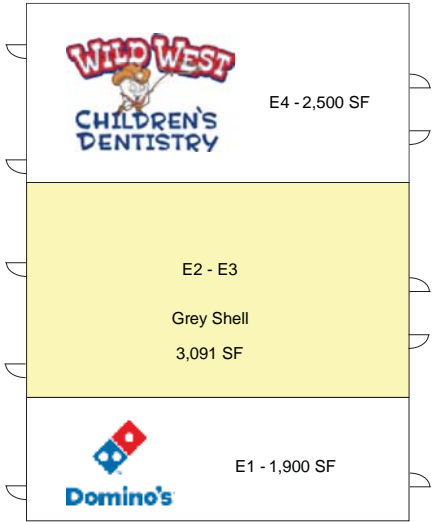
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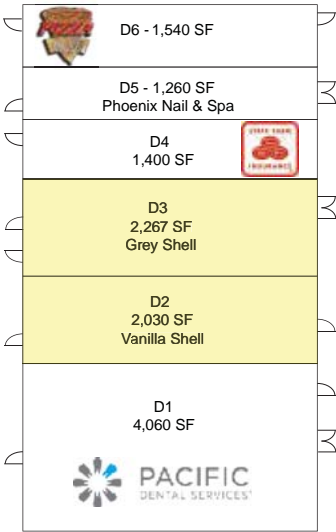
SHOPS C



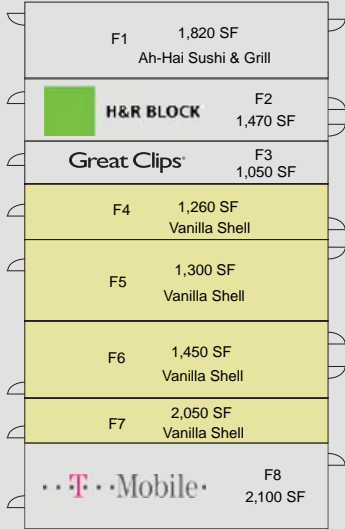
SHOPS E



SHOPS D



SHOPS F



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New Highway Interchange Plans

2016-17

Loop 303 South extended from I-10

Allows traffic from each direction to head South without stopping

2017

Freeway ends, returning to grade level, just south of Van Buren St.

2025

Yuma Road will be the first full diamond interchange south of I-10 once Loop 303 is complete.

2023-25

Completion of Loop 303 to SR-30

Loop 303 will be elevated to freeway level from I-10 to the future SR-30.



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Potential Site Use Zones



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Local Area Major Retailers



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RING: 3 MILES

Summary	Census 2010	2017	2022
Population	33,168	43,470	49,755
Households	9,573	12,914	14,968
Families	7,600	10,165	11,737
Average Household Size	3.08	3.04	3.04
Owner Occupied Housing Units	7,177	9,367	10,892
Renter Occupied Housing Units	2,396	3,546	4,076
Median Age	30.2	32.4	32.1

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.74%	1.41%	0.83%
Households	3.00%	1.35%	0.79%
Families	2.92%	1.27%	0.71%
Owner HHs	3.06%	1.32%	0.72%
Median Household Income	2.27%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	673	5.2%	781	5.2%
\$15,000 - \$24,999	882	6.8%	921	6.2%
\$25,000 - \$34,999	751	5.8%	763	5.1%
\$35,000 - \$49,999	1,883	14.6%	1,781	11.9%
\$50,000 - \$74,999	2,833	21.9%	3,027	20.2%
\$75,000 - \$99,999	2,355	18.2%	2,809	18.8%
\$100,000 - \$149,999	2,568	19.9%	3,470	23.2%
\$150,000 - \$199,999	680	5.3%	987	6.6%
\$200,000+	287	2.2%	429	2.9%

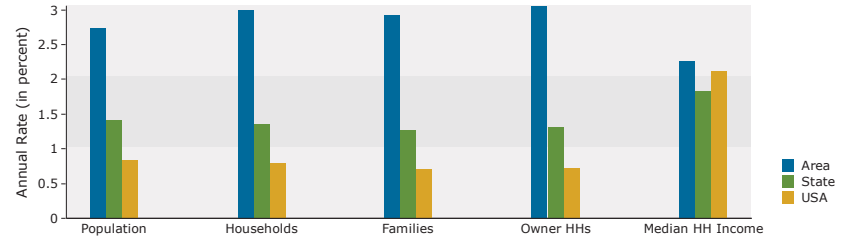
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,782	8.4%	3,393	7.8%	4,030	8.1%
5 - 9	2,696	8.1%	3,252	7.5%	3,847	7.7%
10 - 14	2,578	7.8%	3,046	7.0%	3,600	7.2%
15 - 19	2,798	8.4%	3,180	7.3%	3,601	7.2%
20 - 24	2,658	8.0%	3,372	7.8%	3,413	6.9%
25 - 34	6,010	18.1%	7,420	17.1%	9,295	18.7%
35 - 44	5,355	16.1%	6,766	15.6%	7,819	15.7%
45 - 54	4,036	12.2%	5,396	12.4%	5,513	11.1%
55 - 64	2,499	7.5%	3,700	8.5%	3,837	7.7%
65 - 74	1,258	3.8%	2,788	6.4%	3,169	6.4%
75 - 84	364	1.1%	916	2.1%	1,341	2.7%
85+	134	0.4%	240	0.6%	290	0.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,208	67.0%	28,001	64.4%	30,928	62.2%
Black Alone	2,572	7.8%	3,614	8.3%	4,419	8.9%
American Indian Alone	678	2.0%	923	2.1%	1,064	2.1%
Asian Alone	914	2.8%	1,369	3.1%	1,764	3.5%
Pacific Islander Alone	51	0.2%	75	0.2%	91	0.2%
Some Other Race Alone	5,265	15.9%	7,374	17.0%	8,886	17.9%
Two or More Races	1,480	4.5%	2,114	4.9%	2,604	5.2%
Hispanic Origin (Any Race)	12,090	36.5%	16,672	38.4%	20,093	40.4%

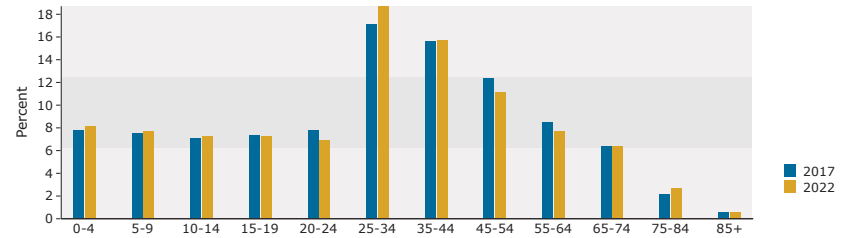
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

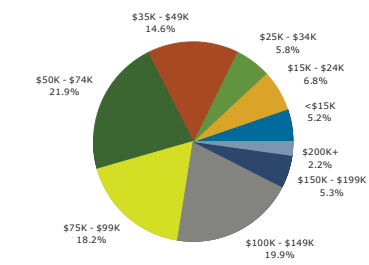
Trends 2017-2022



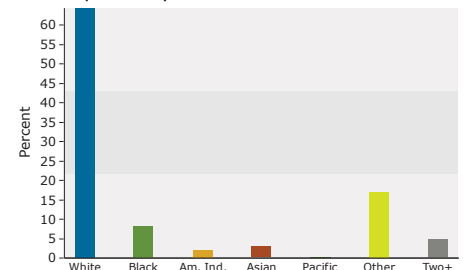
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 38.4%

ADDITIONAL INFORMATION

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RING: 5 MILES

Summary	Census 2010	2017	2022
Population	68,810	86,087	96,921
Households	21,964	27,545	31,151
Families	17,090	21,331	24,059
Average Household Size	2.95	2.96	2.96
Owner Occupied Housing Units	15,777	19,220	21,853
Renter Occupied Housing Units	6,187	8,325	9,298
Median Age	33.2	34.6	34.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.40%	1.41%	0.83%
Households	2.49%	1.35%	0.79%
Families	2.44%	1.27%	0.71%
Owner HHs	2.60%	1.32%	0.72%
Median Household Income	2.55%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,050	7.4%	2,214	7.1%
\$15,000 - \$24,999	1,790	6.5%	1,797	5.8%
\$25,000 - \$34,999	2,059	7.5%	1,978	6.3%
\$35,000 - \$49,999	3,722	13.5%	3,470	11.1%
\$50,000 - \$74,999	5,489	19.9%	5,822	18.7%
\$75,000 - \$99,999	4,660	16.9%	5,532	17.8%
\$100,000 - \$149,999	5,025	18.2%	6,536	21.0%
\$150,000 - \$199,999	1,546	5.6%	2,121	6.8%
\$200,000+	1,206	4.4%	1,680	5.4%

Median Household Income	\$66,972	\$75,947
Average Household Income	\$82,367	\$93,742
Per Capita Income	\$26,637	\$30,365

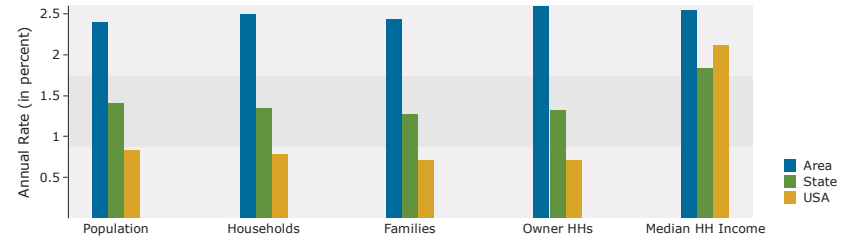
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,480	8.0%	6,535	7.6%	7,509	7.7%
5 - 9	5,464	7.9%	6,380	7.4%	7,293	7.5%
10 - 14	5,239	7.6%	6,017	7.0%	6,891	7.1%
15 - 19	5,348	7.8%	5,770	6.7%	6,375	6.6%
20 - 24	4,723	6.9%	5,922	6.9%	5,820	6.0%
25 - 34	9,976	14.5%	12,953	15.0%	15,719	16.2%
35 - 44	10,059	14.6%	11,940	13.9%	13,877	14.3%
45 - 54	8,206	11.9%	10,036	11.7%	10,102	10.4%
55 - 64	6,883	10.0%	8,852	10.3%	9,041	9.3%
65 - 74	4,988	7.2%	8,012	9.3%	9,216	9.5%
75 - 84	1,911	2.8%	2,911	3.4%	4,179	4.3%
85+	533	0.8%	758	0.9%	900	0.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,225	67.2%	55,617	64.6%	60,551	62.5%
Black Alone	4,476	6.5%	6,261	7.3%	7,647	7.9%
American Indian Alone	1,055	1.5%	1,397	1.6%	1,607	1.7%
Asian Alone	2,278	3.3%	3,512	4.1%	4,547	4.7%
Pacific Islander Alone	137	0.2%	180	0.2%	213	0.2%
Some Other Race Alone	11,963	17.4%	15,386	17.9%	17,824	18.4%
Two or More Races	2,677	3.9%	3,734	4.3%	4,531	4.7%
Hispanic Origin (Any Race)	26,046	37.9%	33,374	38.8%	38,875	40.1%

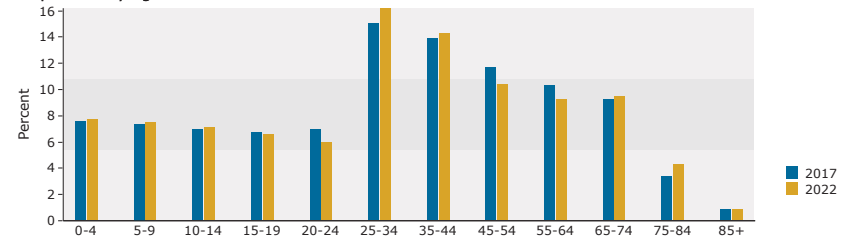
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

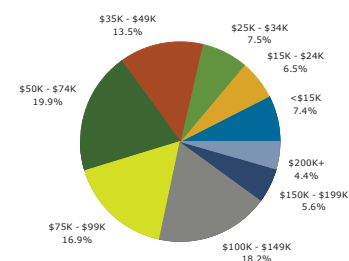
Trends 2017-2022



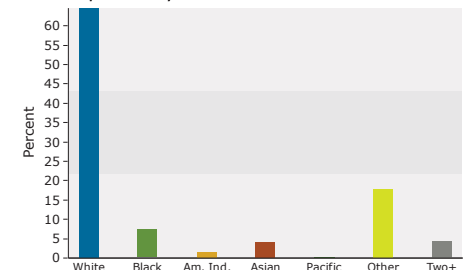
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 38.8%

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RING: 10 MILES

Summary	Census 2010	2017	2022
Population	260,362	311,202	350,909
Households	81,799	96,523	108,917
Families	63,872	75,704	85,270
Average Household Size	3.13	3.17	3.17
Owner Occupied Housing Units	56,738	64,992	74,083
Renter Occupied Housing Units	25,061	31,531	34,834
Median Age	30.4	32.1	32.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.43%	1.41%	0.83%
Households	2.45%	1.35%	0.79%
Families	2.41%	1.27%	0.71%
Owner HHs	2.65%	1.32%	0.72%
Median Household Income	2.12%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	6,998	7.3%	7,683	7.1%
\$15,000 - \$24,999	6,413	6.6%	6,588	6.0%
\$25,000 - \$34,999	7,873	8.2%	7,678	7.1%
\$35,000 - \$49,999	12,696	13.2%	12,038	11.1%
\$50,000 - \$74,999	21,138	21.9%	22,645	20.8%
\$75,000 - \$99,999	15,932	16.5%	18,865	17.3%
\$100,000 - \$149,999	16,143	16.7%	20,578	18.9%
\$150,000 - \$199,999	5,476	5.7%	7,345	6.7%
\$200,000+	3,843	4.0%	5,487	5.0%

Median Household Income	\$64,505	\$71,628
Average Household Income	\$80,100	\$90,837
Per Capita Income	\$25,002	\$28,338

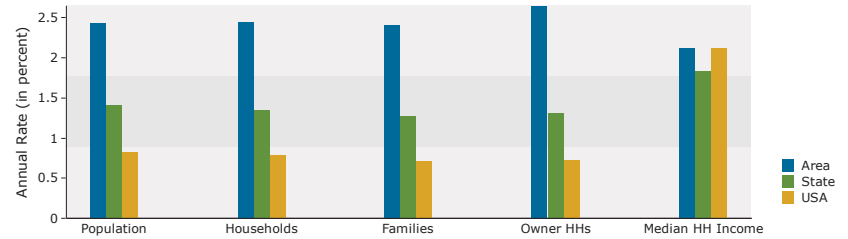
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,912	8.8%	26,184	8.4%	30,019	8.6%
5 - 9	23,310	9.0%	25,480	8.2%	28,849	8.2%
10 - 14	22,591	8.7%	24,399	7.8%	27,449	7.8%
15 - 19	21,119	8.1%	21,958	7.1%	24,058	6.9%
20 - 24	18,917	7.3%	22,121	7.1%	21,555	6.1%
25 - 34	39,692	15.2%	49,792	16.0%	60,164	17.1%
35 - 44	39,007	15.0%	44,592	14.3%	52,153	14.9%
45 - 54	31,257	12.0%	36,672	11.8%	37,248	10.6%
55 - 64	22,750	8.7%	29,877	9.6%	31,680	9.0%
65 - 74	12,575	4.8%	20,880	6.7%	24,921	7.1%
75 - 84	4,854	1.9%	7,252	2.3%	10,421	3.0%
85+	1,378	0.5%	1,993	0.6%	2,393	0.7%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	170,095	65.3%	194,720	62.6%	212,523	60.6%
Black Alone	19,878	7.6%	26,132	8.4%	31,572	9.0%
American Indian Alone	3,630	1.4%	4,714	1.5%	5,568	1.6%
Asian Alone	9,010	3.5%	12,452	4.0%	15,759	4.5%
Pacific Islander Alone	615	0.2%	777	0.2%	925	0.3%
Some Other Race Alone	46,073	17.7%	57,628	18.5%	66,705	19.0%
Two or More Races	11,062	4.2%	14,778	4.7%	17,857	5.1%
Hispanic Origin (Any Race)	104,481	40.1%	129,238	41.5%	149,934	42.7%

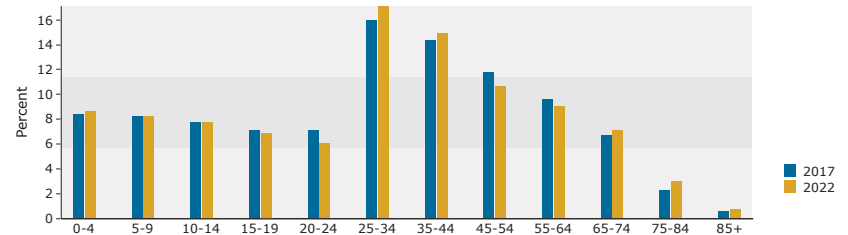
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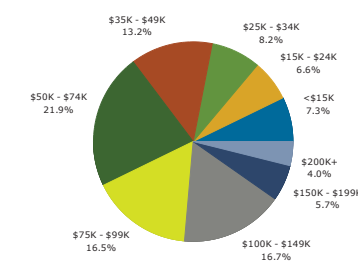
Trends 2017-2022



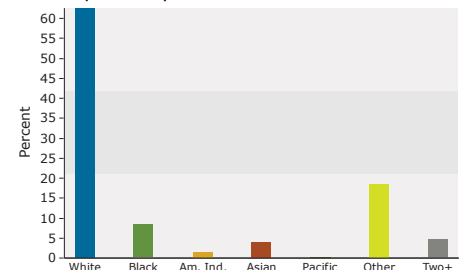
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 41.5%

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