



# High Visibility Industrial/ Showroom Space For Lease

## CONTACT US



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## 1180 Coleman Ave, San Jose

### 950 - 10,033 SF Available

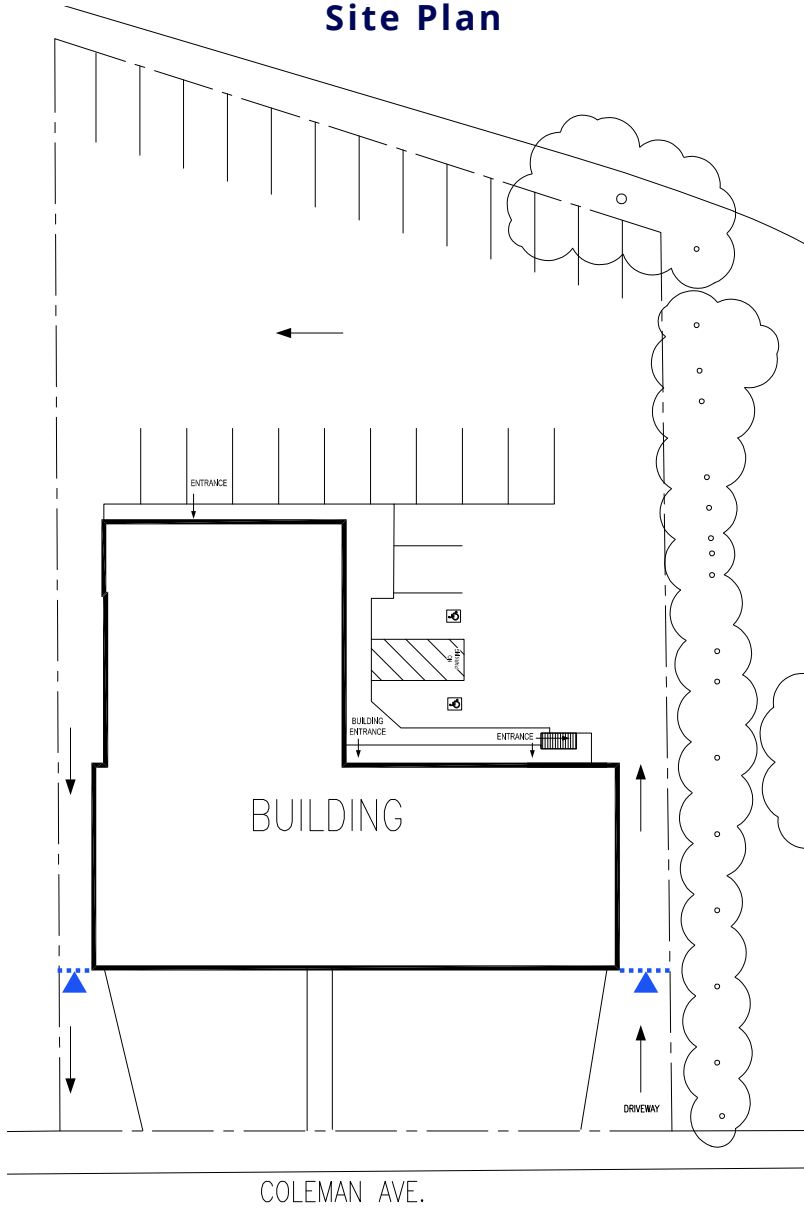
- Full Building Available
- Centrally Located Near 101/87/880
- High Visibility Location with Signage Potential
- 600 amps: 480V Power
- Showroom Space Available
- Possible Fenced Yard
- 2.6/1000 Parking Ratio
- 100% HVAC
- 24/7 Security
- 1,065 SF Warehouse
- Asking \$1.75 NNN

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## Site Plan & Aerial

Site Plan



Aerial Photo



 = Potential Fenced Yard

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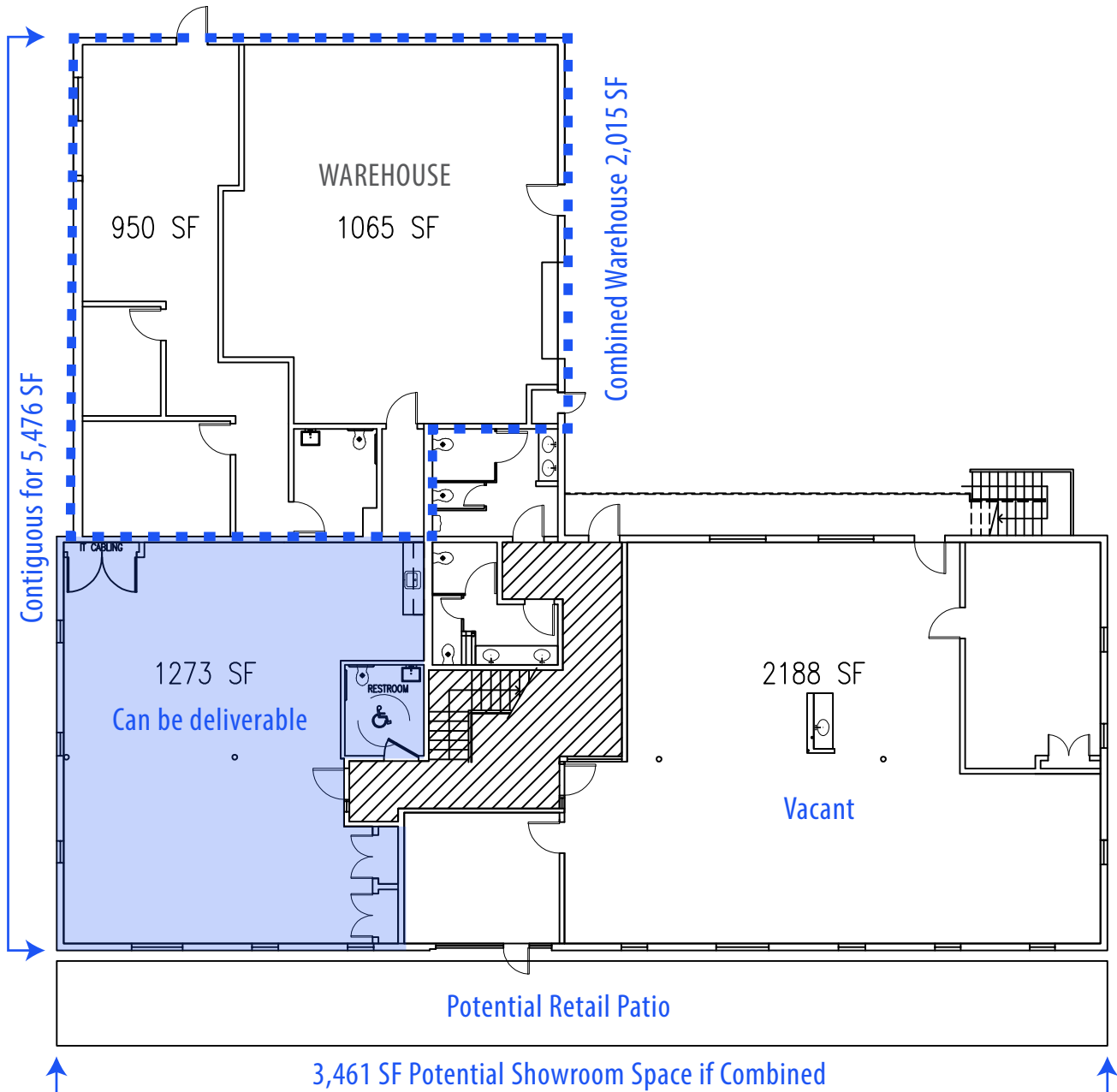
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## Floor Plan

### First Floor

Full Building Deliverable = 10,033 SF



Coleman Ave

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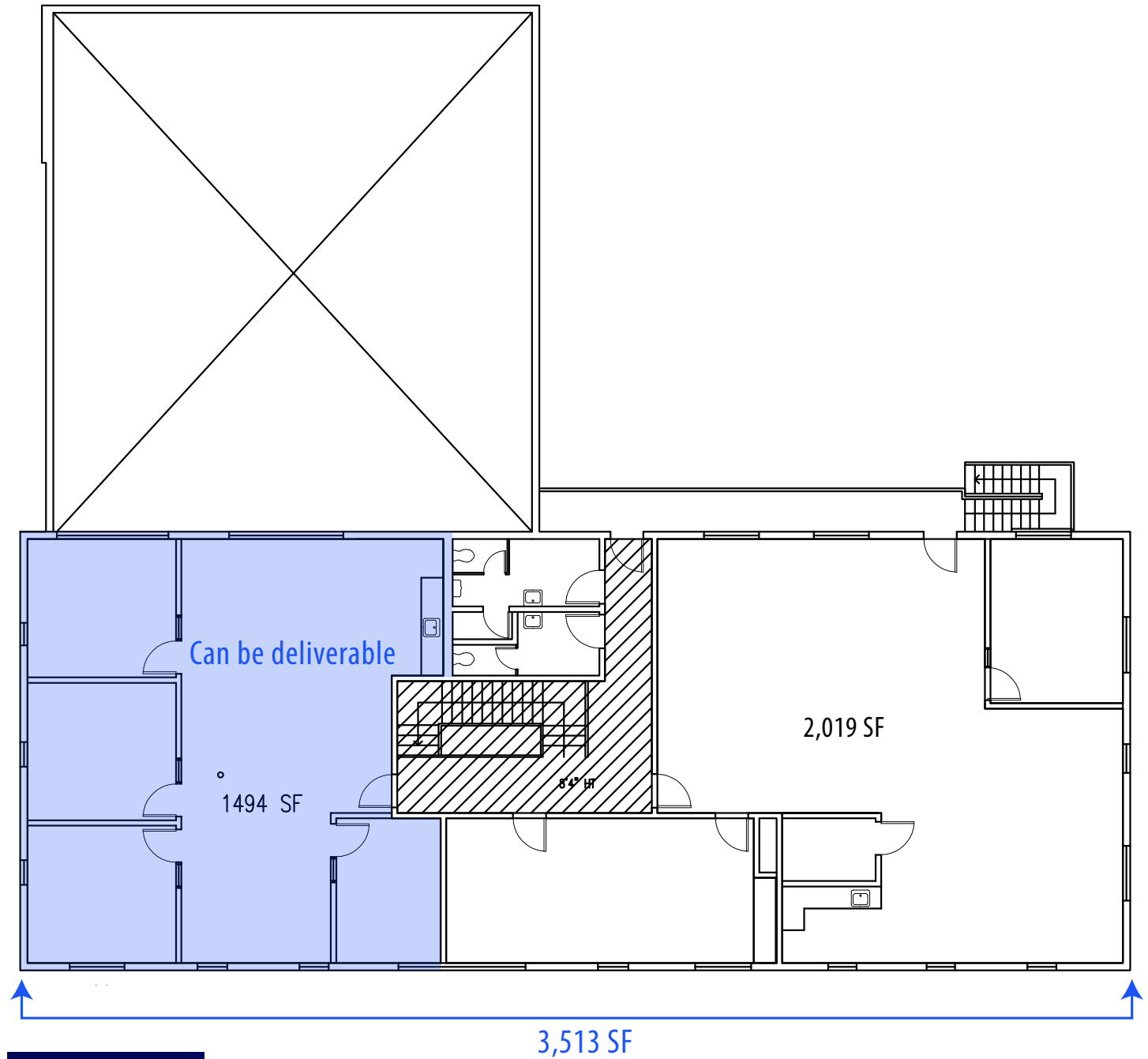
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## Floor Plan

# Second Floor

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## Future Developments & Site Metrics



## Demographics

| Summary                  | 2024      | 2029      | Change | Annual Rate |
|--------------------------|-----------|-----------|--------|-------------|
| Population               | 176,450   | 183,803   | 7,353  | 0.82%       |
| Households               | 68,819    | 72,852    | 4,033  | 1.15%       |
| Median Household Income  | \$144,871 | \$162,939 |        |             |
| Average Household Income | \$193,842 | \$219,547 |        |             |

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## Amenities & Transit Map



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