 the econic company®

ORLO & ALBA AT GATEWAY CROSSING

1205 Coleman Avenue,
Santa Clara, CA



PROJECT HIGHLIGHTS

- New development with proven surrounding retail centers located in daytime-dense population area.
- Strong office population with roughly 2 million square feet in a one mile radius.
- Centrally located within the Silicon Valley.
- Easily accessible from Highway 880 and 82 (El Camino Real).
- Santa Clara Station (accessible from development) will be one of three points of connection for BART and CALTRAIN.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,253	169,798	621,399
Avg. Household Income	\$166,197	\$178,802	\$181,289
Daytime Population	21,274	246,265	484,410

TRAFFIC COUNTS

Coleman Avenue	35,250 ADT
Benton Street	12,600 ADT
El Camino Real	19,800 ADT

Source: 2020 Esri.



1205 Coleman Avenue,
Santa Clara, CA

CLOSE-UP AERIAL



Mineta San Jose International Airport

TikTok
ByteDance
*657,000 SF OFFICE (47%)

COLEMAN HIGHLINE
TOTAL CAMPUS: #1,387,000 SF
Roku #730,000 SF OFFICE (53%)

COLEMAN LANDINGS
247,942 SF
at home Starbucks STAPLES
CITY SPORTS CLUB Chevron

★ Gateway Crossings

Santa Clara Station

Caltrain

THE BENTON APARTMENTS
MIXED-USE
Retail (22,000 SF)
Residential (355 units)
BRAND NEW DEVELOPMENT
Sola URGENT CARE american family care

Santa Clara University
8,546 STUDENTS
2,000 STAFF/FACULTY

UNIVERSITY STATION
10,205 SF RETAIL CENTER
Starbucks virtual kitchen Bank of America

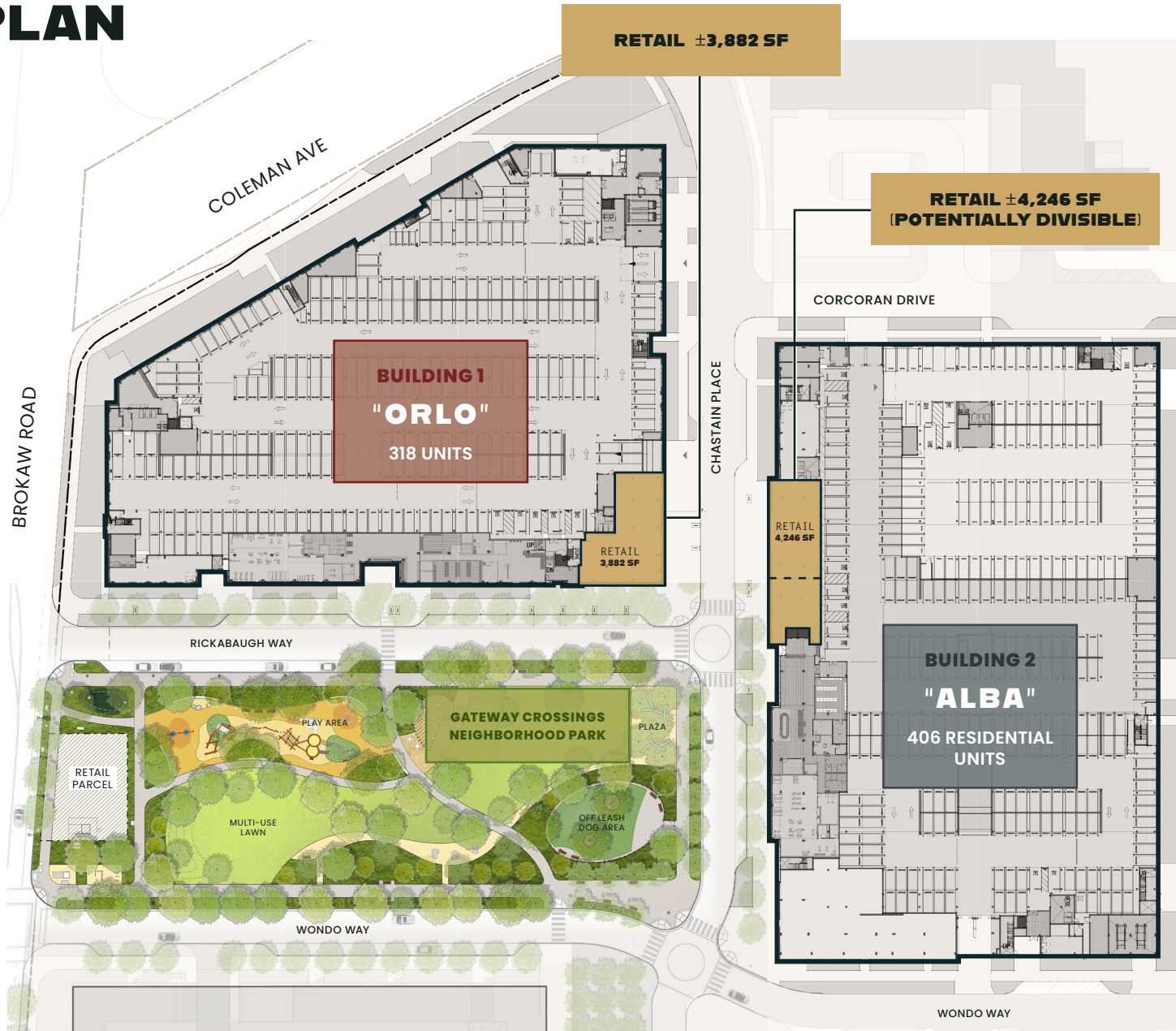
PAYPAL PARK
18,000 PERSON CAPACITY
Home of the Earthquakes

Buchser Middle School

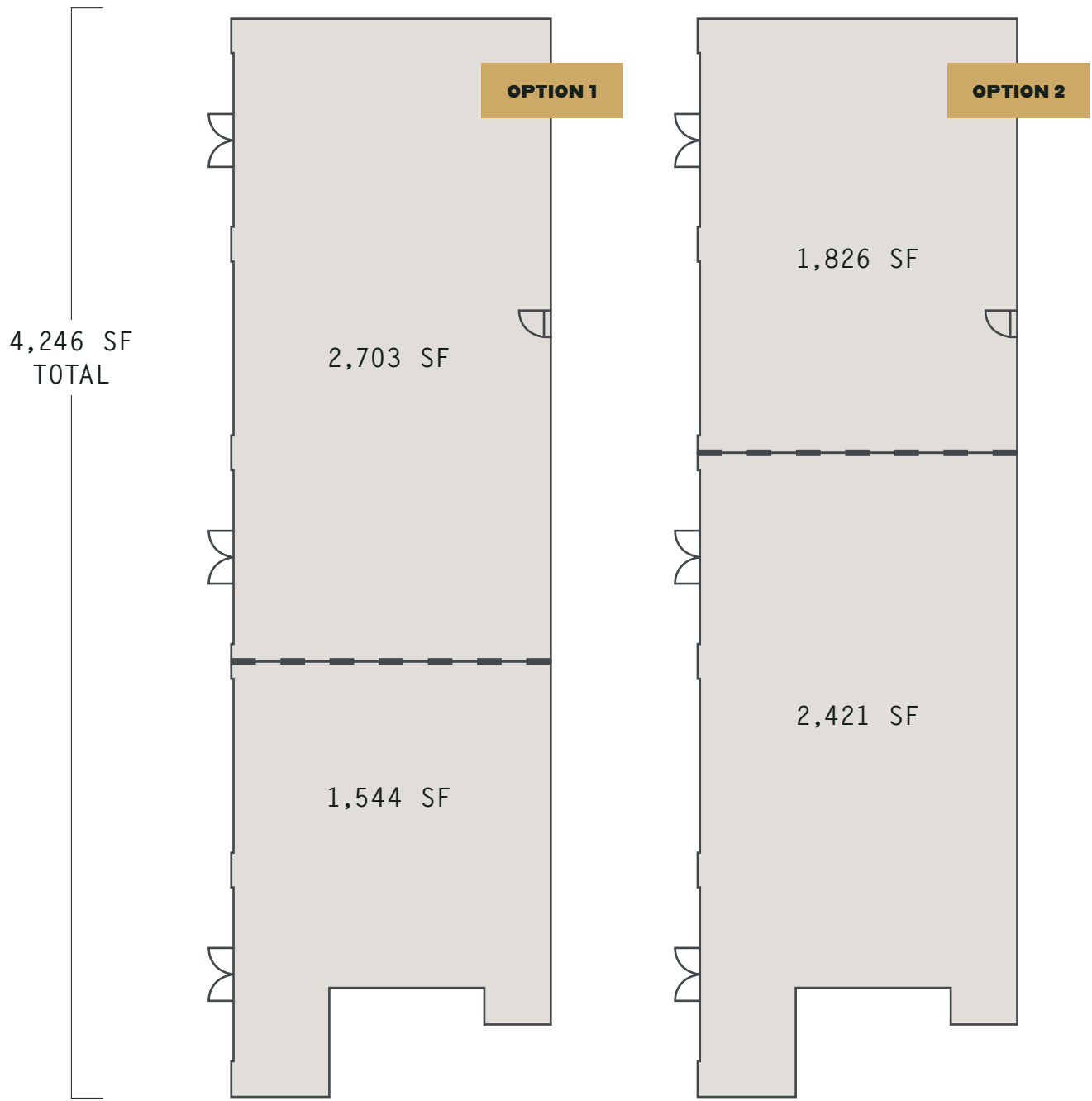
SAFeway ROCKO'S TACO BELL PIZZA HEART

880

PROPERTY SITE PLAN



BLDG 2 RETAIL FLOOR PLAN



POTENTIAL DEMISE OPTIONS

Option 1
2,703 SF + 1,544 SF

Option 2
1,826 SF + 2,421 SF

PROJECT GALLERY



GATEWAY CROSSINGS PHASE 2



HOTEL

225

ROOMS



BUILDING 3

324

RESIDENTIAL UNITS

15,000 SF

RETAIL



BUILDING 4

516

RESIDENTIAL UNITS

11,200 SF

RETAIL



PARK

3,500 SF

RETAIL/RESTAURANT
PAVILION





SANTA CLARA BART STATION



10,100 Weekday riders in 2040



500 PARKING SPACES for BART passengers



Connect to the **SJ INTERNATIONAL AIRPORT** via VTA'S Route 60



Walking distance to **SANTA CLARA UNIVERSITY**



Close to **PAYPAL PARK**, home of the San Jose Earthquakes



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