



COLEMAN CENTER

Multiple stand-alone Flex/Office/R&D buildings for lease, centrally located with immediate access to I-280, I-880, & Hwy 101

1650-1678 COLEMAN AVE, SANTA CLARA, CA 95050

±5,375 SF

SUITE 1650

±3,225 SF

SUITE 1660

±5,600 SF

SUITE 1678

±14,200 SF

TOTAL AVAILABLE SQUARE FEET



Property Highlights

Secure fenced campus with market-ready renovations and upgrades

10 minutes to downtown San Jose, and 10 minutes to Santa Clara Convention Center

Proximity to Coleman Highline mixed use development and SJC International Airport

Silicon Valley power savings up to 30% over PG&E

New glass roll-up doors throughout

CC Community Commercial zoning*

AI/ Tech/ R&D user ideal

Flexible expansion opportunities

* This classification is intended for retail and commercial uses that meet local and neighborhood demands. Permitted uses include community shopping centers and supermarkets, local professional offices, medical facilities, banks, restaurants, and neighborhood-type services as well as new gas station

\$2.85 NNN

INTRODUCTORY ASKING RATE

COLEMAN CENTER

LOCATED IN THE *HEART OF SILICON* *VALLEY*, SANTA CLARA

Coleman Center's two-building Flex/Office/R&D campus offers 14,200 divisible square feet. The campus is ideal for tech, R&D, and flex use companies looking to downsize, small - mid size start ups, or established businesses looking for a central location. Coleman Center is just down the street from PayPal Park and The Coleman Highline Development with over 1.5 million SF of office space, 1600 apartments, and a 175 room hotel.



REED ST

COLEMAN AVE

COLEMAN AVE

**SUBJECT
PROPERTY**

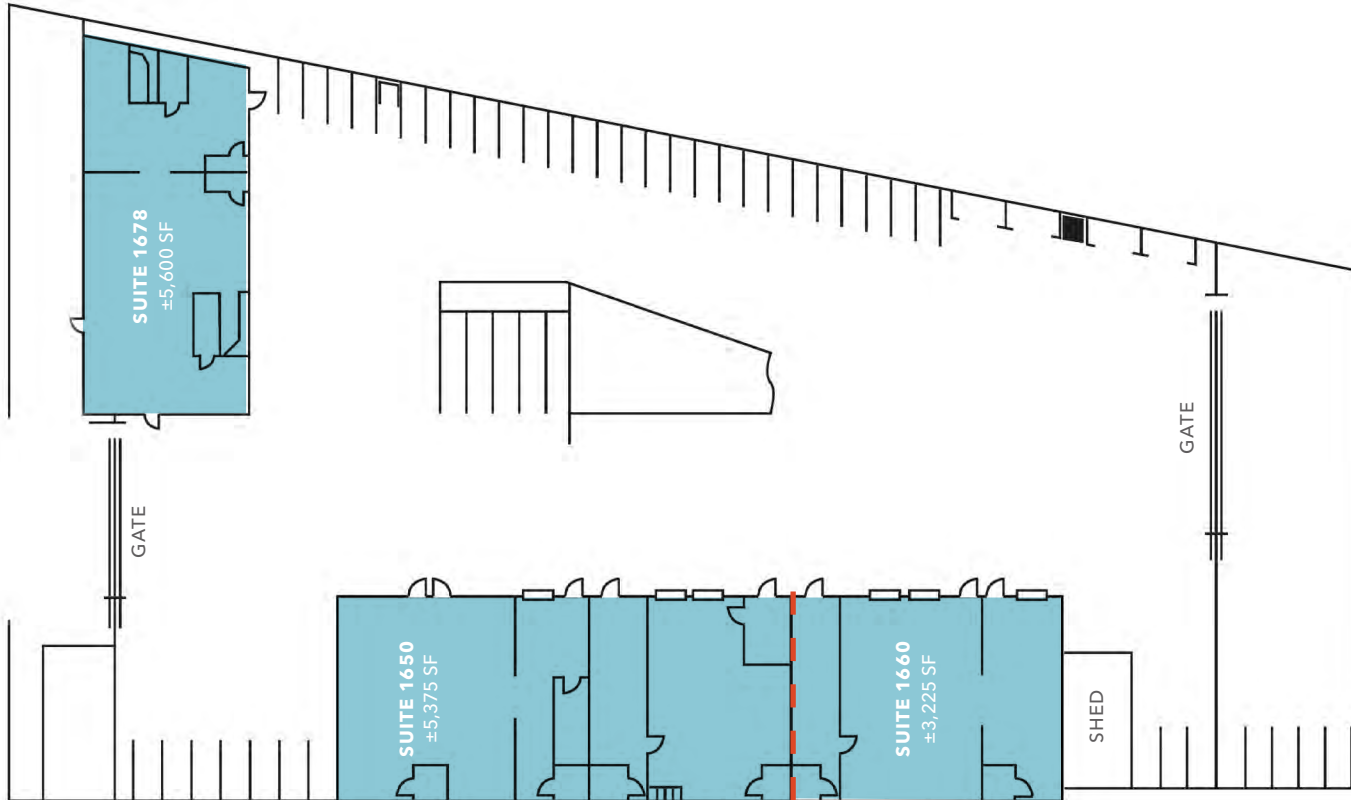
 **VIEW
VIDEO**



AVAILABLE FOR LEASE

KIDDER MATHEWS

SITE PLAN



FLOOR PLAN NOT TO SCALE

±8,600 SF

1650 COLEMAN AVE

±5,600 SF

1678 COLEMAN AVE

±3,225 SF

DIVISIBLE

FLEX

USE TYPE





SUITE 1650

PROPERTY HIGHLIGHTS

- Building and monument signage
- Modern 15' open ceiling environment
- New glass motorized roll-up doors
- LED lighting
- Open concept and break area/kitchen
- Plug and play

±5,375
SF AVAILABLE



SUITE 1678

PROPERTY HIGHLIGHTS

- Freestanding 1-story building
- Highly visible monument and building signage
- Modern 15' open ceiling environment
- Contemporary LED lighting
- Sprinklered throughout
- Polished concrete floors throughout
- Glass roll-up capability
- Break room with kitchenette

±5,600
SF AVAILABLE



SUITE 1660

PROPERTY HIGHLIGHTS

- Building and monument signage
- Modern 15' open ceiling environment
- (3) new glass roll-up doors with state of the art motors
- LED lighting
- Open concept and break area/ kitchen
- Available immediately

±3,225
SF AVAILABLE



DEMOGRAPHICS

POPULATION

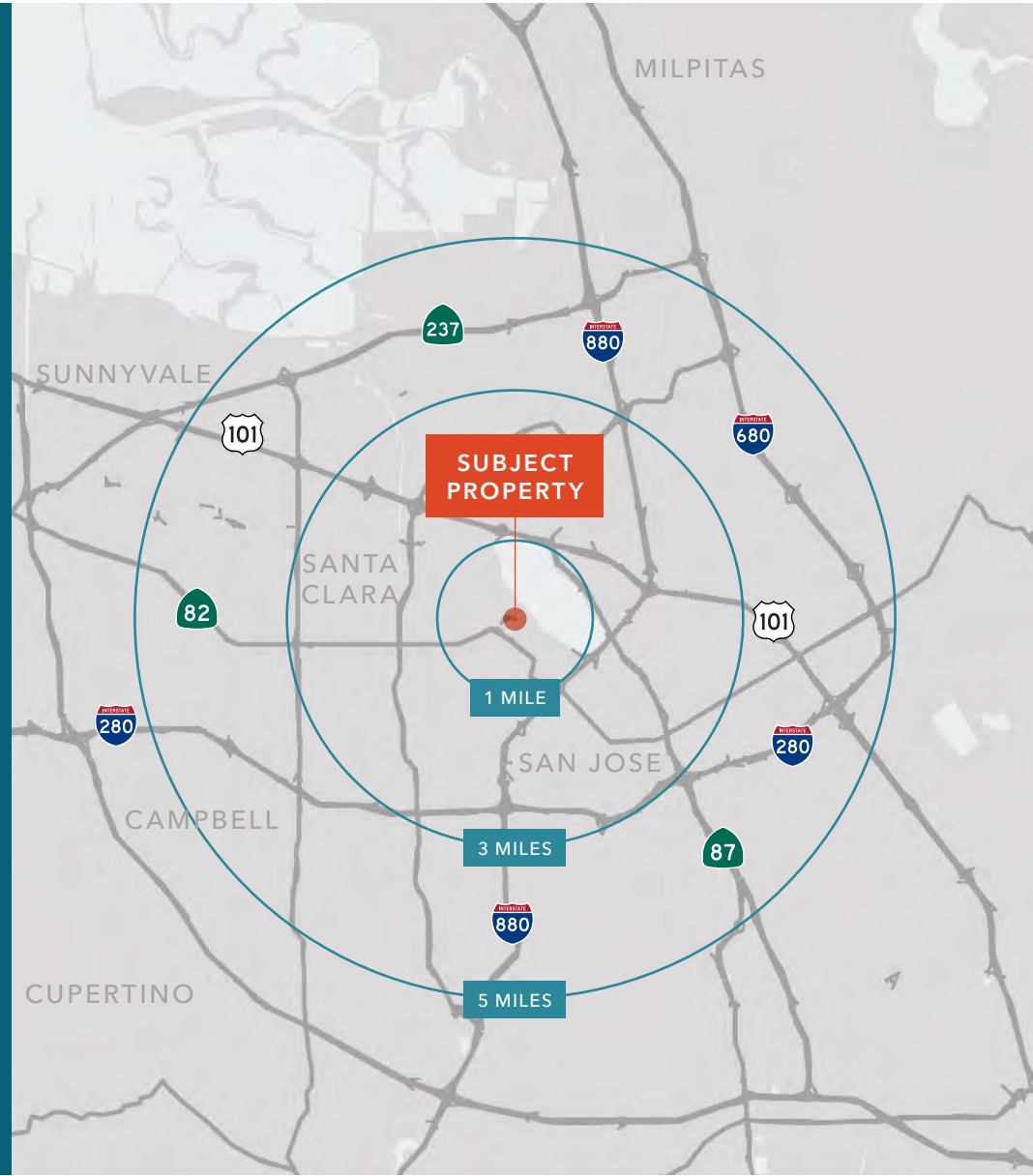
	1 Mile	3 Miles	5 Miles
2023 TOTAL POPULATION	13,343	170,902	621,433
2028 PROJECTED POPULATION	14,740	175,653	622,800
DAYTIME EMPLOYEES	20,796	224,039	463,990
BUSINESSES	1,080	14,104	32,024

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL HOUSEHOLDS	4,479	67,201	229,158
2028 PROJECTED HOUSEHOLDS	5,109	69,907	232,616

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$151,285	\$203,799	\$206,614
2028 PROJECTED AVERAGE	\$144,410	\$215,161	\$223,574
MEDIAN HH INCOME	\$142,361	\$170,435	\$172,131
2028 PROJECTED MEDIAN	\$149,879	\$176,257	\$178,521







COLEMAN CENTER

For more information on this property, please contact

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KIDDER.COM

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