



Coleman Crossroads

1331-1351 Coleman Avenue
Santa Clara, CA 95050-4301



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. August 28, 2024

Anchor For Lease



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Interior 1351 Coleman Avenue



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Property Description

Single-story retail center totaling ± 31,294 square feet. Coleman Crossroads anchor tenants (Costco, McDonald's). Over 170 parking spaces on this site, plus cross access easements for all of the additional parking on the Costco and McDonald's parcels.

Offering Summary

Lease Rate:	\$24.00 SF/yr
Estimated NNN Charges	.67 SF/Month - 2024
Number Of Units:	8
Available SF:	11,429 - 24,460 SF
Building Size:	31,754 SF

Location Description

Located at the corner of Coleman Avenue and Brokaw Road in Santa Clara. Access is from both Coleman Avenue and Brokaw Road. Across from San Jose International Airport, Santa Clara University, San Jose Earthquakes PayPal Stadium and adjacent to the new Coleman Highline 1.5 million SF mixed office project, Roku Headquarters, ByteDance (Tik Tok) and 8x8, Inc.

Property Highlights

- Ample Parking 175 On Site plus Access to Costco & McDonald's Parking
- Excellent Demographics with Disposable Incomes & Heavy Traffic Volumes
- Regional Transportation Node: Highway 880, Highway 101 Caltrain Station, & San Jose International Airport
- Building Signage Visible to Coleman Avenue
- +1,500 Apartment units under construction next door at Gateway Crossings Project



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,429 - 24,460 SF	Lease Rate:	\$24.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1351 Coleman Avenue	Available	11,429 - 24,460 SF	NNN	\$24.00 SF/yr	<p>Currently occupied by The Complete Backyard. Available December 1, 2024. Please do not disturb occupant or its employees.</p> <p>Divisible to 11,429 SF and 13,032 SF. ± 134' W x 180' D. Electrical Panel: 1,200 Amps; 3 PH; 4 Wire; 120/208 V 7 Separate HVAC Units Recessed Truck Loading Dock Interior Clear Heights vary from 14' 8" to 18' 5".</p>



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Population	1 Mile	3 Miles	5 Miles
Total Population	14,317	173,267	611,839
Average Age	25.9	35.9	36.2
Average Age (Male)	26.2	35.4	35.7
Average Age (Female)	26.3	36.2	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,069	68,396	227,834
# of Persons per HH	3.5	2.5	2.7
Average HH Income	\$123,584	\$142,895	\$145,104
Average House Value	\$972,279	\$923,592	\$912,500

2020 American Community Survey (ACS)

Traffic Counts 24 Hour ADT as of 2021

Highway 82 at Coleman Avenue	16,000
El Camino Real at Benton Street	19,800
Coleman Avenue at W. Brokaw Road	31,383
De La Cruz Blvd. at Robert Avenue	34,383
Coleman Avenue at Aviation Avenue	35,250



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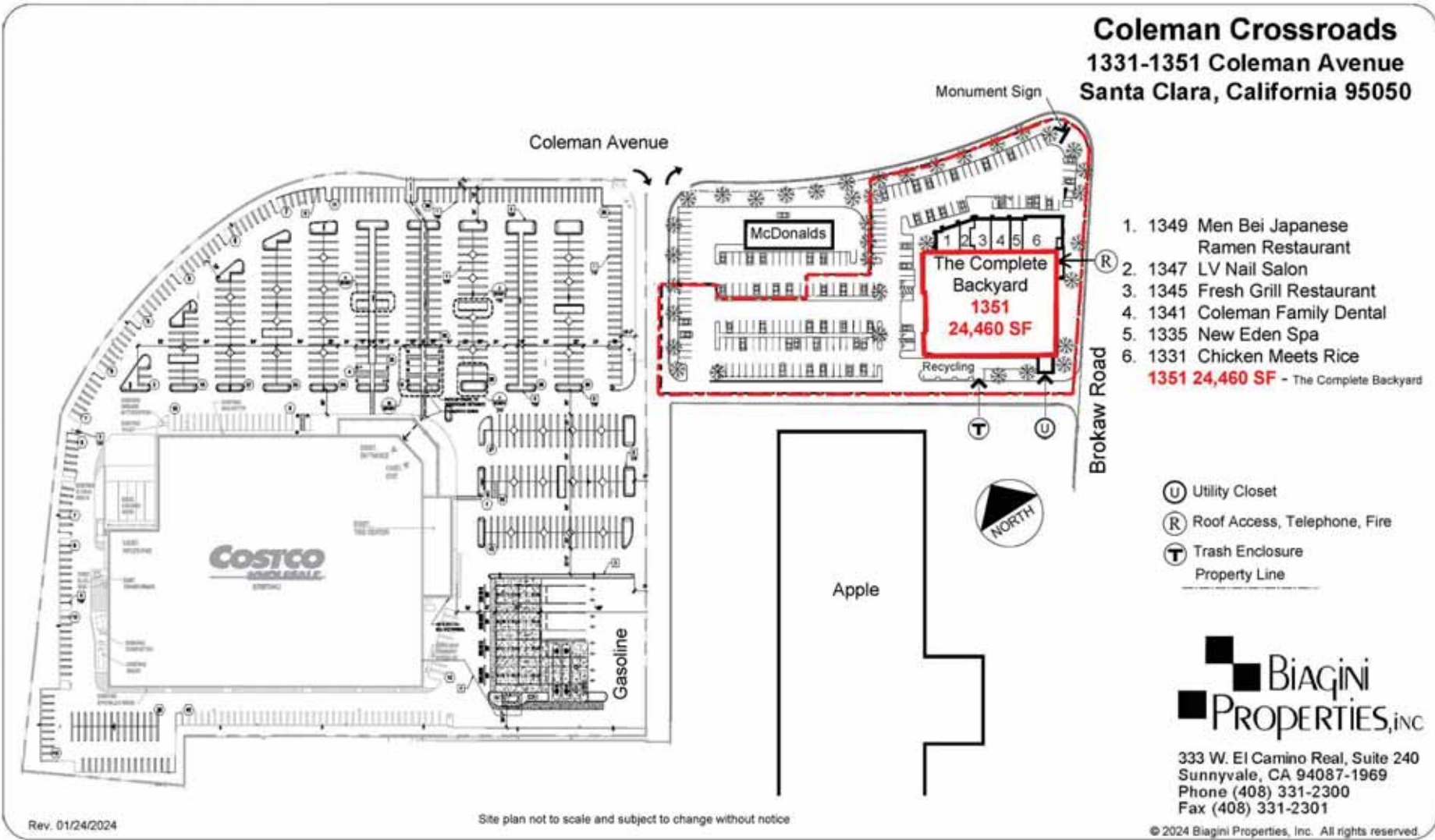
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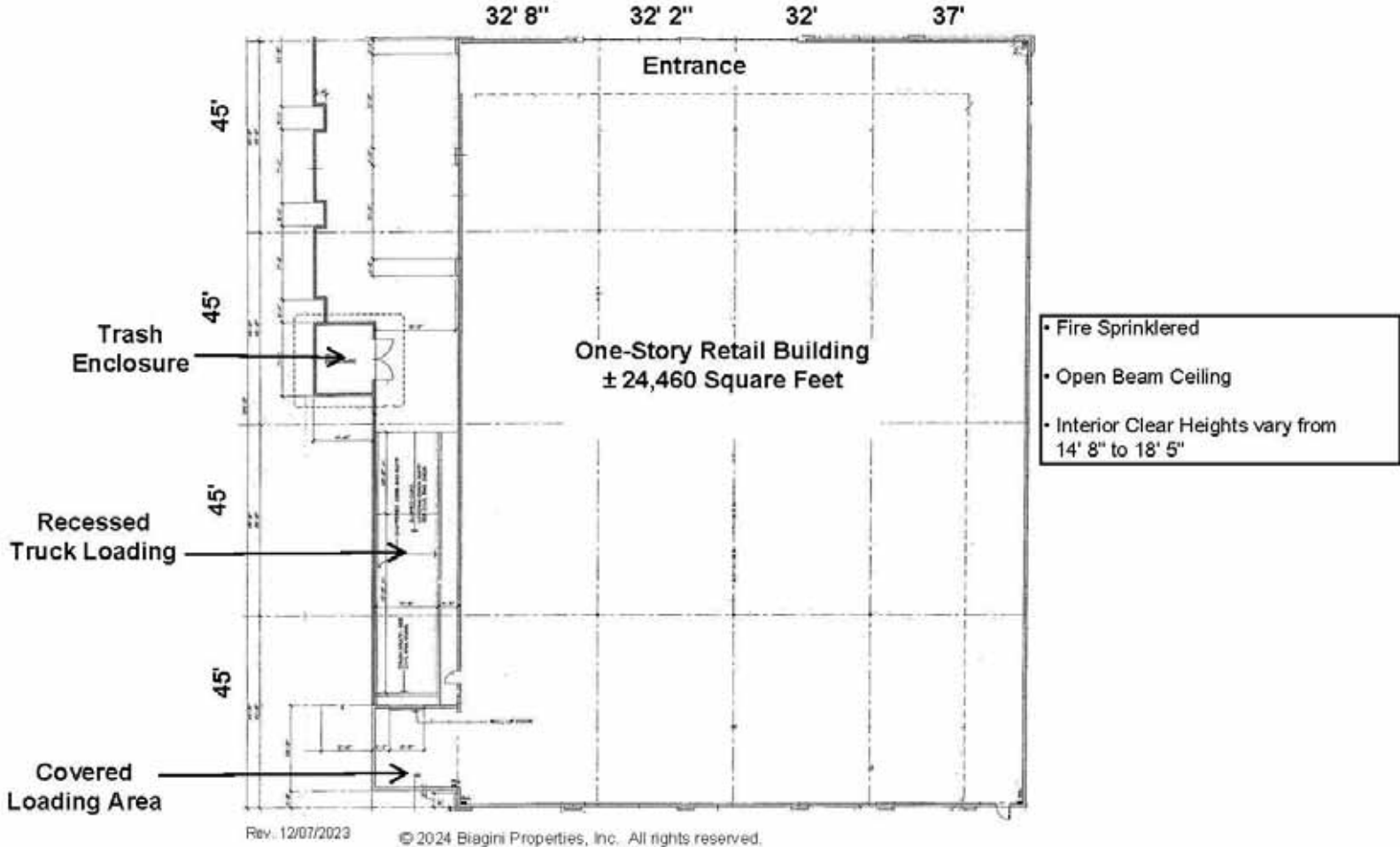
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1351 Coleman Avenue • Santa Clara, CA 95050
± 24,460 Square Feet (Divisible to ±11,429 SF & 13,032 SF)
±134' W x 180' D



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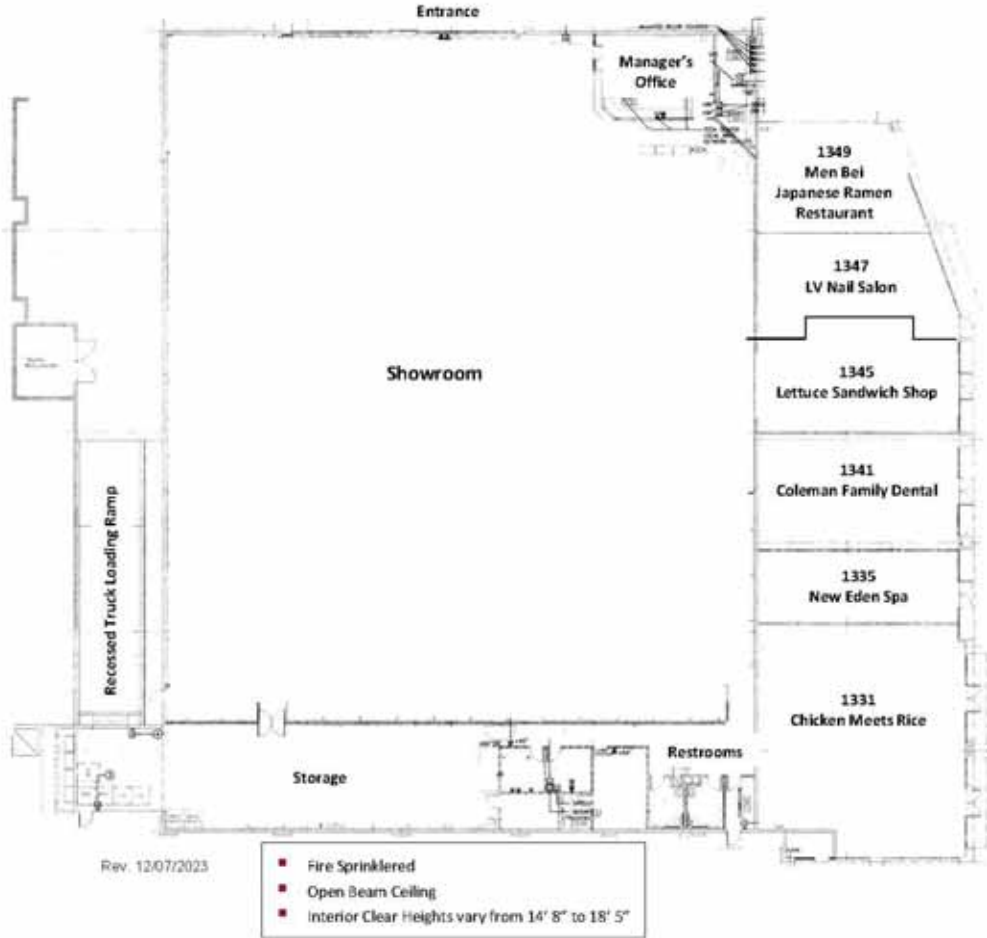
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COLEMAN CROSSROADS

MIXED-USE COMMUNITY



Santa Clara Station
 Caltrain, ACE, Amtrak Capitol Corridor, VTA,
 10 Airport Flyer, Future BART Station

1179 COLEMAN AVE | AVAILABLE Q2 2024 | 317,000 SF | 5 STORIES

AMENITIES
 A3 1185 COLEMAN AVE

RESIDENTIAL
 1565 PLANNED APARTMENTS

HOTEL
 H1 ELEMENT HOTEL 1130 WONDOW WAY 175 ROOMS
 H2 PROPOSED 225 ROOMS

PARKING

RETAIL
 47,836 OF RETAIL/RESTAURANT SPACE



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