

# 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	12,493	181,632	639,946
Avg. Household Income	\$178,789	\$197,524	\$205,851
Daytime Population	22,918	338,738	821,879

## TRAFFIC COUNTS

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

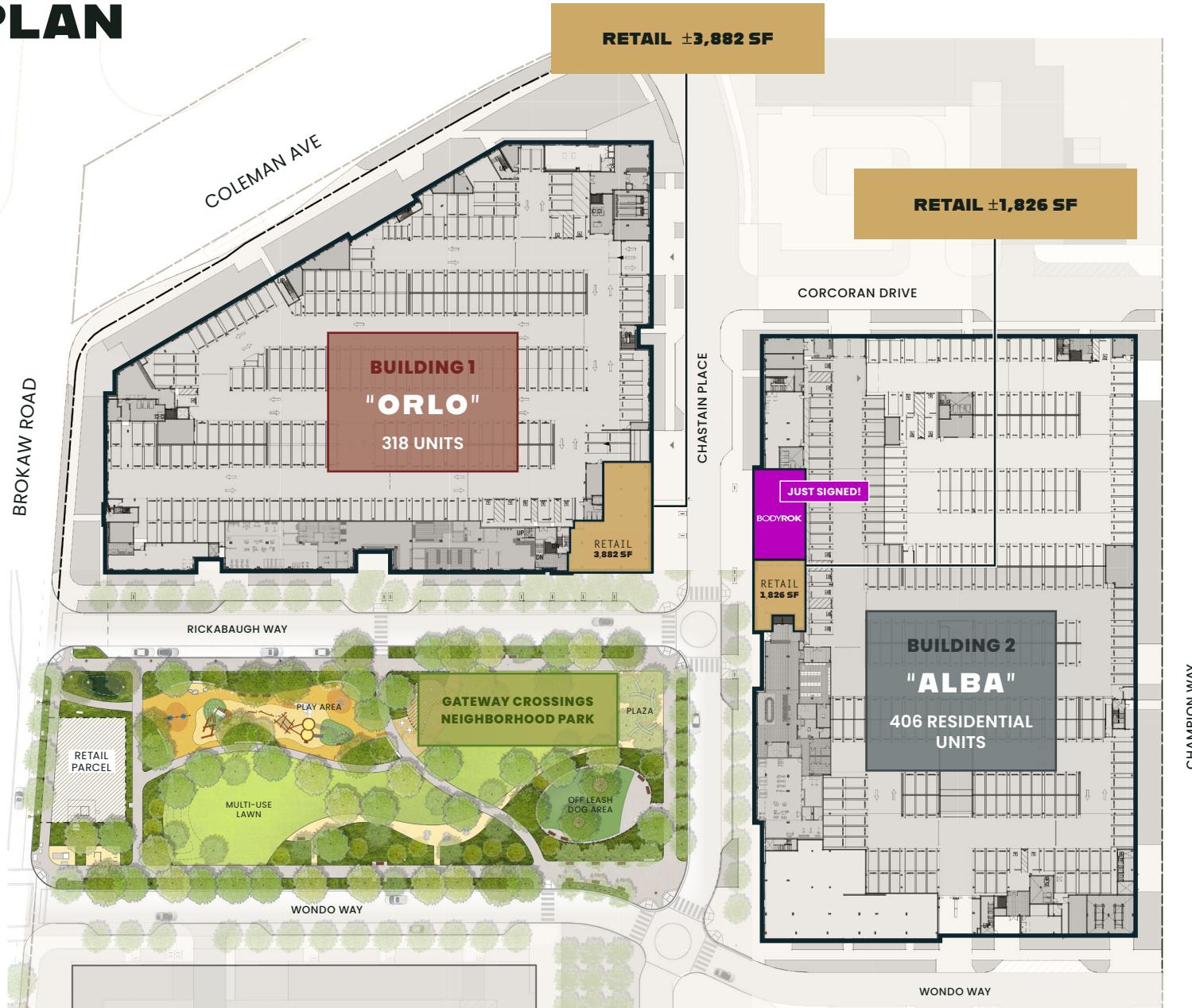
Source: 2025 Esri.



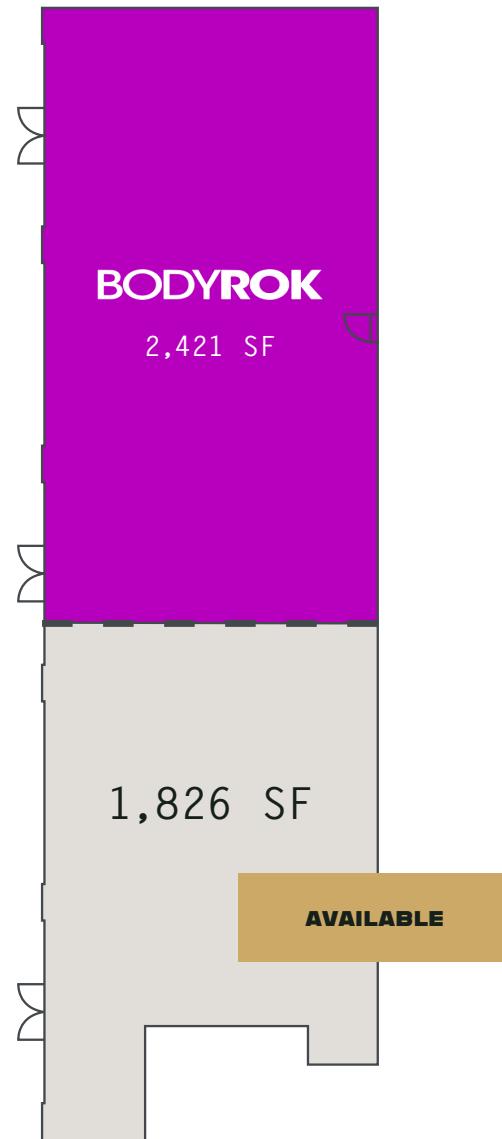
# CLOSE-UP AERIAL



# PROPERTY SITE PLAN



## BLDG 2 RETAIL FLOOR PLAN



# 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



Walking distance  
to **SANTA CLARA  
UNIVERSITY**



**500 PARKING SPACES**  
for BART passengers



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



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

# CONTACT



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