

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

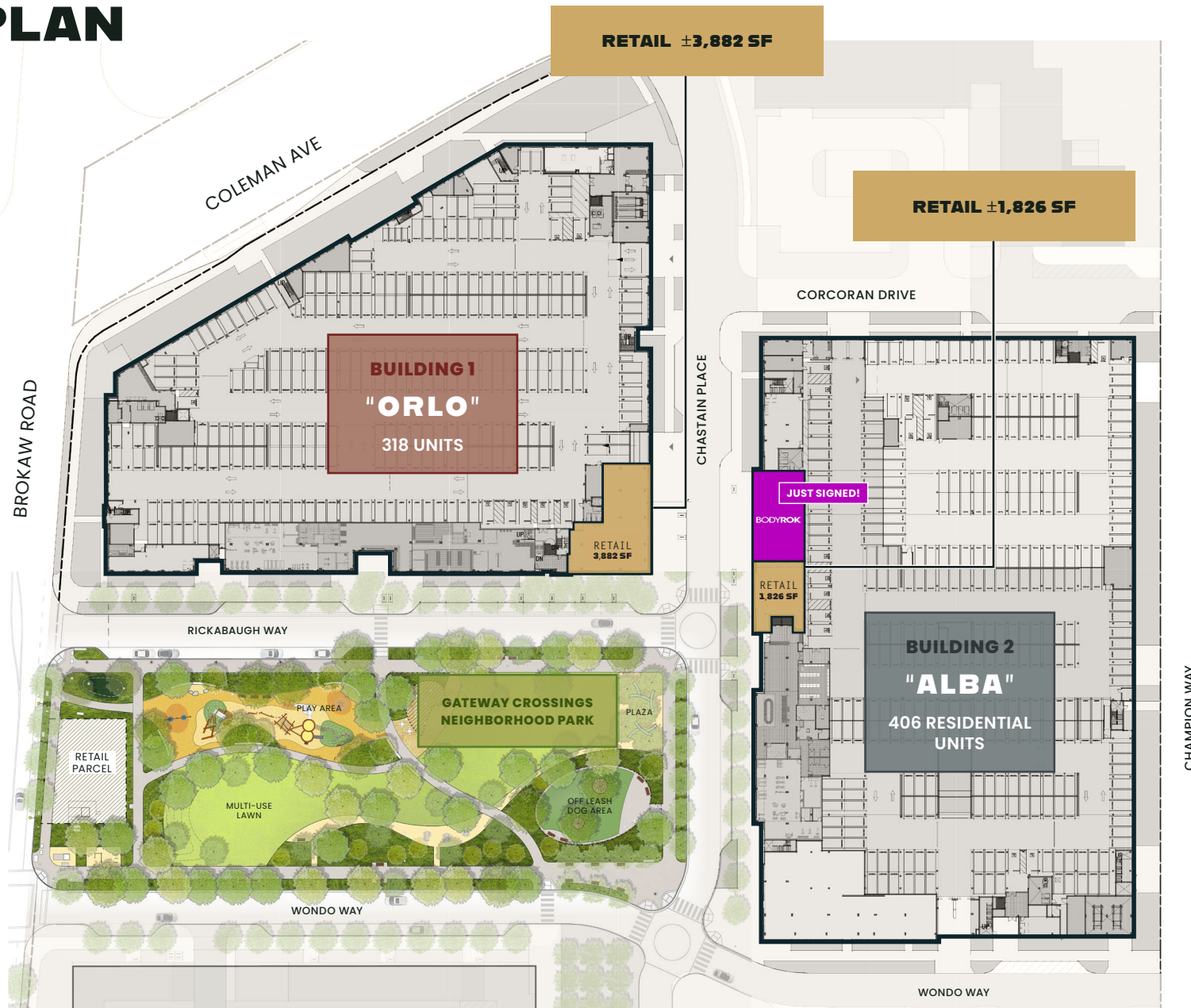
Source: 2025 Esri.



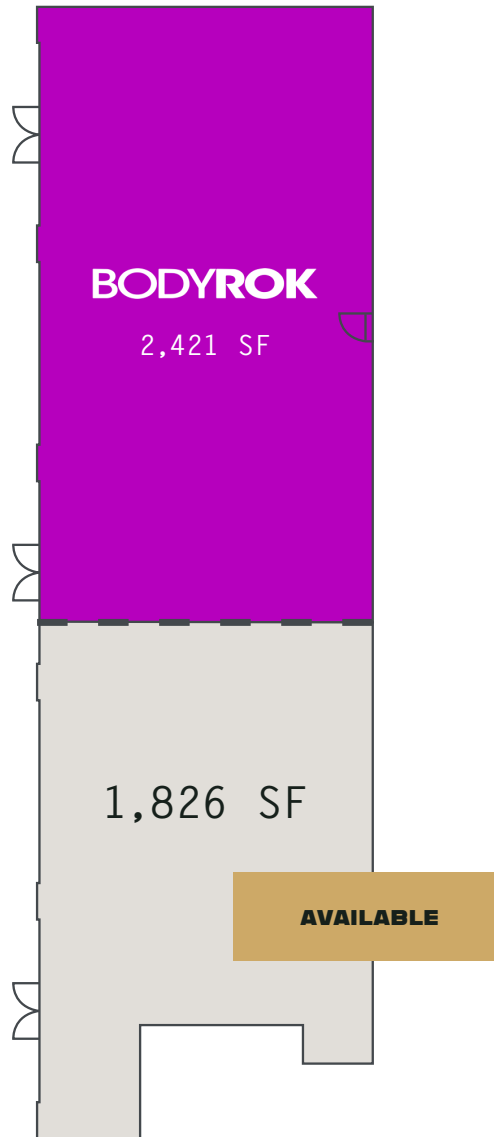
CLOSE-UP AERIAL



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



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