

COLEMAN LANDINGS

540 Newhall Drive, San Jose, CA 95110

±1,011 SF 2ND GENERATION SANDWICH
SPACE FOR LEASE



SUITE 40

PLEASE DO NOT DISTURB EXISTING TENANT

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PROPERTY

HIGHLIGHTS



2nd Generation
Sandwich Space



Coleman Avenue is
a major commercial
corridor and freeway
access point to
Downtown San Jose
and Mineta San Jose
International Airport



Coleman Landings is a
Staples, and City Sports
anchored shopping
center centrally located
in the heart of San Jose,
with direct access from
I-880 and minutes from
Highways 280, 87, and
101, with exceptional
regional access.

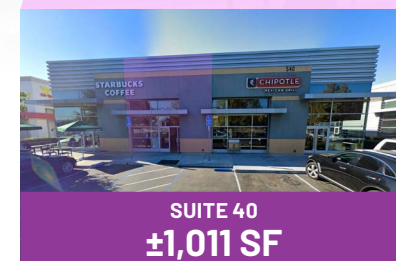
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,399	198,431	651,434
Average Household Income	\$195,150	\$179,100	\$192,157
Daytime Population	24,540	337,260	826,098

TRAFFIC COUNTS

Source: 2024 Esri.

Hwy 880	159,000 ADT
Coleman Avenue	45,000 ADT
Airport Blvd	38,000 ADT



PROPERTY

SITE PLAN

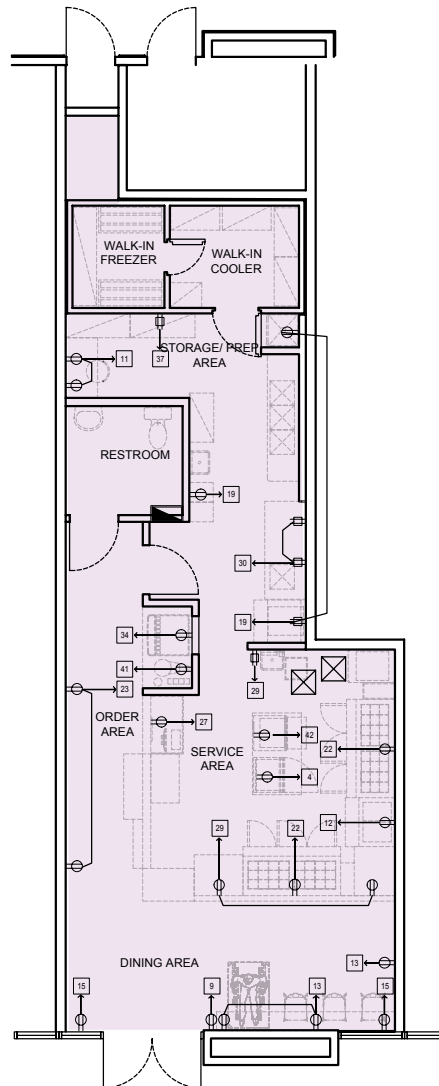


Note: Please **DO NOT** disturb existing tenant.

FLOOR PLAN

SUITE 40

±1,011 SF

2ND GENERATION
SANDWICH SPACE

Note: Please **DO NOT** disturb existing tenant.

NEARBY
AERIAL

GATEWAY CROSSINGS

152,000 SF MIXED-USE
DEVELOPMENT
Retail (45,000 SF)/
Residential (1,565 units)

TikTok

ByteDance

±657,000 SF
OFFICE (47%)

Mineta San Jose
International Airport

COLEMAN HIGHLINE

TOTAL CAMPUS: ±1,387,000 SF

Roku
±730,000 SF OFFICE (53%)

COLEMAN LANDINGS

247,942 SF



THE BENTON APARTMENTS

MIXED-USE

Retail (22,000 SF)/
Residential (355 units)

BRAND NEW DEVELOPMENT



Santa Clara
University

8,546 STUDENTS
2,000 STAFF/FACULTY

UNIVERSITY STATION

10,205 SF RETAIL CENTER



PAYPAL PARK



18,000 PERSON CAPACITY
Home of the Earthquakes

Buchser
Middle
School



THE ALAMEDA - 24,638

157,300 ADT

TRADE AREA
AERIAL

TARGET

TRADER
JOE'SGROCERY OUTLET
bargain marketLevi's
STADIUM

GREAT MALL

Burlington

KOHLS Levi's

BANANA
REPUBLIC MarshallsMICHAEL KORS
OUTLET GUESSDICK'S
SPORTING GOODS VICTORIA'S
SECRETCOSTCO
WHOLESALE99¢
RANCH MARKET

SAFEWAY

THE
HOME
DEPOTWHOLE
FOODS
MARKETCOSTCO
WHOLESALE

Smart & Final Peet's Coffee

Walgreens Panera
BREADHabit
BURGER GRILL CHIPOTLE
MEXICAN GRILLCOSTCO
WHOLESALENORMAN Y. MINETA
SAN JOSE
INTERNATIONAL
AIRPORT

880

101

SAFEWAY

SAFEWAY

Michaels

SANTA CLARA TOWN CENTER

SPROUTS
FARMERS MARKET T-Mobile TARGETHallmark Pizza
Hut Starbucks
Baskin
Robbins

SAN JOSE MARKET CENTER

TARGET Marshalls WORLD MARKET
worldmarket.comPETSMART Michaels SPROUTS
FARMERS MARKETCOLEMAN
LANDINGS

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MARIPOSA SHOPPING CENTER

SAFEWAY ANYTIME
FITNESSSALLY
BEAUTY CVS
pharmacy ROSS
DRESS FOR LESS

WESTFIELD VALLEY FAIR

NORDSTROM rack macys OLD NAVY

FOREVER 21 Apple kate spade
NEW YORK

280

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