

REGIONAL HIGHWAY COMMERCIAL FOR LEASE
LOWE'S, CITY SPORTS/LA FITNESS, STAPLES ANCHORED RETAIL CENTER

Coleman Landings

COLEMAN AVENUE & I-880, SAN JOSE, CA



Junior Anchor, Pads, and Shop Space Available For Lease

City Sports/LA Fitness Grand Opening December 28, 2012 and Earthquakes Soccer Stadium Scheduled To Be Open For The 2014 Season!

For Leasing Information, Contact Exclusive Agents:

JOHN KOVALESKI
+1 408 282 3844
john.kovaleski@colliers.com
CA License No. 00828965

DAVID BUCHHOLZ
+1 408 282 3843
david.buchholz@colliers.com
CA License No. 01100075

TOM NELSON
+1 408 282 3960
thomas.nelson@colliers.com
CA License No. 01451516

COLLIERS INTERNATIONAL
Silicon Valley
450 West Santa Clara Street
San Jose, CA 95113
www.colliers.com

REGIONAL HIGHWAY COMMERCIAL FOR LEASE

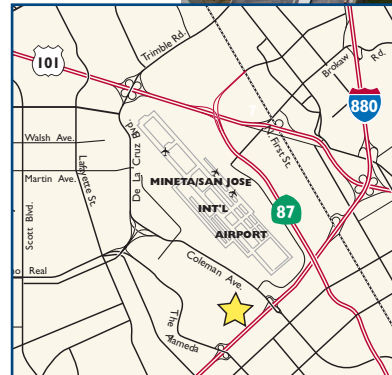
LOWE'S, CITY SPORTS/LA FITNESS, STAPLES ANCHORED RETAIL CENTER

Coleman Landings

COLEMAN AVENUE & I-880, SAN JOSE, CA > PROJECT DESCRIPTION



- > Coleman Landings is a Lowe's anchored shopping center centrally located in the heart of San Jose, with **direct access from Interstate 880 and minutes from Highways 280, 87, and 101**, with exceptional regional access.
- > City Sports/LA Fitness grand opening December 28, 2012. The site also features a top performing In-N-Out Burger restaurant.
- > Planned 18,000 seat Earthquakes soccer stadium Scheduled to open for 2014 season.
- > Exceptional **daytime population of 207,133 within 3-miles**, that includes largely underserved areas of north Santa Clara, the airport sub-market, and Santa Clara University.
- > Located within a regional shopping pattern along Coleman Avenue that includes: Costco, Target, Trader Joe's, Office Depot, PetSmart, Cost Plus, and Marshalls, all within 3/4 of a mile.
- > **Coleman Avenue is a major commercial corridor** and freeway access point to Downtown San Jose, and Mineta San Jose International Airport.
- > **Adjacent to existing CalTrain and future BART line**, with a planned intermodal station, with access to/from Santa Clara University area.



DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
Est. Population	184,453	591,333	1,086,079
Est. Daytime Population	219,149	464,764	658,688
Median HH Income	\$63,093	\$73,179	\$80,131

JOHN KOVALESKI
+1 408 282 3844
john.kovaleski@colliers.com
CA License No. 00828965

DAVID BUCHHOLZ
+1 408 282 3843
david.buchholz@colliers.com
CA License No. 01100075

TOM NELSON
+1 408 282 3960
thomas.nelson@colliers.com
CA License No. 01451516

COLLIERS INTERNATIONAL
Silicon Valley
450 West Santa Clara Street
San Jose, CA 95113
www.colliers.com

REGIONAL HIGHWAY COMMERCIAL FOR LEASE

LOWE'S, CITY SPORTS/LA FITNESS, STAPLES ANCHORED RETAIL CENTER

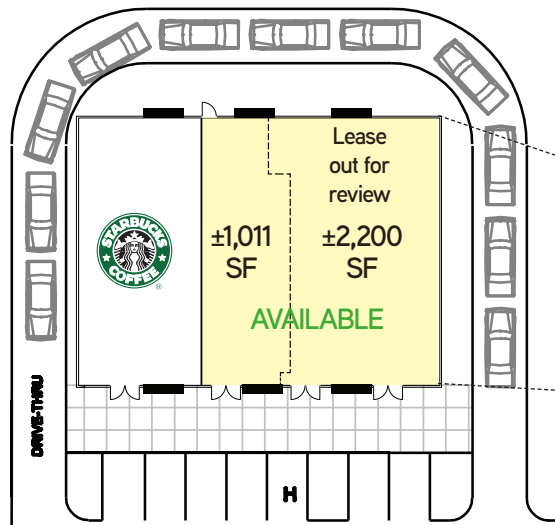
Coleman Landings

COLEMAN AVENUE & I-880, SAN JOSE, CA > SITE PLAN

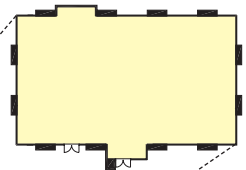


AVAILABLE

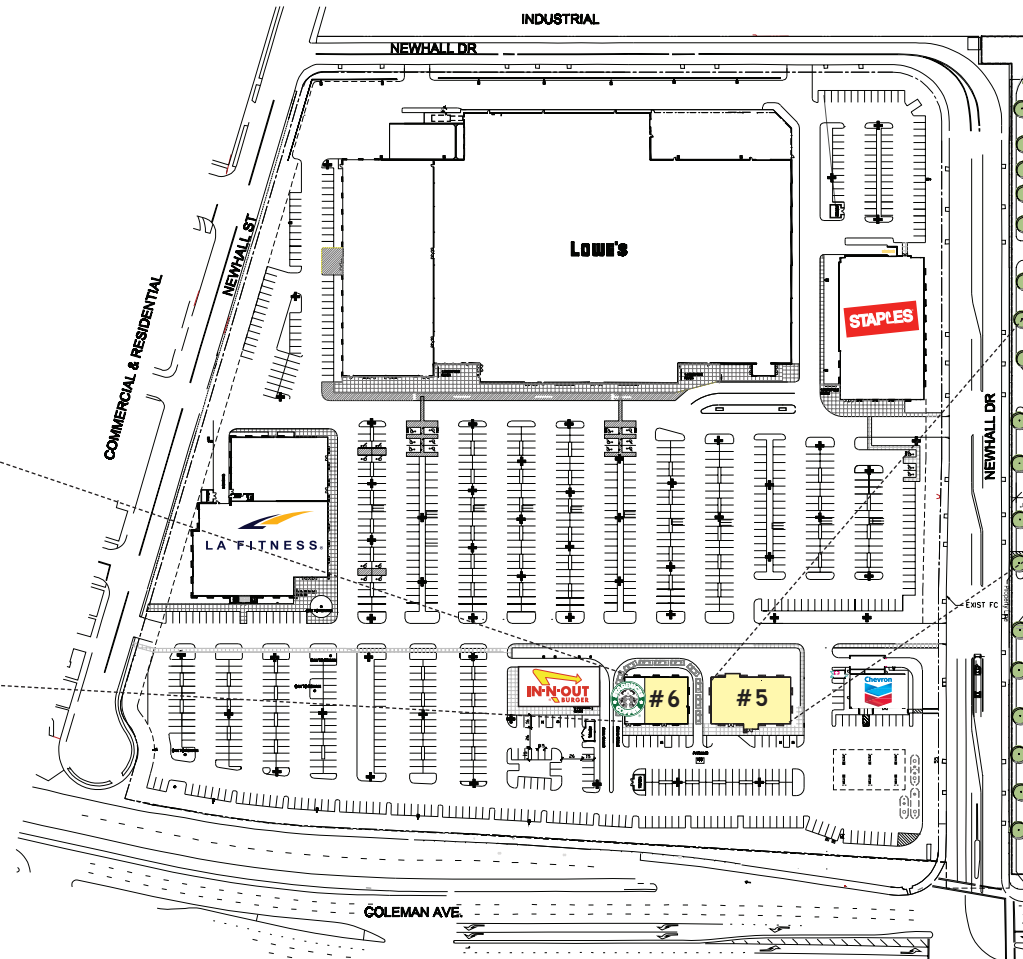
Building #6 Retail Pad
±3,211 SF Available,
Divisible to ±1,011 SF



Building #5
Restaurant Pad
±5,000 SF Available



Future Home of



*** Site Plan Subject to Change**

JOHN KOVALESKI
+1 408 282 3844
john.kovaleski@colliers.com
CA License No. 00828965

DAVID BUCHHOLZ
+1 408 282 3843
david.buchholz@colliers.com
CA License No. 01100075

TOM NELSON
+1 408 282 3960
thomas.nelson@colliers.com
CA License No. 01451516

COLLIERS INTERNATIONAL
Silicon Valley
450 West Santa Clara Street
San Jose, CA 95113
www.colliers.com

REGIONAL HIGHWAY COMMERCIAL FOR LEASE

LOWE'S, CITY SPORTS/LA FITNESS, STAPLES ANCHORED RETAIL CENTER

Coleman Landings

COLEMAN AVENUE & I-880, SAN JOSE, CA > AERIAL



JOHN KOVALESKI
+1 408 282 3844
john.kovaleski@colliers.com
CA License No. 00828965

DAVID BUCHHOLZ
+1 408 282 3843
david.buchholz@colliers.com
CA License No. 01100075

TOM NELSON
+1 408 282 3960
thomas.nelson@colliers.com
CA License No. 01451516

COLLIERS INTERNATIONAL
Silicon Valley
450 West Santa Clara Street
San Jose, CA 95113
www.colliers.com