

COLEMAN LANDINGS

530 & 540 Newhall Drive, San Jose, CA 95110

±1,011 & 2,700 SF 2ND GENERATION RESTAURANT
SPACE FOR LEASE - TYPE 1 HOOD



PLEASE DO NOT DISTURB EXISTING TENANT

MATT SWEENEY Executive Director / [msweeney@theeconomiccompany.com](mailto:mweeney@theeconomiccompany.com) / (408) 863-1444 / LIC. 01746896

RON CRUZ Director / rcruz@theeconomiccompany.com / (408) 400-7003 / LIC. 02018499



PROPERTY HIGHLIGHTS



2nd Generation Restaurant Space - Type 1 Hood



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



Coleman Landings is an At Home, 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

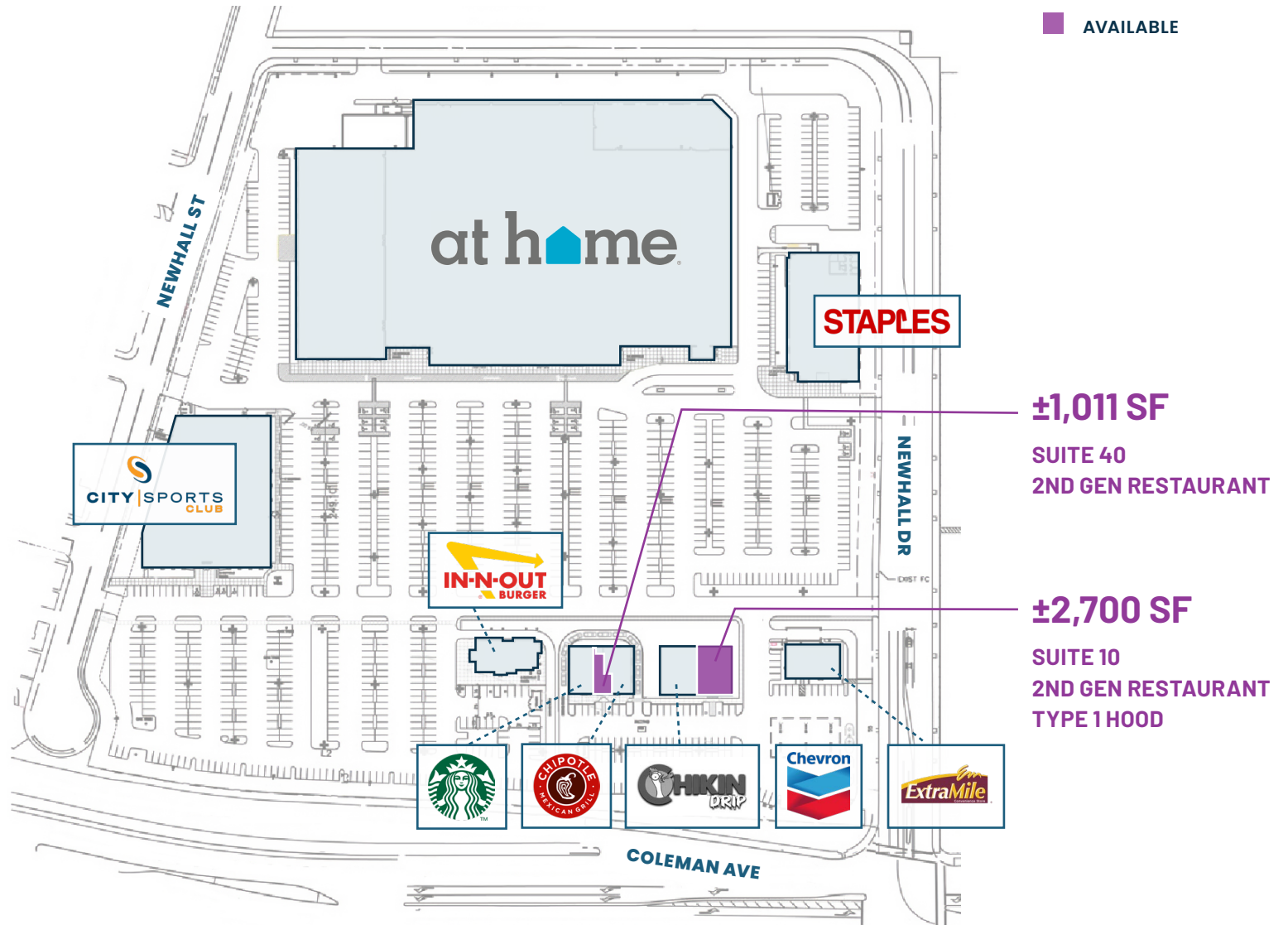
TRAFFIC COUNTS

Source: 2024 Esri.

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



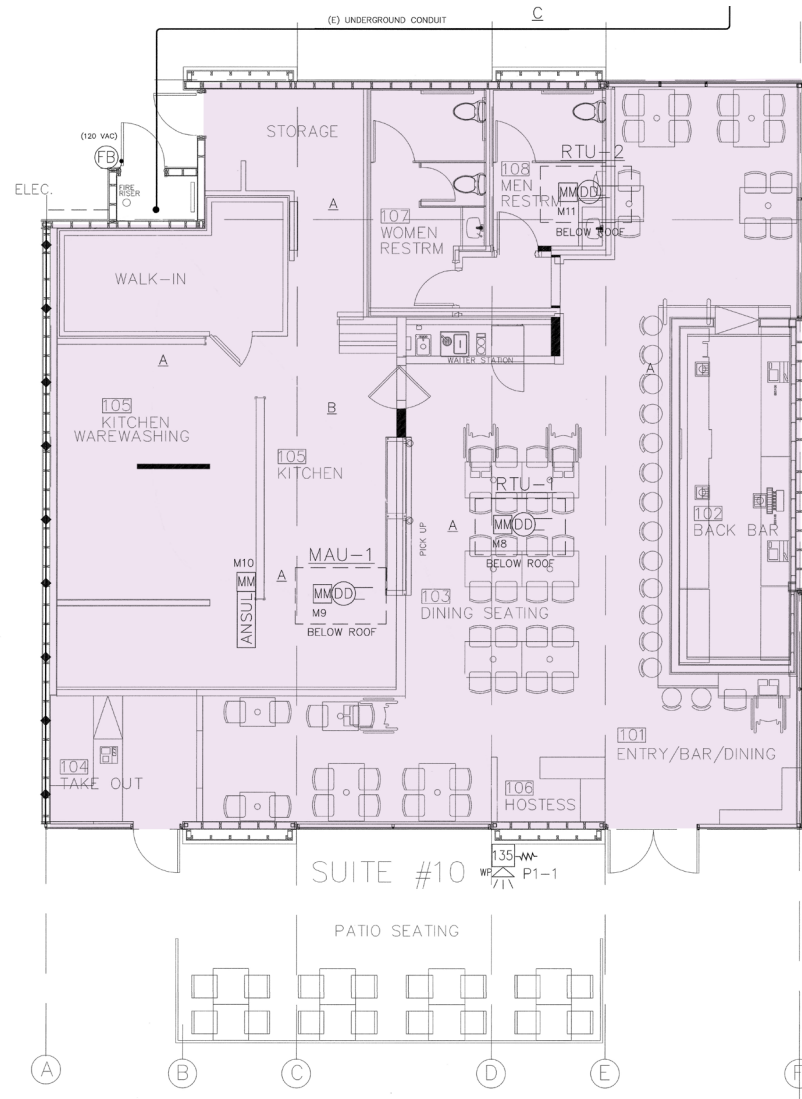
PROPERTY SITE PLAN



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

FLOOR PLAN
SUITE 10

±2,700 SF
2ND GEN RESTAURANT
TYPE 1 HOOD



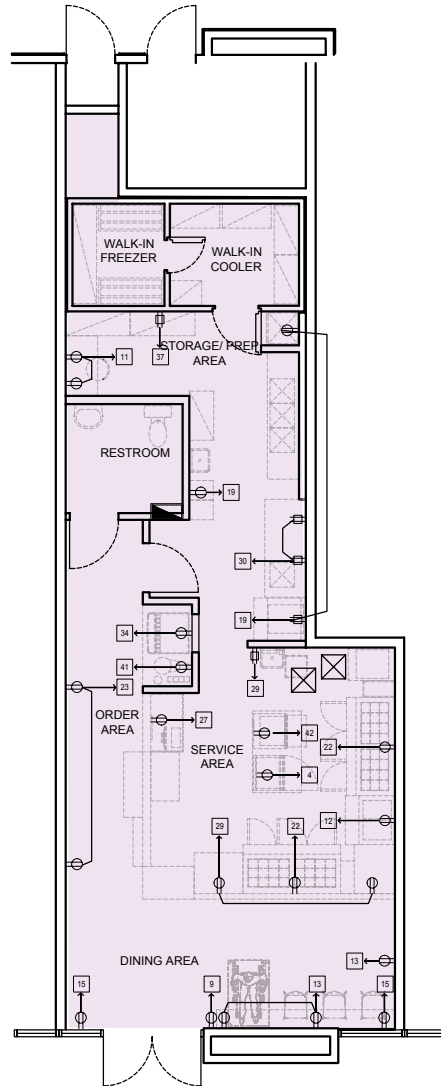
Note: Please **DO NOT** disturb existing tenant.

FLOOR PLAN

SUITE 40

±1,011 SF

2ND GEN RESTAURANT



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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

at home **Starbucks** **STAPLES**
Red Bull **Subway** **IN-N-OUT**
City Sports Club **Chevron**

DE LA CRUZ BLVD - 19,451 ADT

COLEMAN AVE - 31,320 ADT

THE ALAMEDA - 24,638

157,300 ADT

THE BENTON APARTMENTS

MIXED-USE
Retail (22,000 SF)/
Residential (355 units)

BRAND NEW DEVELOPMENT

Sola **Urgent Care** **CVS** **American Family Care** **Walgreens**

Santa Clara University
8,546 STUDENTS
2,000 STAFF/FACULTY

UNIVERSITY STATION

10,205 SF RETAIL CENTER

Starbucks **virtual kitchen** **Bank of America** **CVS**

Buchser Middle School

Safeway **Rocko's Ice Cream Parlor** **Taco Bell** **Pizza Heart** **Domino's**

PAYPAL PARK

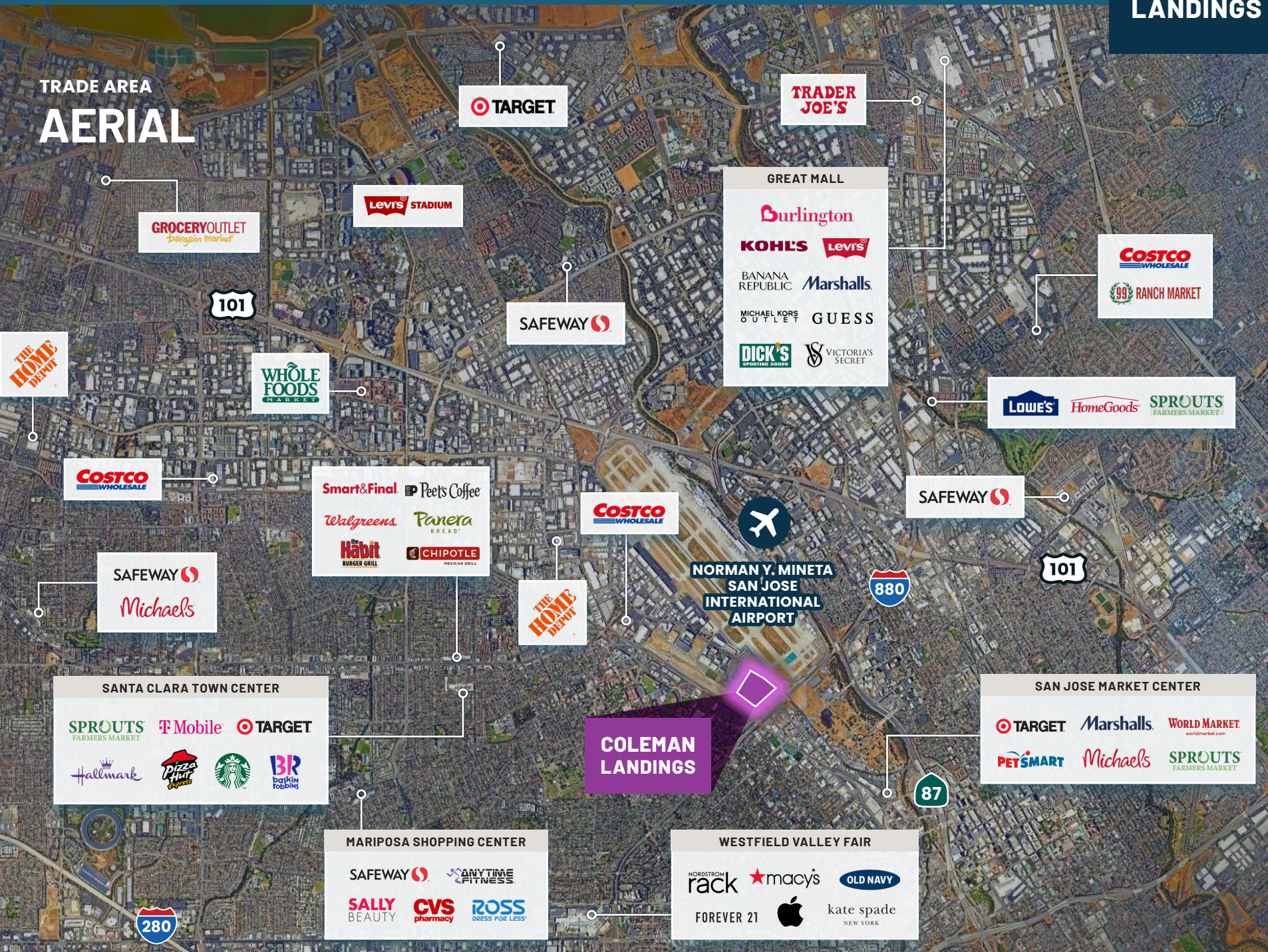
18,000 PERSON CAPACITY
Home of the Earthquakes



SITE



TRADE AREA AERIAL



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Director

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