

Retail/Office Space Available at Silver Creek Landing

Located down the street from Starbuck's, Chick-fil-A, and Shell Gas Station

5968-5988 Silver Creek Valley Road, San Jose

**Do Not Contact or
Disturb Current
Occupants**



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OVERVIEW



5968-5988 Silver Creek Valley Road, San Jose

Rental Rate: \$2.50 to \$2.75 PSF NNN
Estimated NNNs: \$1.00 PSF

Unit Sizes: ± 1,153-2,572 Square Feet

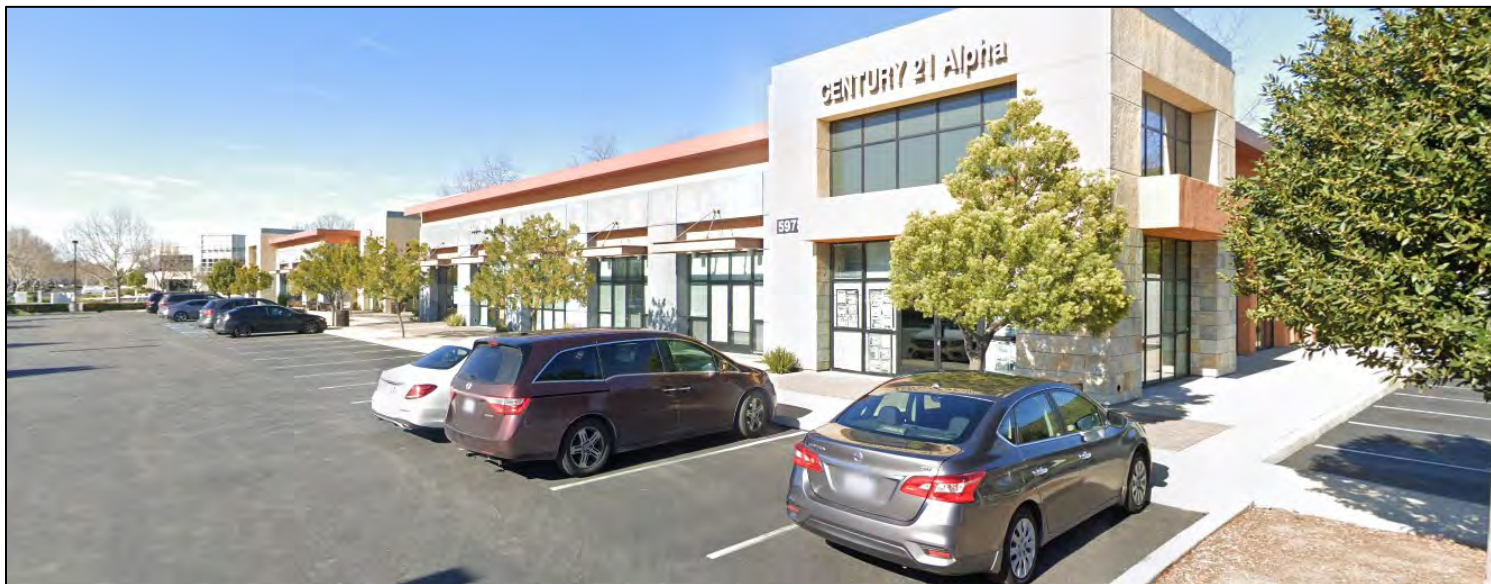
ZONING: A (PD) – Planned Development
PD Use: Commercial

Available Units: 3

HIGHLIGHTS

1,153-2,572± SF Retail/Office Space For Lease

- **Building 5968**
 - Unit 10: 2,572± SF Office Space
- **Building 5978**
 - Unit 25: 1,153± SF former Julio's Mexican restaurant space
 - Unit 30: 1,200± SF former sandwich shop space
- Traffic Count: 27,000 + ADT. Close proximity to Village Oaks Shopping Center and Costco Wholesale
- Ample parking within the shopping center
- Easy Access to Hwys 101 & 85



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

Unit 10-2,572± SF Office Space



Unit 25-1, 153± SF Vacant Shell Space

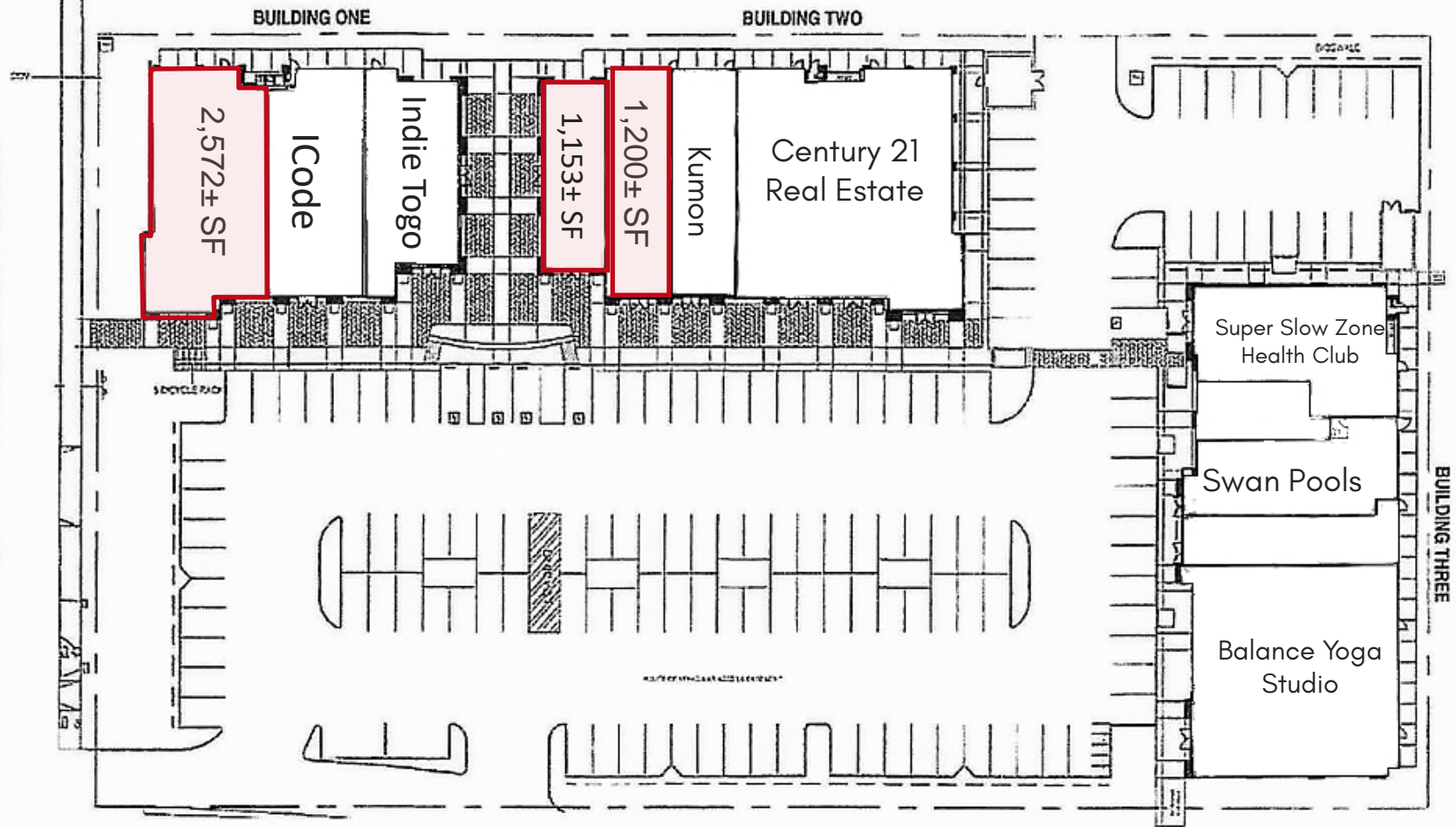


Unit 30-1,200± SF Former Sandwich Shop Space



AERIAL





BUILDING ONE:	±6,354 SF
BUILDING TWO:	±8,554 SF
BUILDING THREE:	±9,157 SF

DEMOGRAPHICS

2022 SUMMARY	1-MILE	3-MILE	5-MILE
Population	9,636	133,257	321,898
Households	2,951	41,801	98,919
Average Household Size	3.24	3.17	3.23
Owner Occupied Housing Units	1,623	27,975	66,229
Renter Occupied Housing Units	1,327	13,826	32,689
Median Age	35.4	37.6	37.8
Median Household Income	\$123,199	\$141,165	\$133,685
Average Household Income	\$167,335	\$180,395	\$176,040



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Creek Valley Road,
San Jose

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