

Turnkey Former iCode Space For Lease

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

5968-5988 Silver Creek Valley Road, San Jose

Do Not Contact or
Disturb Current
Occupants



DAVID TAXIN
Partner
+1 408 966 5919
dtaxin@moinc.net
Lic. 00983163

BOBBY FACCHINO
Senior Associate
+1 408 318 0623
bobby@moinc.net
Lic. 02178873



5968-5988 Silver Creek Valley Road, San Jose

Rental Rate: \$2.75 PSF, Plus NNN
Estimated NNNs: \$1.00 PSF

Unit Size: 1,917± SF

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

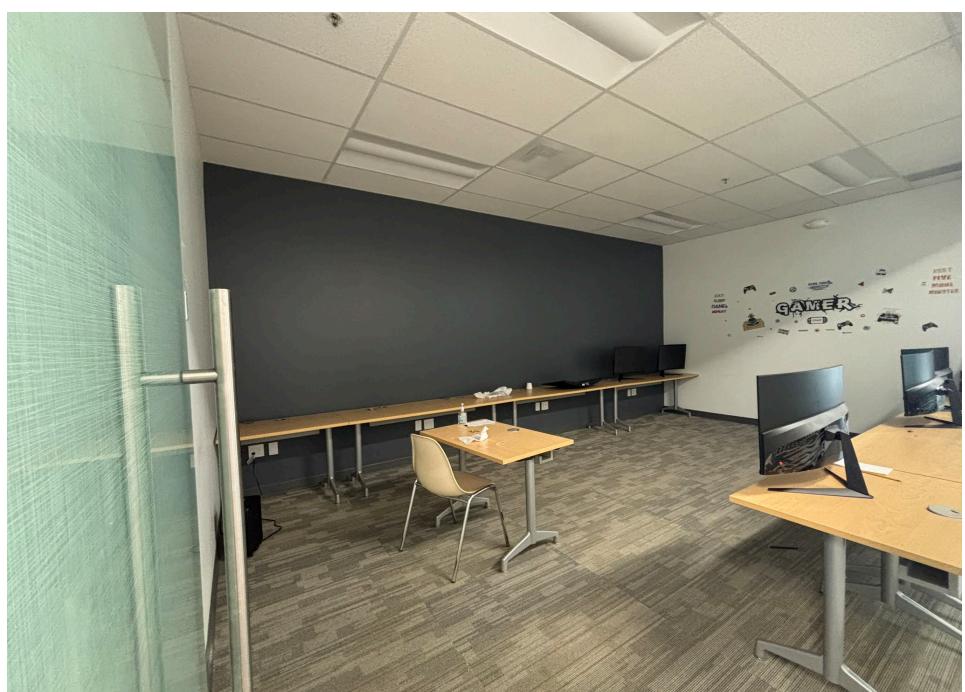
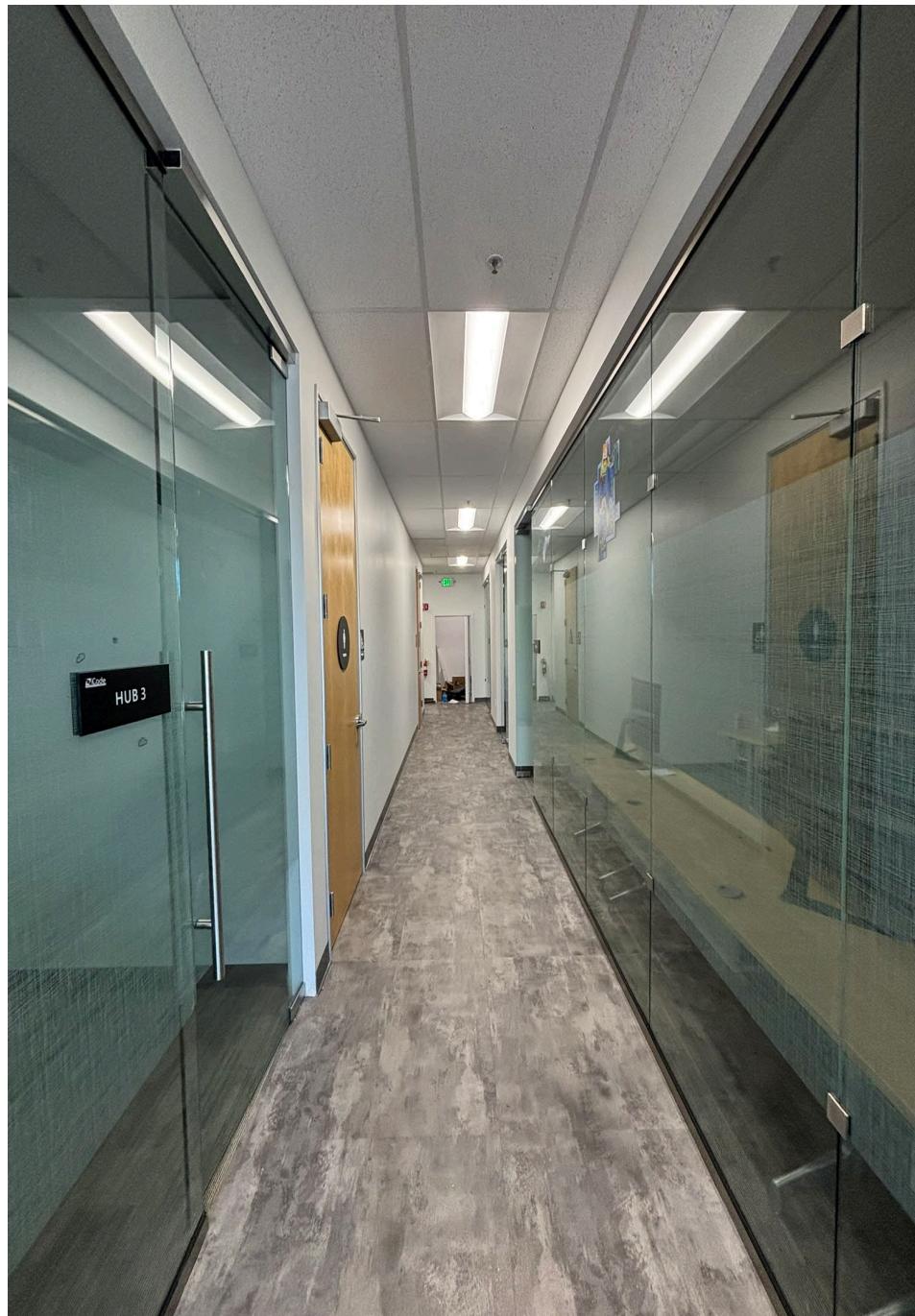
Available Units: 1

Turnkey Former iCode Space For Lease

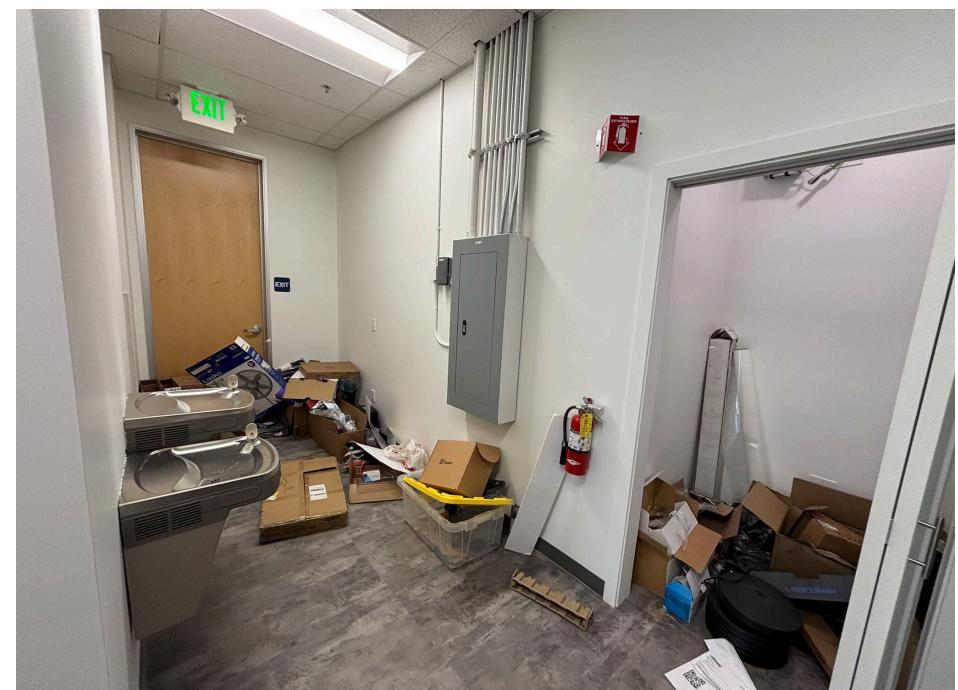
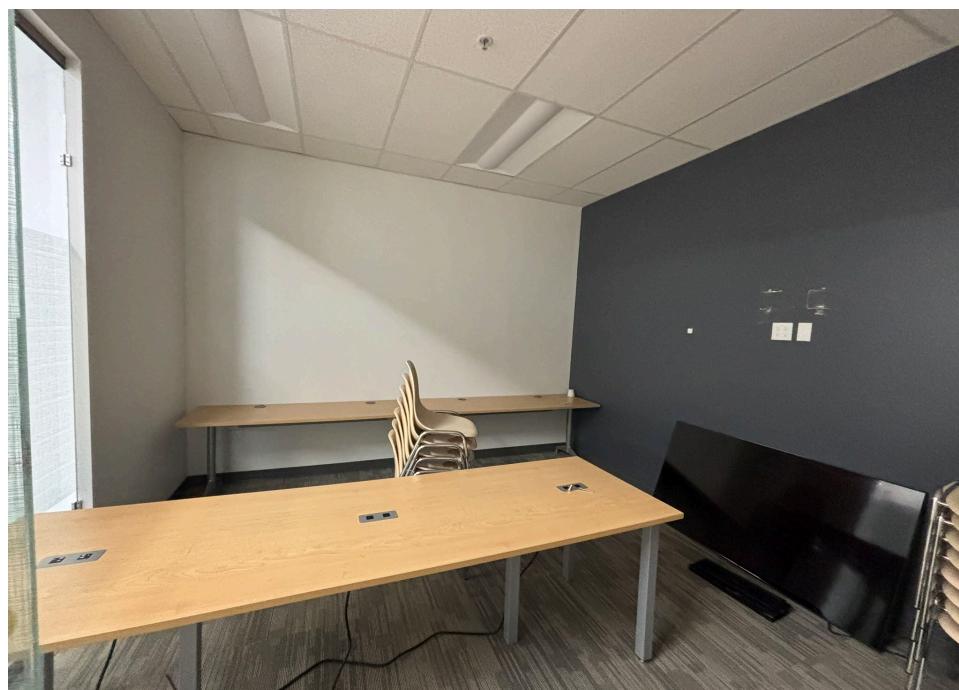
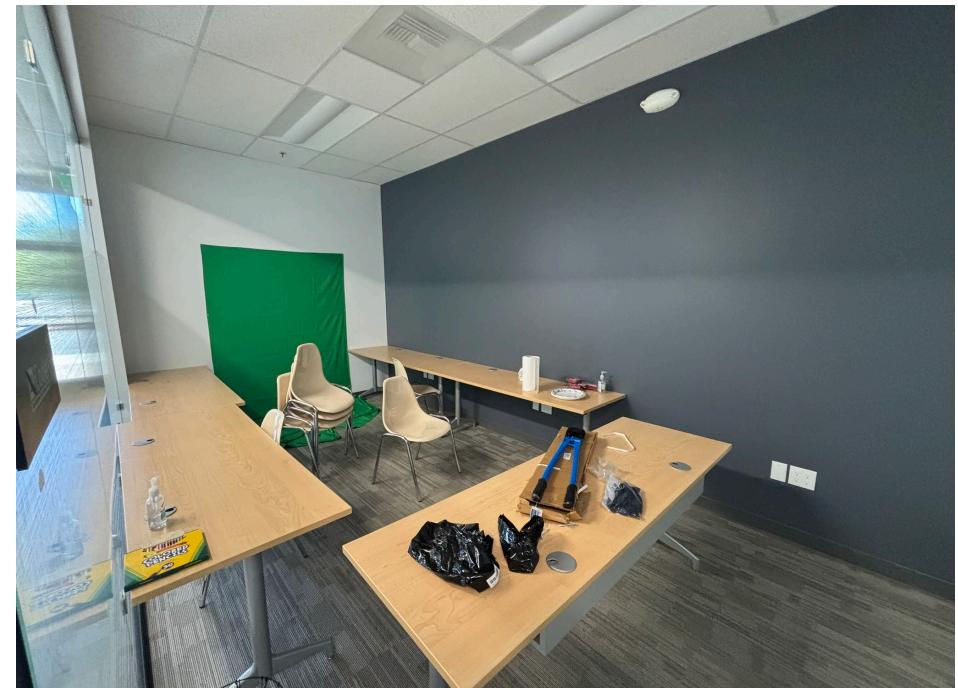
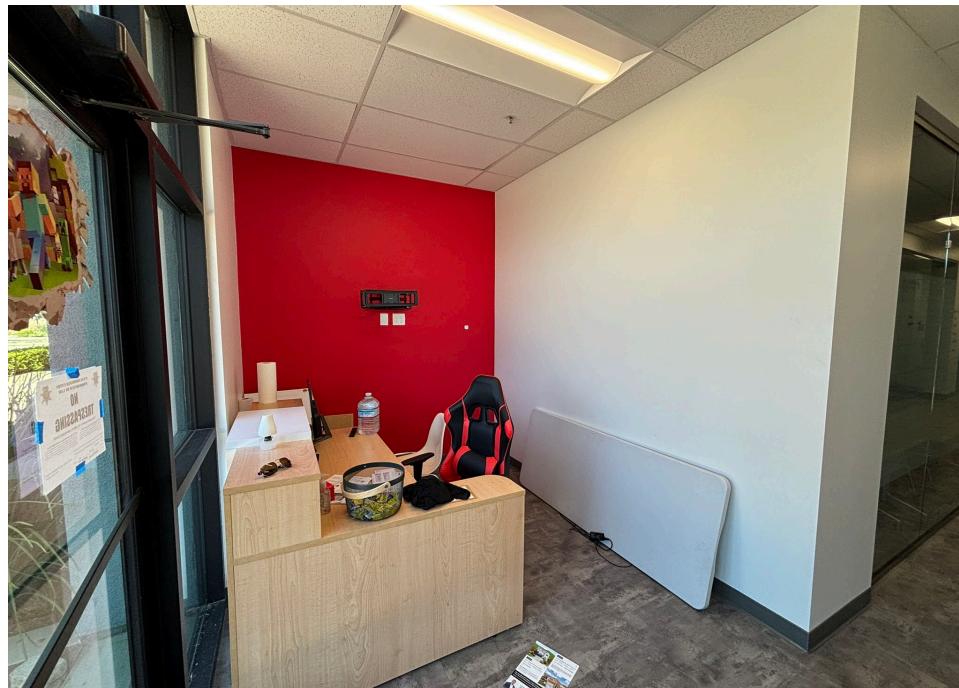
- Building 5968 - Unit 15: 1,917± SF
- Brand new ADA men's and women's bathrooms
- Individual rooms with glass walls
- Brand new flooring & ceiling
- Traffic Count: 27,000± ADT
- Close proximity to Village Oaks Shopping Center & Costco Wholesale
- Ample parking within the shopping center
- Easy Access to Hwys 101 & 85

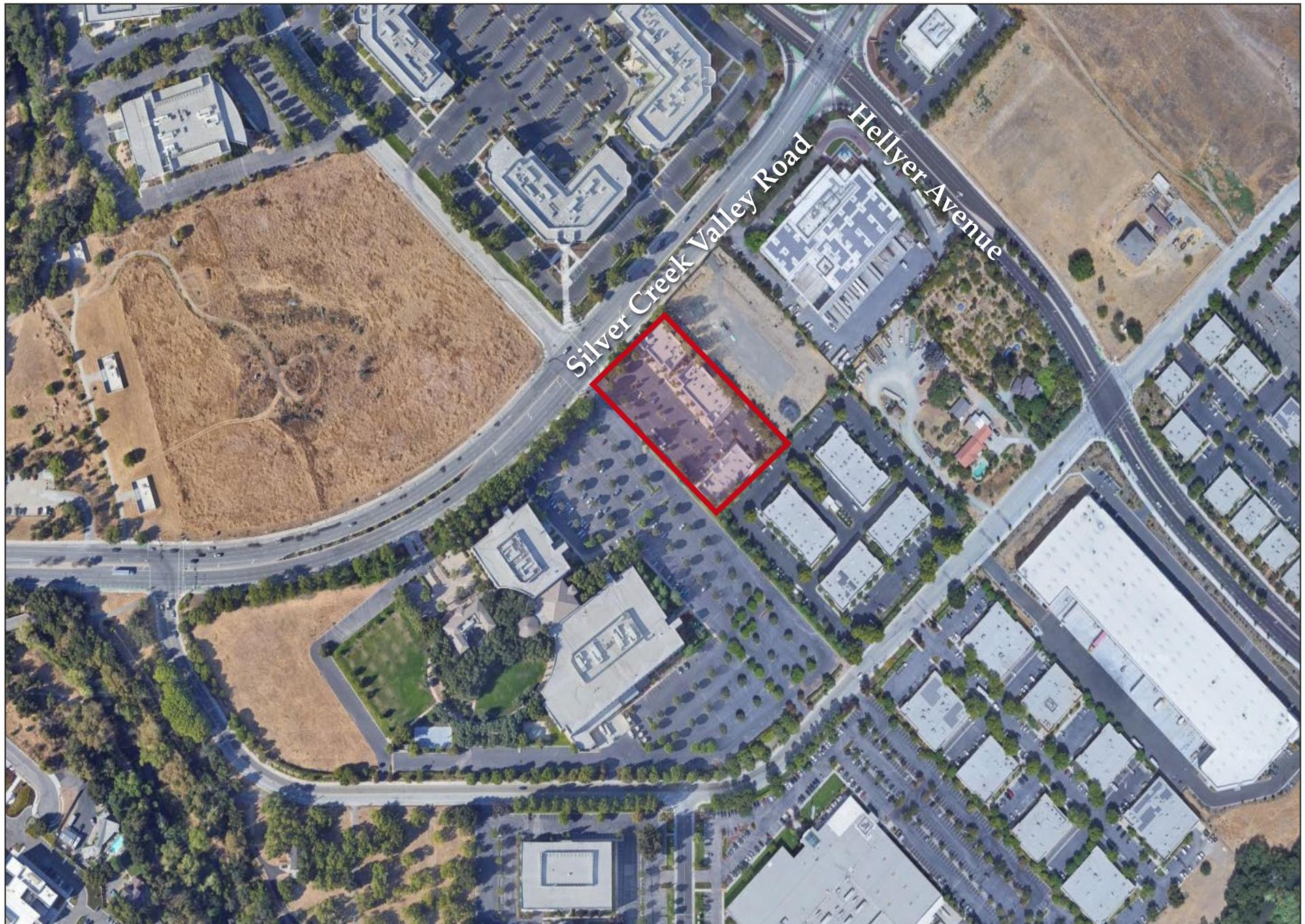


UNIT 15 - 1,917± SF

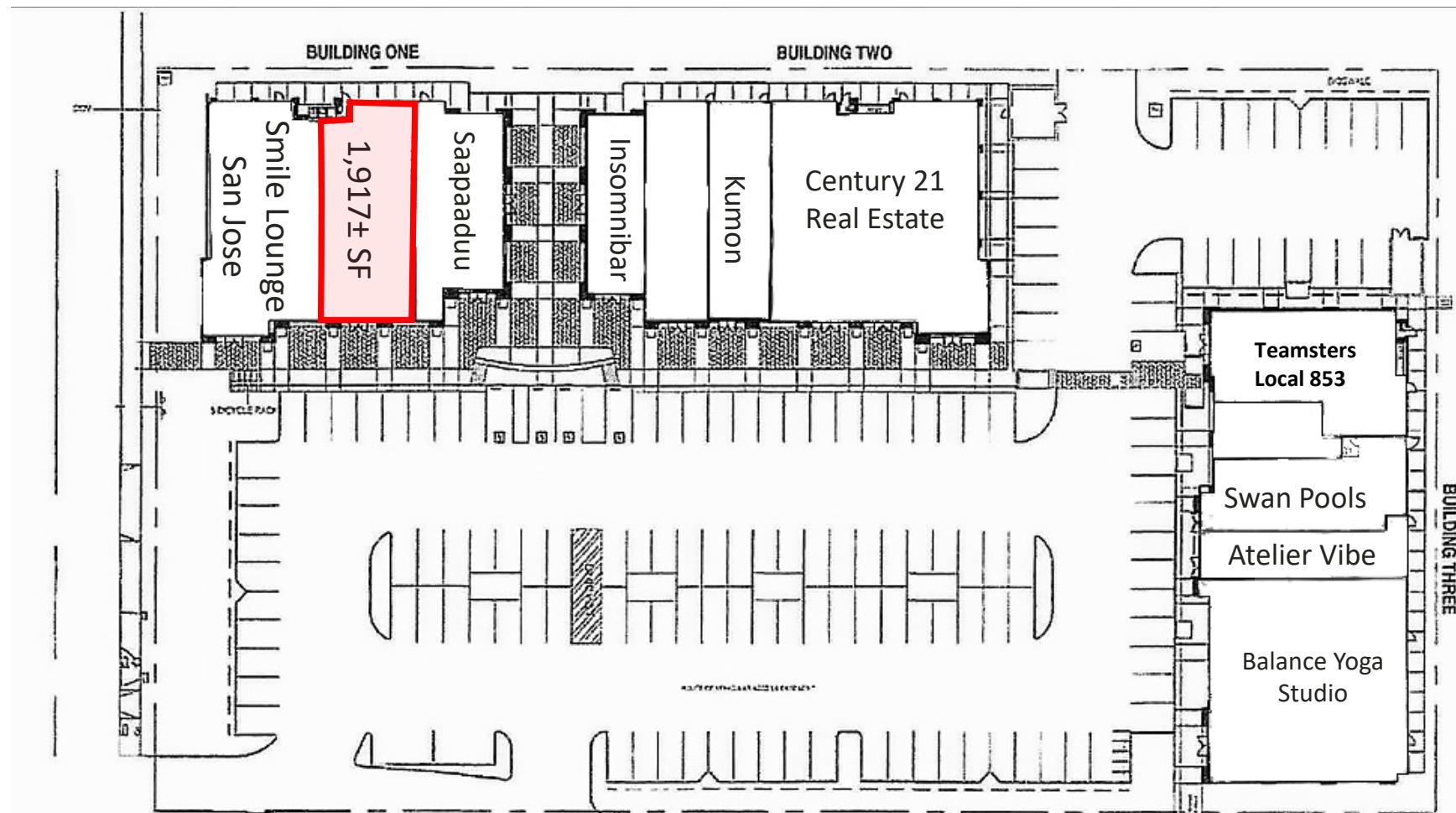


UNIT 15 - 1,917± SF





SITE PLAN



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

DEMOGRAPHICS



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	17,154	133,664	325,074
Households	5,475	42,742	103,050
Average Household Size	3.11	3.11	3.13
Owner Occupied Housing Units	2,953	27,612	67,393
Renter Occupied Housing Units	2,522	15,130	35,657
Median Age	36.8	39.5	40.6
Median Household Income	\$126,749	\$153,008	\$153,808
Average Household Income	\$166,742	\$197,259	\$200,165

5968-5988 Silver Creek Valley Road, San Jose



Meacham/Oppenheimer, Inc.
8 N San Pedro St. #300
San Jose, CA 95110
Tel. 408-378-5900
www.moinc.net

DAVID TAXIN
Partner
+1 408 966 5919
dtaxin@moinc.net
Lic. 00983163

BOBBY FACCHINO
Senior Associate
+1 408 318 0623
bobby@moinc.net
Lic. 02178873