

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

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Senior Associate

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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

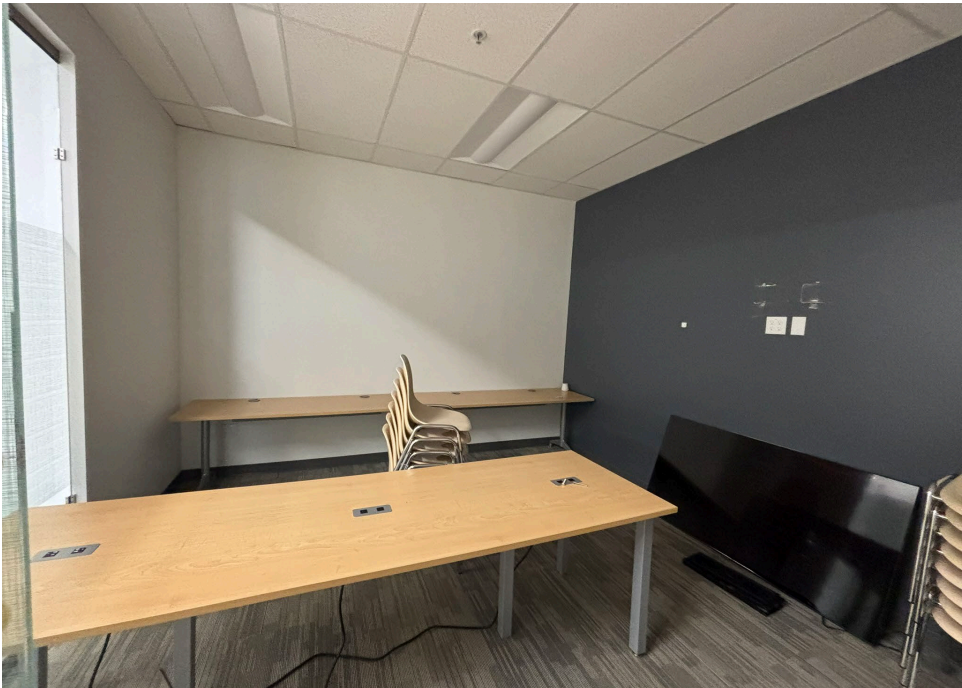
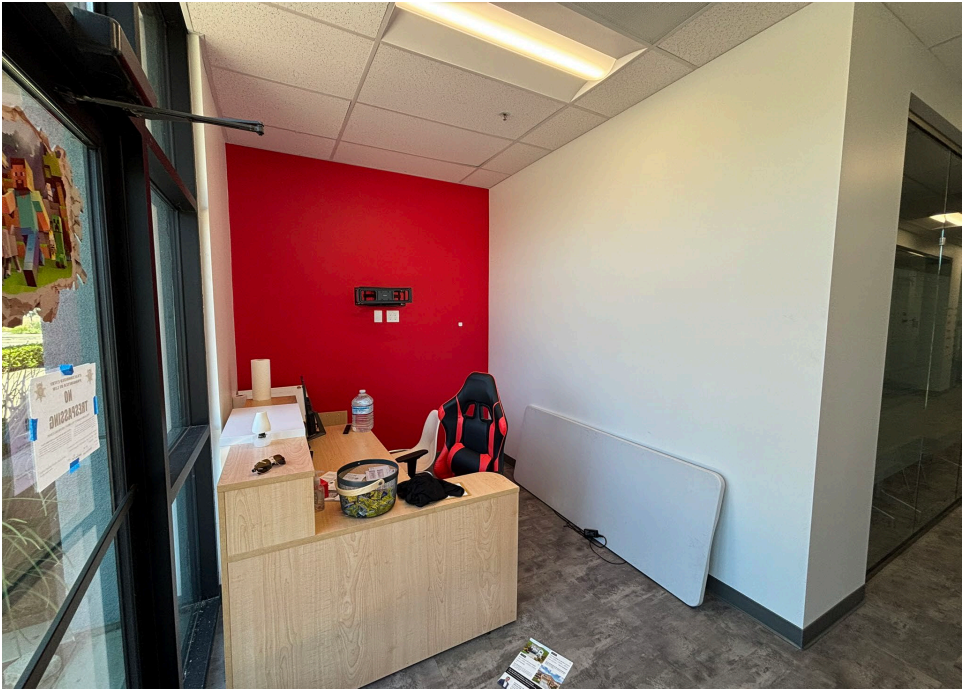
Available Units: 1

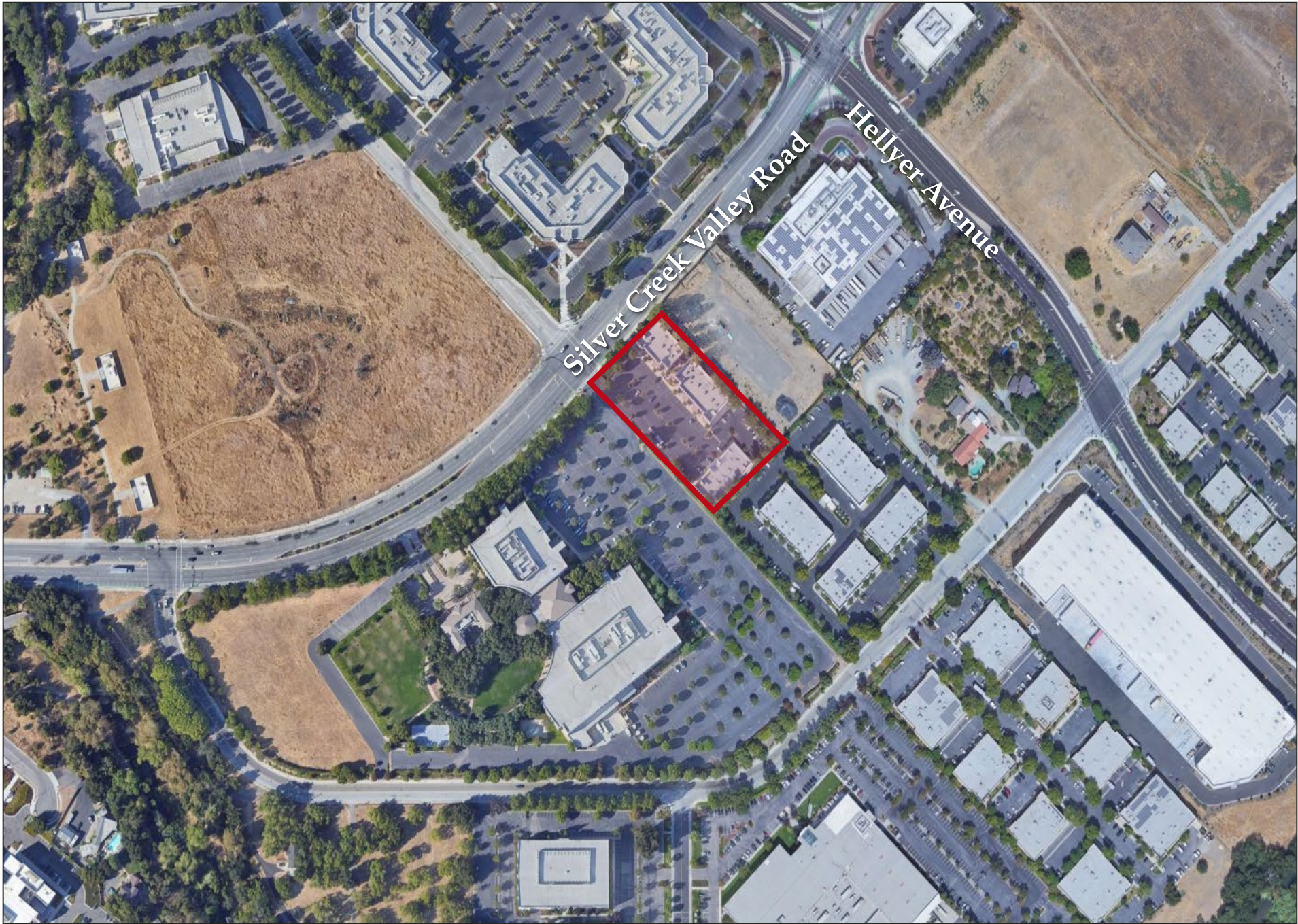
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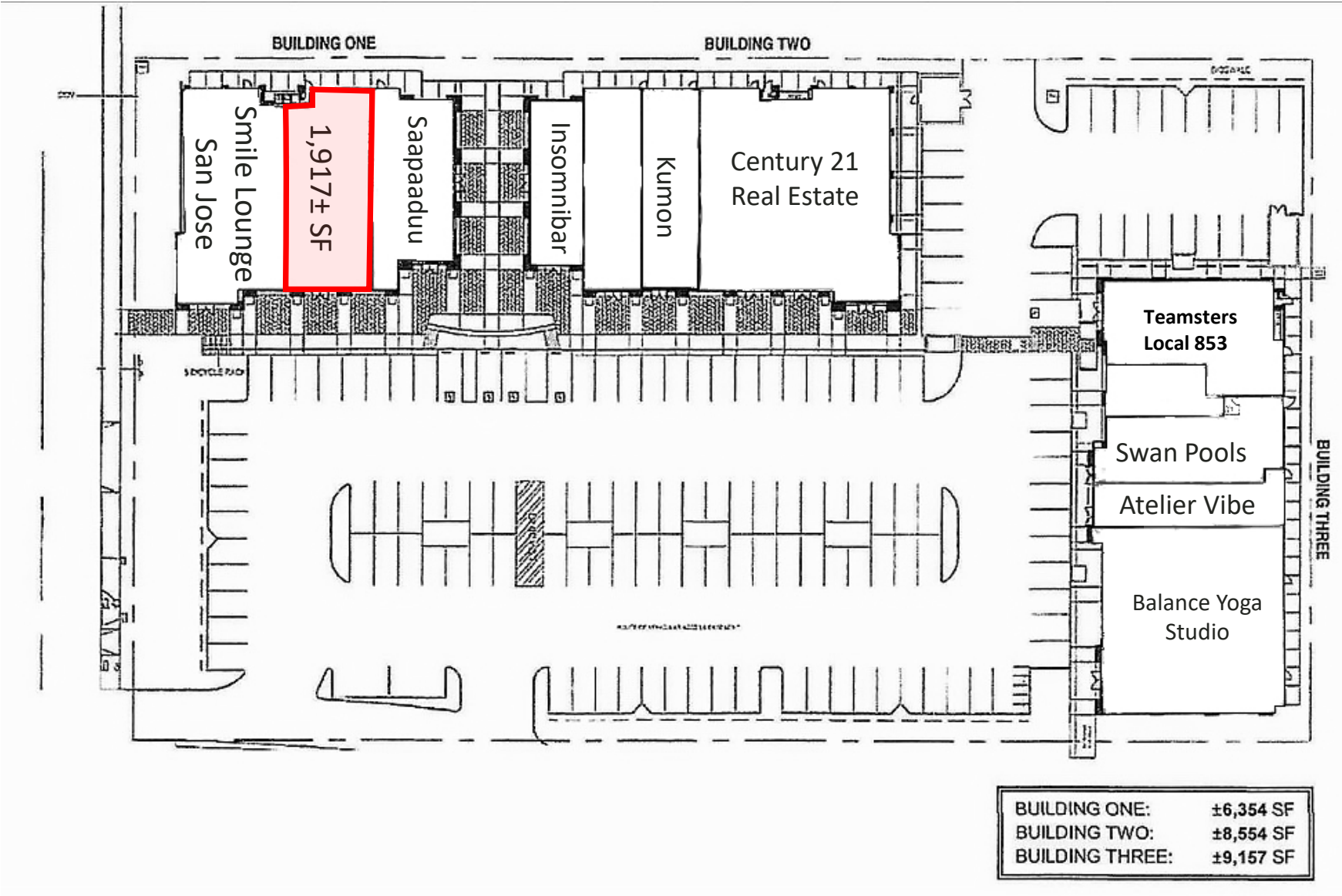
- Building 5968 - Unit 15: 1,917± SF
- Brand new ADA men's and women's bathrooms
- Individual rooms with glass walls
- Brand new flooring & ceiling
- Traffic Count: 27,000± ADT
- Close proximity to Village Oaks Shopping Center & Costco Wholesale
- Ample parking within the shopping center
- Easy Access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











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

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