



**Silver Creek Market Place**  
**PRIME RETAIL ALONG CAPITOL EXPRESSWAY FOR LEASE**  
**Anchor Space Available**

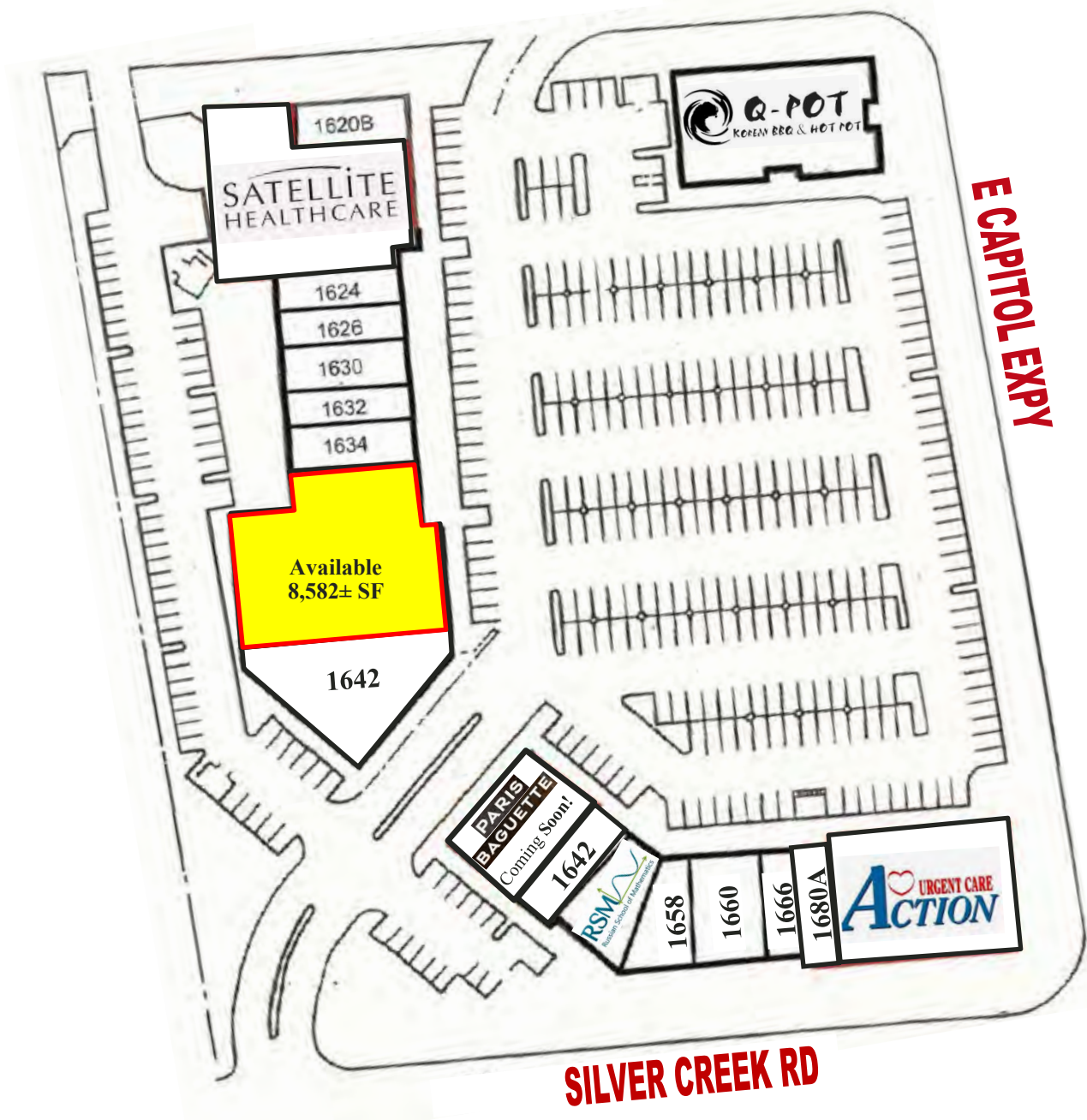
SILVER CREEK RD

E CAPITOL EXPY



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# SITE MAP



- 1610: Q-POT
- 1620A: SATELLITE HEALTHCARE
- 1620B: EVERGREEN FAMILY DENTAL
- 1624: PHYSICAL THERAPY
- 1626: STOP N SAVE
- 1630: ICEY POKI
- 1634: FADED BARBERSHOP
- **1640: AVAILABLE 8,582± SF**
- 1642: INDIAN HEALTH CENTER
- 1650: PARIS BAGUETTE
- 1652: EYE Q OPTOMETRIST
- 1654: RUSSIAN SCHOOL OF MATH
- 1658: TEA SOCIETY
- 1660: PHO Y #1
- 1666: NAIL CARE
- 1680A: PATH TO EXCEL
- 1680B: ACTION URGENT CARE

# PROPERTY OVERVIEW

- Center Anchored by Q-Pot Korean BBQ, Satellite HealthCare, and Action Urgent Care
- Paris Baguette Coming Soon!
- Suite 1640: 8,582± SF
- Asking \$36.00 Per SF, Plus NNN
- Prime Location in San Jose along Major Thoroughfare
- Traffic Counts along Capitol Expressway: 73,240± ADT
- Neighboring Tenants include Sprouts, Target, Mancini's Sleep World, & The Boiling Crab
- Dense Trade Area
- Established Neighborhood Retail Center
- Available August 1<sup>st</sup> 2026



# PROPERTY OVERVIEW



# Co-Tenants



# AREA MAP



# DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	32,149	226,020	526,581
Average HH Income	\$182,923	\$179,546	\$175,124
Businesses	520	4,611	14,078
Employees	4,044	36,991	127,191



**1680 E CAPITOL EXPWY**

**Available**



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