

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

Unit Sizes: ± 1,100-2,004± Square Feet

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

Available Units: 2

1,100-2,004± SF Retail/Office Space For Lease

- **Building 5988**
 - Unit 70: 1,100± SF
- **Building 5988**
 - Unit 55: 2,004± SF former Super Slow Zone Health Club
- 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



UNIT 70 - 1,100± SF VACANT SHELL SPACE



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

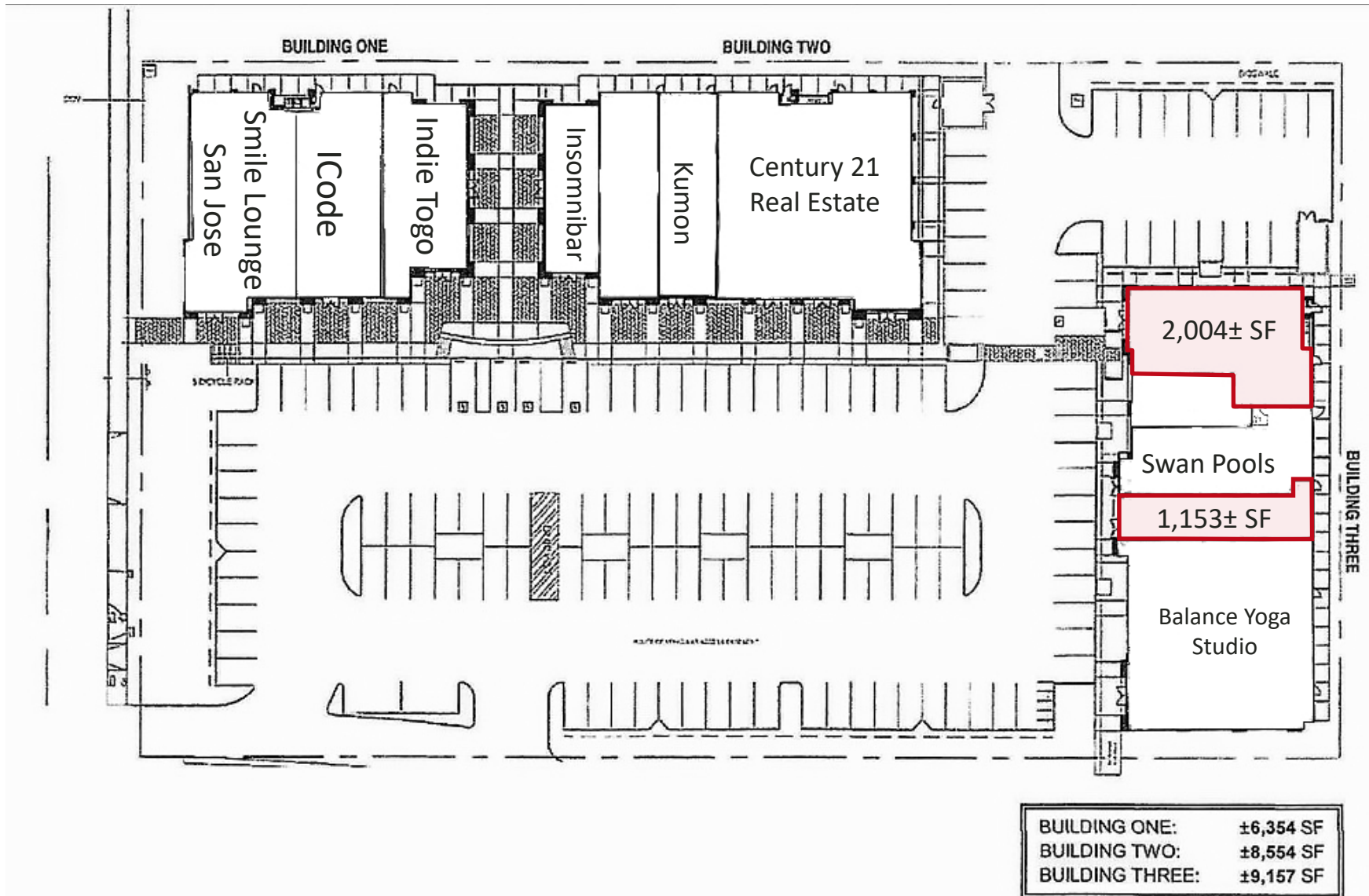
UNIT 55 - 2,004± SF FORMER SUPER SLOW ZONE HEALTH CLUB



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SITE PLAN



2024 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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