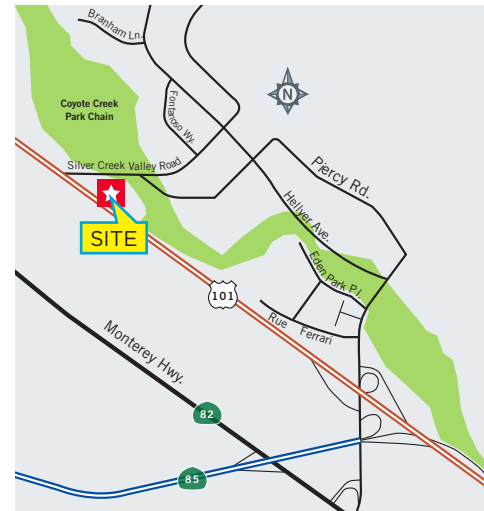
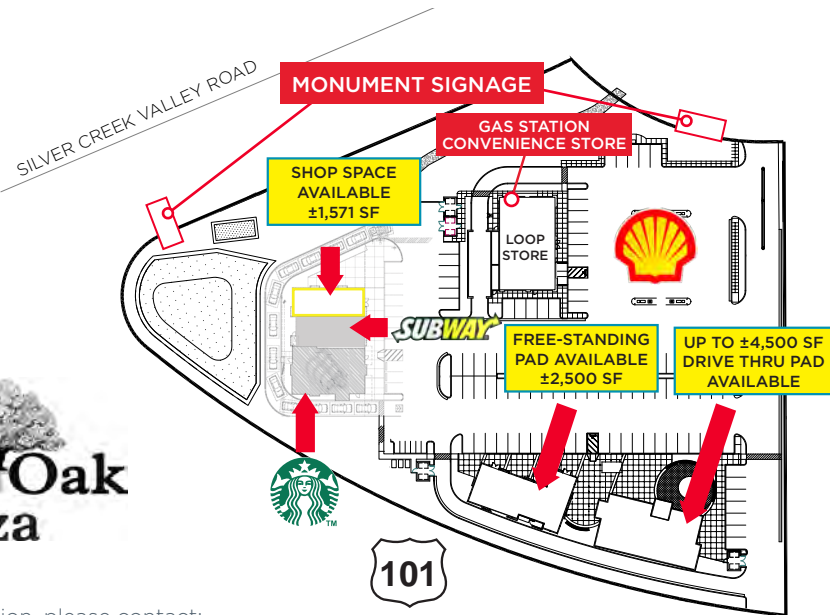


One (1) Drive Thru Highway Available PAD
 One (1) Retail Highway PAD Available
 One Retail Shop Space Remaining
 (with outdoor patio)



PROPERTY DESCRIPTION / AERIAL

- Great Visibility from Highway 101 @ Silver Creek Exit
- Opportunity to Join Starbucks, Shell, Loop Store & Subway at the Last Retail Site on Highway 101 Between Cochrane Road in Morgan Hill & Capital Expressway in San Jose
- Gateway Entrance to the Evergreen / Silver Creek Areas
- Adjacent to 92K Sq. Ft. VA Clinic (Approx. 2,000 Daily Patrons)
- 178,000 ADT (Highway 101)
- PADs are Ready Now
- Building Available Now



Silver Oak Plaza

For more information, please contact:

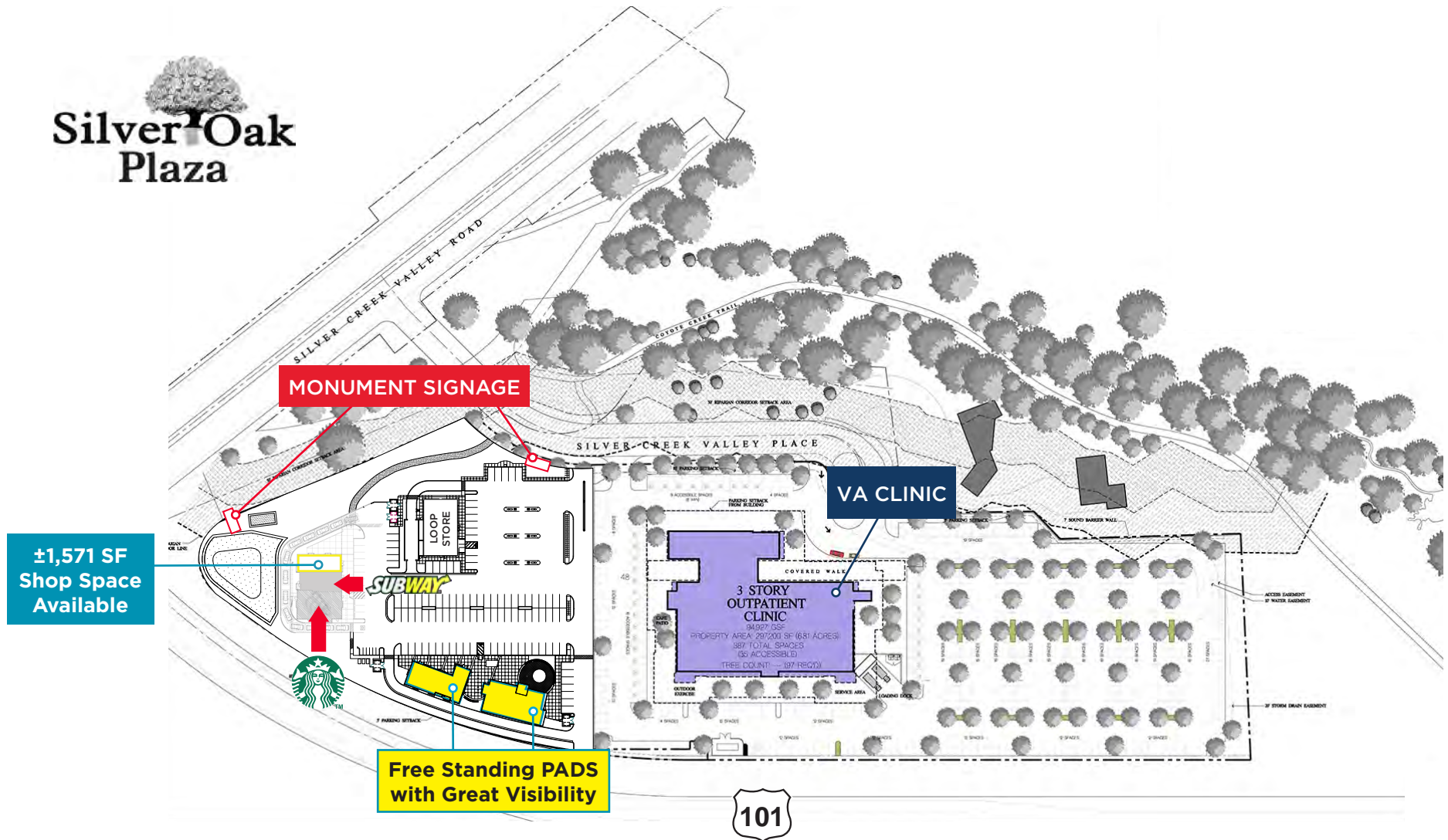
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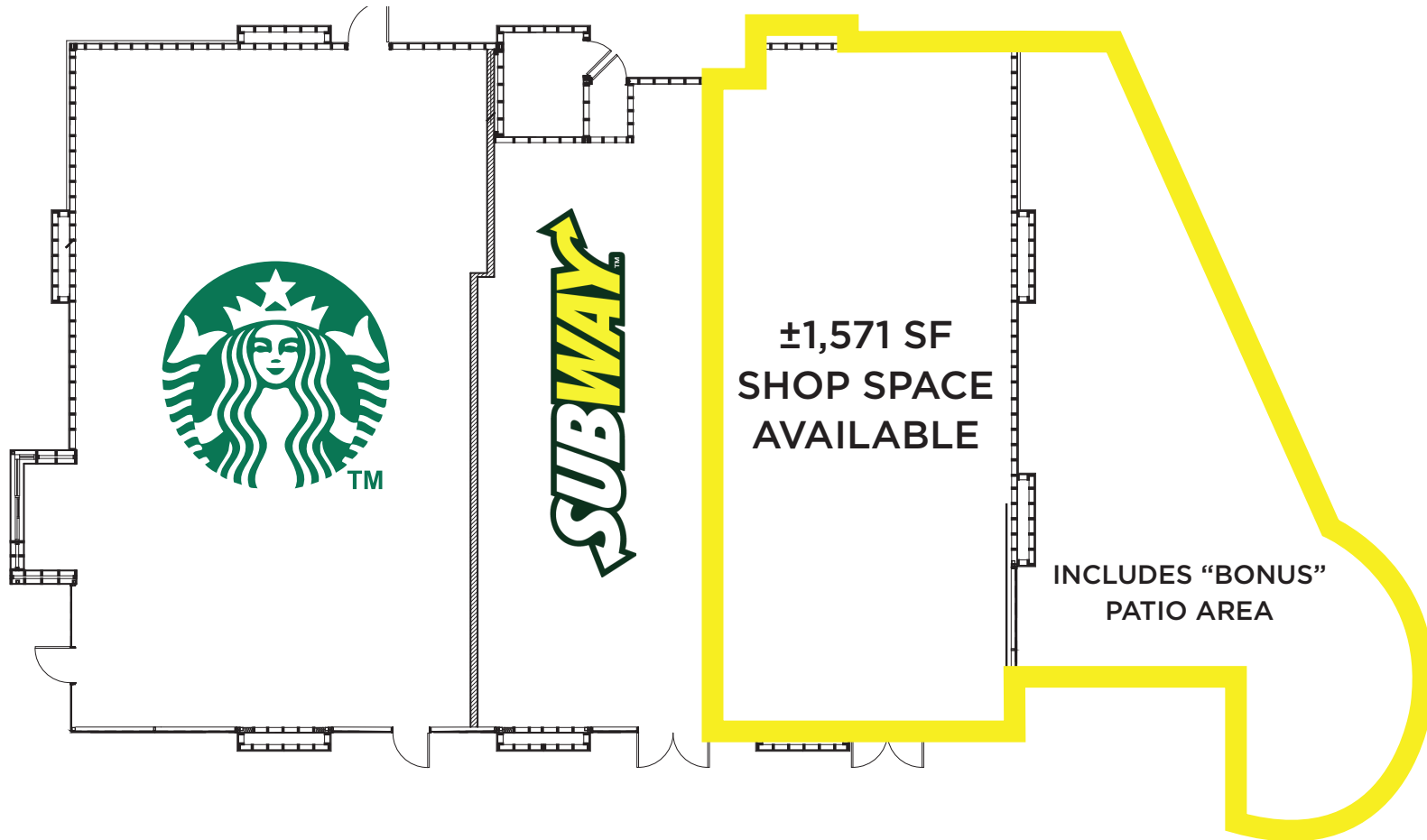
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SHOP SPACE & TWO LONG TERM GROUND LEASE PADS FOR LEASE
5855 Silver Creek Valley Place
San Jose, CA



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**Silver Oak
Plaza**

**±1,571 SF END CAP SPACE
WITH PATIO**



**PAD 2
Southern Elevations**

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RECENTLY COMPLETED AND OCCUPIED - VETERANS ADMINISTRATION



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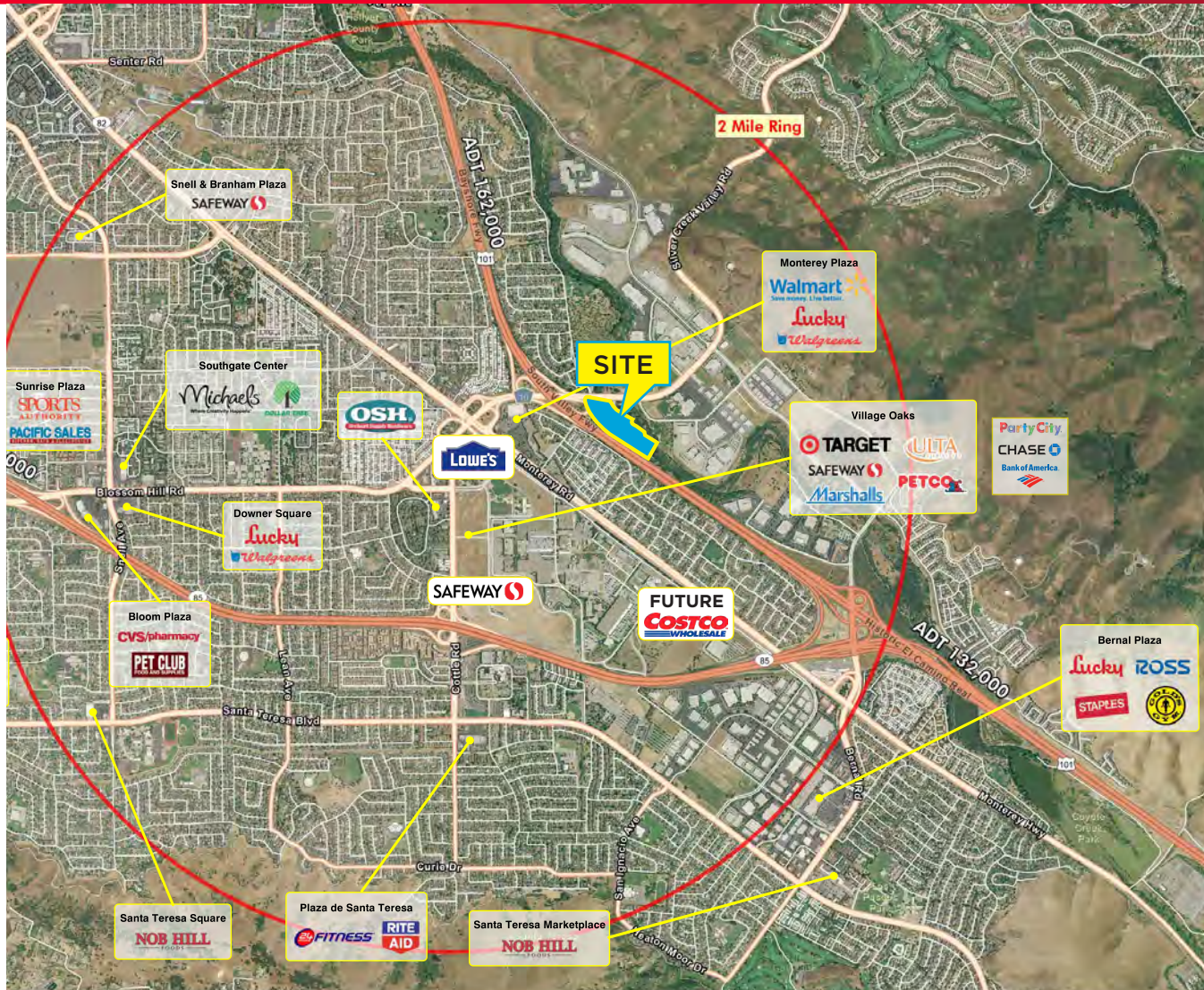
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SHOP SPACE & TWO LONG TERM GROUND LEASE PADS FOR LEASE

5855 Silver Creek Valley Place

San Jose, CA

| | 1 mile | 3 miles | 5 miles |
|--|---------------|----------------|----------------|
| Population | | | |
| 2010 Population | 1,769 | 19,122 | 51,959 |
| 2018 Population | 1,747 | 20,198 | 55,202 |
| 2023 Population | 1,734 | 20,772 | 57,184 |
| 2010-2017 Annual Rate | -0.15% | 0.67% | 0.74% |
| 2017-2022 Annual Rate | -0.15% | 0.56% | 0.71% |
| 2018 Male Population | 48.3% | 47.8% | 48.3% |
| 2018 Female Population | 51.7% | 52.2% | 51.7% |
| 2018 Median Age | 47.5 | 41.3 | 37.9 |
| Households | | | |
| 2010 Households | 699 | 8,126 | 21,779 |
| 2018 Total Households | 693 | 8,601 | 23,201 |
| 2023 Total Households | 687 | 8,849 | 24,066 |
| 2010-2017 Annual Rate | -0.10% | 0.69% | 0.77% |
| 2017-2022 Annual Rate | -0.17% | 0.57% | 0.73% |
| 2018 Average Household Size | 2.52 | 2.32 | 2.31 |
| Median Household Income | | | |
| 2018 Median Household Income | \$67,683 | \$49,275 | \$41,303 |
| 2023 Median Household Income | \$78,048 | \$55,095 | \$48,696 |
| 2017-2022 Annual Rate | 2.89% | 2.26% | 3.35% |
| Average Household Income | | | |
| 2018 Average Household Income | \$87,025 | \$66,949 | \$58,643 |
| 2023 Average Household Income | \$102,266 | \$78,325 | \$69,331 |
| 2017-2022 Annual Rate | 3.28% | 3.19% | 3.41% |
| Median Home Value | | | |
| 2018 | \$187,500 | \$131,301 | \$110,135 |
| 2023 | \$240,000 | \$147,343 | \$129,414 |
| Data for all businesses in area | | | |
| | 1 mile | 3 miles | 5 miles |
| Total Businesses: | 48 | 892 | 2,727 |
| Total Employees: | 416 | 19,309 | 48,013 |
| Total Residential Population: | 1,747 | 20,198 | 55,202 |
| Employee/Residential Population Ratio: | 0.24:1 | 0.96:1 | 0.87:1 |
| Population Summary | | | |
| 2018 Total Daytime Population | 1,132 | 26,559 | 75,346 |
| Workers | 362 | 16,152 | 46,180 |
| Residents | 770 | 10,407 | 29,166 |

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