



**CANYON CREEK PLAZA**  
Silver Creek Valley Rd.  
at Beaumont Canyon Rd.  
SAN JOSE, CALIFORNIA 95138

# Multi-Tenant Building For Lease



**NEW SEASONS**

MARKET

Comerica Bank



Mexico  
Lindo



## PROPERTY INFORMATION:

- **Orangetheory** Fitness Co-Tenant
- 1,337± SF Available, Retail/Medical/Office
- Small Office Suite: 325± SF, Ideal for Self-Employed or Start Up
- Ideally Positioned in the Silver Creek Community with Close Proximity to Edenvale Technology Park (Over 15,000 Employees)
- Available Now
- Call for Pricing

## ESTIMATE DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	9,072	141,677	372,831
AVG. HH INCOME:	\$206,680	\$126,487	\$110,042

## FOR MORE INFORMATION CONTACT:

**Ryan Warner**

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[rwarn@moinc.net](mailto:rwarn@moinc.net)

**(408) 378-5900**

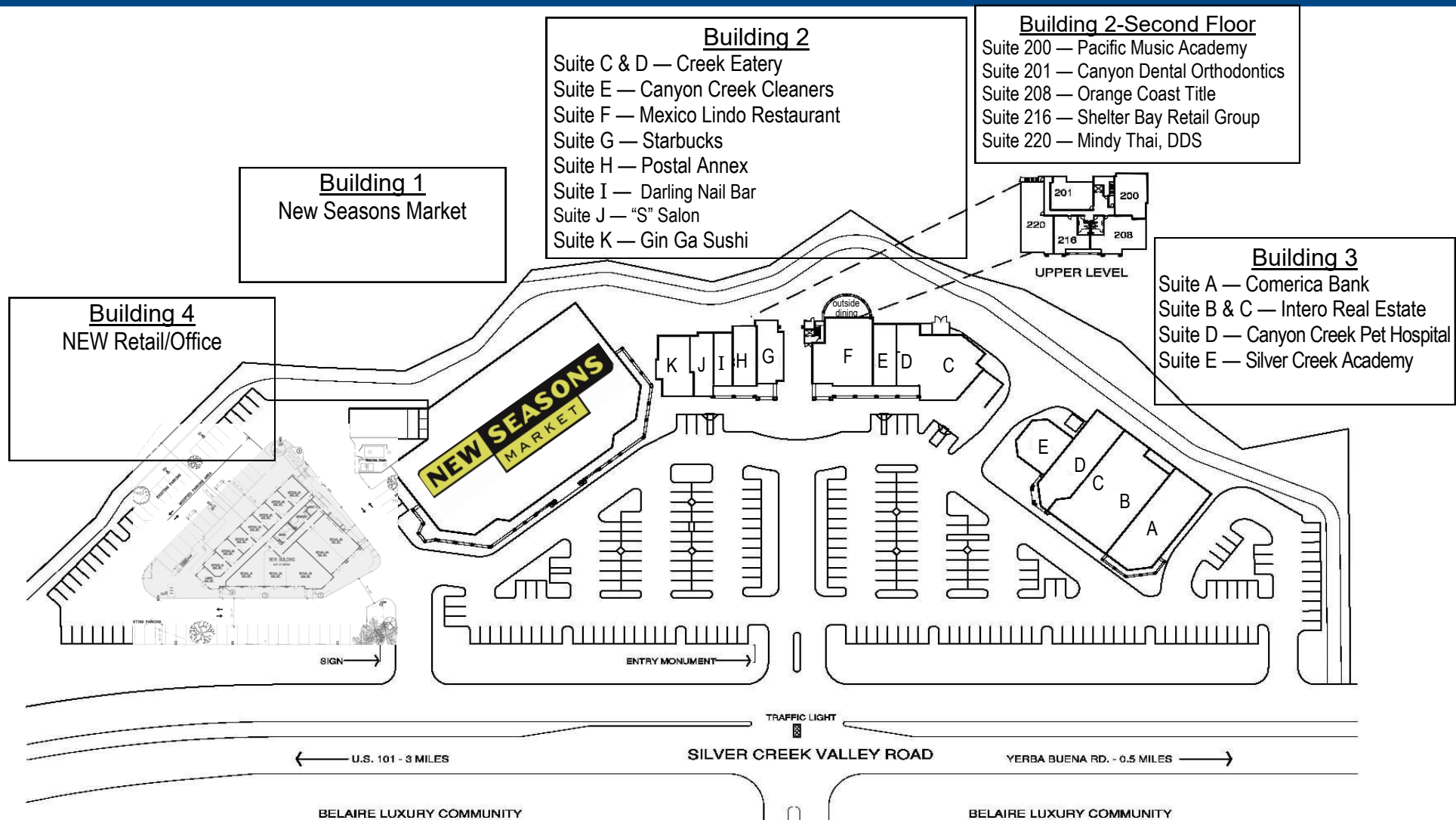
MEACHAM/OPPENHEIMER, INC.  
CORFAC INTERNATIONAL  
8 No. San Pedro St., Suite 300  
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**Building 2**  
 Suite C & D — Creek Eatery  
 Suite E — Canyon Creek Cleaners  
 Suite F — Mexico Lindo Restaurant  
 Suite G — Starbucks  
 Suite H — Postal Annex  
 Suite I — Darling Nail Bar  
 Suite J — “S” Salon  
 Suite K — Gin Ga Sushi

**Building 2-Second Floor**  
 Suite 200 — Pacific Music Academy  
 Suite 201 — Canyon Dental Orthodontics  
 Suite 208 — Orange Coast Title  
 Suite 216 — Shelter Bay Retail Group  
 Suite 220 — Mindy Thai, DDS

**Building 1**  
 New Seasons Market

**Building 4**  
 NEW Retail/Office

**Building 3**  
 Suite A — Comerica Bank  
 Suite B & C — Intero Real Estate  
 Suite D — Canyon Creek Pet Hospital  
 Suite E — Silver Creek Academy



← U.S. 101 - 3 MILES      SILVER CREEK VALLEY ROAD      YERBA BUENA RD. - 0.5 MILES →

BELAIRE LUXURY COMMUNITY      BELAIRE LUXURY COMMUNITY

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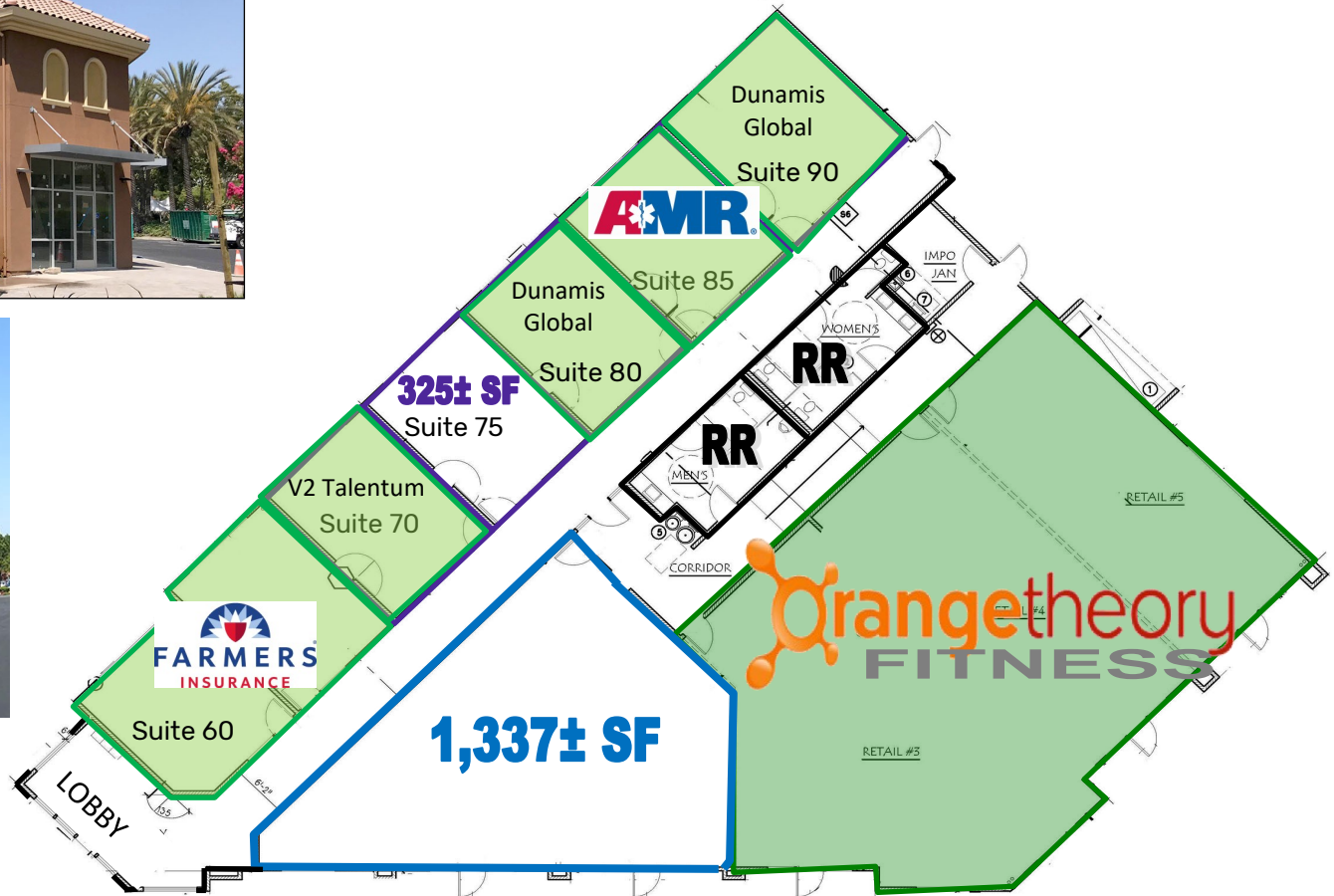


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The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

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**NEW BUILDING**



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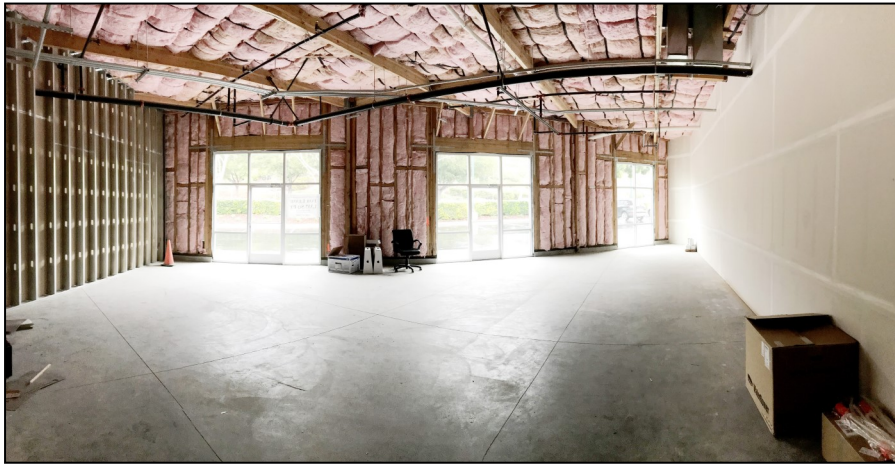
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**1,337 Square Foot Retail Space**

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