

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

# Prime Retail and Executive Suites For Lease



## PROPERTY INFORMATION:

- 1,138± SF (Former Dry Cleaners )
- Executive Suites: 325± SF to 395± SF
- Close Proximity to Edenvale Technology Park (Over 15,000 Employees)
- Ideally Positioned in the Silver Creek Neighborhood
- Much of the Surrounding Residential Traffic Flows onto Silver Creek Valley Road
- Stretchlab Coming Soon
- \$3.50—\$4.00 PSF, plus NNN

## FOR MORE INFORMATION CONTACT:

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**(408) 477-2505**

**NEW SEASONS**  
MARKET

**Orangetheory**

**Comerica Bank**

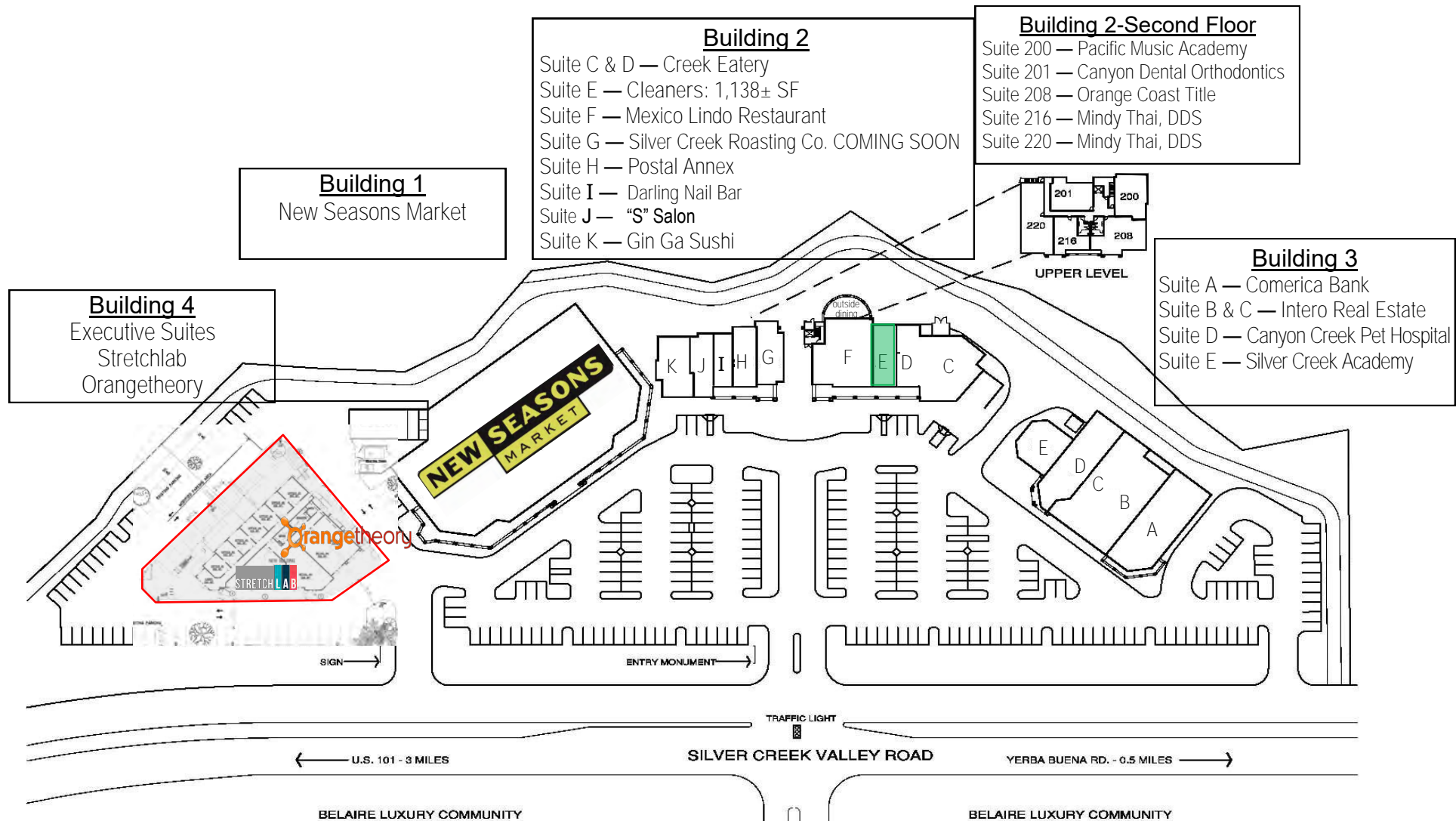
**Mexico  
Lindo**

**INTERO**  
REAL ESTATE SERVICES



**COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT**

8 N. San Pedro Street, Suite 300 San Jose, California 95110  
Tel: 408.378.5900 [www.moinc.net](http://www.moinc.net)



**Building 1**  
New Seasons Market

**Building 2**  
Suite C & D — Creek Eatery  
Suite E — Cleaners: 1,138± SF  
Suite F — Mexico Lindo Restaurant  
Suite G — Silver Creek Roasting Co. COMING SOON  
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 — Mindy Thai, DDS  
Suite 220 — Mindy Thai, DDS



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

**Building 4**  
Executive Suites  
Stretchlab  
Orangetheory

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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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## BUILDING 4



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## ESTIMATE DEMOGRAPHICS:

|                 | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|-----------------|---------------|----------------|----------------|
| POPULATION:     | 9,072         | 141,677        | 372,831        |
| AVG. HH INCOME: | \$221,437     | \$139,341      | \$120,734      |

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