

±25,000 SF Anchor Space (Available Oct 2026)
±1,138 SF Retail Space Available

Canyon Creek Plaza

5601-5667 Silver Creek Valley Road
San Jose, CA 95138



James Chung | jchung@theeoniccompany.com | (408) 400-7017 | CA RE License #01408190
Matt Sweeney | msweeney@theeoniccompany.com | (408) 863-1444 | CA RE License #01746896
Marisa Delgado | mdelgado@theeoniccompany.com | (408) 400-7014 | CA RE License #01917354

Perform
Properties



PROPERTY DETAILS

Highlights

Anchor Space Available (Oct 2026)
±25,000 SF Silver Creek Community Market now available; rare anchor opportunity in a neighborhood shopping center.

Dense, Affluent Trade Area
average HH income \$282,609 within 1 mile; median home value \$1.9M.

Convenient Neighborhood Access
Serving the Silver Creek and Evergreen submarkets with 14,000 ADT on Silver Creek Valley Road.

Tenant Mix

Orange Coast Title Co., Orangetheory Fitness, Silver Creek Academic Academy

Shopping Center GLA

±64,662 SF

Availability

Anchor Space: ±25,000 SF
Suite 1 – ±1,138 SF



Demographics

	1 MILE	3 MILES	5 MILES
2025 Total Population	7,782	138,797	370,362
2025 Daytime Population	5,414	102,250	281,058
2025 Average Household Income	\$282,609	\$200,385	\$186,965

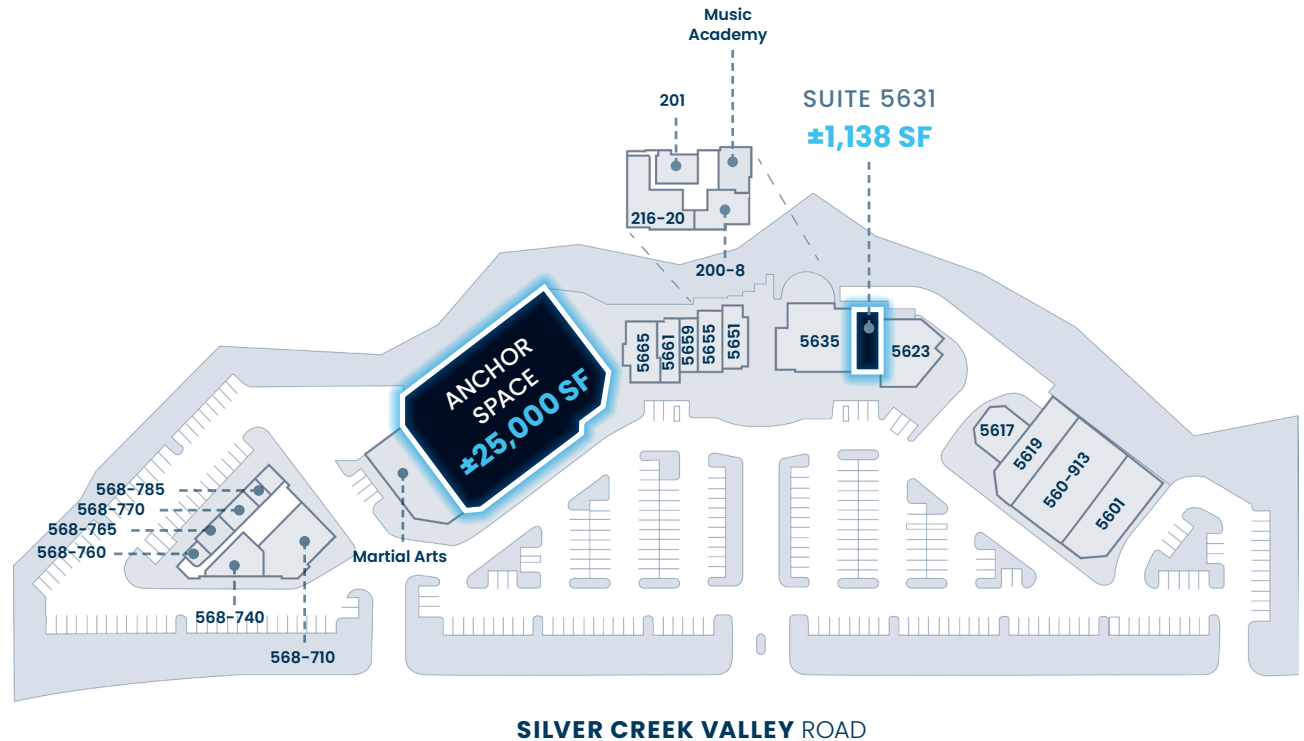
Traffic Counts

	AVG DAILY TRAFFIC
Silver Creek Valley Road	14,000
Bentley Ridge Dr	945

Source: ©2025 Esri.

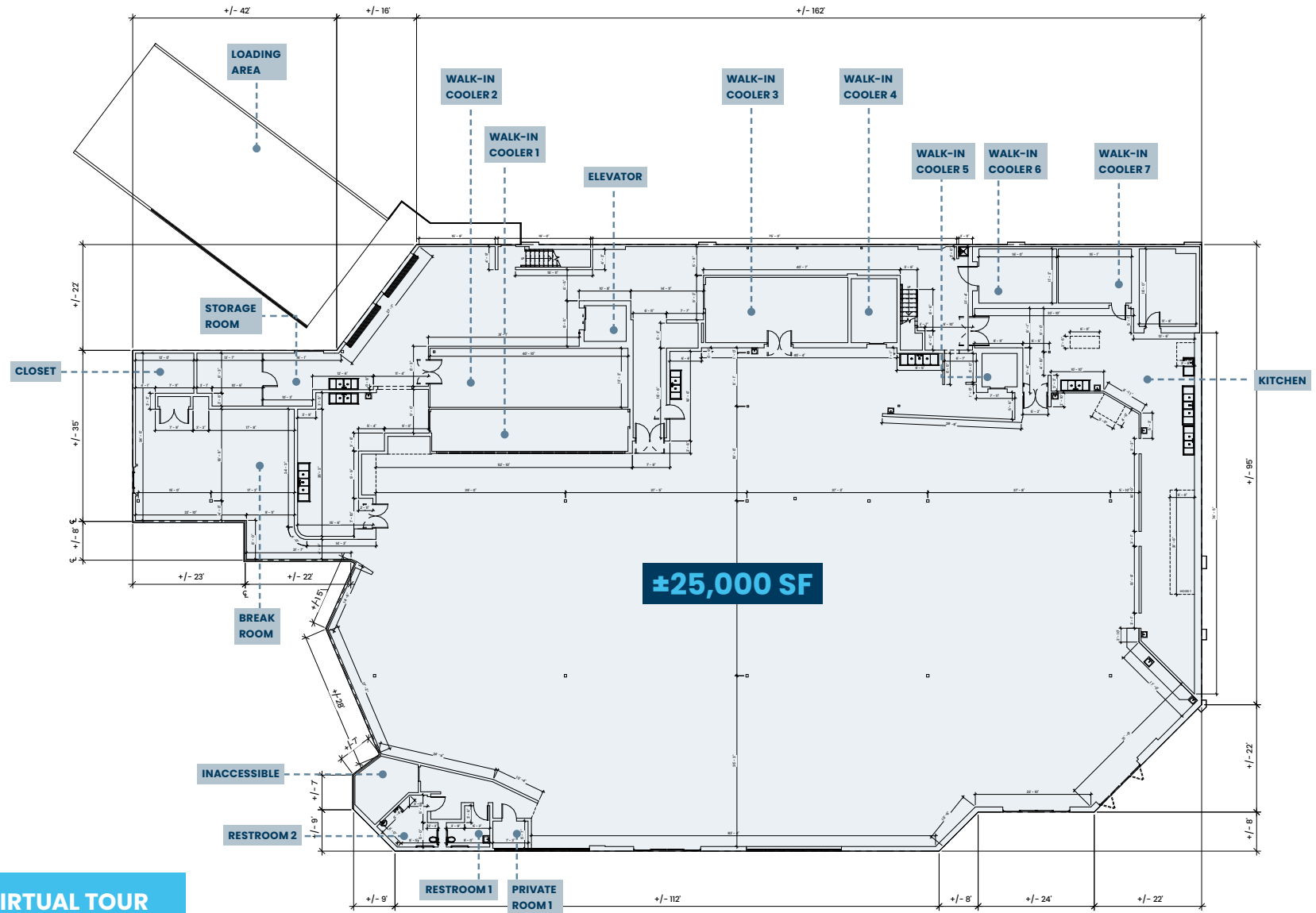
SITE PLAN & AVAILABILITY

Suite	Tenant	SF
5631	Available	1,138
201	AI Care	1,013
568760	Adhere	325
568785	American Indian Health	325
5617	Canyon Creek Pet Hospital	2,744
5601	Comerica Bank	3,863
5651	Con Azucar Cafe	1,274
5623	Creek Eatery	3,631
5661	Dreamality	811
5687	Execustaff HR	650
5665	Gin Ga Sushi	1,809
560913	Intero Res Inc.	5,454
5635	Mexico Lindo	3,164
216 20	Mindi Thai DDS	2,480
200-8	Orange Coast Title Co.	2,445
568710	Orange Theory Fitness	2,778
568770	Pinnacle Elite Corp	650
5655	Postal Annex	1,138
5619	Silver Creek Academic Academy	1,490
5667	Available (October 2026)	25,000
5659	S Salon	748
568740	Stretch Lab	1,337
568790	Toni Julian International	395



SUITE 5667 FLOOR PLAN

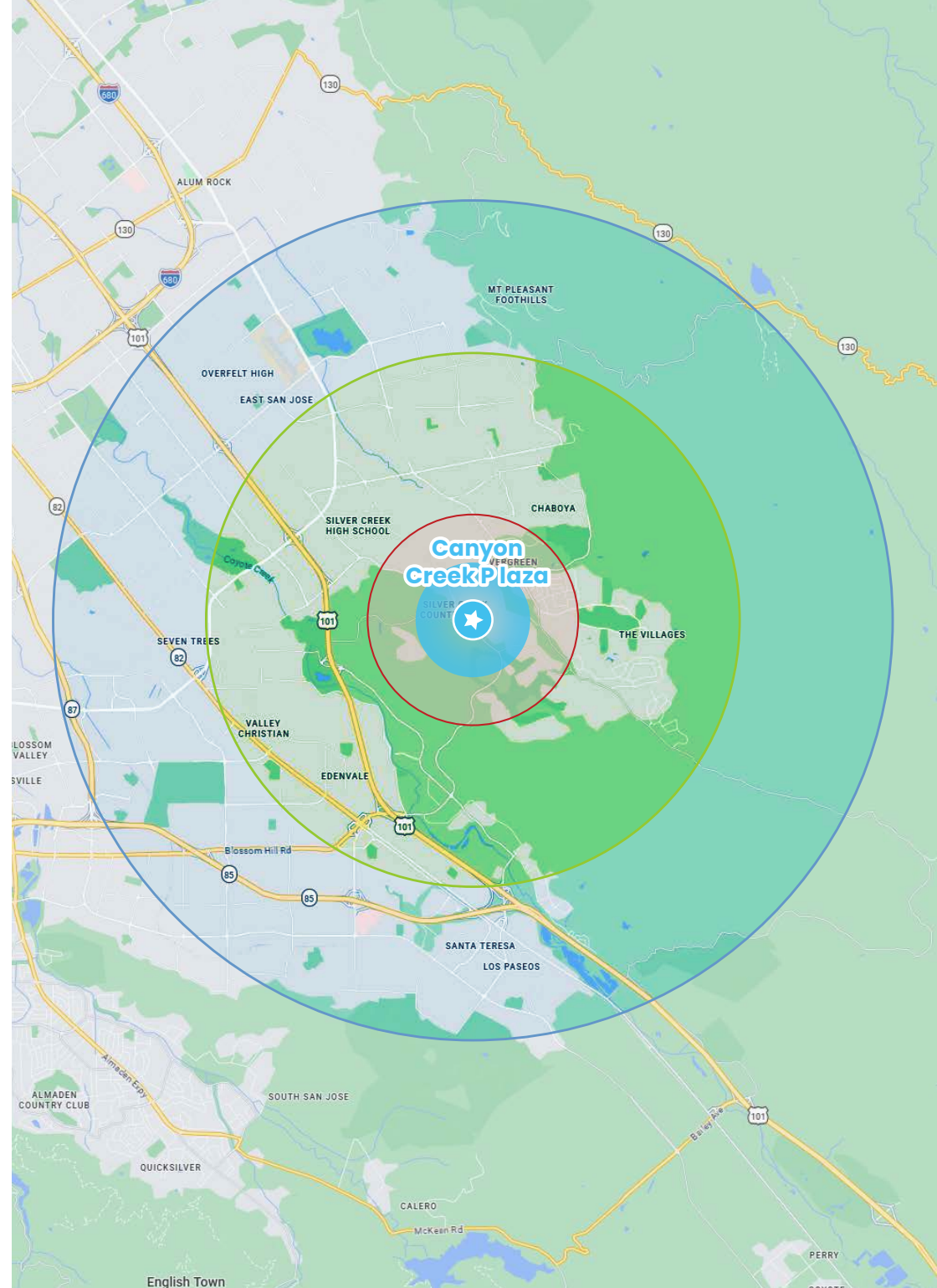
ANCHOR SPACE
AVAILABLE OCTOBER 2026



[CLICK FOR VIRTUAL TOUR](#)

2025 DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Population	5,414	102,250	281,058
2025 Total Population	7,782	138,797	370,632
2030 Total Population (Estimate)	7,601	135,827	363,641
Median Age	43.6	41.4	39.6
2025 Total Households	2,364	39,448	109,299
Total Occupied Housing Units	2,412	40,502	112,675
Total Owner Occupied Housing Units	87.9%	72.8%	64.4%
Total Renter Occupied Housing Units	12.1%	27.2%	35.6%
Average Household Income	\$282,609	\$200,385	\$186,965
Median Household Income	\$230,856	\$158,126	\$142,699
Per Capita Income	\$84,433	\$57,179	\$55,169
Median Home Value	\$1,946,755	\$1,243,953	\$1,124,680
% Population 25 yrs + Some College	7.8%	14.4%	15.5%
% White Collar Occupations	87.6%	63.9%	61.4%
% Blue Collar Occupations	6.7%	17.9%	19.0%
Average Household Size	3.29	3.50	3.36



CUSTOMER PROFILE

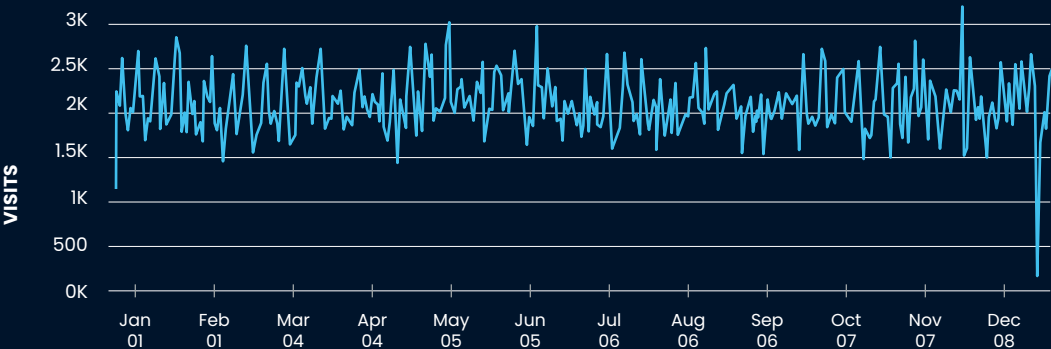
Audience Overview

Bachelor's Degree or Higher	42.1%
Median Age	38.7
Persons per Household	3.31

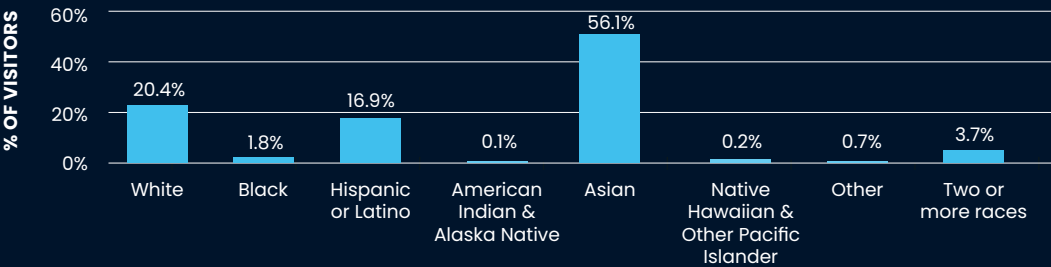
Metrics

Visits	796K
Visitors	151.4K
Visitors Frequency	5.26

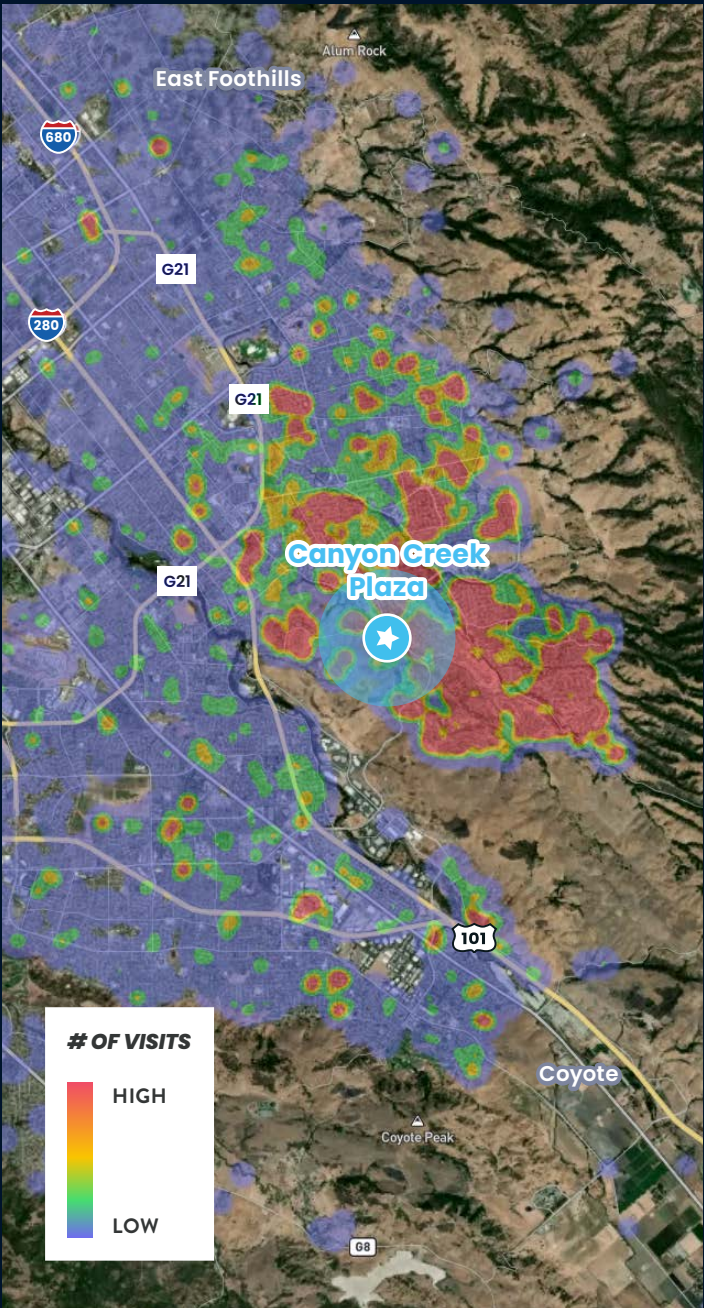
Visits / Weekly



Most Common Ethnicity



Data provided by Placer Labs, Inc.



IMMEDIATE TRADE AREA



PHOTO GALLERY



Canyon Creek Plaza

5601-5667 Silver Creek Valley Road, San Jose, CA 95138

James Chung jchung@theeconiccompany.com | (408) 400-7017 | CA RE License #01408190

Matt Sweeney msweeney@theeconiccompany.com | (408) 863-1444 | CA RE License #01746896

Marisa Delgado mdelgado@theeconiccompany.com | (408) 400-7014 | CA RE License #01917354

Perform
Properties

