



Excess Properties

For Sale/Lease



3155 SILVER CREEK RD | SAN JOSE, CA

- Target anchored outparcel opportunity
- Strong demographics with an Average Household Income of approx. \$112,000 within 1 mile
- Daytime population of \pm 460,000 within 5 miles

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Size

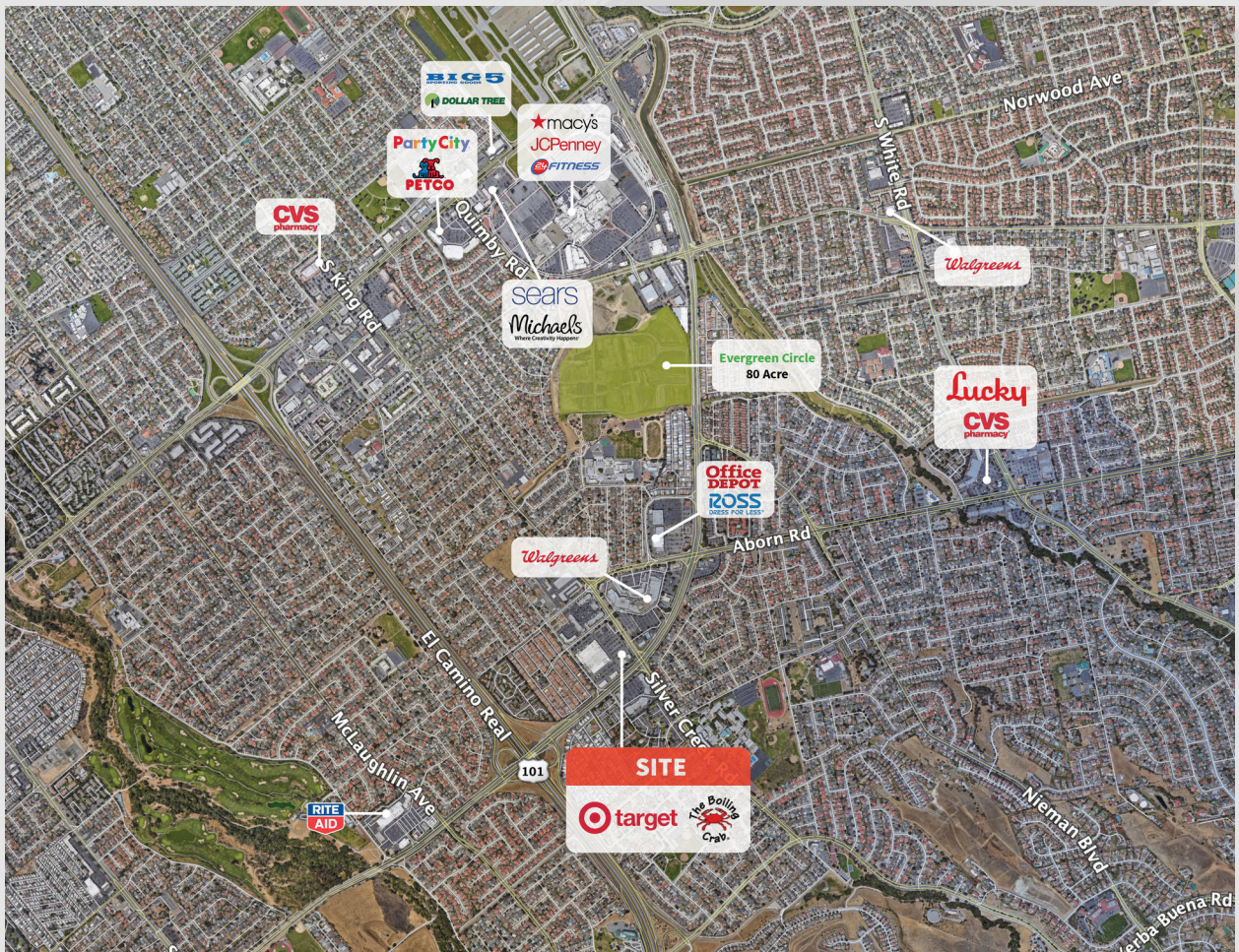
\pm 5,000 SF Outparcel

Traffic Counts

Capitol Expy : 118,850 CPD

Silver Creek Rd : 22,820 CPD

Aerials









Key Area Retailers

Target
The Boiling Crab

Chase Bank
Walgreens

Ross Dress for Less
TMobile

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	32,525	243,958	557,488
 Daytime Population	21,536	177,368	460,556
 Total Housing Units	7,792	60,129	157,865
 Median Age	36	35	35
 Average Household Income	\$111,858	\$114,573	\$110,503
 Median Household Income	\$85,904	\$86,618	\$81,923

Top Tapestry Lifestyle Segments 3 Mile Radius



URBAN VILLAGES

30.9%

We are multicultural, multigenerational, and multilingual. We're risk takers, but we focus on our children and maintain gardens. We rely heavily on our smart phones and love the Home Shopping Network, Costco, Whole Foods, Target, and Nordstrom.



PACIFIC HEIGHTS

26.1%

We live in upscale neighborhoods on the edges of metropolitan areas, especially in coastal areas. We have the highest percentage of Asian and multiracial families. We have white-collar jobs and enjoy nice food, clothing, and gadgets.



LAS CASAS

11.2%

We live in family-oriented, multigenerational households. We buy products for our children and we value convenience. We enjoy the latest trends and fashions. We're young and frequently rent, but we're stable. Our communities are more impacted by new immigrants than local moves.