



SILVER CREEK PLAZA

E Capitol Expressway at Aborn Rd, San Jose, CA

Developed for this upscale residential community in San Jose, Silver Creek is a key shopping destination for over 235,000 people within a 3-mile radius. With easy access to East Capitol Expressway, Silver Creek's tenants include Walgreens, Bank of America, and Wendy's.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 131,821 SQ. FT.

LAT/LONG 37.30933 N, -121.81062 W

TRAFFIC COUNTS E CAPITOL EXPRESSWAY & ABORN RD - 88,240

CONTACT

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Property Manager
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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

TENANT LIST

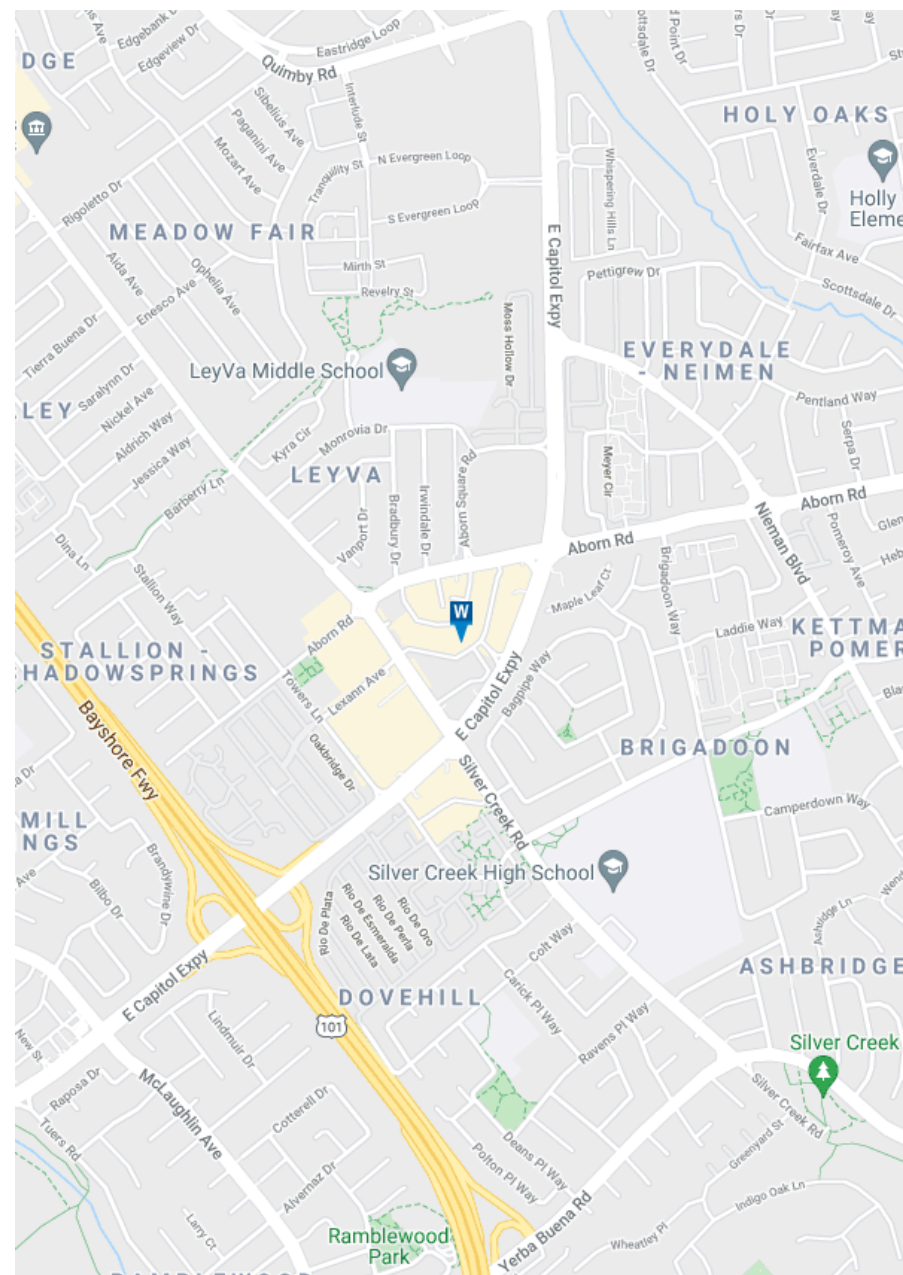
B0A	R & B Tea	2,125 SF	D0A	AAA	3,040 SF	E0G	Vietnamese	
B0B	Com Tam Thien		D0C	8 Elements	3,370 SF		Restaurant	1,800 SF
	Huong	2,550 SF	D0E	Popeye	2,300 SF	R0A	T-Mobile	2,390 SF
B0C	Silver Creek Dental		D0F	Kumon Math and		R0B	Sonoma Chicken	
	Group	2,200 SF		Reading Center	2,700 SF		Coop	5,706 SF
B0D	Namaste Plaza	3,925 SF	D0H	Pet Food Express	7,000 SF	R0C	Bank of America	6,000 SF
B0F	Quality Pet Spa	925 SF	D0K	Available	7,000 SF	R0D	Speedee Lube	3,000 SF
B0G	Available	760 SF	D0M	Walgreens	16,000 SF	R0E	Wendy's	2,520 SF
B0H	Advanced		E0A	Capitol Pure Water	800 SF	R0F	Starbucks	1,800 SF
	Connection	310 SF	E0B	Subway	800 SF	RAA	Provident Credit	
C0A	Sprouts Farmers		E0C	L&L Hawaiian			Union	2,161 SF
	Market	30,130 SF		Barbeque	1,000 SF	RAC	Chase Bank	3,600 SF
C0C	My Salon Suites	7,563 SF	E0D	Krazy Churros	1,000 SF	RFB	Bonne Baguette	1,650 SF
C0H	Banfield Pet		E0E	Little Caesars	1,500 SF			
	Hospital	2,696 SF	E0F	Pro Nail Art	1,500 SF			

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	31,400	113,023	236,588	542,050
Average Household Income	\$114,246	\$120,231	\$120,651	\$120,429
Population Trends				
2000 Population	31,791	110,646	221,345	493,110
2010 Population	30,506	110,444	230,163	513,402
2020 Population	31,400	113,023	236,588	542,050
2025 Population	31,043	112,019	234,959	546,992
Absolute Growth 2010 to 2020'	2.93%	2.33%	2.79%	5.58%
Projected Growth 2020 to 2025'	-1.14%	-0.89%	-0.69%	0.91%
Race & Ethnicity				
% White	7.28%	7.79%	9.08%	18.58%
% Black	2.65%	2.54%	2.4%	2.9%
% Asian	51.21%	50.2%	43%	32.15%
% Other	2.64%	2.49%	2.66%	3.24%
% Hispanic	36.22%	36.99%	42.86%	43.13%
Income & Education				
Median Household Income	95,154	96,416	94,603	92,557
Average Household Income	\$114,246	\$120,231	\$120,651	\$120,429
% College Graduates	36.01%	38.2%	36.63%	39.29%
Age				
Median Age	37.2	36.9	36.3	36.6
% Age < 18	23.82%	24.21%	25.09%	24.84%
% Age 65 +	14.22%	13.6%	12.8%	13.14%
Households & Housing				
Households	7,654	27,742	59,142	155,757
Average Household Size	4.06	4.05	3.98	3.43
Median Housing Value	\$724,627	\$781,131	\$785,867	\$798,747
% Owner Occupied Housing	66.89%	65.16%	62.22%	55.83%
% Renter Occupied Housing	30.44%	32.3%	35.1%	40.26%
% Vacant Housing	2.67%	2.54%	2.68%	3.91%
Workplace & Workers				
Number of Businesses	680	1,813	3,464	10,320
% White Collar	57.26%	59.41%	58.39%	61.09%
% Blue Collar	42.74%	40.59%	41.61%	38.91%



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