

**FOR LEASE** · Retail / Restaurant  
1,206 SF



# Paloma Plaza

Unit 118

3005 Silver Creek Rd  
San Jose, CA 95121

EXCLUSIVE AGENT:

**Denise Lupretta** CA DRE: 01735925

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3005 Silver Creek Rd, Unit 118

SAN JOSE, CA 95121

Property  
Information

## Property Info

**ADDRESS:** UNIT 118  
3005 Silver Creek Road  
San Jose, CA 95121

**SIZE:** 1,202 Square Feet

**USE TYPE:** Retail / Restaurant

**PRICE:** \$3.90 / SF + NNN

## Highlights

- Infrastructure to Support Possible Restaurant / Café Use
- Front and Back Facade Signage with High Visibility
- Central Location in Busy Plaza
- Convenient On-Site Parking Lot
- Great Location Near Main Thoroughfare Serving San Jose's Evergreen and Silver Creek Neighborhood
- Immediate Neighborhood Surrounded by High Density Residential and Complimentary Retail Uses
- High Daytime Population and High Traffic Counts



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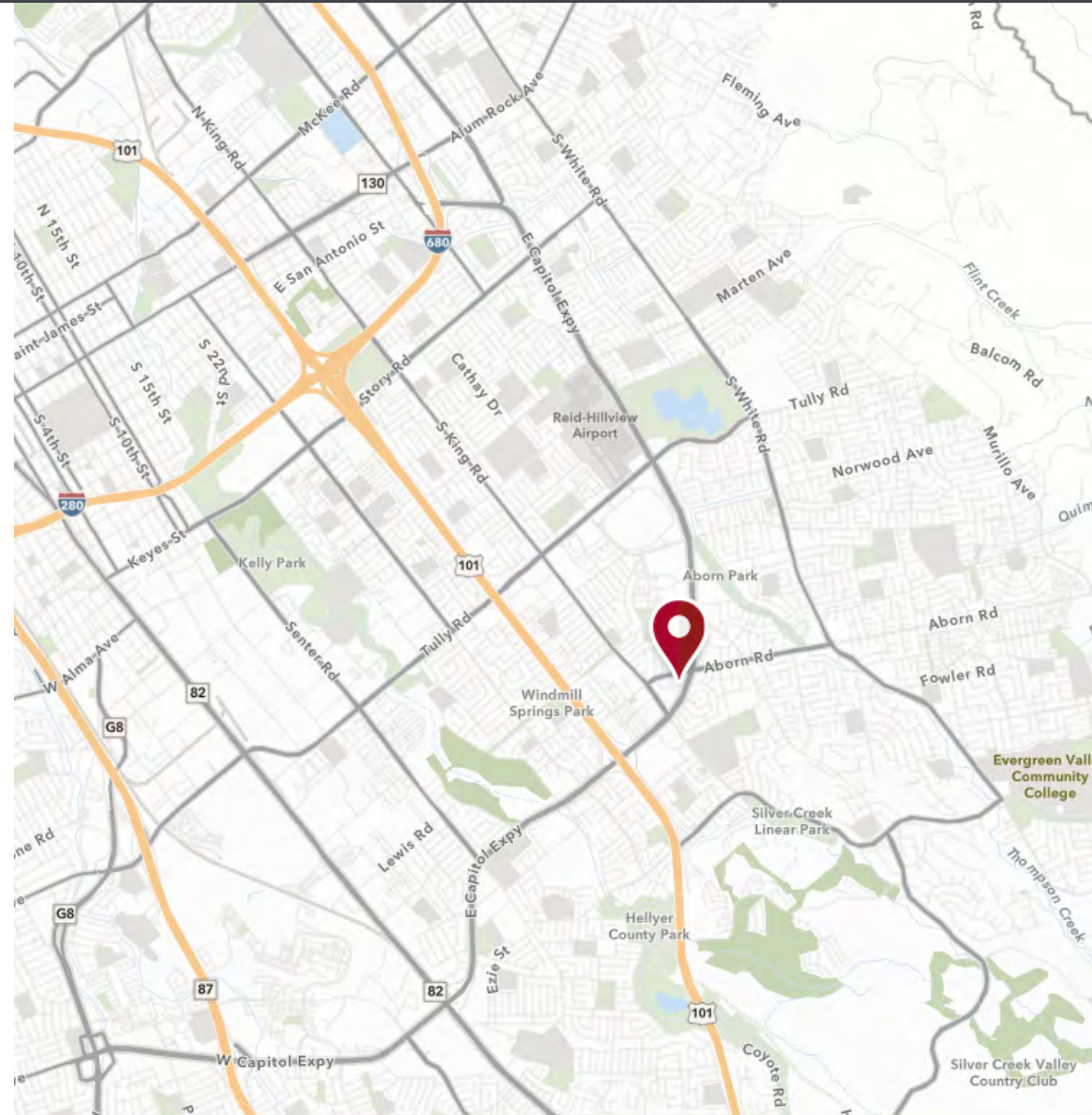
## Demographic Information

### Demographics

BY DISTANCE	1 MILE	3 MILE	5 MILE
Avg Household Income	\$152,839	\$167,149	\$164,636
Total Population	33,540	226,664	532,427
Daytime Population	23,465	163,501	433,594

### Traffic Counts

CARS PER DAY	
Aborn Road	15,000 ADT
Silver Creek Road	24,216 ADT
S. King Road	23,465 ADT
E. Capitol Expressway	73,240 ADT



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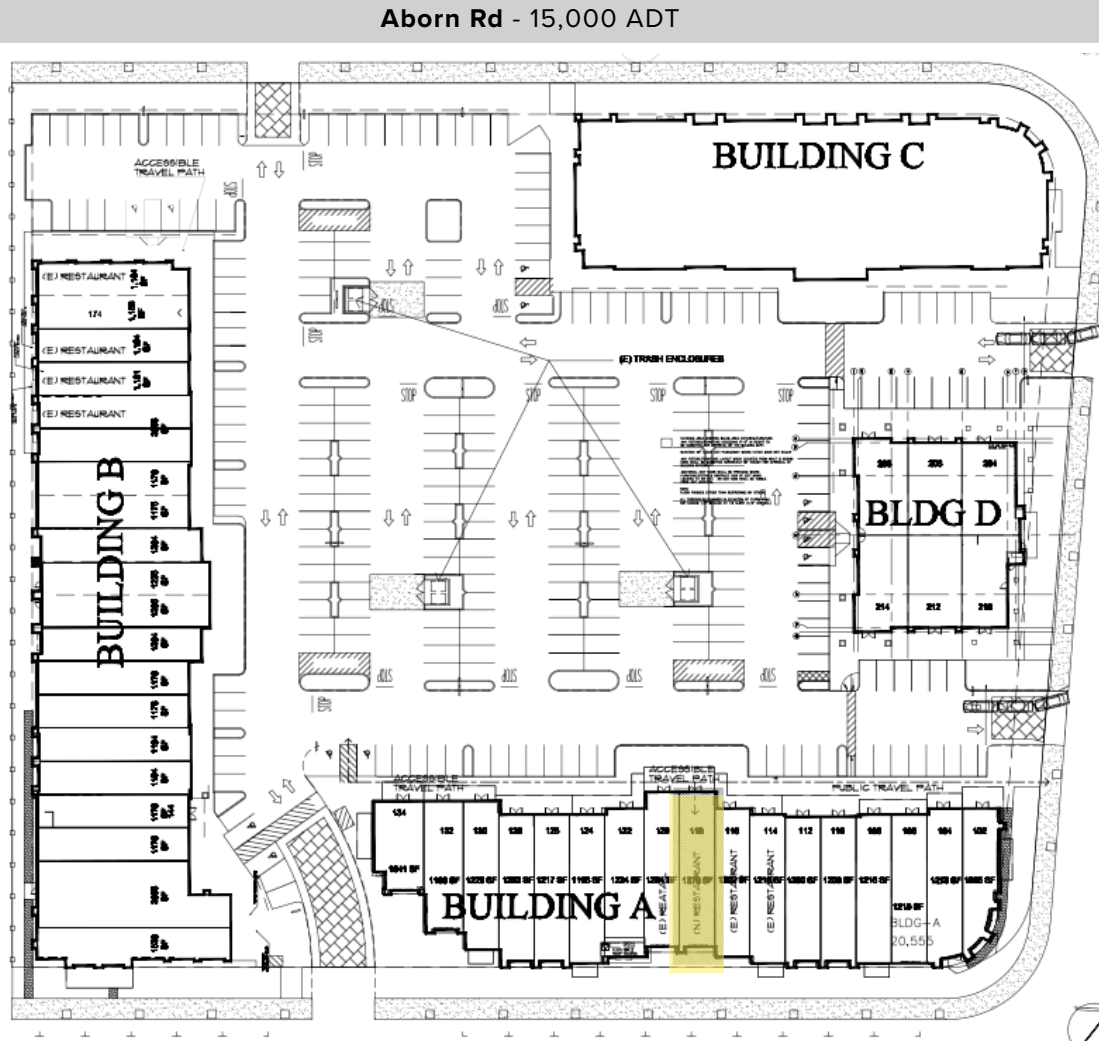
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## Site Plan For Reference Only

### Site Plan

**BUILDING A**  
Unit 118 - 1,202 SF



Aborn Rd - 15,000 ADT

Lexann Rd - 697 ADT

Silver Creek Rd - 24,216 ADT

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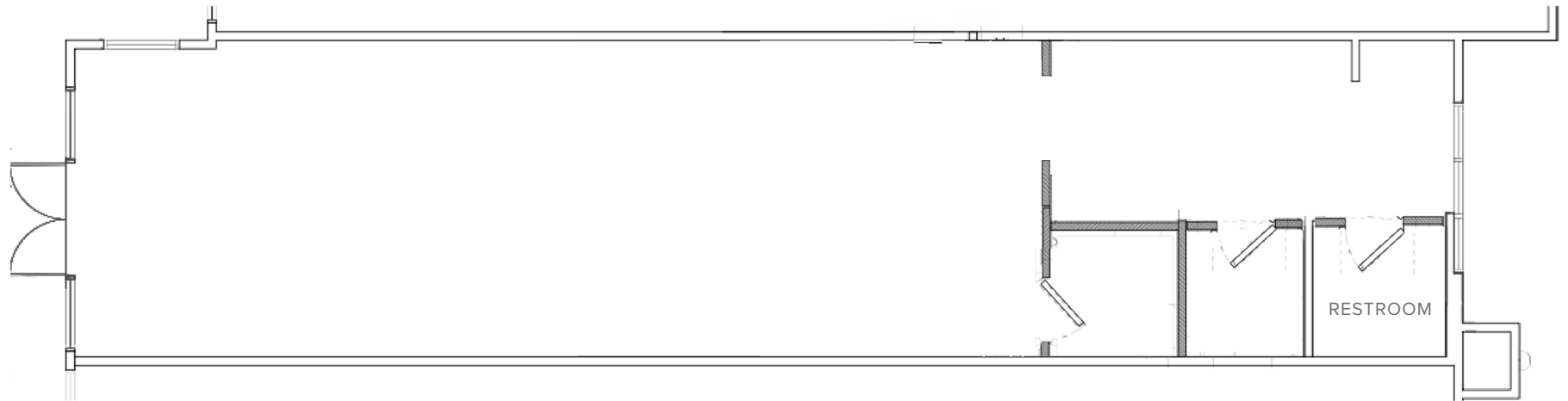
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## Floor Plan Unit 118 Interior

### Floor Plan *\*Interior Not to Scale*



### Unit 118 - 1,202 SF

- Central Location within Plaza
- In-Suite Restroom
- Infrastructure for Possible Restaurant / Café
- Front Double Doors
- Front and Back Facade Signage
- Outdoor Shared Commercial Trash Receptacles



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## Aerial Map

(Close Up)



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## Aerial Map (Nearby Retailers)

