

CANYON CREEK PLAZA

5601-5667 SILVER CREEK VALLEY ROAD | SAN JOSE, CA 95138

Perform Properties

Property Details

Owned GLA 64,662 SF
Availability 2 Suites | 1,533 SF

Overview

- Located on Silver Creek Valley Road at Beaumont Canyon Drive.
- High above south San Jose, the Evergreen Valley/Silver Creek neighborhood is an enclave of high-income households and beautiful homes in both planned and gated communities.
- This unique Silicon Valley property is anchored by New Seasons Market.
- Serves as a neighborhood hub with a mix of dining, retail, and service-oriented businesses, fostering a strong sense of community.

Tenant Mix



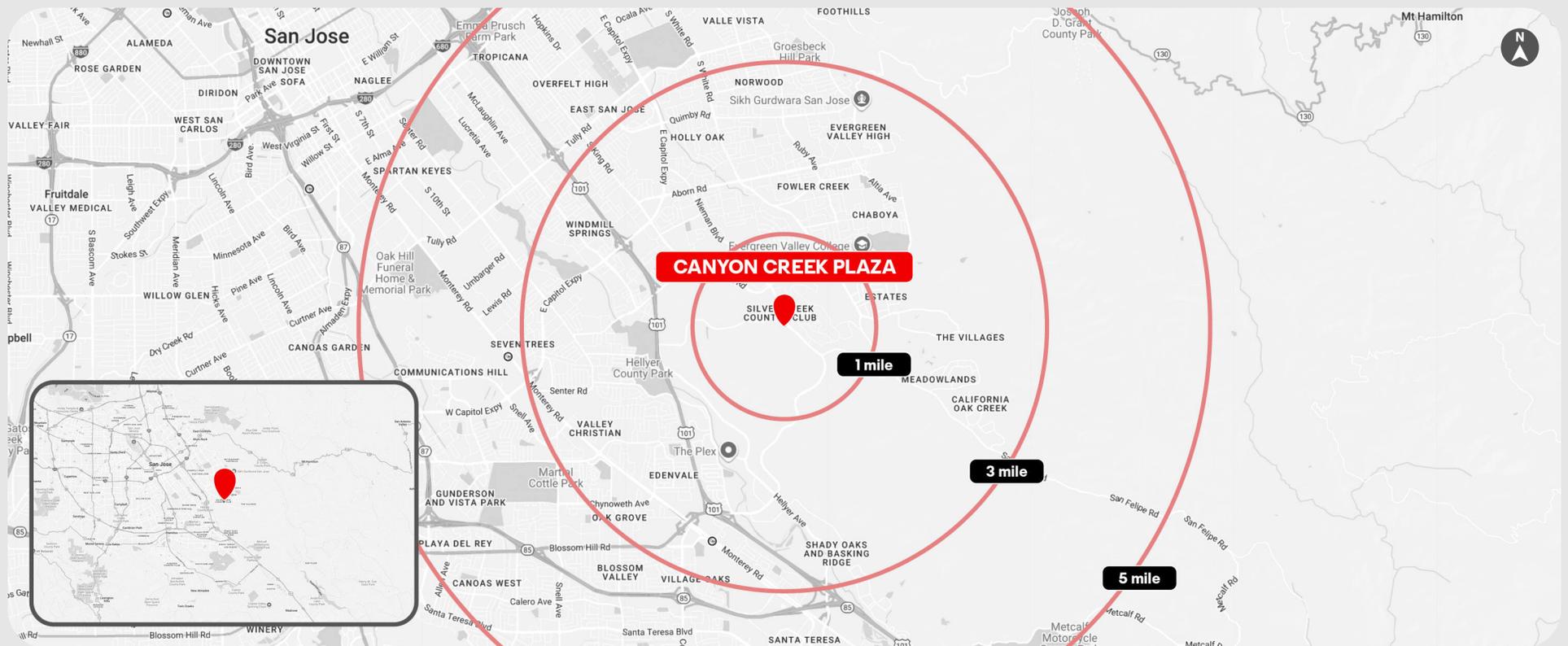
CANYON CREEK PLAZA

5601-5667 SILVER CREEK VALLEY ROAD | SAN JOSE, CA 95138

Perform Properties

Demographics

| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE | 8,200 | 6,000 | 2,400 | \$296,300 | \$187,000 |
| 3 MILES | 141,300 | 124,400 | 39,500 | \$190,000 | \$143,000 |
| 5 MILES | 369,300 | 302,100 | 106,500 | \$167,300 | \$133,100 |



For more information, contact: Mark Ross | [408-542-0541](tel:408-542-0541) | mross@performproperties.com

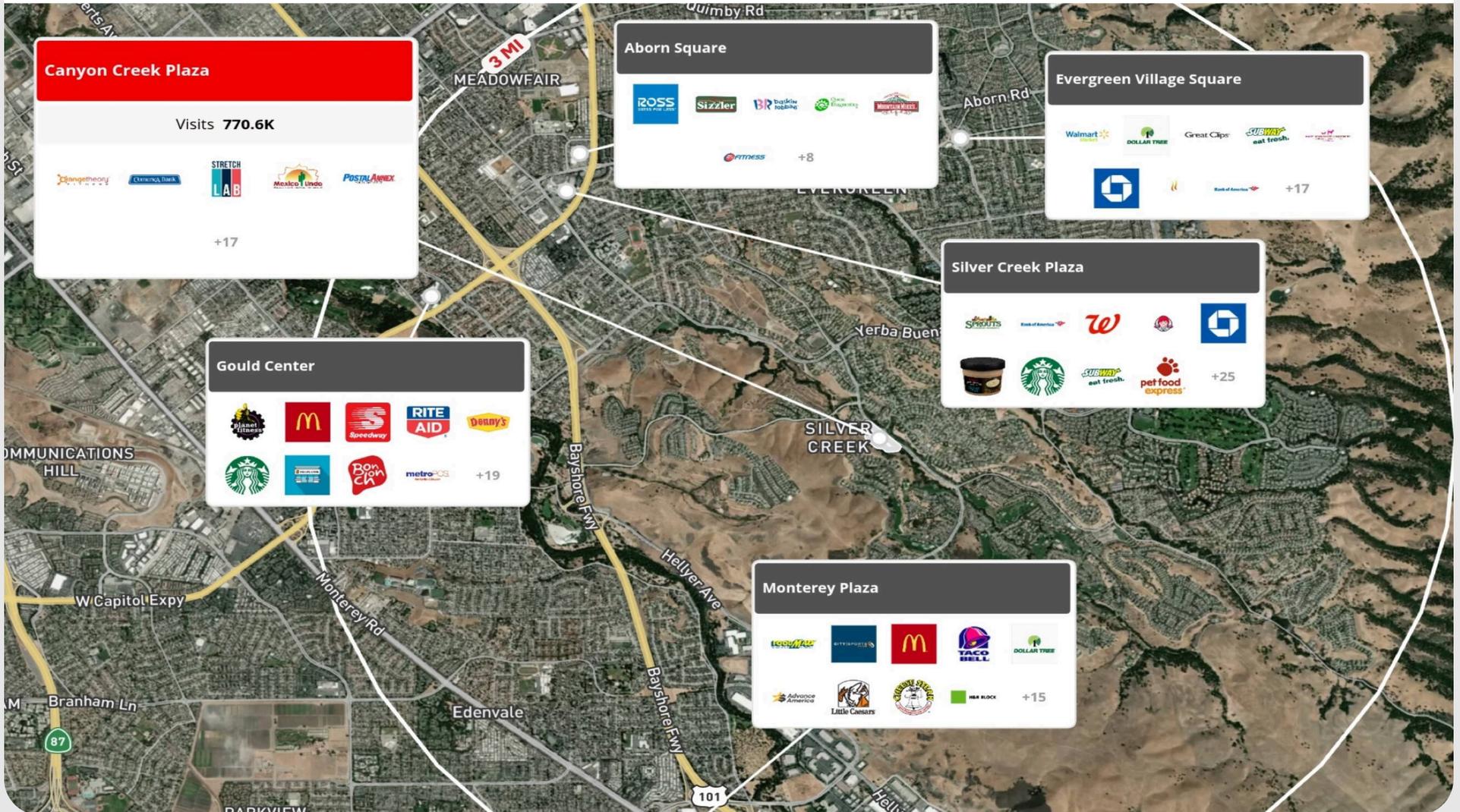
Updated February 2026

CANYON CREEK PLAZA

5601-5667 SILVER CREEK VALLEY ROAD | SAN JOSE, CA 95138

Perform Properties

Market Aerial

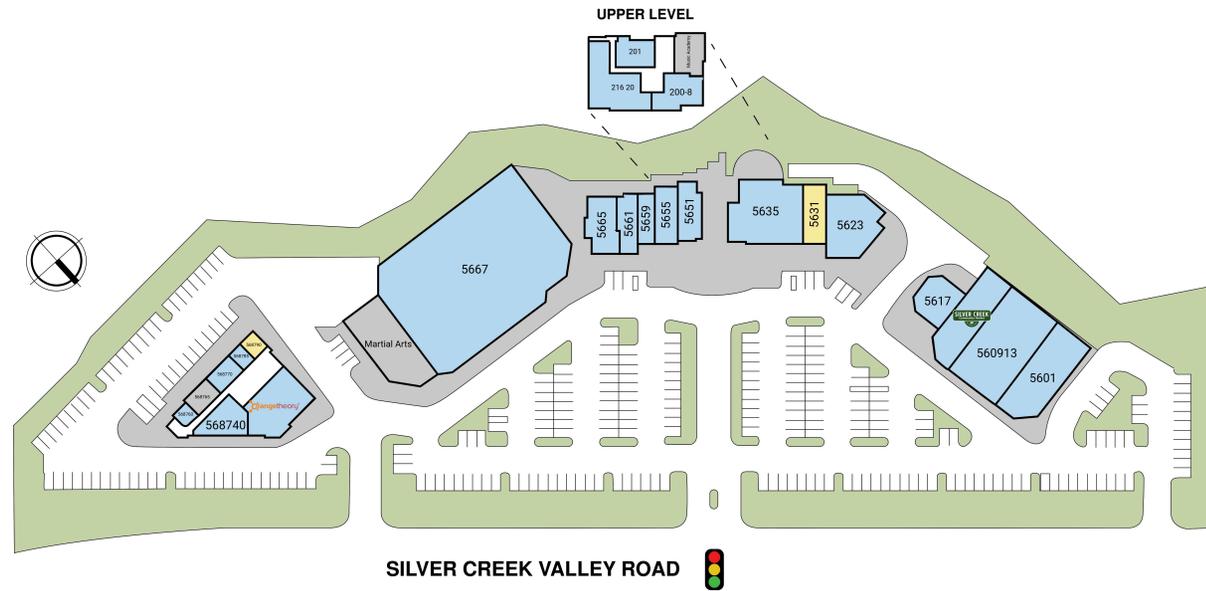


CANYON CREEK PLAZA

5601-5667 SILVER CREEK VALLEY ROAD | SAN JOSE, CA 95138

Perform Properties

Site Plan



| Suite | Tenant | GLA (SF) |
|--------|-------------------------------|----------|
| 5631 | AVAILABLE | 1,138 |
| 568790 | AVAILABLE | 395 |
| 5667 | SILVER CREEK COMMUNITY MARKET | 25,000 |
| 560913 | INTERO RES INC. | 5,454 |
| 5601 | COMERICA BANK | 3,863 |
| 5623 | CREEK EATERY | 3,631 |
| 5635 | MEXICO LINDO | 3,164 |
| 568710 | ORANGETHEORY FITNESS | 2,778 |
| 5617 | CANYON CREEK PET HOSPITAL | 2,744 |
| 216 20 | MINDI THAI DDS | 2,480 |
| 200-8 | ORANGE COAST TITLE CO. | 2,445 |
| 5665 | GIN GA SUSHI | 1,809 |
| 5619 | SILVER CREEK ACADEMIC ACADEMY | 1,490 |
| 568740 | STRETCH LAB | 1,337 |
| 5651 | CON AZUCAR CAFE | 1,274 |
| 5655 | Postal Annex | 1,138 |
| 201 | A1 CARE | 1,013 |
| 5661 | DREAMALITY | 811 |
| 5659 | S SALON | 748 |
| 568770 | PINNACLE ELITE CORP. | 650 |
| 5687 | EXECUSTAFF HR | 650 |
| 568785 | AMERICAN INDIAN HEALTH | 325 |
| 568760 | ADHERE | 325 |

CANYON CREEK PLAZA

5601-5667 SILVER CREEK VALLEY ROAD | SAN JOSE, CA 95138

Perform Properties

Get in Touch with Us

Leasing

Mark Ross
408-542-0541
mross@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
408-785-8472
specialtyleasing@performproperties.com

Property Management

April Sheffield
858-255-4905
asheffield@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Canyon Creek Plaza at performproperties.com/property/canyon-creek-plaza

