

# Summary Report

Silver Creek Plaza  
E Capitol Expressway at Aborn Rd - San Jose, CA

**WEINGARTEN REALTY**

Real Estate for Everyday Retail

Longitude: -121.810157

Latitude: 37.310482

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	31,540	112,738	236,549	542,938
Average Household Income	\$108,990	\$114,369	\$115,256	\$115,232

Population				
2024 Population	31,290	111,828	235,419	549,664
2019 Population	31,540	112,738	236,549	542,938
2010 Population	30,506	110,444	230,290	513,688
2000 Population	31,791	110,646	221,396	493,042
Absolute Growth 2010 to 2019	3.39%	2.08%	2.72%	5.69%
Projected Growth 2019 to 2024	-0.79%	-0.81%	-0.48%	1.24%

Race & Ethnicity				
% White	7.34%	7.84%	9.15%	18.72%
% Black	2.71%	2.67%	2.50%	2.95%
% Asian	50.59%	49.95%	42.94%	32.12%
% Other	2.76%	2.54%	2.63%	3.14%
% Hispanic	36.61%	37.00%	42.78%	43.07%

Income & Education				
Median Household Income	\$90,019	\$90,723	\$89,525	\$88,021
Average Household Income	\$108,990	\$114,369	\$115,256	\$115,232
% College Graduates	33.91%	36.28%	35.13%	38.08%

Age				
Median Age	36.9	36.6	36.0	36.3
% Age < 18	24.00%	24.41%	25.35%	24.98%
% Age 65 +	13.70%	13.09%	12.35%	12.72%

Households & Housing				
Households	7,686	27,654	59,118	155,947
Average Household Size	4.07	4.05	3.98	3.43
Median Housing Value	\$941,266	\$1,087,474	\$1,084,828	\$1,148,726
% Owner Occupied Housing	66.91%	65.32%	62.36%	55.86%
% Renter Occupied Housing	30.46%	32.29%	35.13%	40.36%
% Vacant Housing	2.64%	2.39%	2.51%	3.78%

Workplace & Workers				
Number of Businesses	675	1,802	3,492	10,290
Total Number of Employees (FTE)	7,725	21,730	45,614	168,181
% White Collar	54.34%	57.19%	56.64%	59.03%
% Blue Collar	45.66%	42.81%	43.36%	40.97%