

2,130± SF Available For Lease

EVERGREEN MARKETPLACE
4878 San Felipe Road
San Jose, California



Meacham/Oppenheimer, Inc.
8 N. San Pedro St., Suite 300
San Jose, California 95110
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PROPERTY INFORMATION

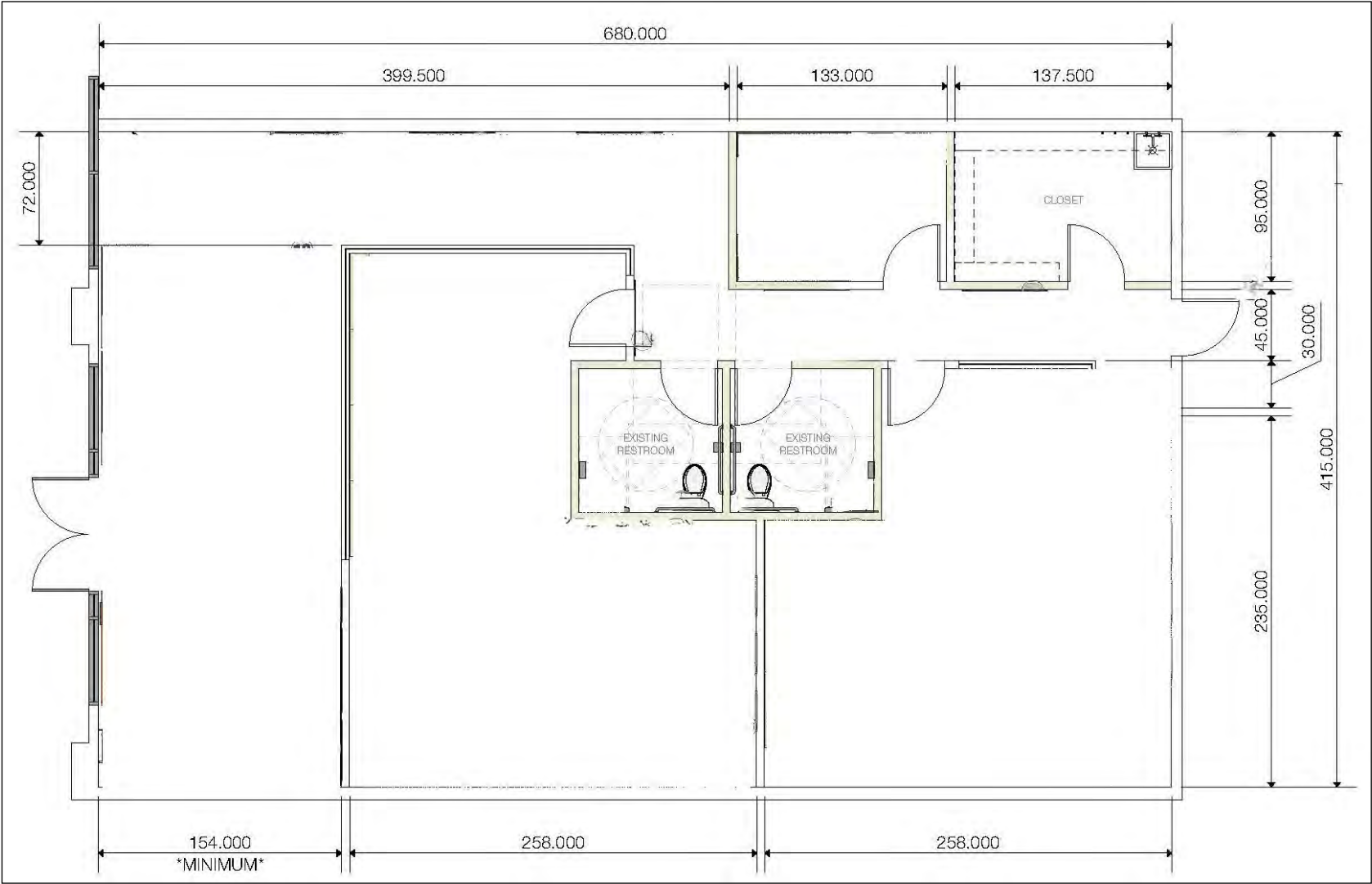


- Suite 120: 2,130± SF
- Adjacent to Evergreen Community College
- All Uses Considered
- Anchored by CVS Pharmacy and McDonald's
- Co-Tenants Include: Starbucks, Panda Express, Pizza My Heart, and Wells Fargo
- Base Rent: \$3.25 PSF Plus NNN

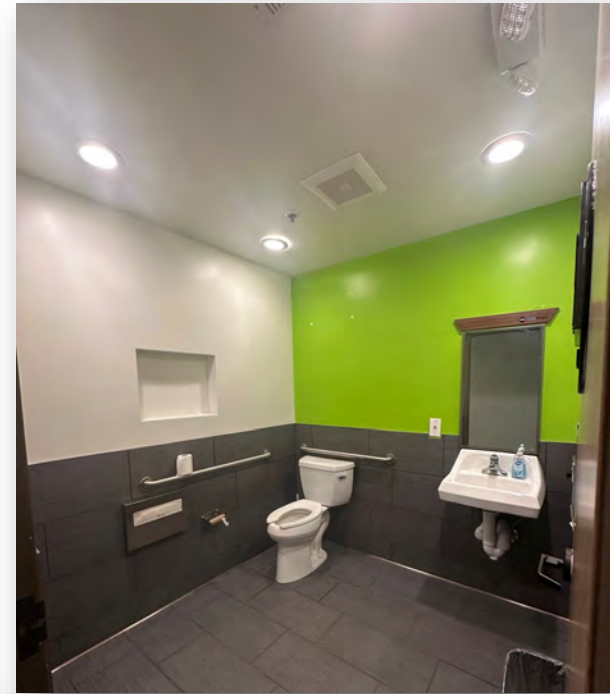
ESTIMATED DEMOGRAPHICS:

2025	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	16,692	103,031	326,685
AVG. HH INCOME:	\$244,124	\$223,387	\$183,152

SUITE 120: 2,130± SF



INTERIOR PHOTOS



SITE PLAN



1	McDonald's
2	Valley Oak Montessori
3	Evergreen Dental
4	Valley Oak Montessori
5	CVS Pharmacy
6	Realty One
7	Code Ninjas
8	Honeyberry
9	Nails
10	Blendz Barber Shop
11	Dr. Khoo - Optometry
12-13	Cali Spartan Mexican Kitchen
14	Starbucks
15	Arome Cafe
16	Available: 2,130± SF
17	Little Gym
18	Wells Fargo
19	BBQ Restaurant
20	Panda Express
21	Pizza My Heart
22	Le Boulanger

PHOTOS





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