

EVERGREEN PLAZA

High visibility Restaurant & Retail Opportunity

NWC S. White Rd. &
Aborn Rd. San Jose CA



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Evergreen Plaza • San Jose • CA

Located at the high traffic intersection of South White Road & Aborn Road, Evergreen Plaza offers strong Co-tenancy, dense surrounding residential neighborhoods, and exceptional visibility in one of San Jose’s most established retail corridors.

SUITE 3261: 5,200± SF Retail Space - Ideal for retail, fitness, medical, service retail, or specialty concepts seeking strong neighborhood visibility and co-tenancy.

SUITE 3273: 4,800± SF 2nd Generation Restaurant - Rare opportunity for restaurant operators to take advantage of an existing restaurant footprint in an established shopping center environment- **DO NOT DISTURB TENANT**

Rent: \$3.00- \$3.50 PSF, Plus NNN

CO-TENANTS: Starbucks • Planet Fitness • Dollar Tree • Taco Bell • McDonald’s • Round Table Pizza • Tastea • Nothing Bundt Cakes
• Satellite Healthcare

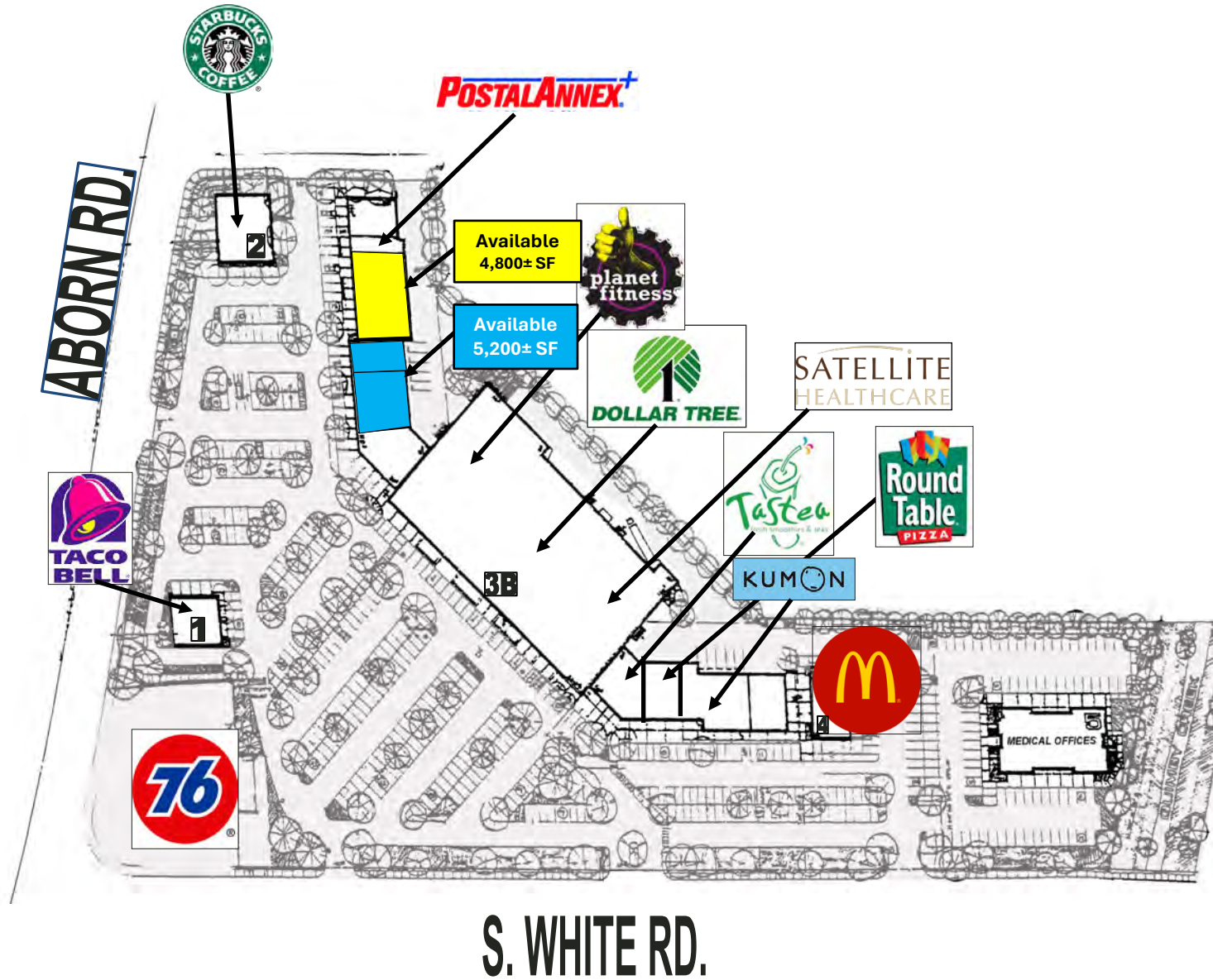
KEY TRADE AREA ATTRIBUTES:

✓ National Co-Tenancy	Starbucks, Planet Fitness, McDonald’s, Taco Bell & more
✓ High Traffic Counts	Aborn Road: 45,000± ADT S. White Road: 33,230± ADT
✓ Established Trade Area	Dense residential customer base with strong neighborhood traffic
✓ Restaurant Opportunity	Rare 2 nd generation restaurant availability
✓ Daily Needs Shopping Center	Strong repeat consumer visits and steady daytime activity
✓ Strong Neighborhood Density	Established Evergreen residential trade area
✓ Excellent Accessibility	Signalized intersection with strong visibility
✓ Food & Beverage Synergy	Existing restaurant and quick-service traffic generators

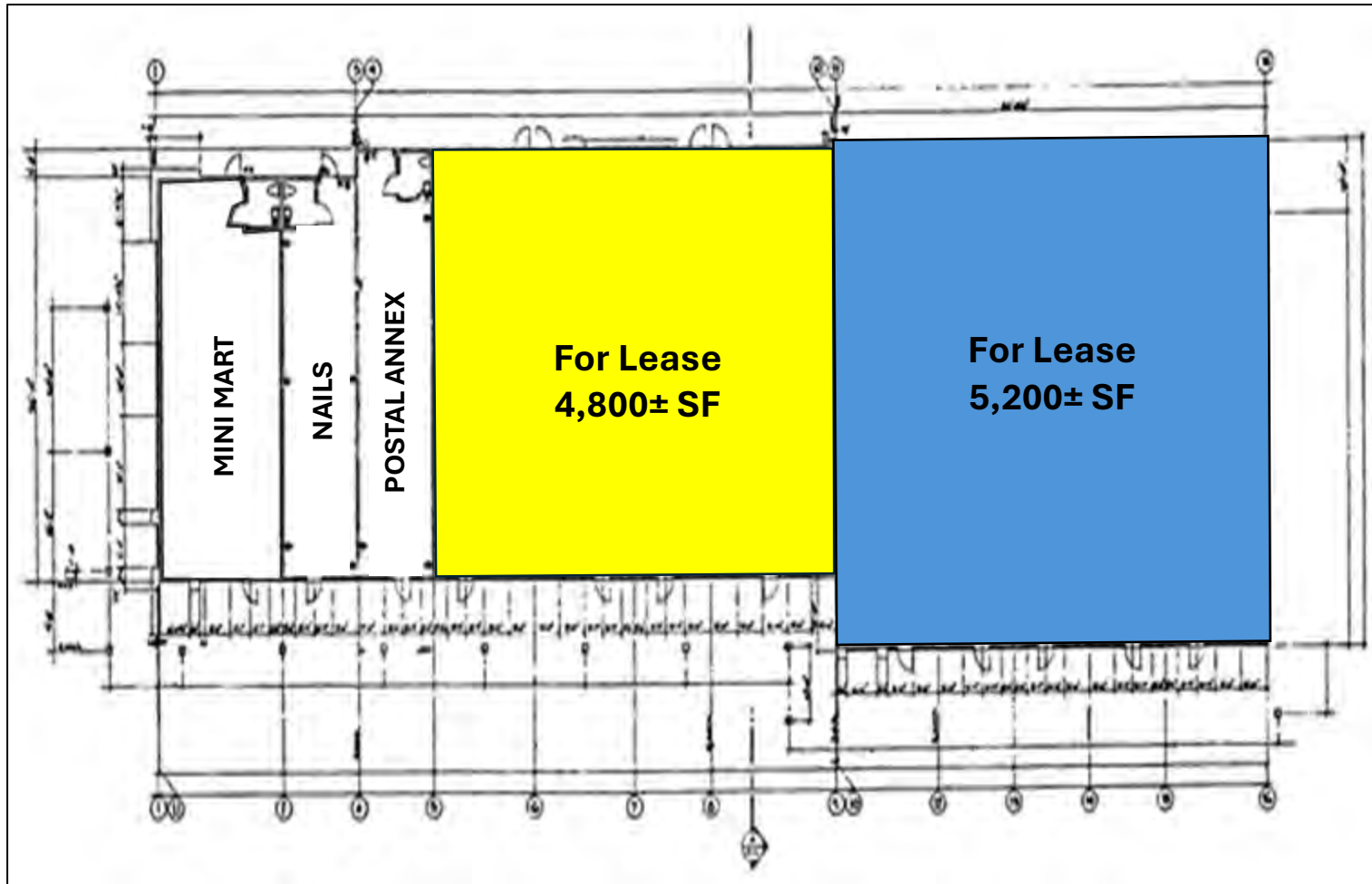
DEMOGRAPHICS:

	1 MILE	2 MILES	3 MILES
POPULATION	30,665	198,708	64,515
AVG. HH INCOME	\$136,099	\$123,749	\$105,189

SITE PLAN



EVERGREEN PLAZA SHOPS A



SUITE 3261



The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

SUITE 3261



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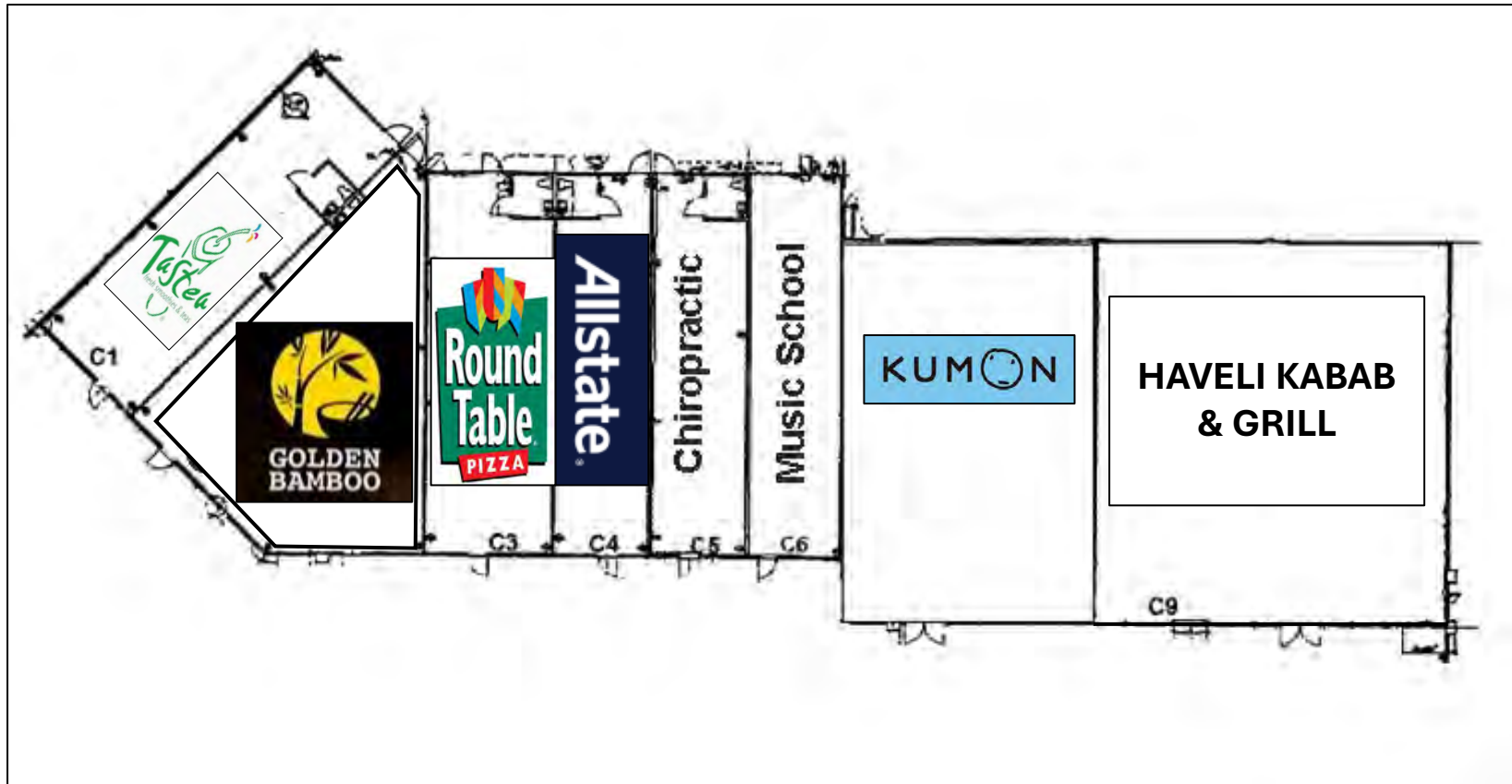
BUILDING A: SUITE 3273



BUILDING A



EVERGREEN PLAZA SHOPS C



BUILDING 1



BUILDING 2



BUILDING 3B





Available

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