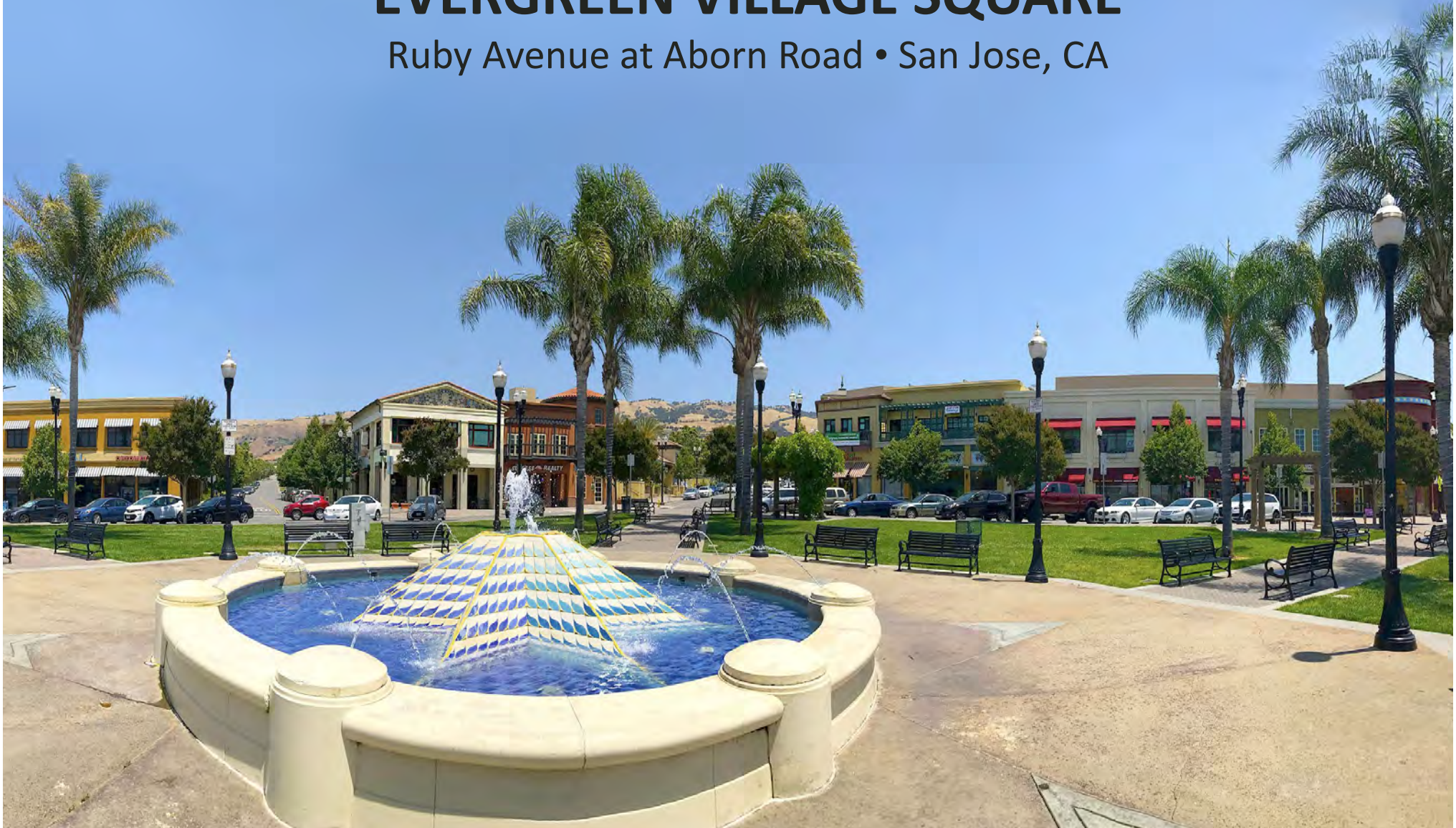


EVERGREEN VILLAGE SQUARE

Ruby Avenue at Aborn Road • San Jose, CA



Retail Shop Spaces

2nd Gen Sandwich Shop & 2nd Floor Office Space

RYAN WARNER

Lic. #01397580
rwarner@moinc.net
408.477.2505



PROPERTY HIGHLIGHTS



- 1,120± SF 2nd Gen Sandwich Shop
- 2nd Floor Office Space Available
 - 4,148± SF (Can Be Demised to 1,579± SF)
- \$2.50 - \$4.00 PSF, plus NNN
- Club Pilates - NOW OPEN

- Anchored by Walmart Neighborhood Market & Dollar Tree
- Co-tenants Include Bank of America, Chase Bank, Curry Pizza House, & Evergreen Coffee Co.
- Adjacent to the Evergreen Branch Library
- Build-to-Suit Opportunity. Contact Agent for Details

SITE PLAN



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

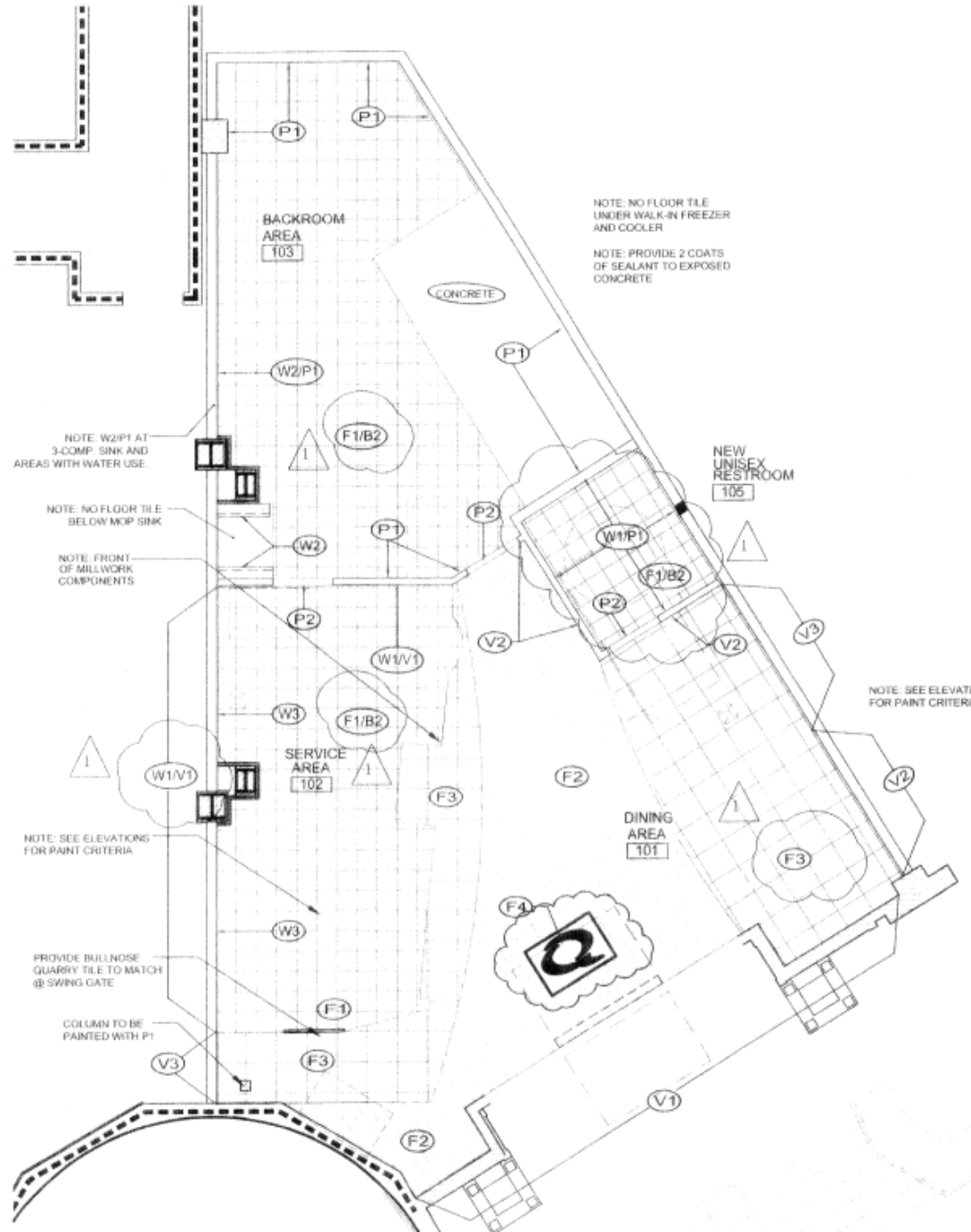
4075 EVERGREEN VILLAGE SQUARE: 1ST FLOOR



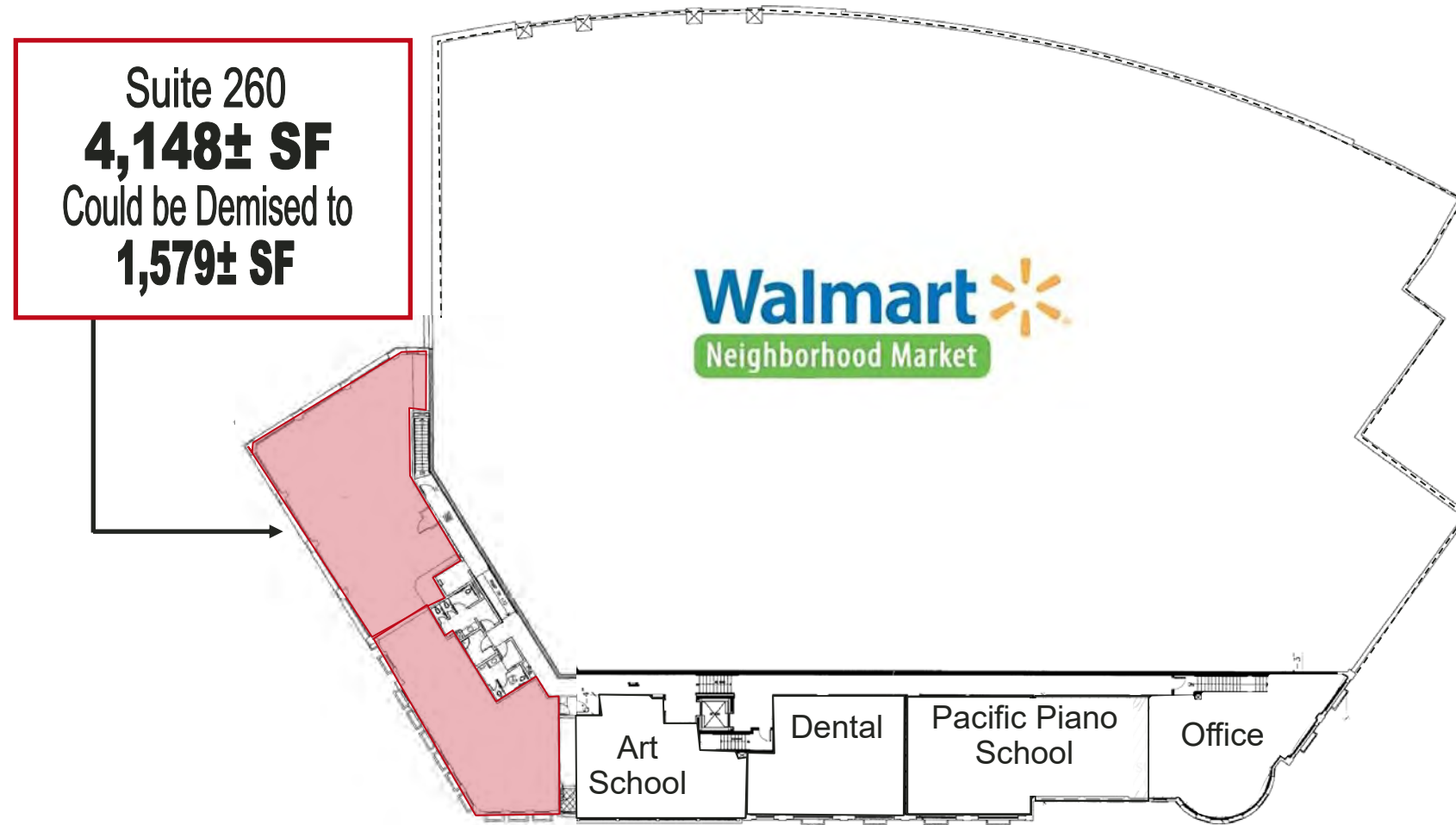
4075: 1ST Floor 1,120± SF



4075: 1ST Floor 1,120± SF



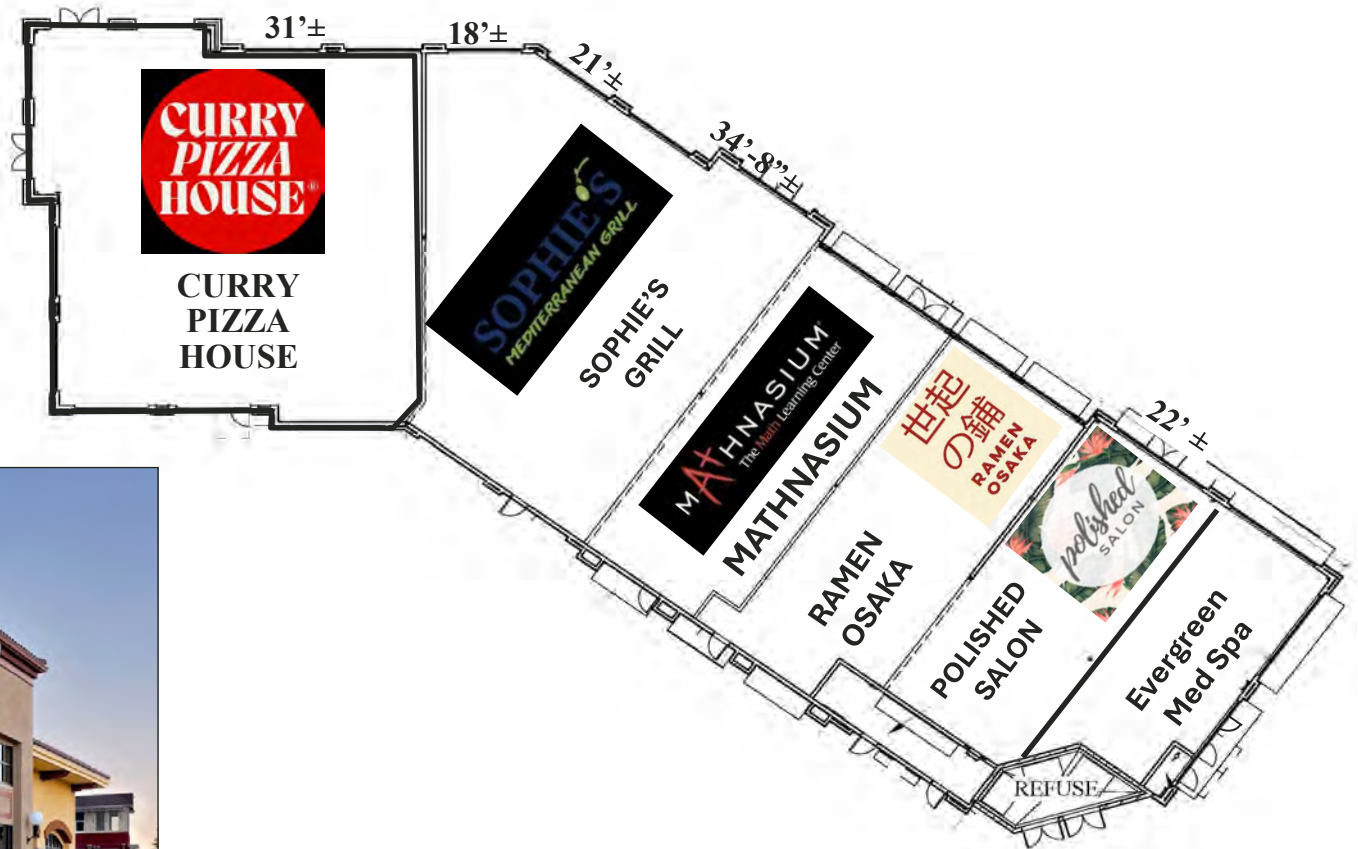
4055 EVERGREEN VILLAGE SQUARE: 2ND FLOOR



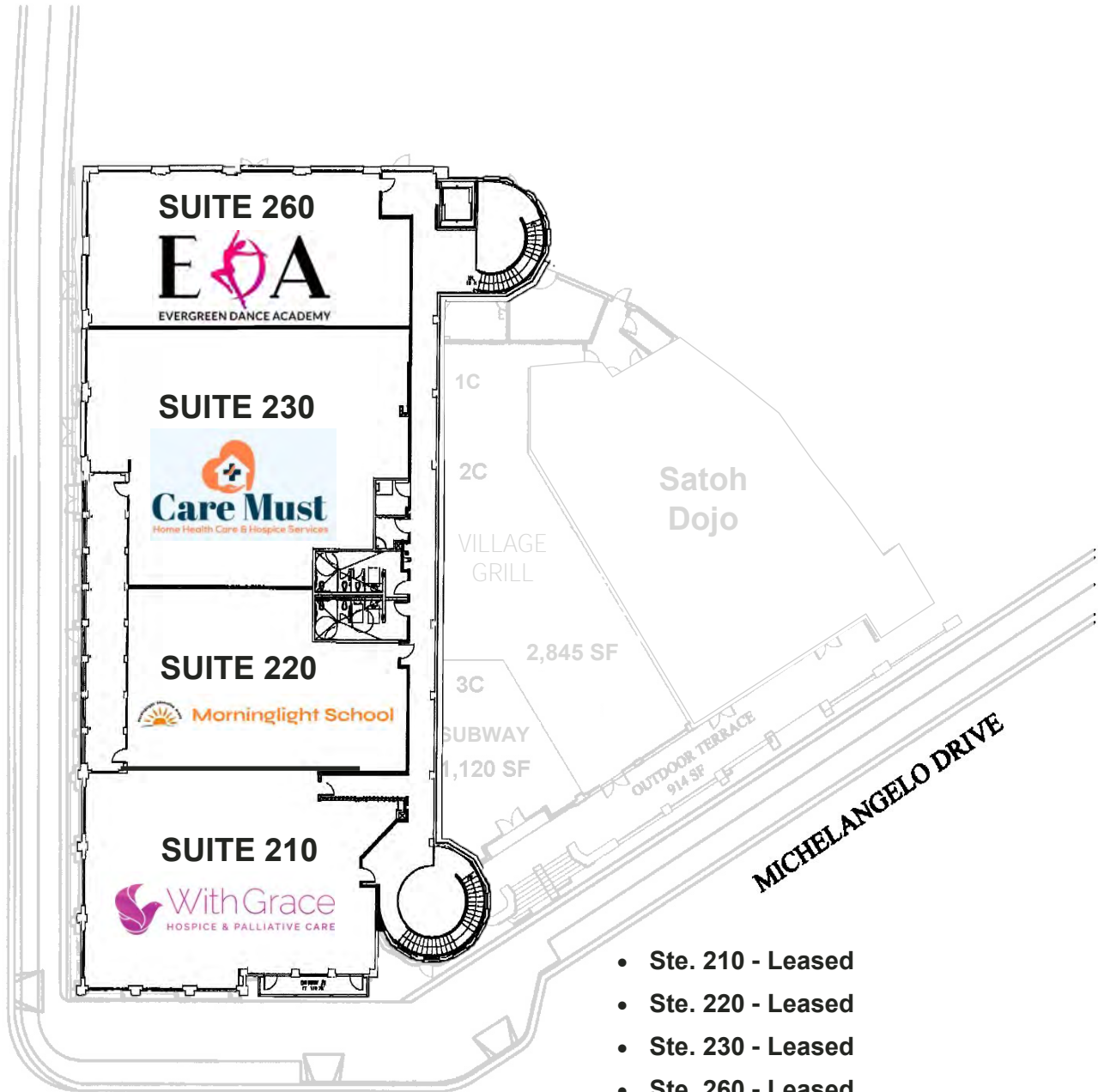
4055 EVERGREEN VILLAGE SQUARE: 1ST FLOOR

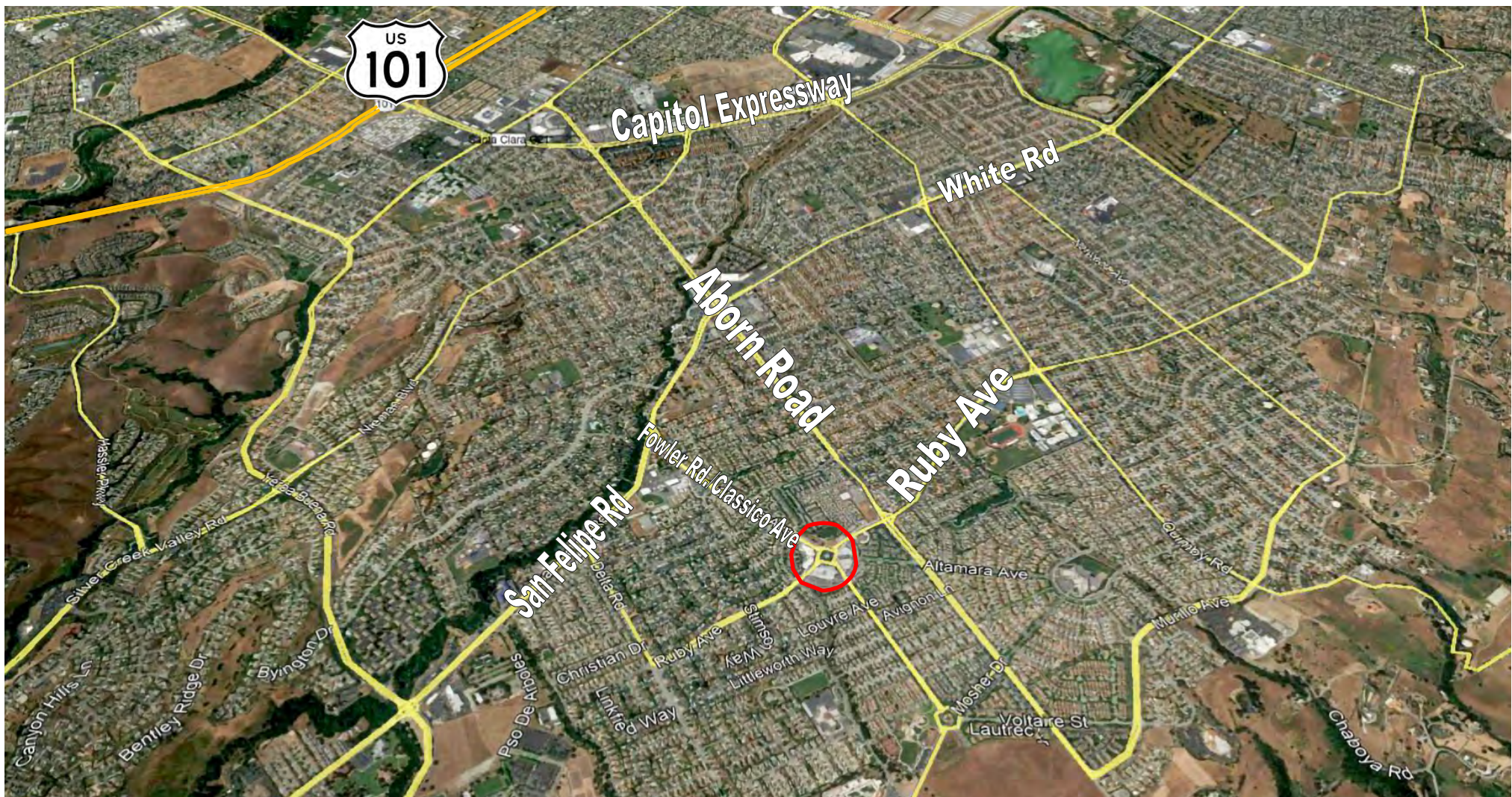


4035 EVERGREEN VILLAGE SQUARE



4075 EVERGREEN VILLAGE SQUARE: 2ND FLOOR





AREA DEMOGRAPHICS

2025	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	2025	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	24,262	111,443	330,844	BUSINESSES:	453	2,331	6,624
AVG. HH INCOME:	\$265,693	\$214,594	\$176,063	EMPLOYEES:	2,989	17,419	55,218



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