

EVERGREEN VILLAGE SQUARE

Ruby Avenue at Aborn Road • San Jose, CA



Retail Shop Space
1,094 SF
& 2nd Floor Office Space

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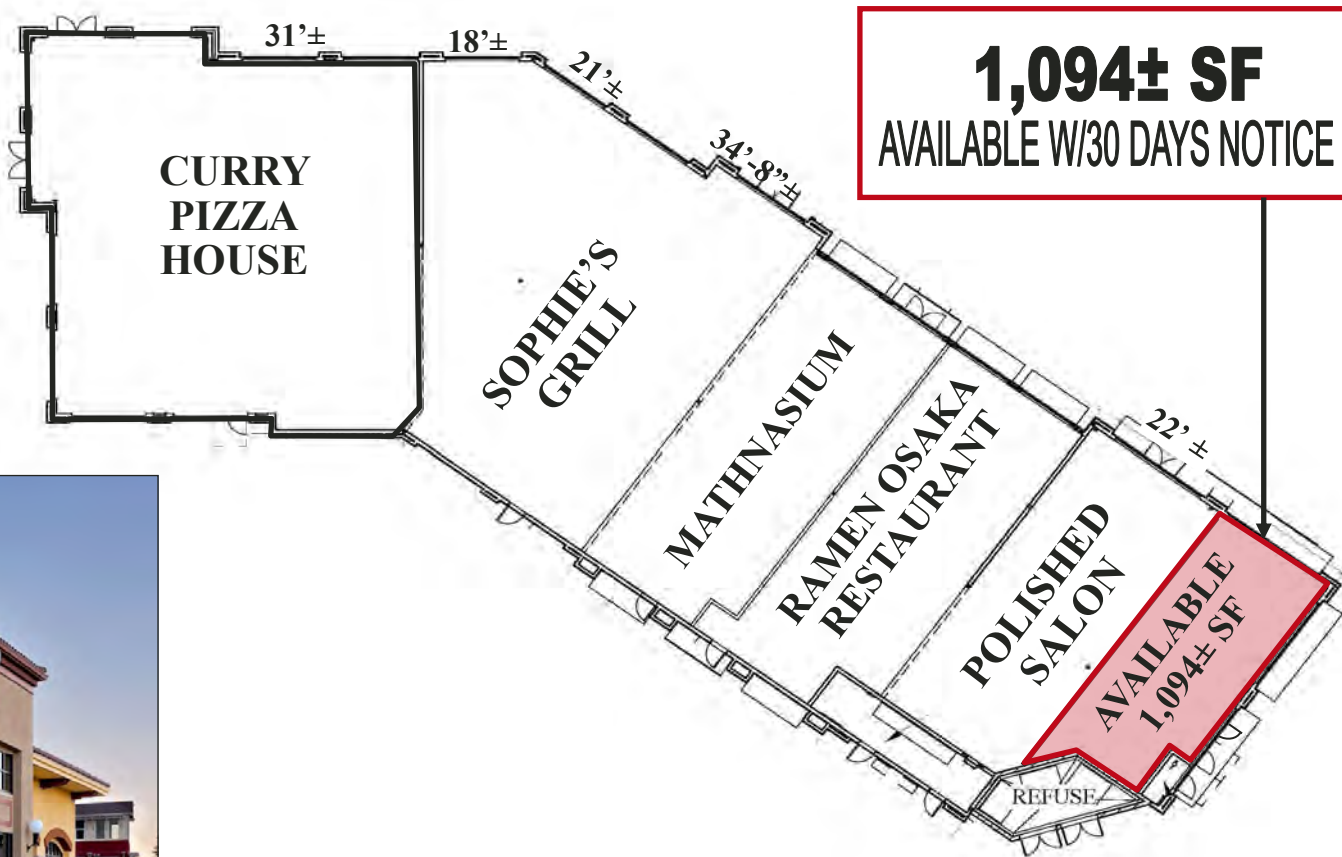
- 1,094± SF Shop Space (Available w/30 Days Notice)
- 2nd Floor Office Spaces Available
 - 1,315± SF
 - 4,148± SF (Can Be Demised to 1,579± SF)
- \$2.50—\$3.50 PSF, plus NNN
- Woof Gang Bakery Now Open!
- Club Pilates Coming Soon!
- Anchored by Walmart Neighborhood Market and Dollar Tree
- Co-Tenants Include Bank of America, Chase, Curry Pizza House, and Evergreen Coffee Co.
- Adjacent to the Evergreen Branch Library
- Build-to-Suit Opportunity. Contact Agents for Details

SITE PLAN

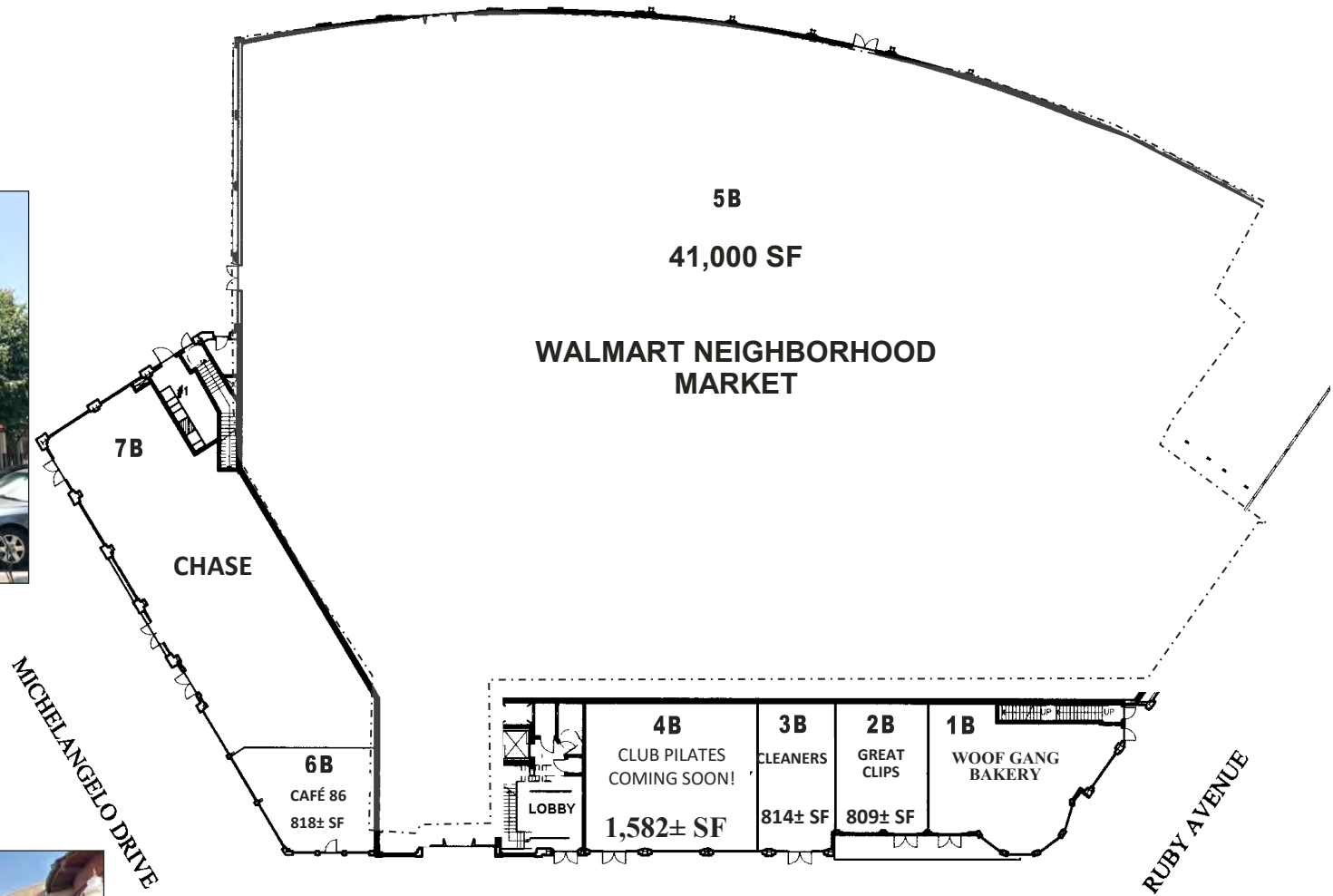


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

4035 EVERGREEN VILLAGE DRIVE



4055 EVERGREEN VILLAGE DRIVE: 1ST FLOOR



4055 EVERGREEN VILLAGE DRIVE: 2ND FLOOR

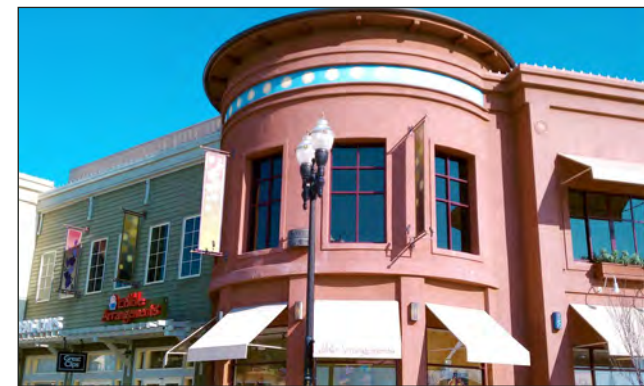
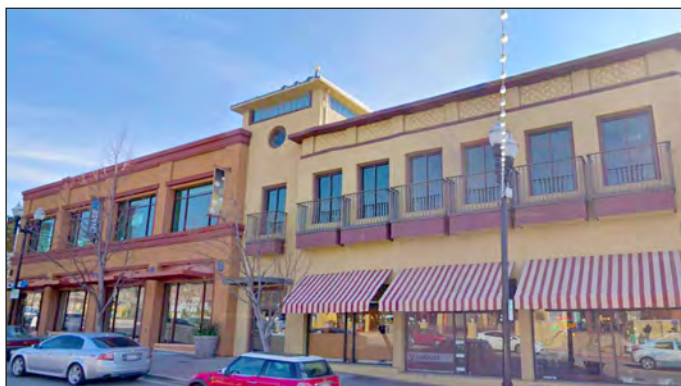


Suite 260
4,148± SF
Could be Demised to
1,579± SF

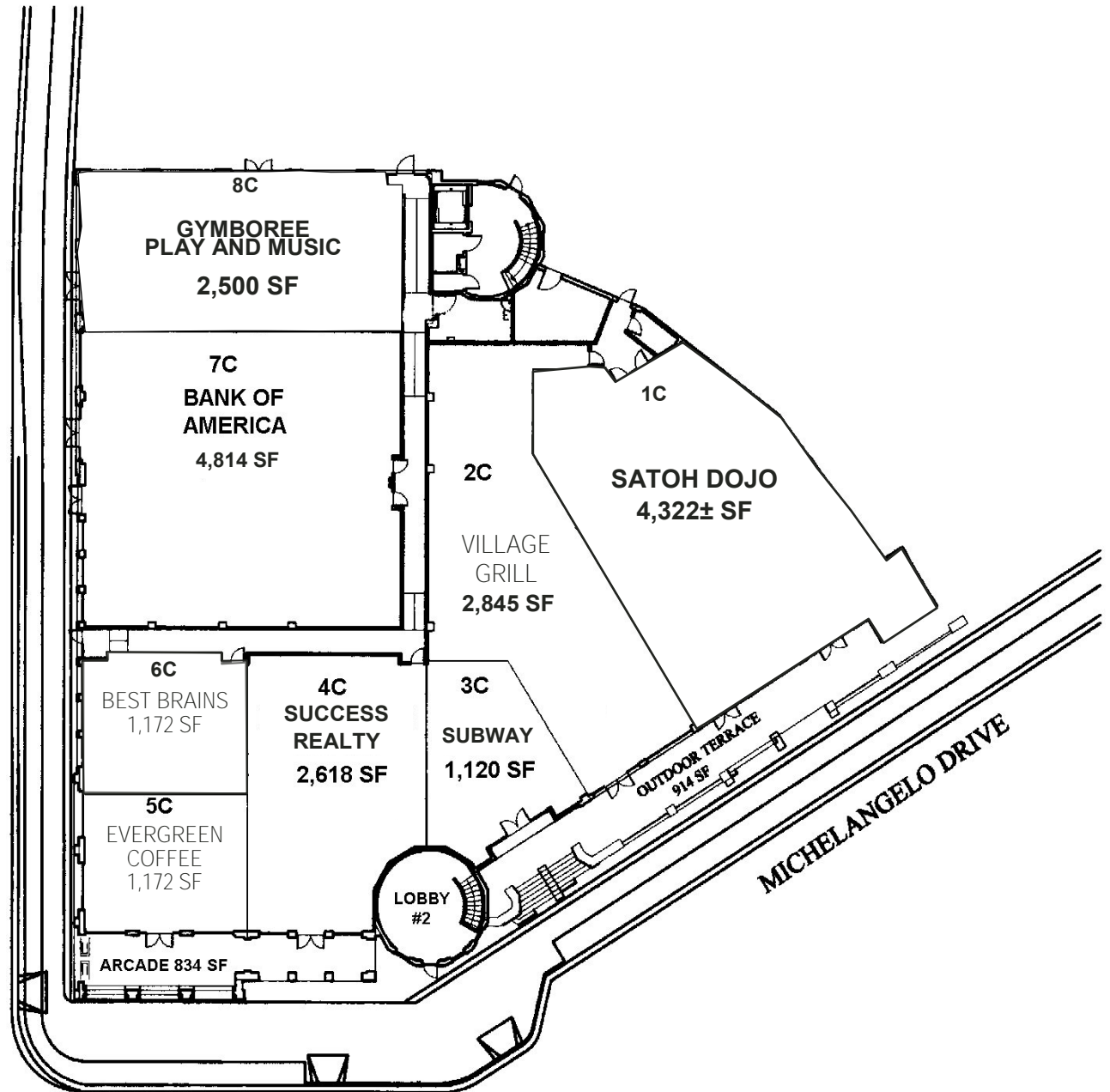
WALMART
NEIGHBORHOOD
MARKET



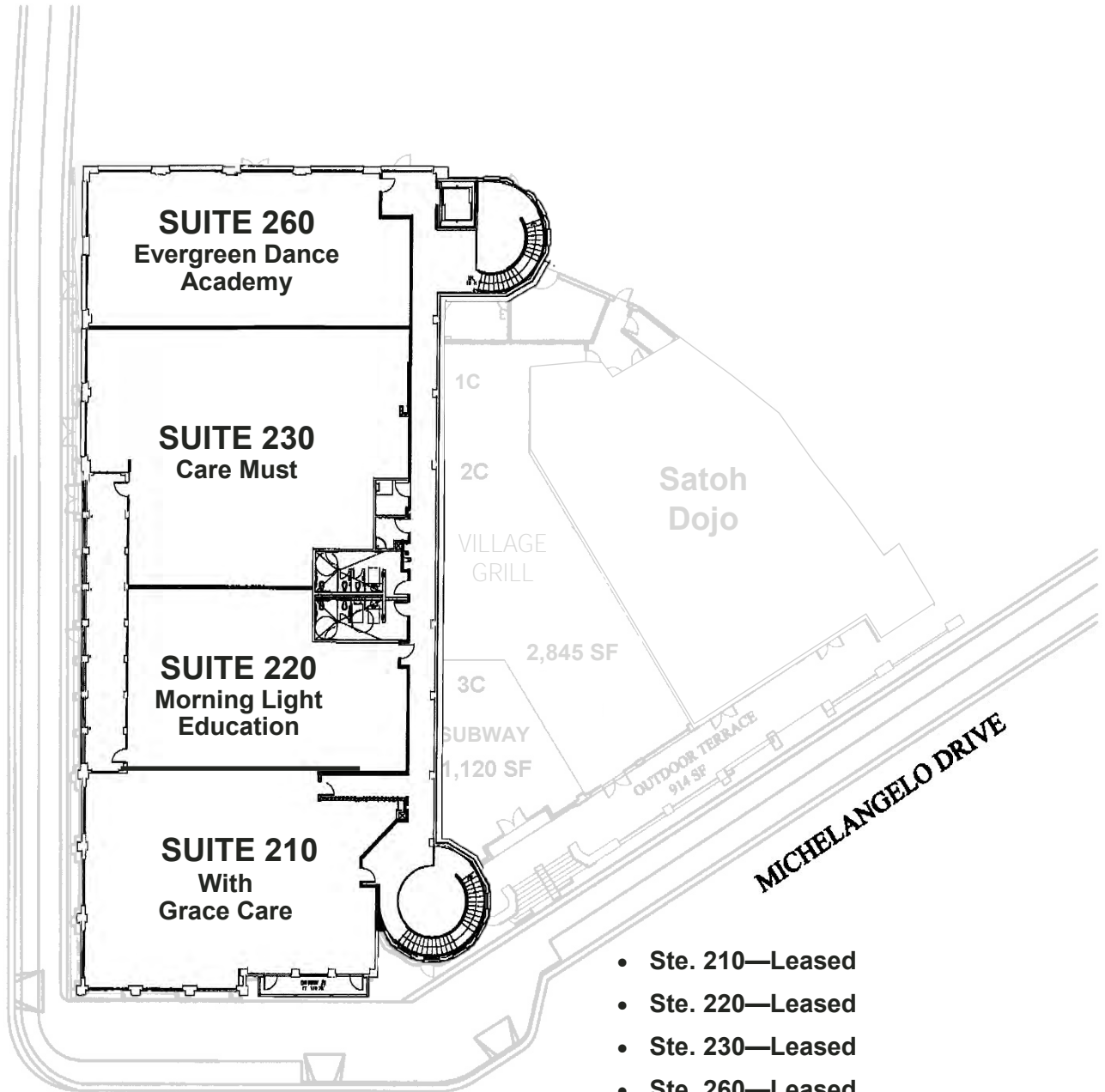
1,315± SF



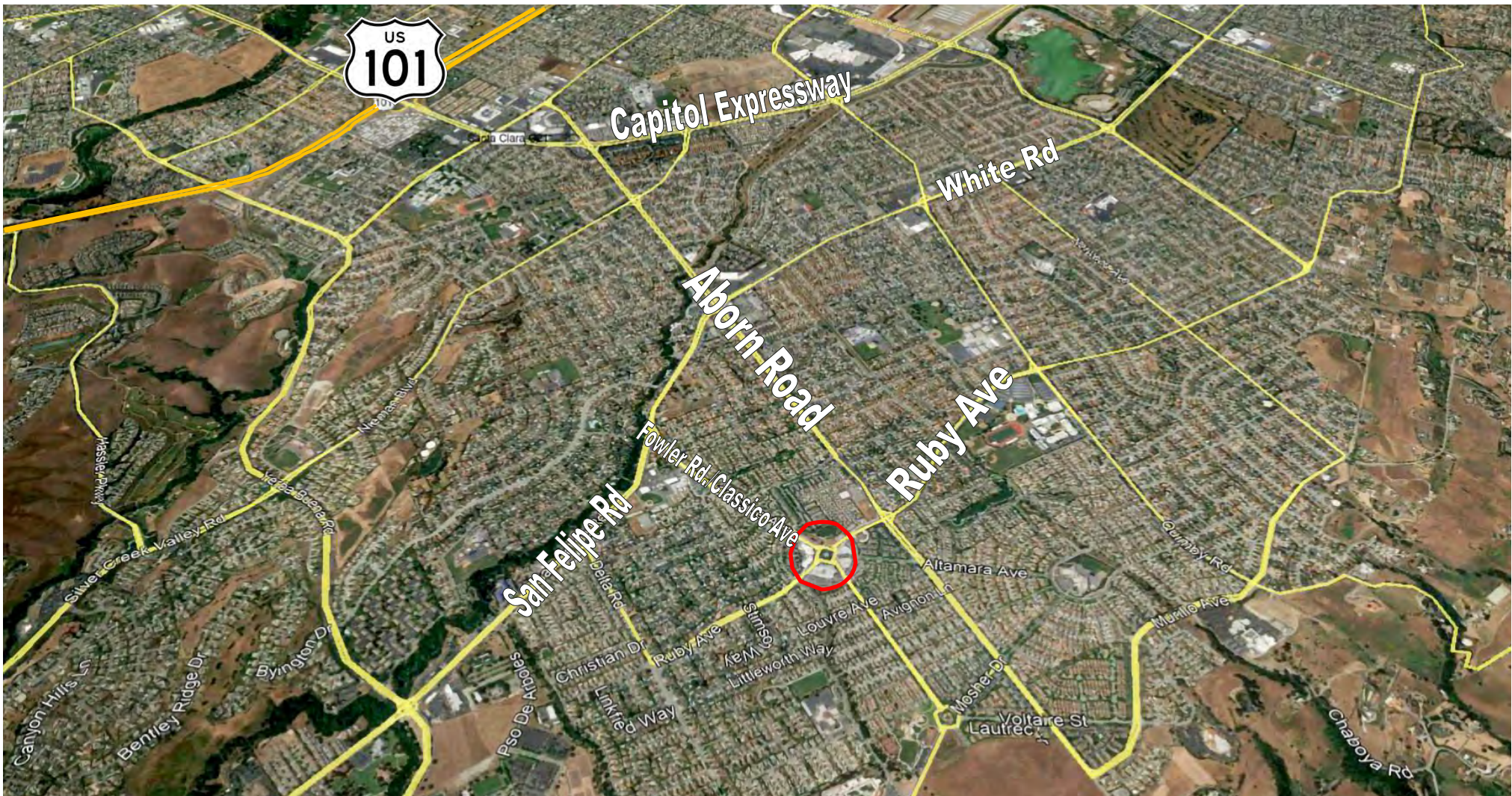
4075 EVERGREEN VILLAGE DRIVE: 1ST FLOOR



4075 EVERGREEN VILLAGE DRIVE: 2ND FLOOR



- Ste. 210—Leased
- Ste. 220—Leased
- Ste. 230—Leased
- Ste. 260—Leased



AREA DEMOGRAPHICS

2024	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	24,676	114,340	338,436	BUSINESSES:	596	3,502	9,546
AVG. HH INCOME:	\$243,142	\$198,382	\$159,736	EMPLOYEES:	24,679	105,110	187,012



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