

EVERGREEN VILLAGE SQUARE

Ruby Avenue at Aborn Road
San Jose, CA



Retail Shop Space
1,421± SF &
2,053± SF, 3,340± SF,
3,079± SF and 4,701± SF
2nd Floor Office Space

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Highlights



- 1,421± SF Ground Floor Retail, Avail. 12/2019
- 2nd Floor Offices Available
 - Bldg. 4055: 2,053± SF and 3,340± SF (Can Be Combined for 5,393± SF)
 - Bldg. 4075: 3,079± SF and 4,701± SF
- \$2.50—\$3.25 PSF, plus NNN
- Anchored by Walmart Neighborhood Market
- Co-Tenants Include Bank of America, inMotion Fitness, Chase, and Evergreen Coffee Company

Site Plan

MIRASSOU NORTH
RETAIL
7,500 SF
BUILD-TO-SUIT

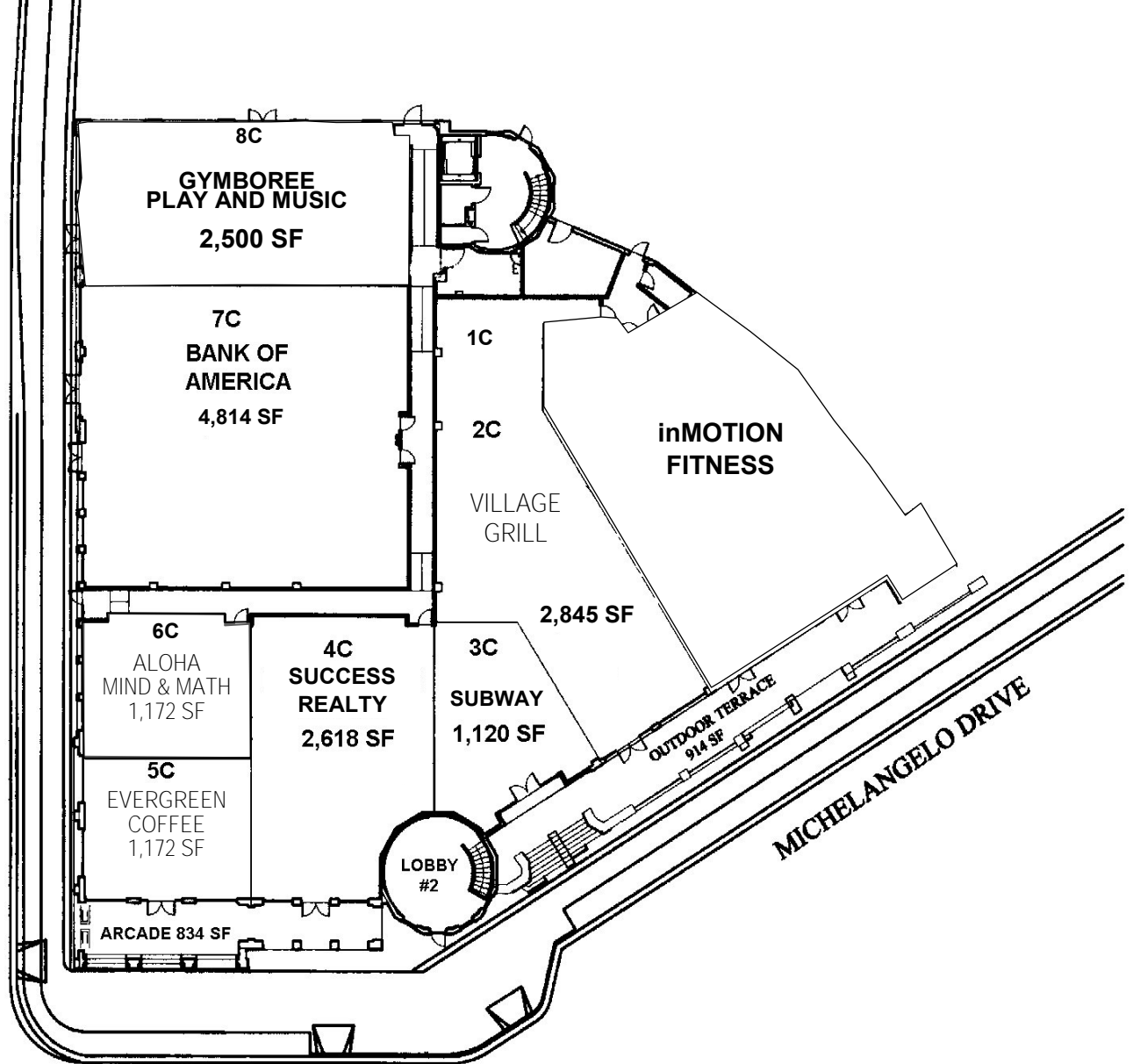
BUILD-TO-SUIT
LEASED RETAIL



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

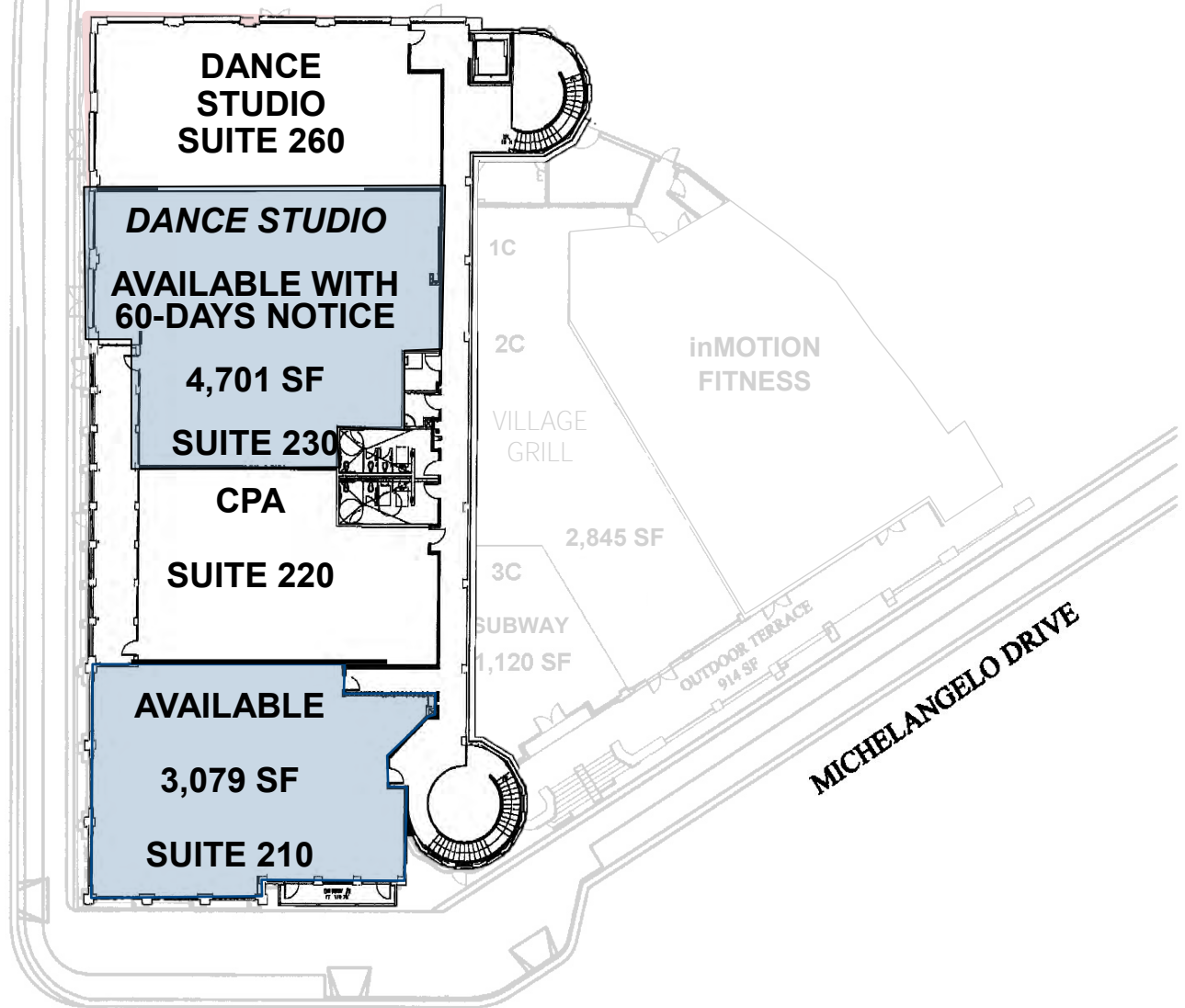
4075
Evergreen Village Drive

1st Floor



**4075
Evergreen Village Drive**

2nd Floor



4055
Evergreen Village Drive

2nd Floor

Could Be Combined for
5,393± RSF

3,340± RSF

2,053± RSF

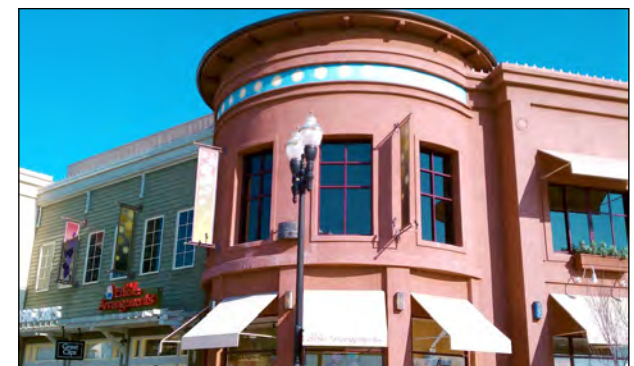
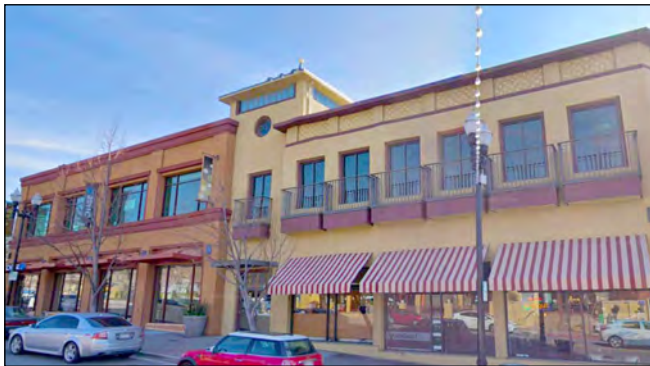
WALMART
NEIGHBORHOOD
MARKET

Art
School

Dental

Pacific Piano
School

Farmers
Ins.

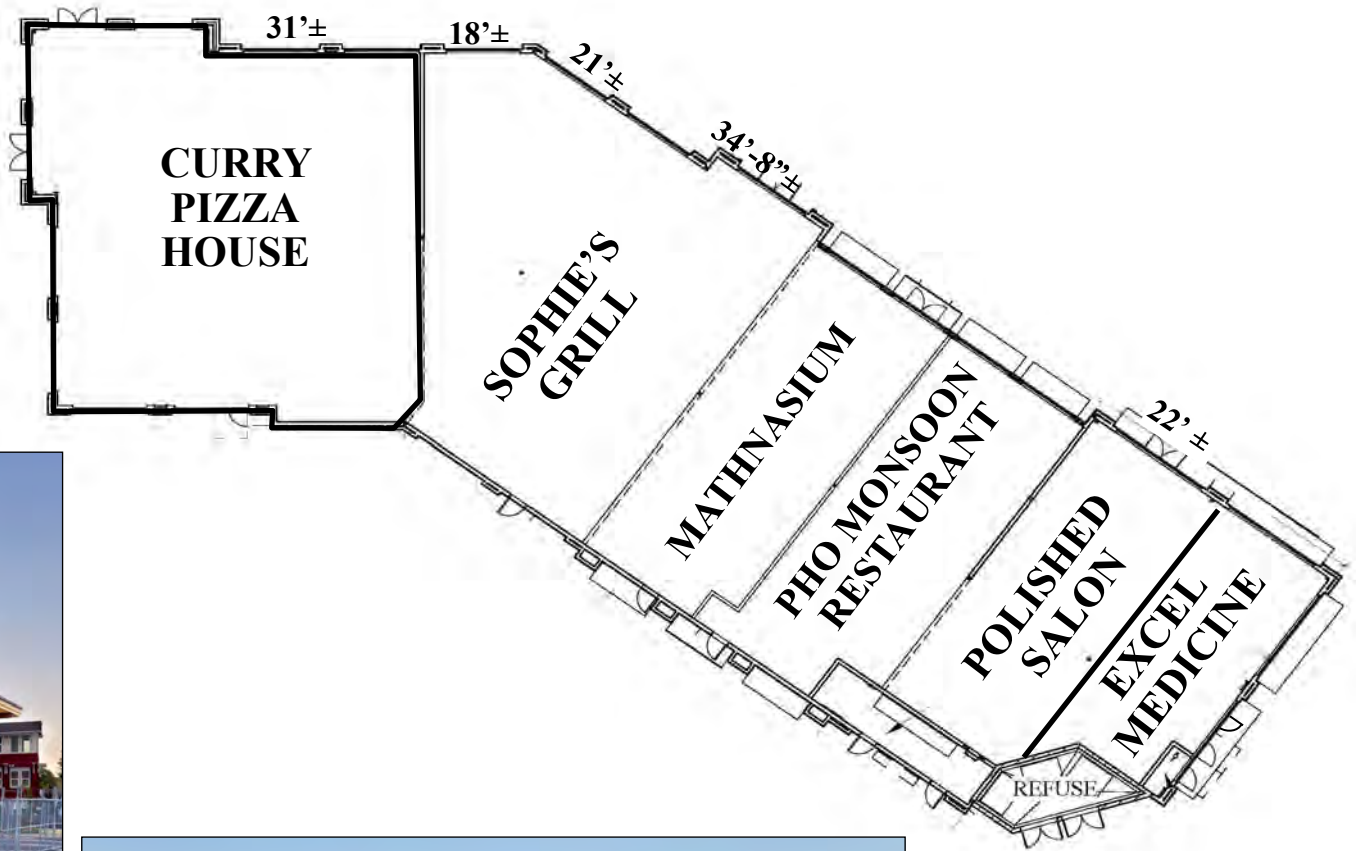


4055
Evergreen Village Drive

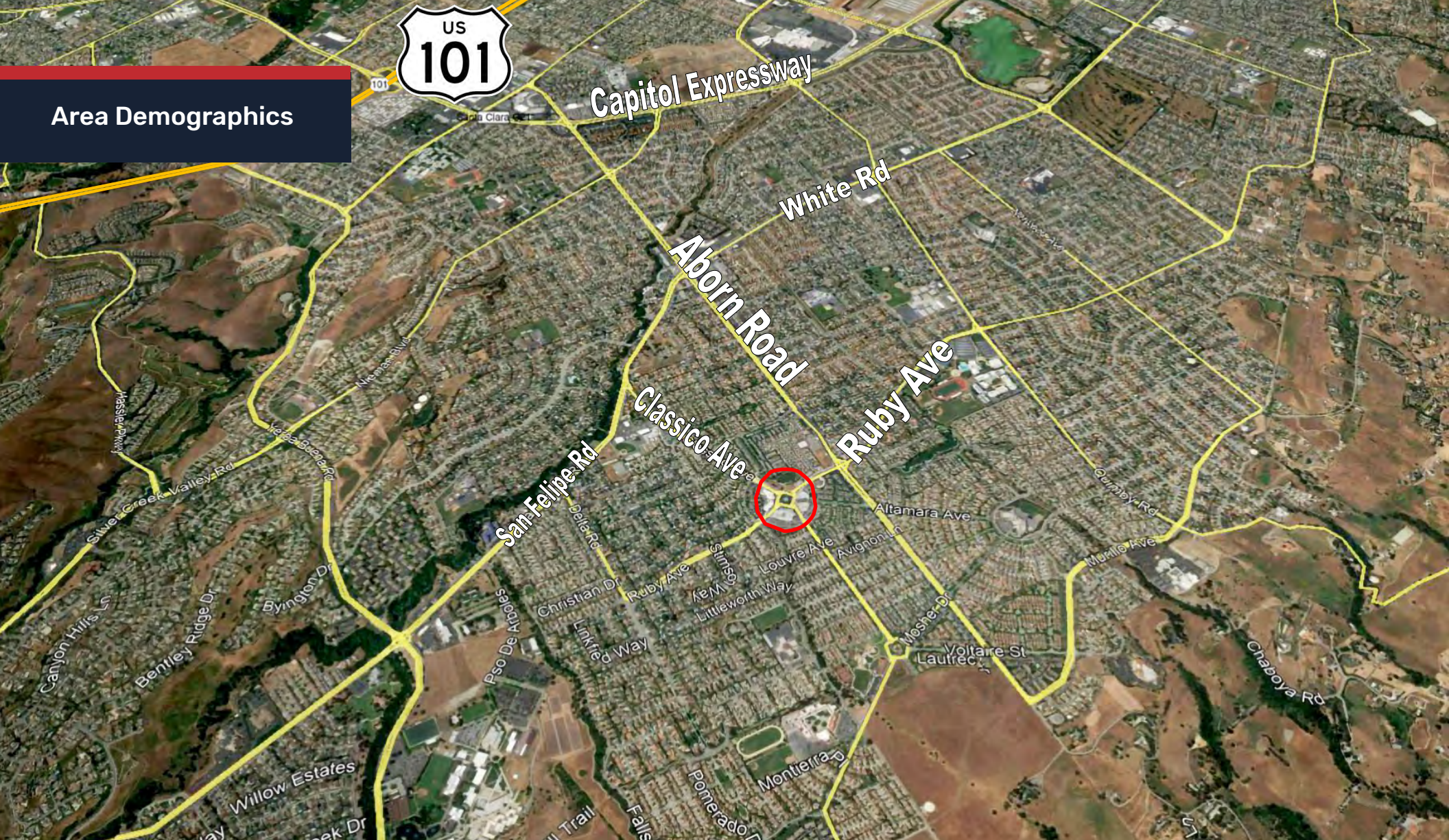
1st Floor



4035
Evergreen Village Drive



Area Demographics



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	26,731	94,150	229,150
AVG. HH INCOME:	\$127,090	\$125,073	\$143,711

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
BUSINESSES:	596	3,502	9,546
EMPLOYEES:	24,679	105,110	187,012