



**EVERGREEN MARKETPLACE**  
4848 San Felipe Road  
SAN JOSE,  
CALIFORNIA 95138

# Evergreen's Premier Shopping Center



## PROPERTY INFORMATION:

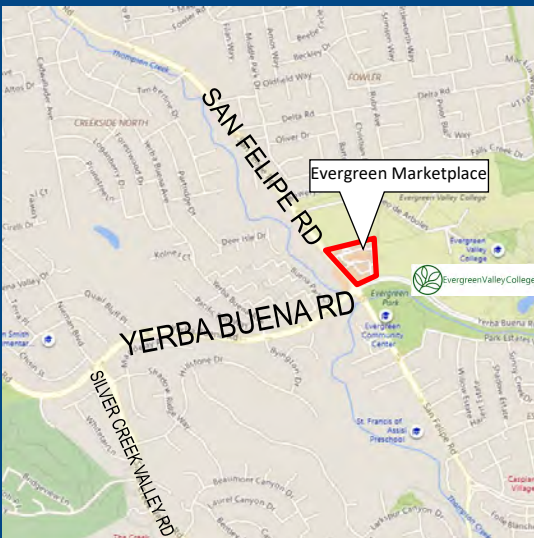
- Adjacent to Evergreen Community College
- 3 Prime In-Line Retail Units: 960± SF to 3,110± SF
- Anchored by CVS Pharmacy and McDonald's
- Food Uses Welcome
- Co-Tenants Include: Starbucks, Iguanas, Panda Express and Pizza My Heart
- Base Rent \$3.50—\$4.00 PSF, plus NNN

## ESTIMATE DEMOGRAPHICS:

	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
POPULATION:	16,704	55,965	114,992
AVG. HH INCOME:	\$179,026	\$178,029	\$155,799

## FOR MORE INFORMATION CONTACT:

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**(408) 378-5900**



**MEACHAM/OPPENHEIMER, INC.**  
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1	McDonald's
2	Safari Kid
3	Evergreen Dental
4	Safari Kid
5	CVS Pharmacy

6	AVAILABLE—1,200± SF
7	AVAILABLE— 960± SF
8	Yogurt Shop
9	Pro Nails
10	AVAILABLE—1,029± SF
11	Opto-Dr. Khuu
12	Iguanas Burritozilla
13	Iguanas Burritozilla
14	Starbuck's

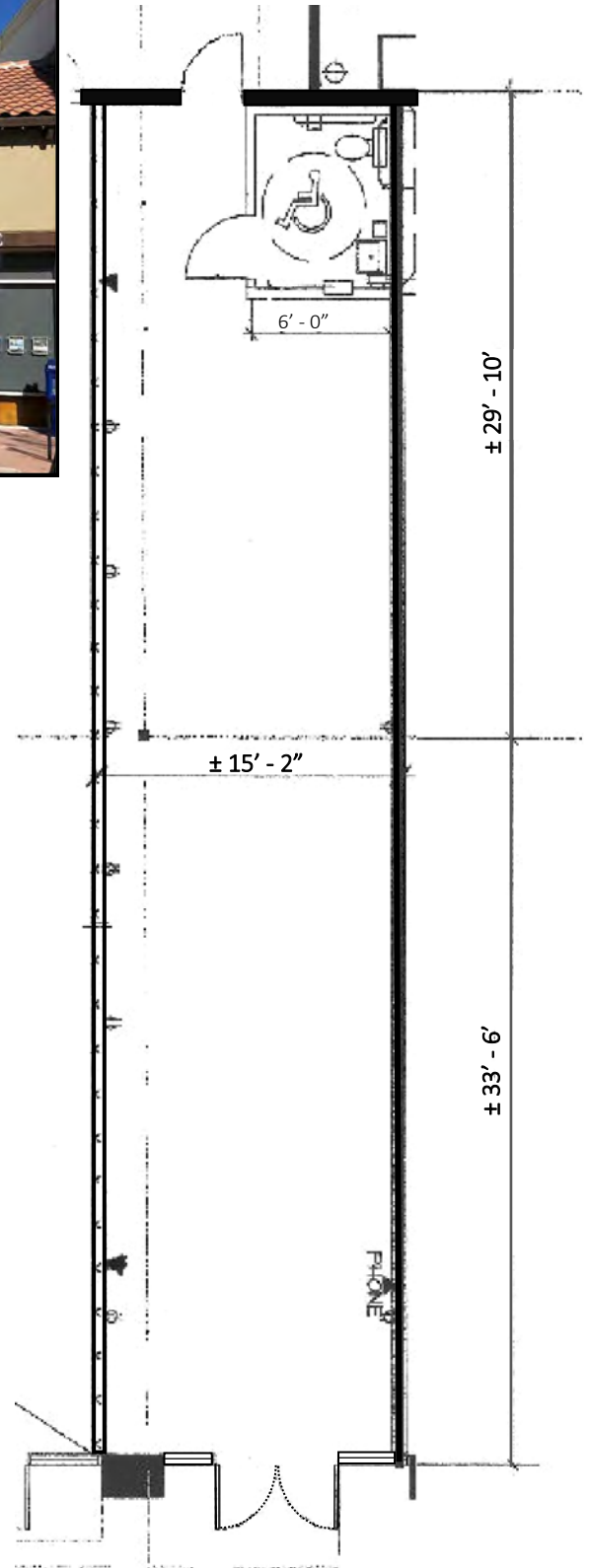
15	Beach Hut Deli
16	Couture Salon
17	The Little Gym
18	Wells Fargo
19	Milan Italiano
20	Panda Express
21	Pizza My Heart
22	Le Boulanger

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**Unit 7—960± SF**

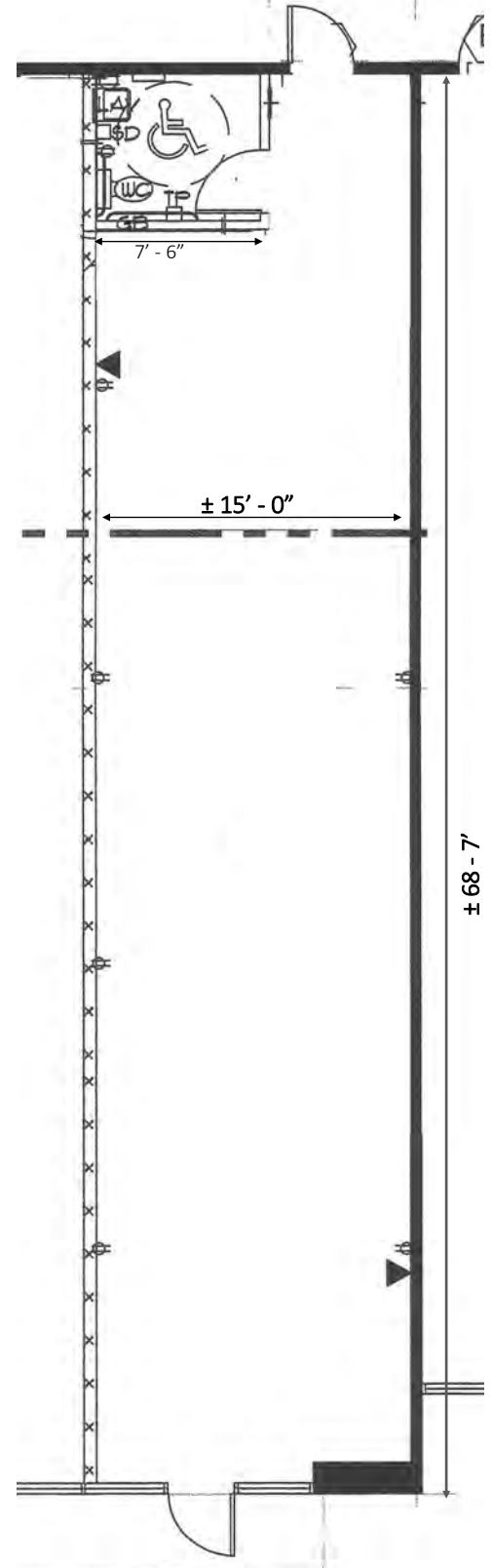


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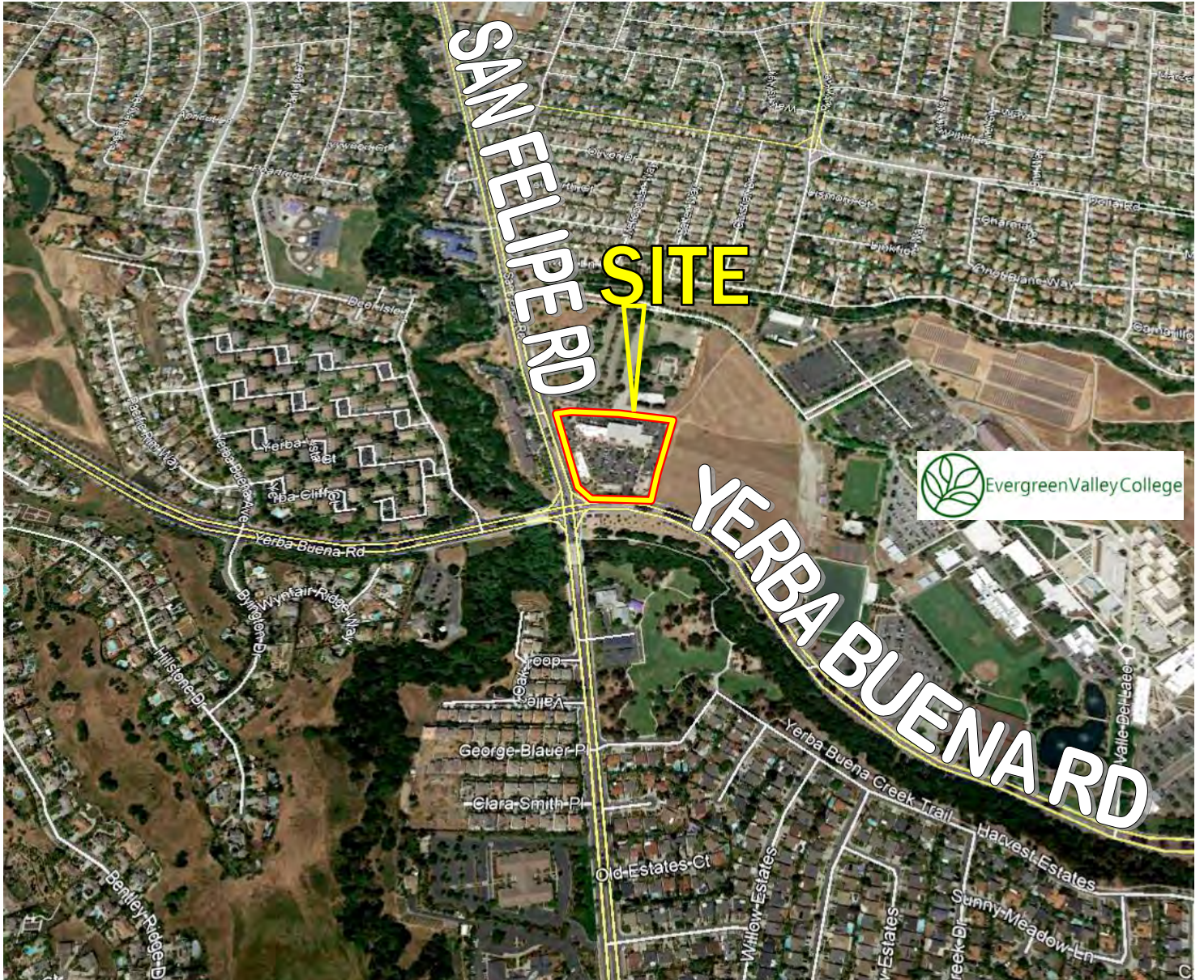
**Unit 10—1,029± SF**



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