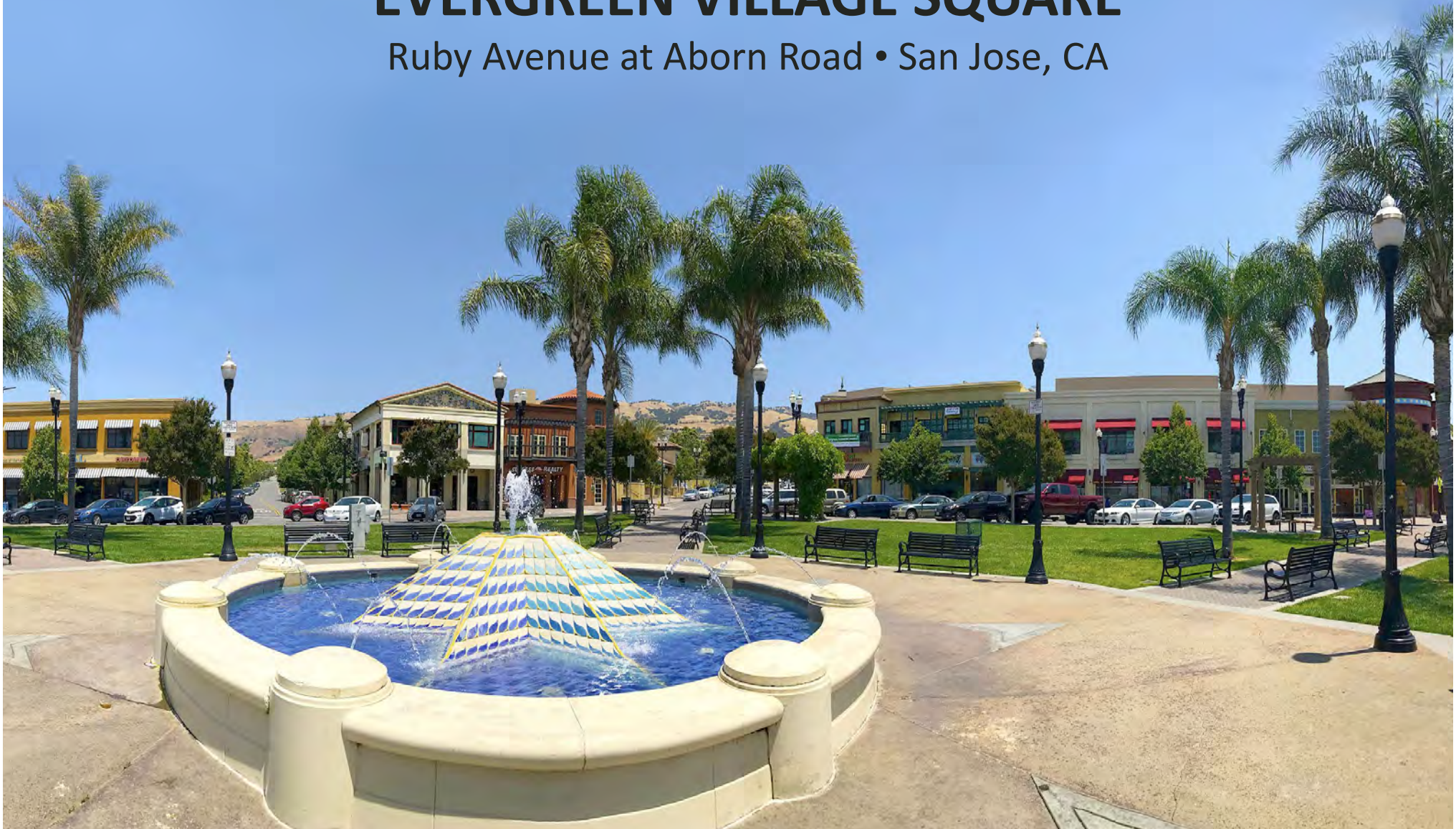


# EVERGREEN VILLAGE SQUARE

Ruby Avenue at Aborn Road • San Jose, CA



Retail Shop Space

**1,582± SF**

& 2nd Floor Office Space

**RYAN WARNER**

Lic. #01397580  
rwarner@moinc.net  
408.477.2505

**GRANT MESSINGER**

Lic. #02094614  
grant@moinc.net  
408.477.2504





- 1,582± SF Shop Space (Lease Pending)
- 2nd Floor Office Spaces Available
  - 1,315± SF
  - 4,148± SF (Can Be Demised to 1,579± SF)
- \$2.50—\$3.25 PSF, plus NNN
- Woof Gang Bakery Coming Soon!

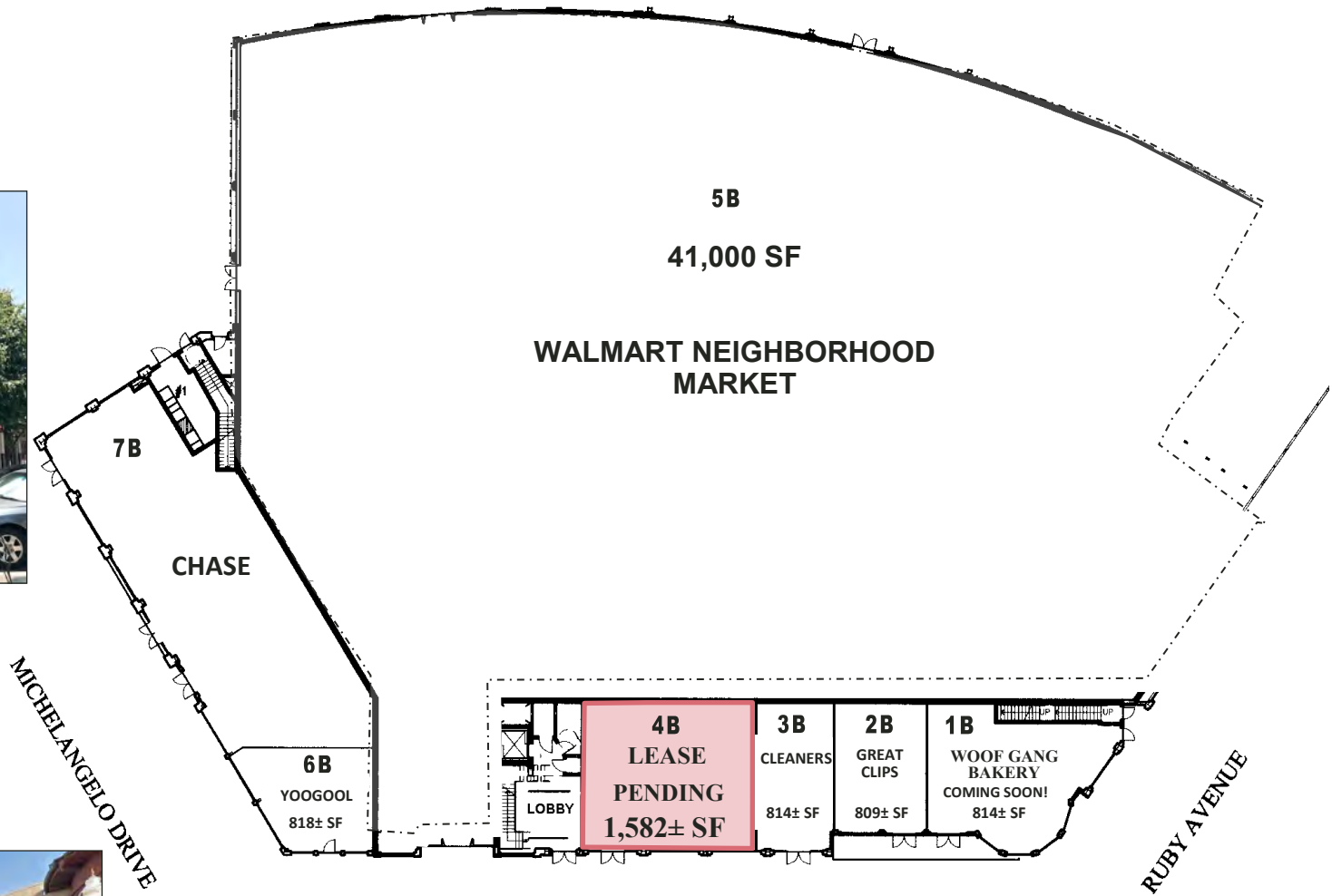
- Anchored by Walmart Neighborhood Market and Dollar Tree
- Co-Tenants Include Bank of America, Chase, Curry Pizza House, and Evergreen Coffee Co.
- Adjacent to the Evergreen Branch Library
- Build-to-Suit Opportunity. Contact Agents for Details

# SITE PLAN

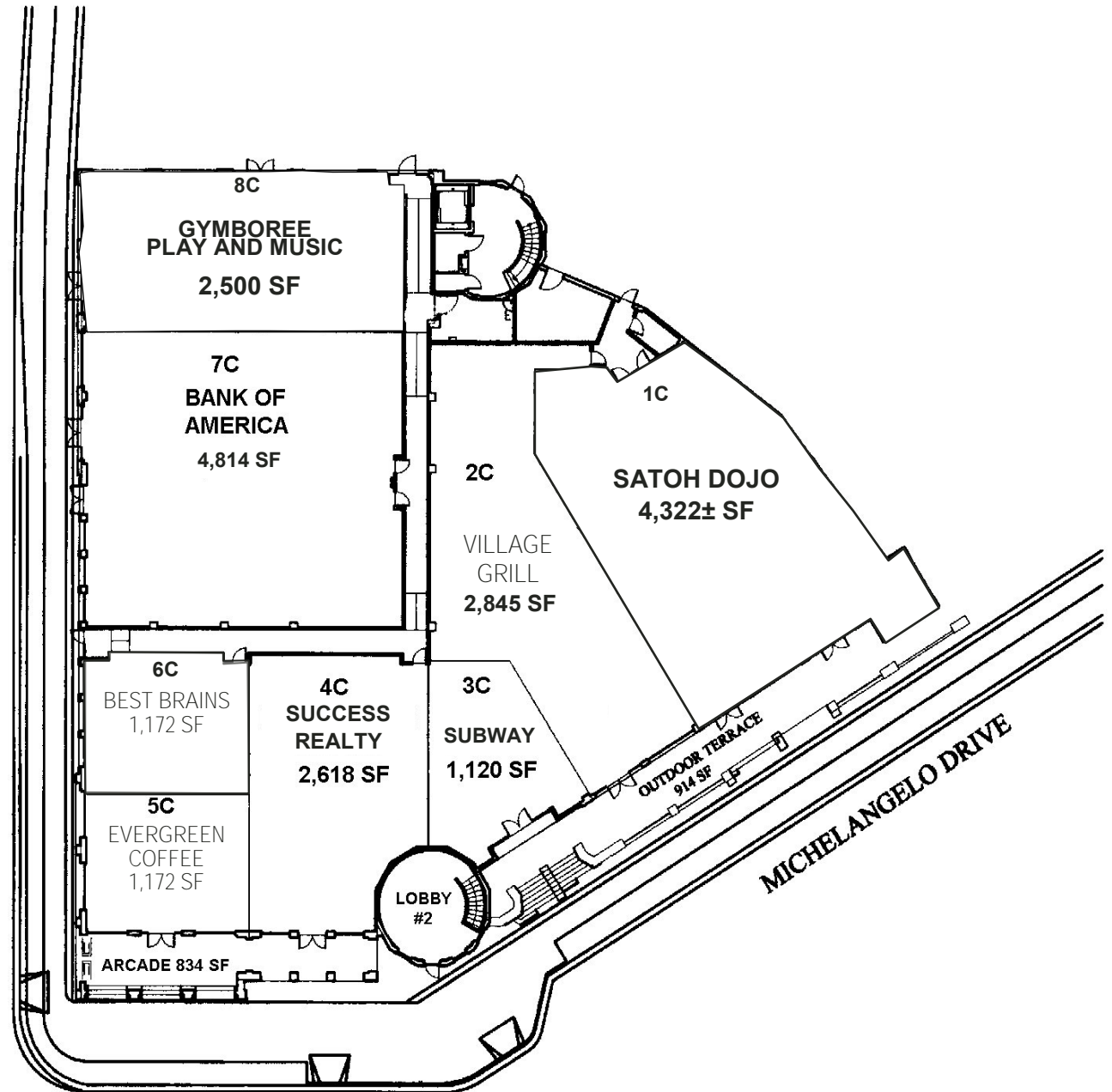


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 4055 EVERGREEN VILLAGE DRIVE: 1ST FLOOR



# 4075 EVERGREEN VILLAGE DRIVE: 1ST FLOOR



# 4055 EVERGREEN VILLAGE DRIVE: 2ND FLOOR

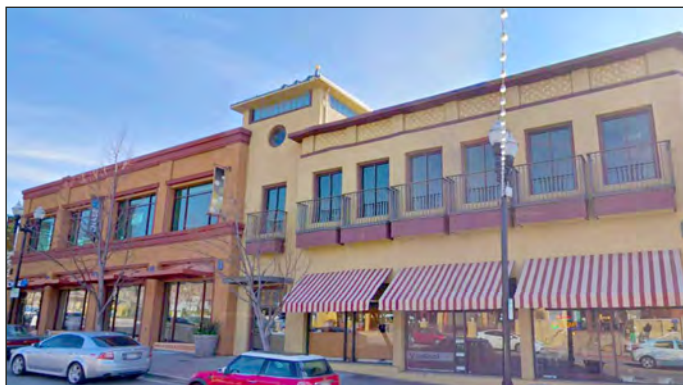


Suite 260  
**4,148± SF**  
Could be Demised to  
**1,579± SF**

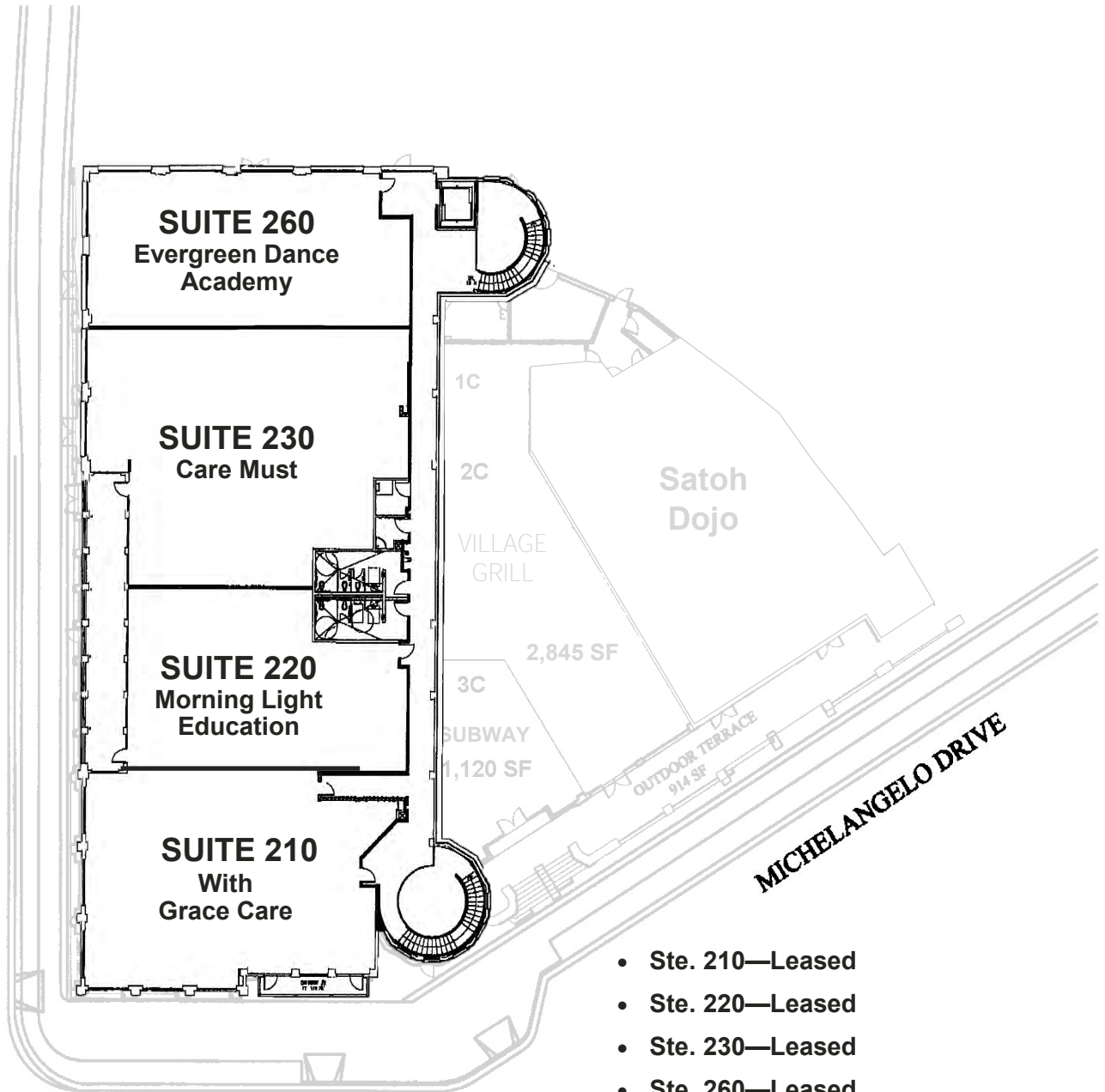
WALMART  
NEIGHBORHOOD  
MARKET



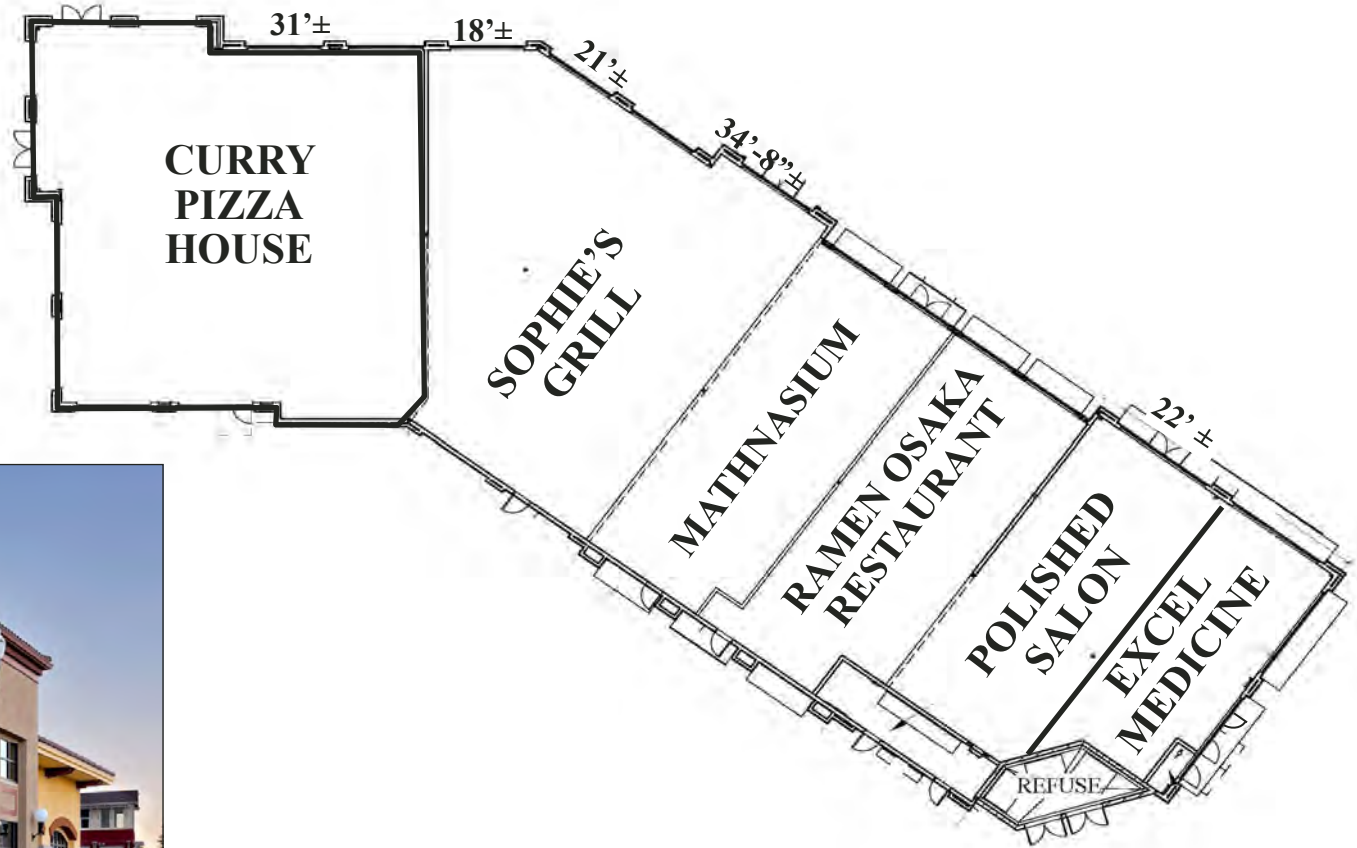
**1,315± SF**



# 4075 EVERGREEN VILLAGE DRIVE: 2ND FLOOR

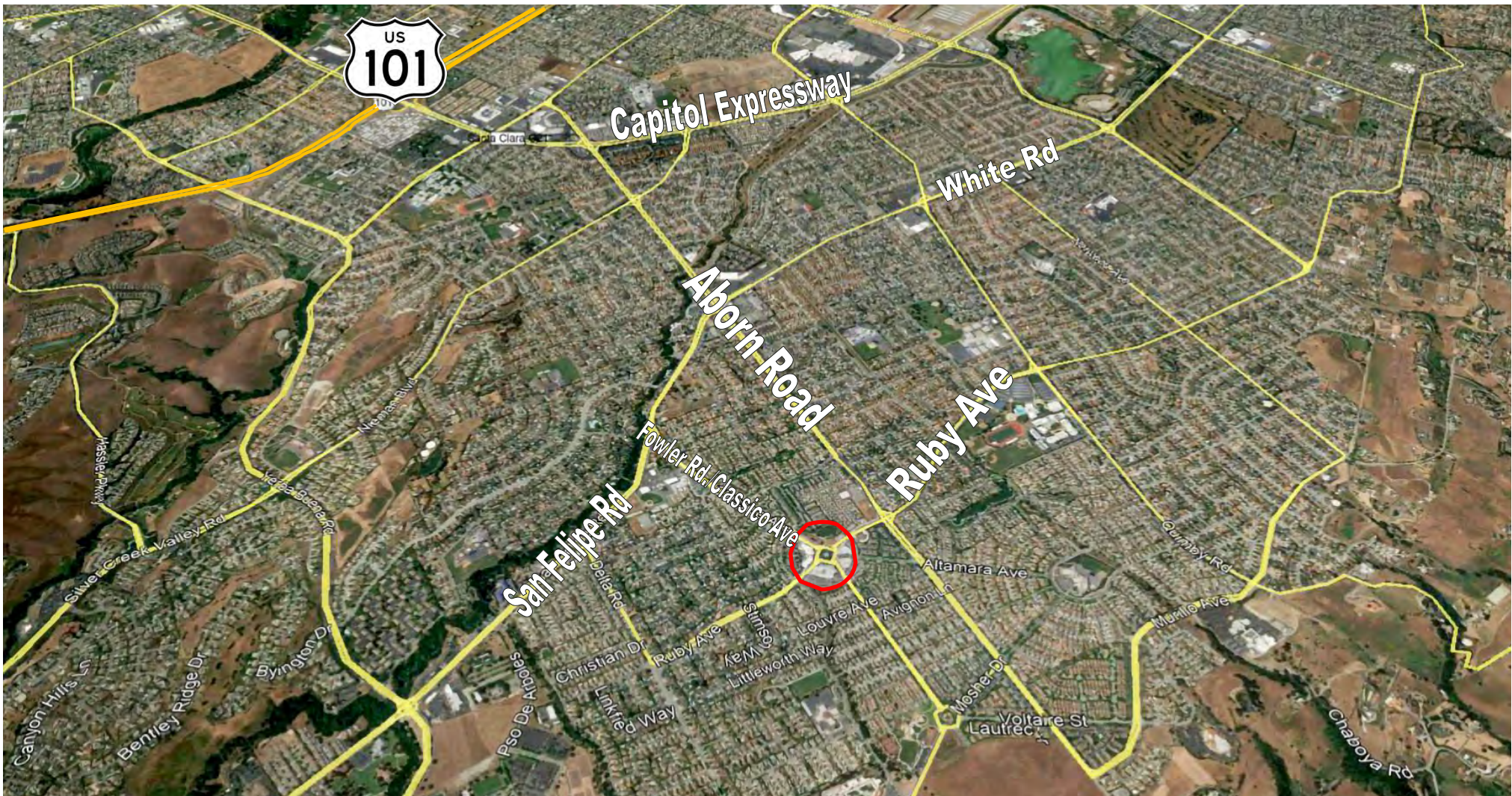


# 4035 EVERGREEN VILLAGE DRIVE



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## AREA DEMOGRAPHICS

2023	<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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