

EVERGREEN VILLAGE SQUARE

📍 RUBY AVENUE AT ABORN ROAD, SAN JOSE, CA



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HIGHLIGHTS



Co-Tenants Include Bank of America, Chase, Club Pilates, Curry Pizza House, and Evergreen Coffee Co.



Anchored by Walmart Neighborhood Market and Dollar Tree



Adjacent to the Evergreen Branch Library



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	23,950	109,658	326,426
Median HH Income	\$226,416	\$178,670	\$131,544
Daytime Employment	17,374	81,895	239,754

SITE PLAN

UNIT	TENANT	SF
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BLDG 4035

1ST FLOOR	010	Curry Pizza House	±3,783
	020	Sophies Mediterranean Grill	±3,372
	030	Mathnasium	±1,630
	040	Ramen Osaka	±1,625
	050	Tanya's Beauty Day Spa	±1,335
	060	Excel Medicine Inc.	±1,094

BLDG 4055

1ST FLOOR	100	Woof Gang Bakery & Grooming	±1,421
	110	Great Clips	±809
	120	Cleaners4Less	±814
	130	Club Pilates	±1,603
	140	WalMart	±40,950
	150	Cafe86	±818
	180	Chase Bank	±3,960
2ND FLOOR	220, 230	Pacific Piano School	±1,706
	240	iCare Dental Office	±1,138
	250	VE Art Studio	±1,030
	260	Available	±5,392
	300	Cingular Wireless	0

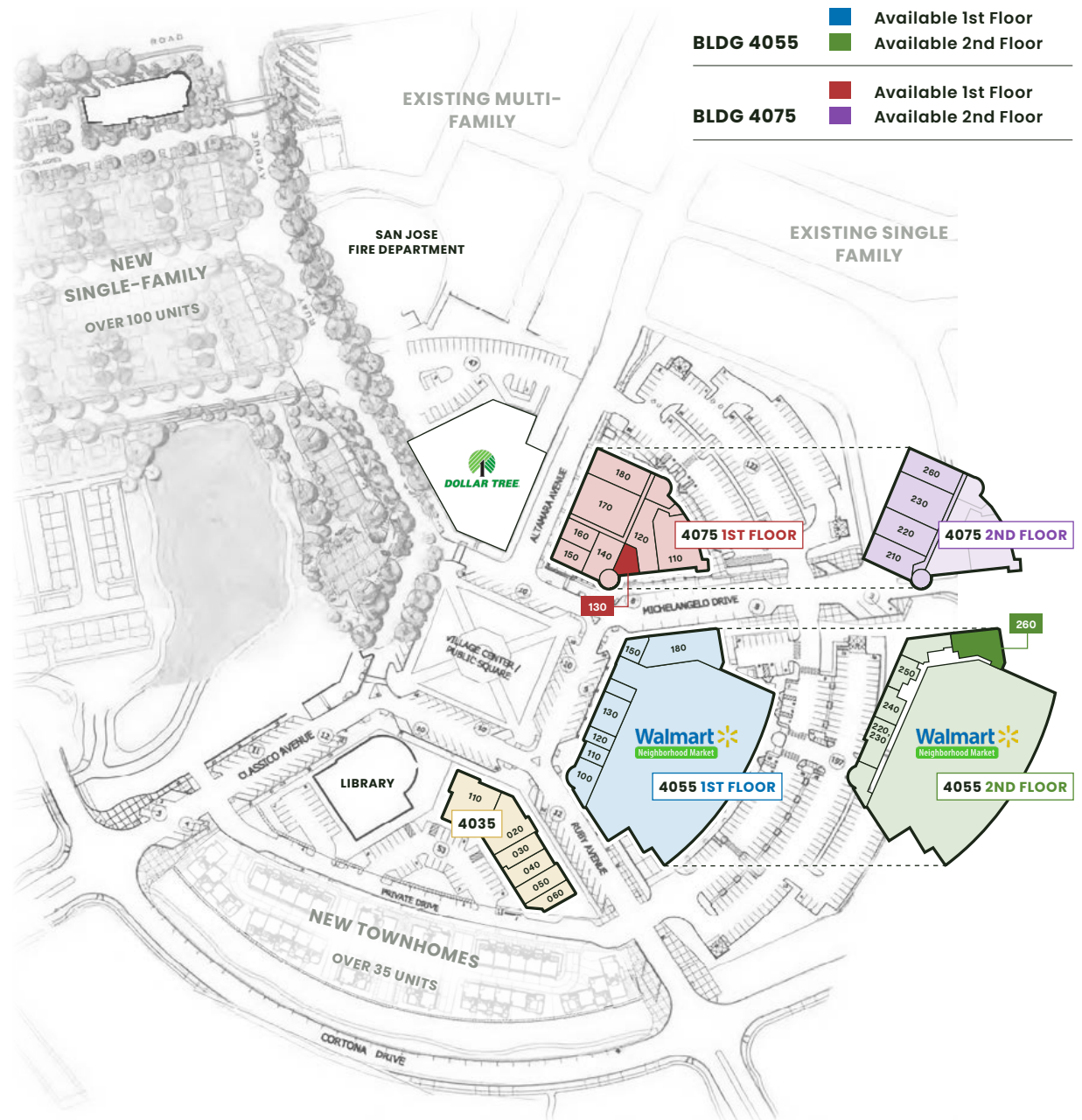
BLDG 4075

1ST FLOOR	110	Satoh Dojo	±4,322
	120	Village Grill	±2,845
	130	Available 2ND GEN QSR	±1,120
	140	Success Realty	±2,618
	150	Evergreen Coffee Company	±1,172
	160	Best Brains	±1,172
	170	Bank of America	±4,814
	180	StemTree	±2,500
2ND FLOOR	210	With Grace Hospice and Palliative Care	±3,079
	220	MorningLight Education Group	±2,288
	230	Care Must Hospice	±4,701
	260	Evergreen Dance Academy	±2,370
	300	TMobile	0

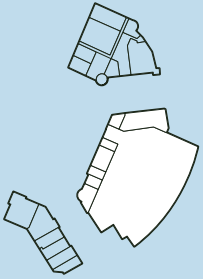
BLDG 4035 Available

BLDG 4055 Available 1st Floor
Available 2nd Floor

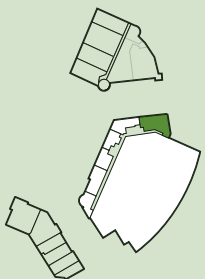
BLDG 4075 Available 1st Floor
Available 2nd Floor



Available

BUILDING 4055
 1ST FLOOR


SUITES 100-140

 Available**BUILDING 4055**
2ND FLOOR

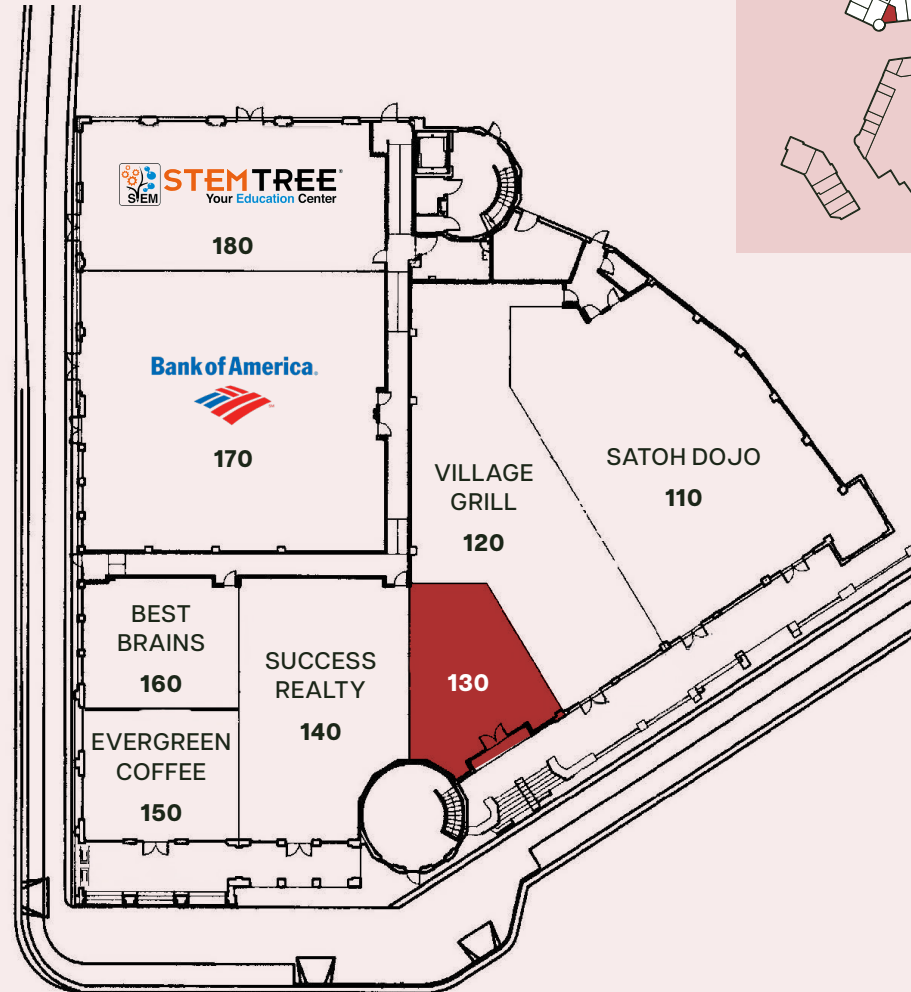
AVAILABLE SPACE

SUITE 260 5,392 SF

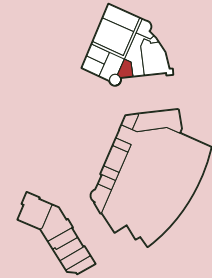
SUITES 110-180



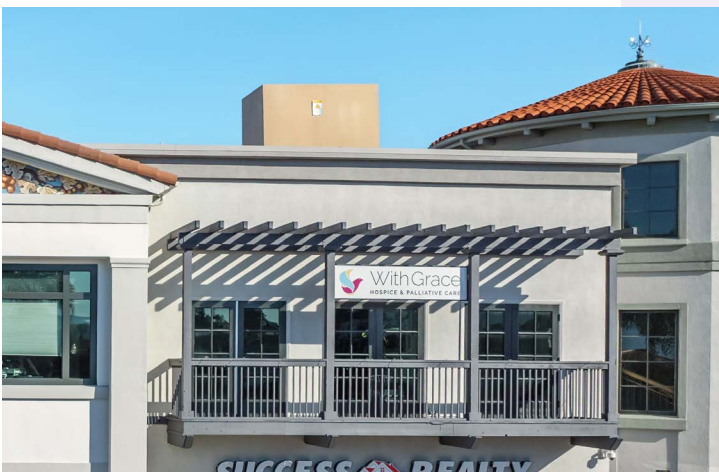
■ Available



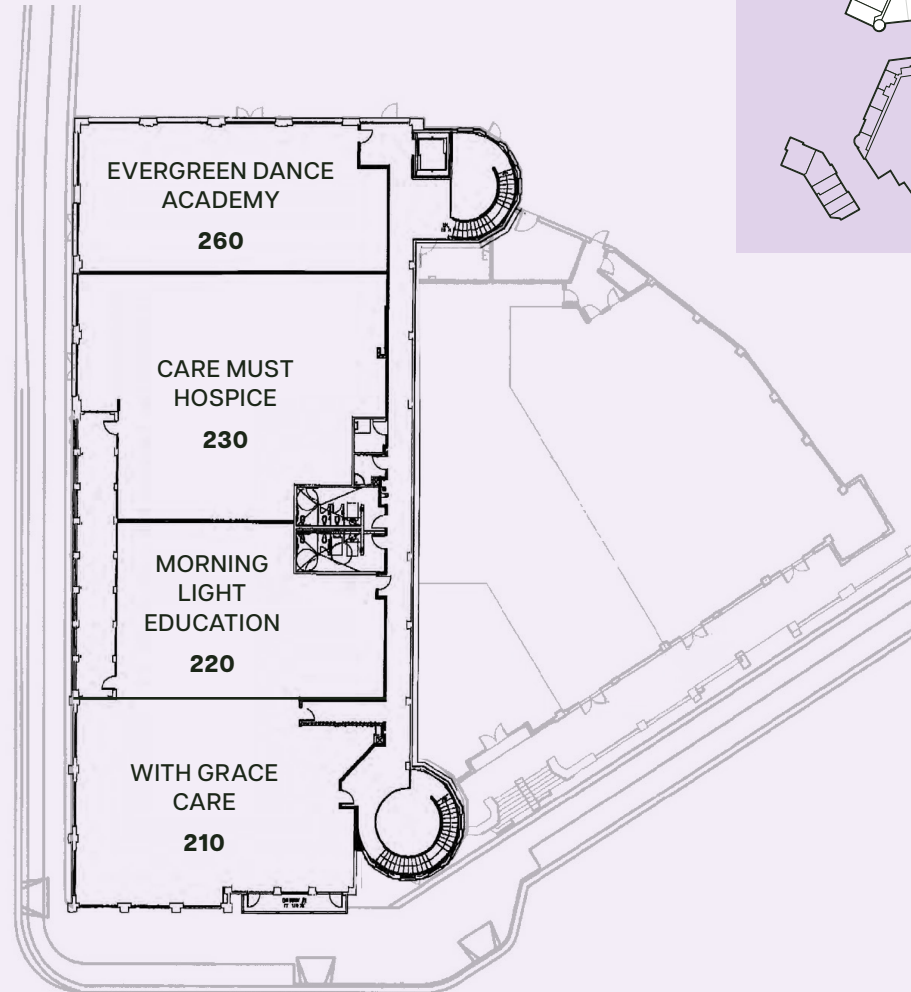
BUILDING 4075
1ST FLOOR



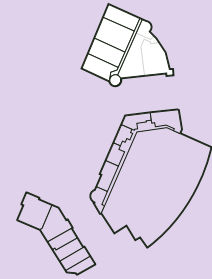
SUITES 210-260



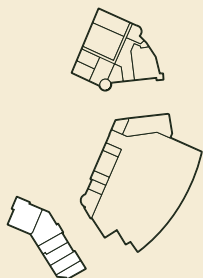
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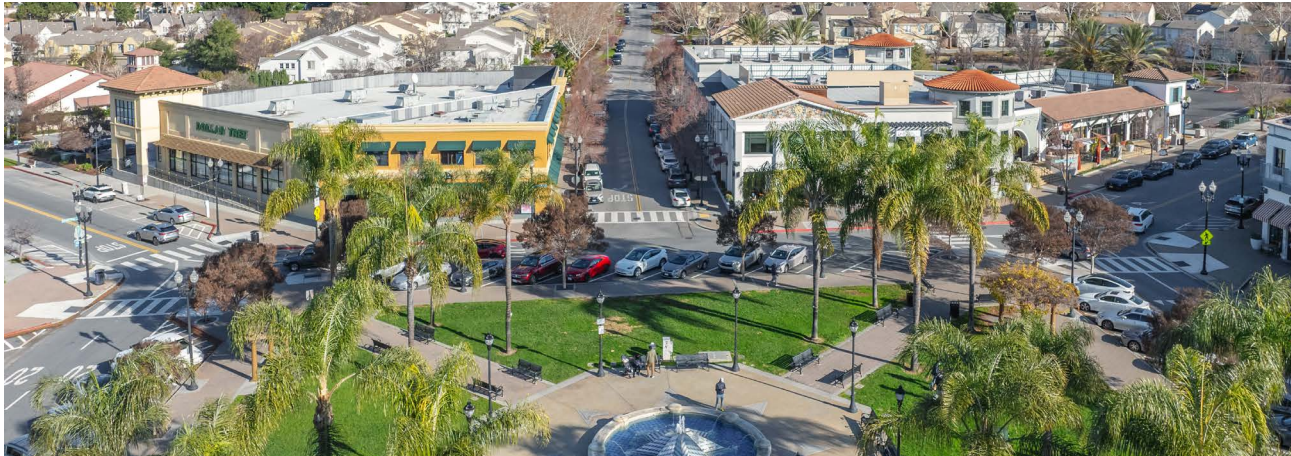
BUILDING 4075
2ND FLOOR



BUILDING 4035

 Available

SUITES 010-060



MARKET AERIAL



LAKE CUNNINGHAM
REGIONAL PARK

101

EASTRIDGE MALL

JCPenney Red Robin GUESS

24 HOUR FITNESS macy's H&M McDonald's

OliveGarden BARNES & NOBLE AMC THEATRES

EVERGREEN
VILLAGE SQUARE

ABORN SQUARE

Walgreens 24 HOUR FITNESS Chavez Supermarket

SILVER CREEK PLAZA

SPROUTS FARMERS MARKET POPEYES

OUTDOOR pet food express Starbucks

GOULD PLAZA

LION MARKET RITE AID

planet fitness LASERMAXX

SILVER CREEK VALLEY
COUNTRY CLUB

101

COYOTE CREEK

TARGET

THE PLANT

ROSS TARGET BEST BUY

THE HOME DEPOT PETSMART

VALLEY OF HEARTS
DELIGHT PARK

WATERFORD PLACE

Lucky CVS

THE PLEX Club Sport

280

CEFCU STADIUM

Walmart

COSTCO WHOLESALE

THE HOME DEPOT

87

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