

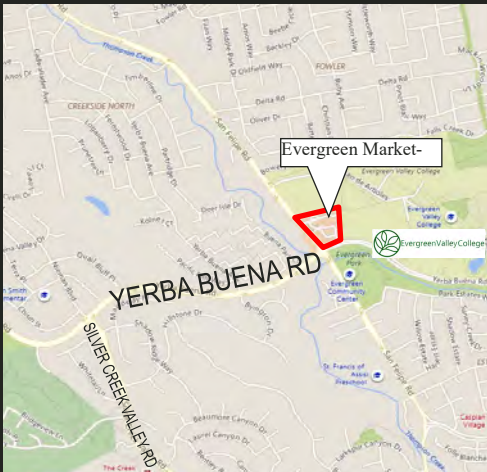
EVERGREEN MARKETPLACE
4848 San Felipe Road
San Jose, California

LAST SHOP SPACE!



PROPERTY INFORMATION:

- Adjacent to Evergreen Community College
- **Prime In-Line Retail Unit: 1,029± SF**
- Food Uses Welcome
- Anchored by CVS Pharmacy and McDonald's
- Co-Tenants Include: Starbucks, Iguanas, Panda Express and Pizza My Heart
- Base Rent : Negotiable
- Generous TI Allowance Available



ESTIMATED DEMOGRAPHICS:

2024	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	17,507	108,666	341,943
AVG. HH INCOME:	\$232,668	\$205,509	\$165,011

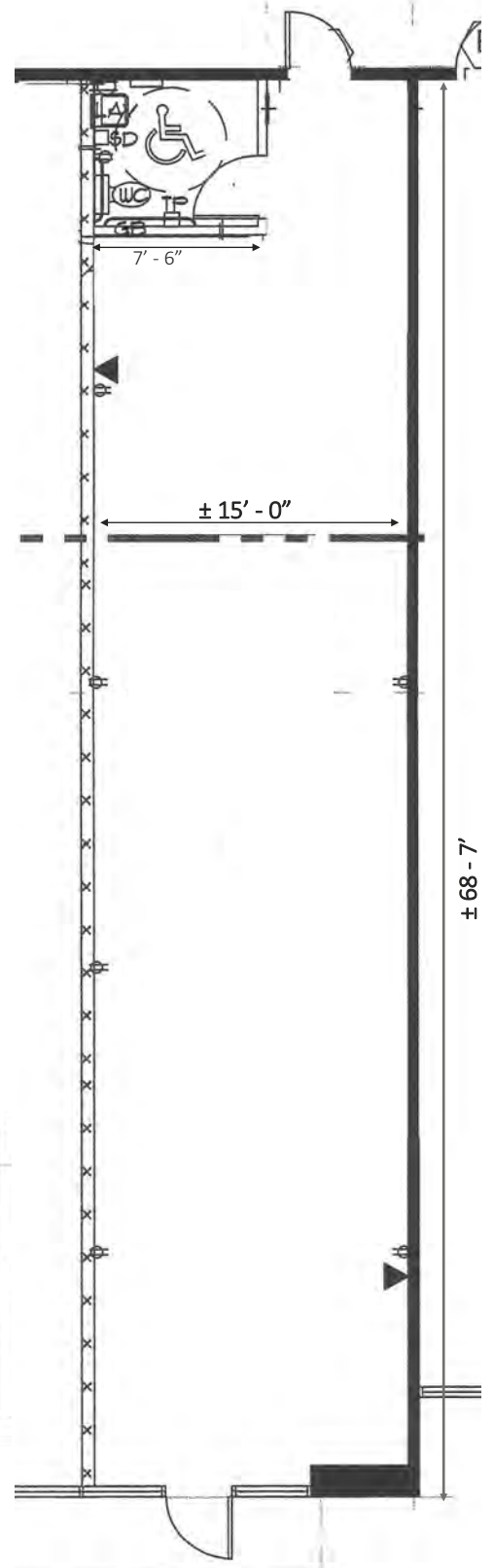
FOR MORE INFORMATION CONTACT:



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UNIT 10 - 1,029± SF



SITE PLAN



1	McDonald's
2	Valley Oak Montessori
3	Evergreen Dental
4	Valley Oak Montessori
5	CVS Pharmacy

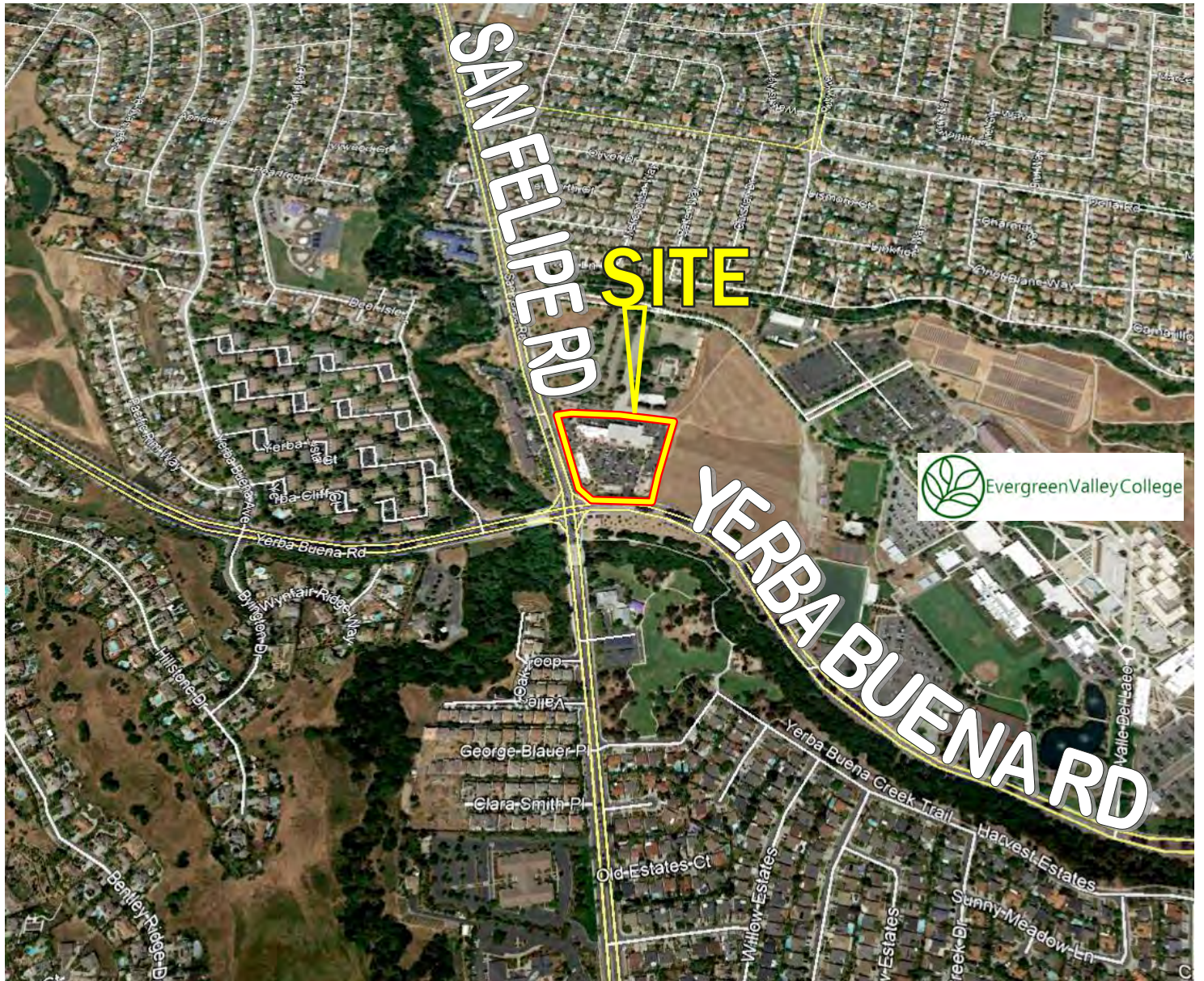
6-7	Realty One
8	Yogurt Shop
9	Pro Nails
10	AVAILABLE—1,029± SF
11	Opto-Dr. Khuu
12	Iguanas Burritozilla
13	Iguanas Burritozilla
14	Starbuck's

15	Roots Bistro — Coming Soon
16	Code Ninjas
17	Little Gym
18	Wells Fargo
19	The Funny Farm Restaurant
20	Panda Express
21	Pizza My Heart
22	Le Boulanger

SITE PHOTOS



EVERGREEN MARKET • San Felipe Rd. at Yerba Buena Rd. • San Jose, California



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