

MULTI-TENANT OR DRIVE-THROUGH PAD

📍 SWC OF ABORN ROAD & RUBY AVENUE, SAN JOSE, CALIFORNIA

FOR BTS OR
GROUND LEASE

PAD SITE

NICOLE LYON nlyon@theeoniccompany.com | (408) 400-7008 | LIC. 01975898
STEPHEN RUSHER srusher@theeoniccompany.com | (925) 236-2660 | LIC. 01439740



HIGHLIGHTS



Multi-Tenant or Drive-Through Pad



Potential Uses: Food, Retail, Medical/
Professional Office



0.15 Miles From Evergreen Village Square,
Anchored by Walmart Neighborhood
Market and Dollar Tree.

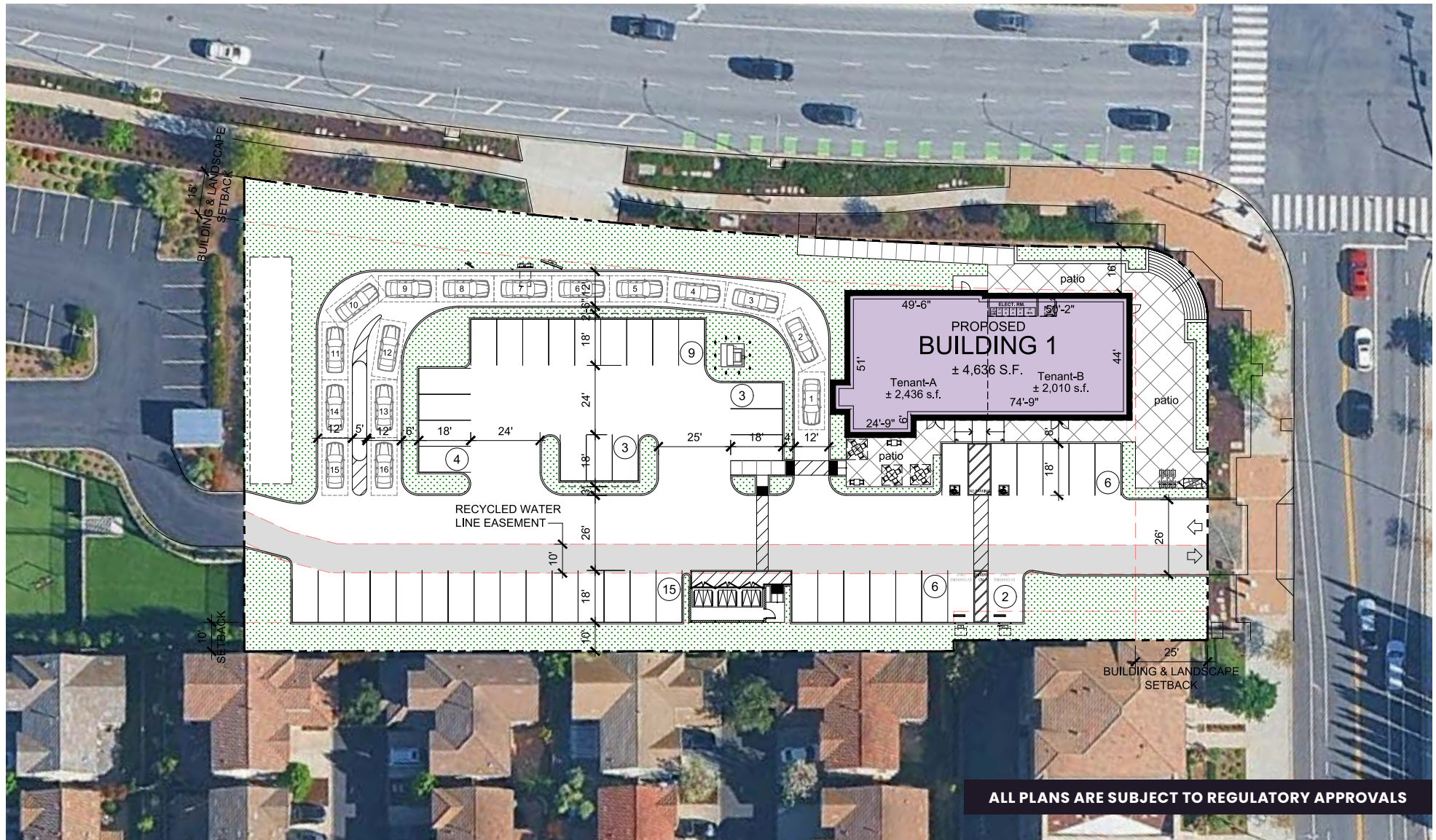
DEMOGRAPHICS

	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



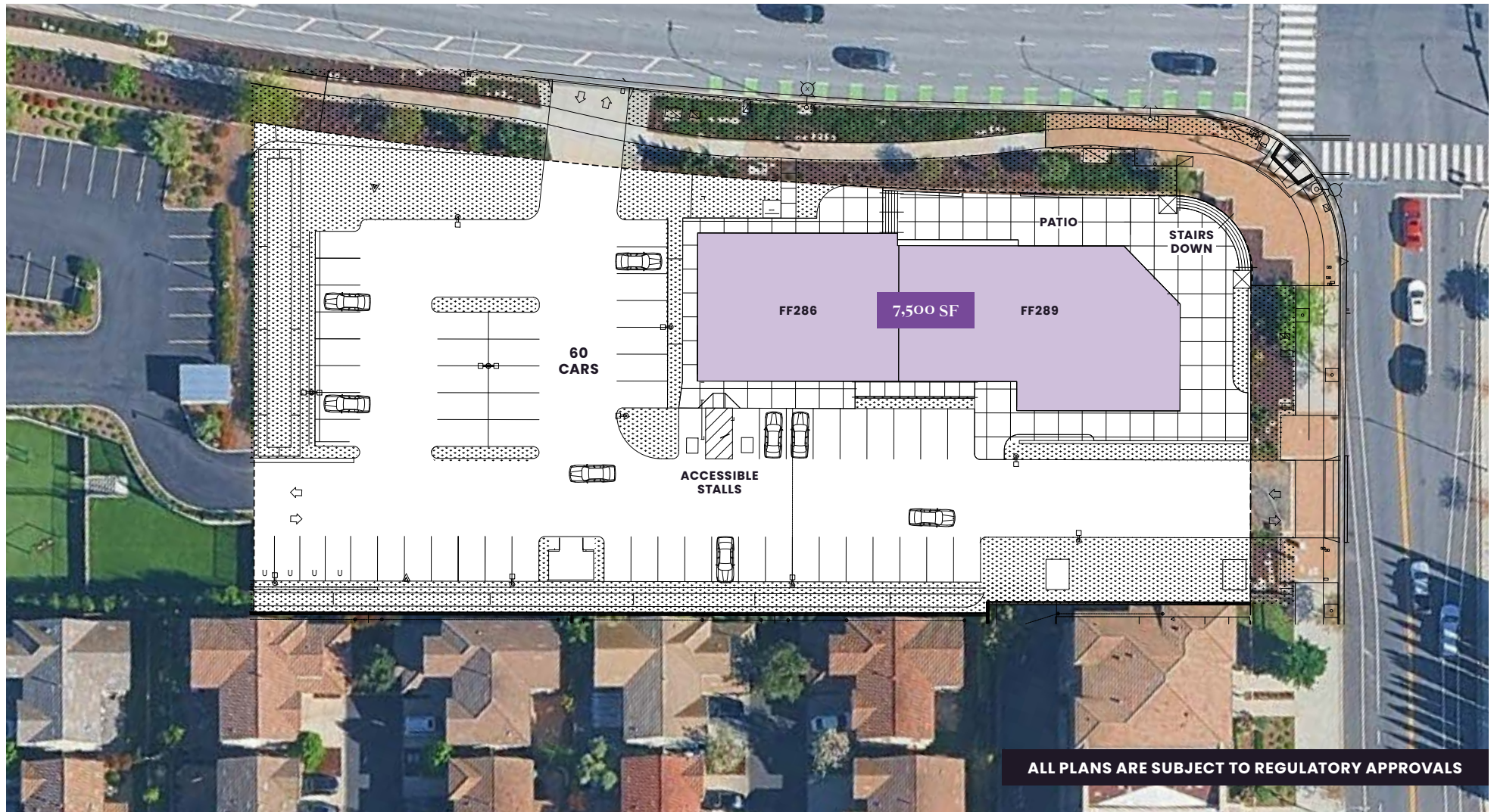
PROPOSED SITE PLAN

DRIVE THRU OPTION



PROPOSED SITE PLAN

SINGLE TENANT OR MULTI-TENANT OPTION UP TO 7,500 SF



MARKET AERIAL

EASTRIDGE MALL



Cedar Grove Elementary School
≈520 Students

Norwood Creek Elementary
≈551 Students

East Valley Christian School
≈200 Students

Evergreen Valley High School
≈2,749 Students

Carolyn A Clark Elementary School
≈542 Students

Quimby Oak Middle School
≈896 Students

EVERGREEN
PAD SITE

George V LeyVa Middle School
≈470 Students

Holy Oak Elementary School
≈464 Students

Millbrook Elementary School
≈512 Students

EVERGREEN VILLAGE SQUARE



ABORN SQUARE



SILVER CREEK PLAZA



EVERGREEN PLAZA



Tom Matsumoto Elementary School
≈753 Students

TARGET

Evergreen Elementary School
≈584 Students

Chaboya Middle School
≈835 Students

GOULD PLAZA



John J Montgomery Elementary School
≈523 Students

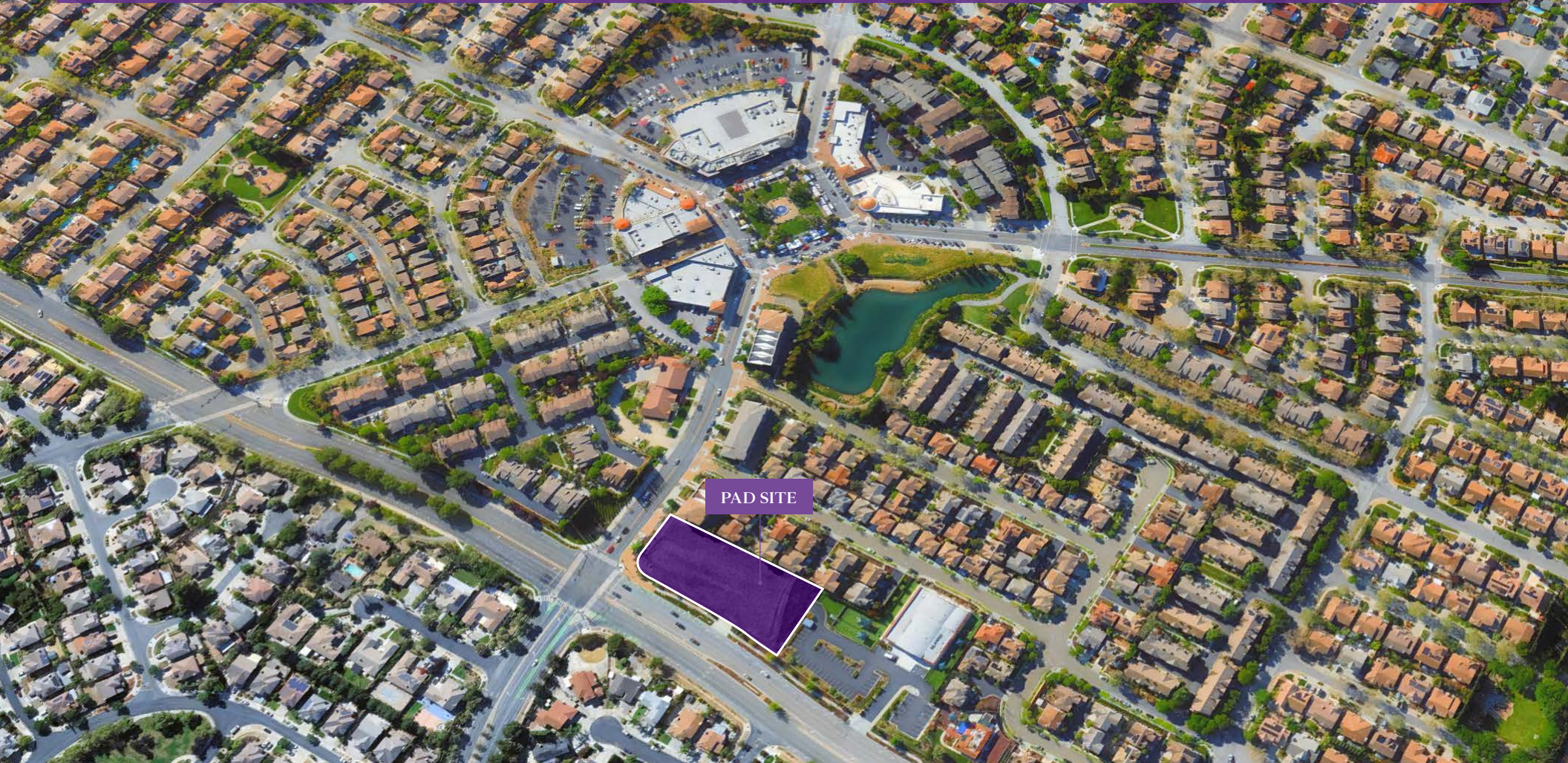
Silver Creek High School
≈2,184 Students

Cadwallier Elementary School
≈374 Students

Evergreen Valley College
≈9,300 Students

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