

MULTI-TENANT OR DRIVE-THROUGH PAD

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

FOR BTS OR
GROUND LEASE

PAD SITE

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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

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



MARKET AERIAL

CEFCU STADIUM

Walmart

LAKE CUNNINGHAM REGIONAL PARK

EASTRIDGE MALL

JCPenney Red Robin GUESS

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

OliveGarden BARNES & NOBLE AMC THEATRES

EVERGREEN PAD SITE



COSTCO WHOLESALE

TARGET

ABORN SQUARE

Walgreens 24 HOURS FITNESS Chavez Supermarket

COYOTE CREEK

SILVER CREEK PLAZA

SPROUTS FARMERS MARKET POPeYES

OUTDOOR SUPPLY HARDWARE pet food express Starbucks

THE PLANT

ROSS DRESS FOR LESS TARGET BEST BUY

THE HOME DEPOT PETSMART

GOULD PLAZA

LION MARKET RITE AID

planet fitness LASERMAXX

VALLEY OF HEARTS DELIGHT PARK

SILVER CREEK VALLEY COUNTRY CLUB

THE HOME DEPOT

WATERFORD PLACE

Lucky CVS

THE PLEX Club Sport

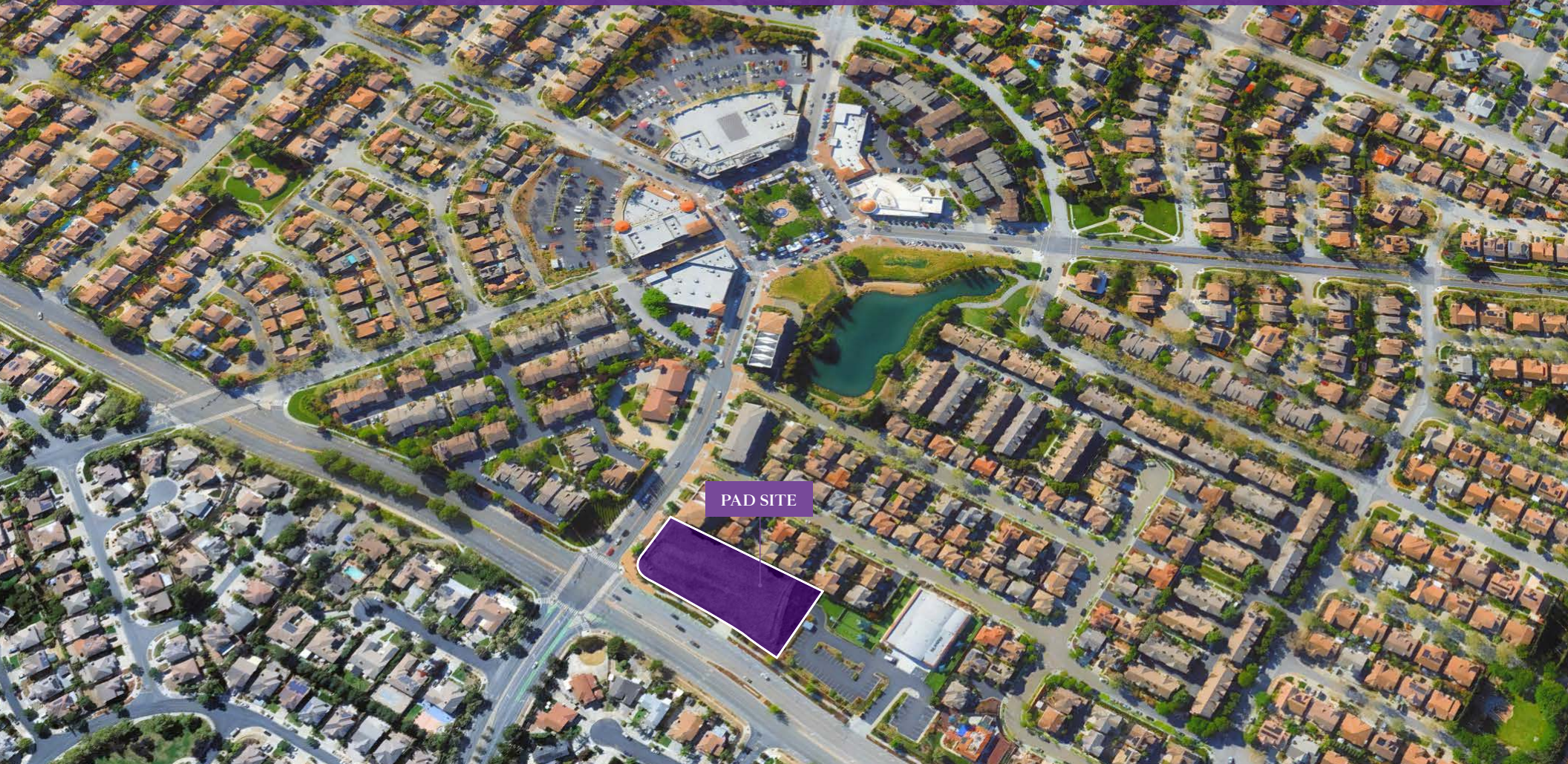
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