

# EVERGREEN PLAZA

High visibility Restaurant & Retail Opportunity

NWC S. White Rd. &  
Aborn Rd. San Jose CA



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# Evergreen Plaza • San Jose • CA

Located at the high traffic intersection of South White Road & Aborn Road, Evergreen Plaza offers strong Co-tenancy, dense surrounding residential neighborhoods, and exceptional visibility in one of San Jose's most established retail corridors.

**SUITE 3261:** 5,200± SF Retail Space - Ideal for retail, fitness, medical, service retail, or specialty concepts seeking strong neighborhood visibility and co-tenancy.

**SUITE 3273:** 4,800± SF 2<sup>nd</sup> Generation Restaurant - Rare opportunity for restaurant operators to take advantage of an existing restaurant footprint in an established shopping center environment- **DO NOT DISTURB TENANT**

**Rent:** \$3.00- \$3.50 PSF, Plus NNN

**CO-TENANTS:** Starbucks • Planet Fitness • Dollar Tree • Taco Bell • McDonald's • Round Table Pizza • Tastea • Nothing Bundt Cakes  
• Satellite Healthcare

## KEY TRADE AREA ATTRIBUTES:

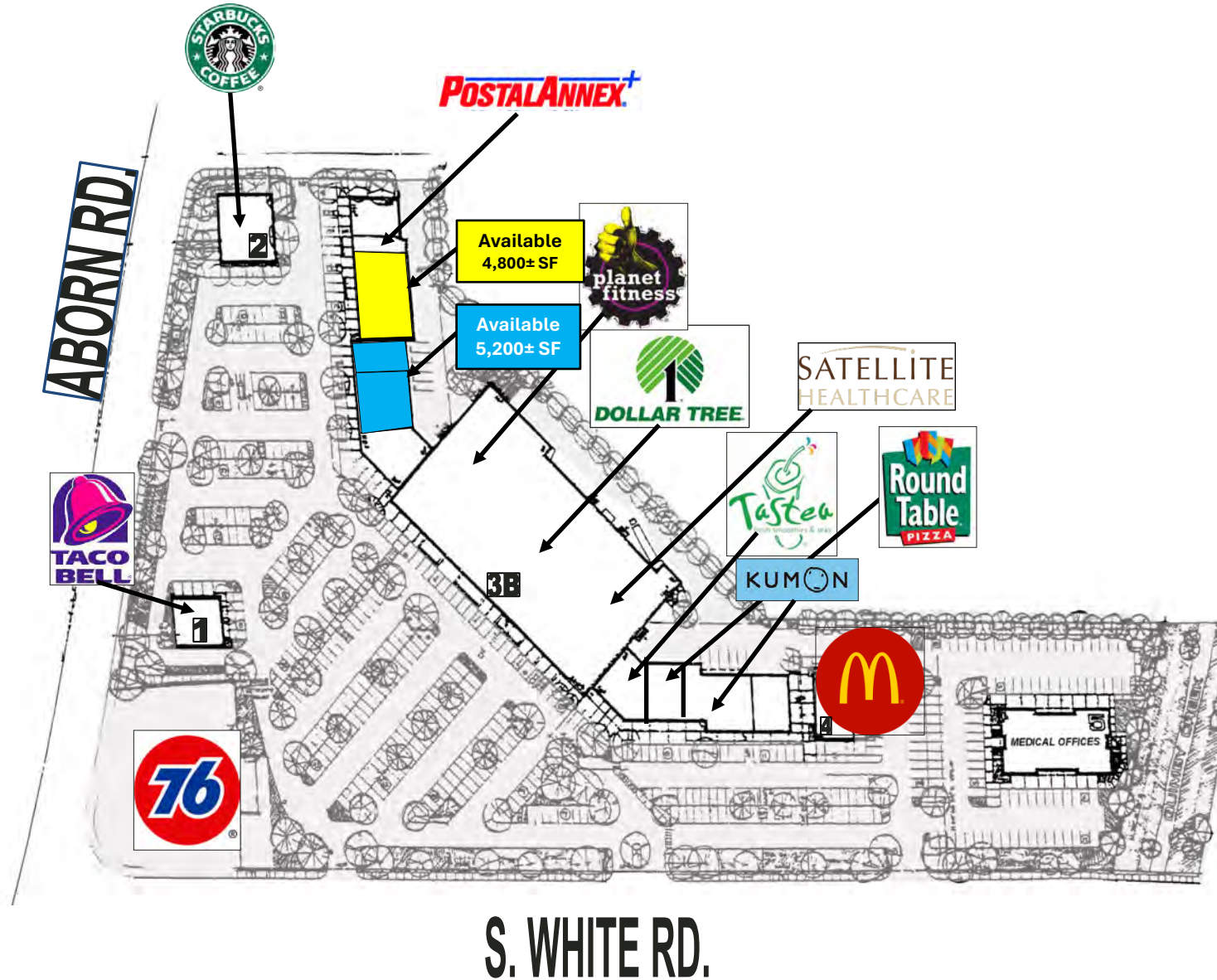
|                               |                                                                  |
|-------------------------------|------------------------------------------------------------------|
| ✓ National Co-Tenancy         | Starbucks, Planet Fitness, McDonald's, Taco Bell & more          |
| ✓ High Traffic Counts         | Aborn Road: 45,000± ADT   S. White Road: 33,230± ADT             |
| ✓ Established Trade Area      | Dense residential customer base with strong neighborhood traffic |
| ✓ Restaurant Opportunity      | Rare 2 <sup>nd</sup> generation restaurant availability          |
| ✓ Daily Needs Shopping Center | Strong repeat consumer visits and steady daytime activity        |
| ✓ Strong Neighborhood Density | Established Evergreen residential trade area                     |
| ✓ Excellent Accessibility     | Signalized intersection with strong visibility                   |
| ✓ Food & Beverage Synergy     | Existing restaurant and quick-service traffic generators         |

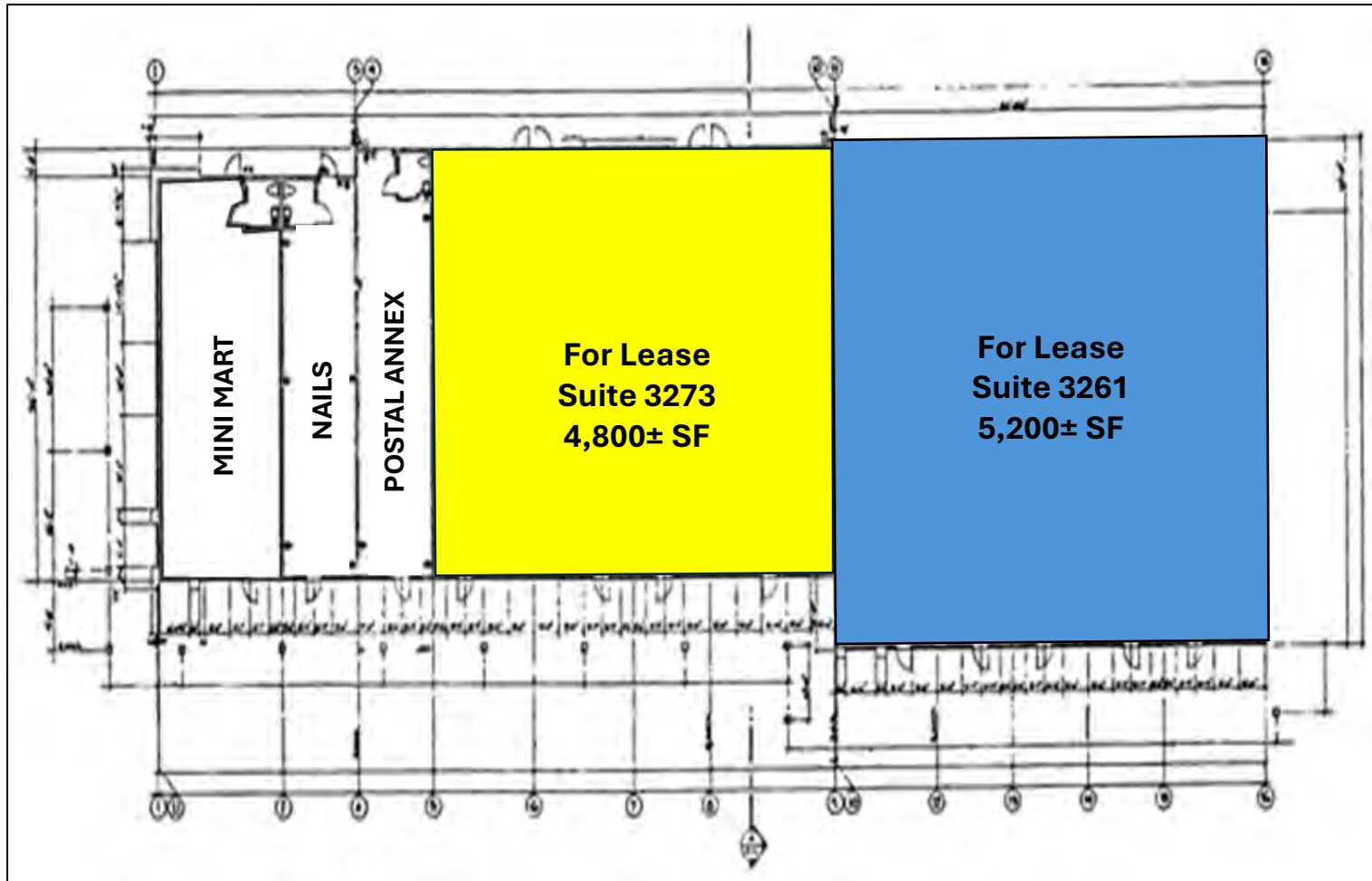
## DEMOGRAPHICS:

|                       | 1 MILE           | 3 MILES          | 5 MILES          |
|-----------------------|------------------|------------------|------------------|
| <b>POPULATION</b>     | <b>29,512</b>    | <b>173,948</b>   | <b>428,819</b>   |
| <b>AVG. HH INCOME</b> | <b>\$238,420</b> | <b>\$210,186</b> | <b>\$186,171</b> |



# SITE PLAN







## SUITE 3261



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



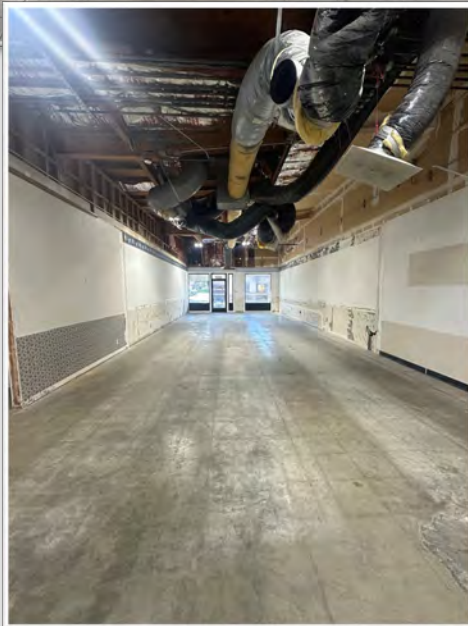
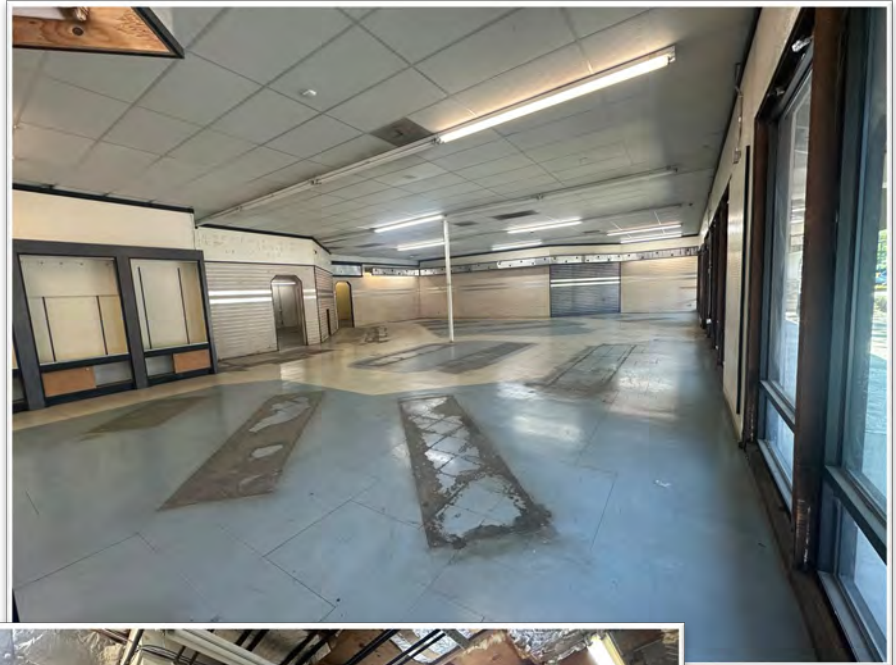
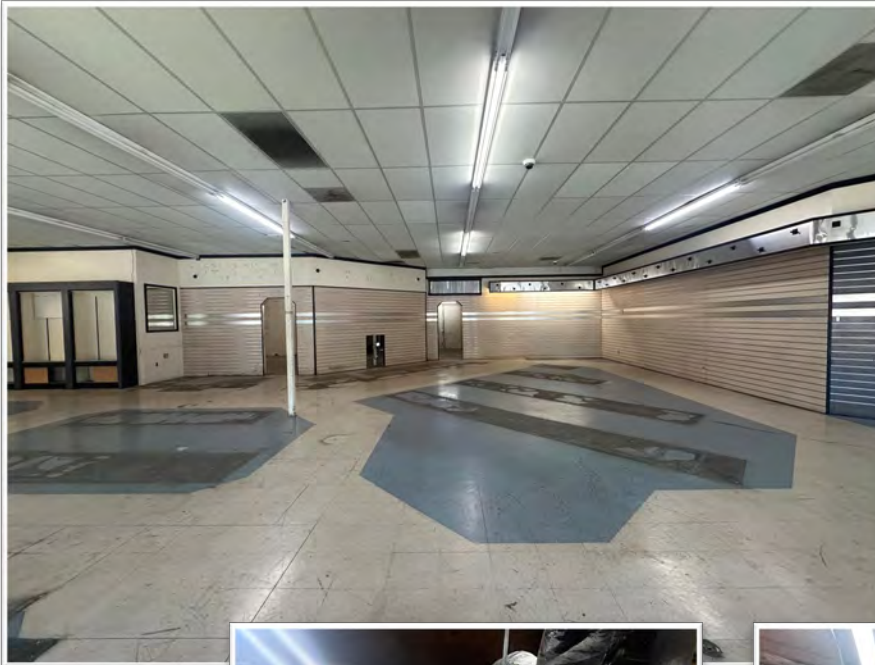
## SUITE 3261



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## SUITE 3261: PHOTOS



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## BUILDING A: SUITE 3273





## SUITE 3273: INTERIOR PHOTOS





## SUITE 3273: PHOTOS



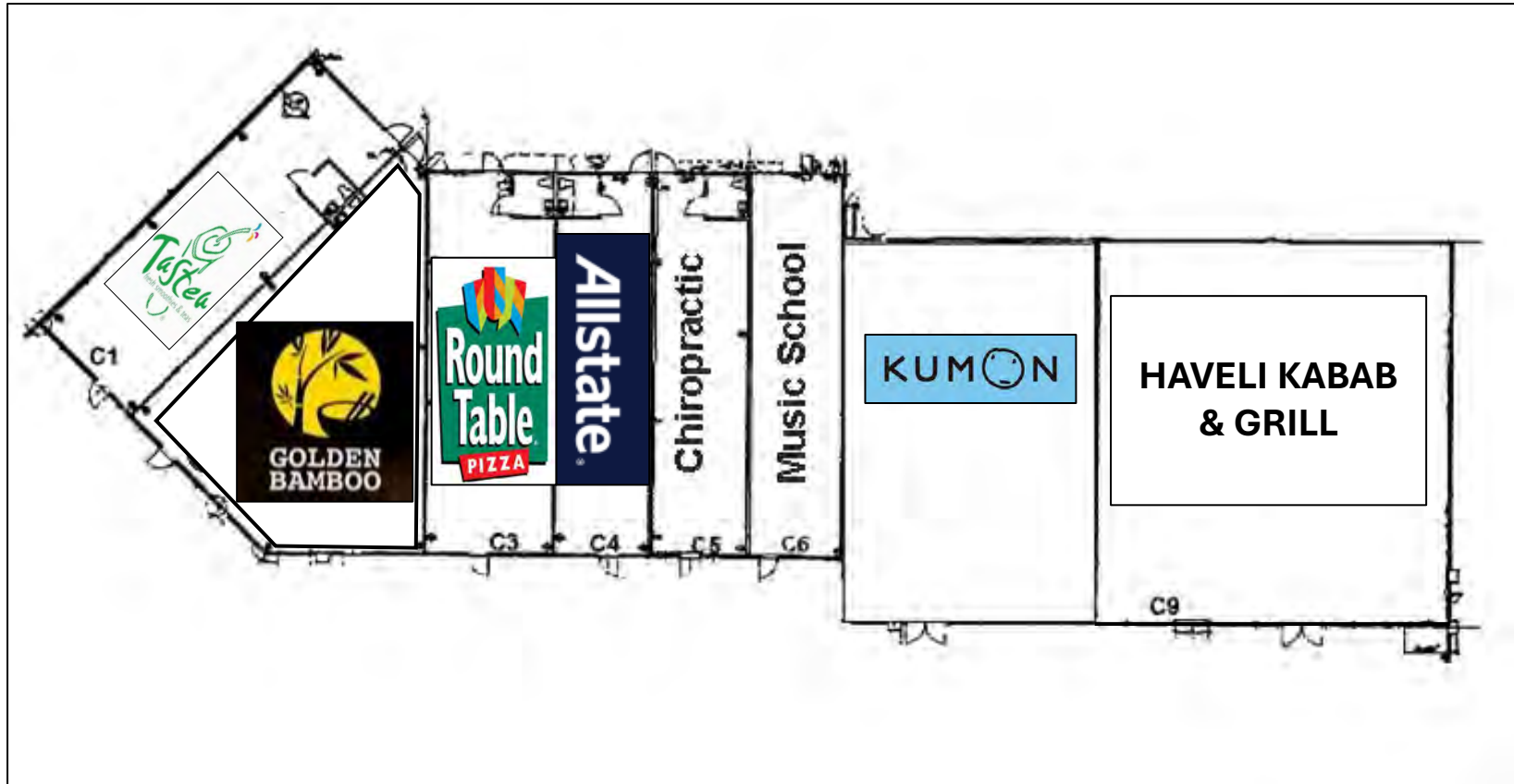


# BUILDING A





## EVERGREEN PLAZA SHOPS C





# BUILDING 1





## BUILDING 2





## BUILDING 3B







Available

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