



Branham Ross Shopping Center

1673-1693 Branham Lane
San Jose, CA 95118



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. February 08, 2025



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Property Description

Southwest corner of Branham Lane at Ross Avenue at a very busy signalized intersection in the Safeway Food & Drug Anchored Shopping Center. Near Highway 85 off and on ramps at Camden Avenue.

Offering Summary

Lease Rate:	\$2.95 SF/month
Estimated NNN Charges	\$1.85 SF/month - 2025
Number Of Units:	7
Available SF:	957 SF
Lot Size:	201,683 Acres
Building Size:	42,899 SF

Property Highlights

- Central Location at Signalized Intersection of Branham Lane at Ross Avenue
- Near Highway 85 off at Camden Avenue
- Safeway Food & Drug Anchor
- Signalized Intersection with High Visibility
- Monument & Building Signage
- Convenient Storefront Parking
- Great Signage on Ross Avenue
- Professional Local Property Management



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	957 SF	Lease Rate:	\$2.95 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1691 Branham Lane	Available	957 SF	NNN	\$2.95 SF/month	± 16' W x 56' D. Former Specialty Grocery Store. Full height storefront glass, double glass entrance doors, vinyl tile floor, 100% t-bar ceiling 11' AFF (above finish floor), 1 ADA restroom, separate HVAC, separate electrical (225 Amps; 3 PH; 4 W; 208/120V), plumbing stub-outs for hot & cold water, sinks and drains, no fire sprinklers.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

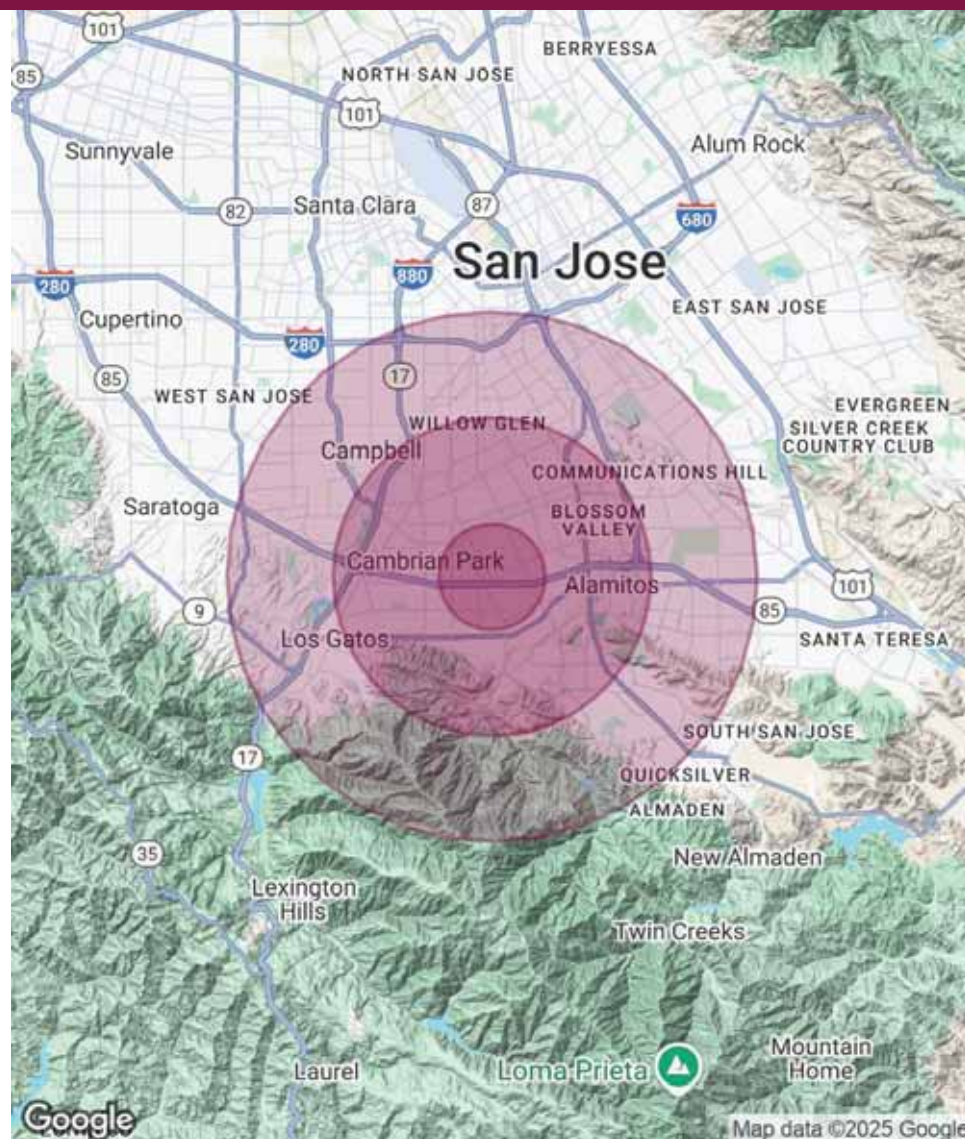
Population	1 Mile	3 Miles	5 Miles
Total Population	25,637	174,622	458,040
Average Age	40.2	42.0	40.2
Average Age (Male)	39.8	41.0	39.3
Average Age (Female)	41.3	42.6	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,602	64,556	167,316
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$157,074	\$174,905	\$160,363
Average House Value	\$1,098,508	\$1,124,024	\$1,040,393

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT as of 2018

Ross Avenue at Branham Lane	8,130
Branham Lane at Tupolo Drive	25,000
Branham Lane at Camden Avenue	34,215
W. Valley Freeway at Camden Avenue	46,725
Highway 85 at Ross Avenue	142,300



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

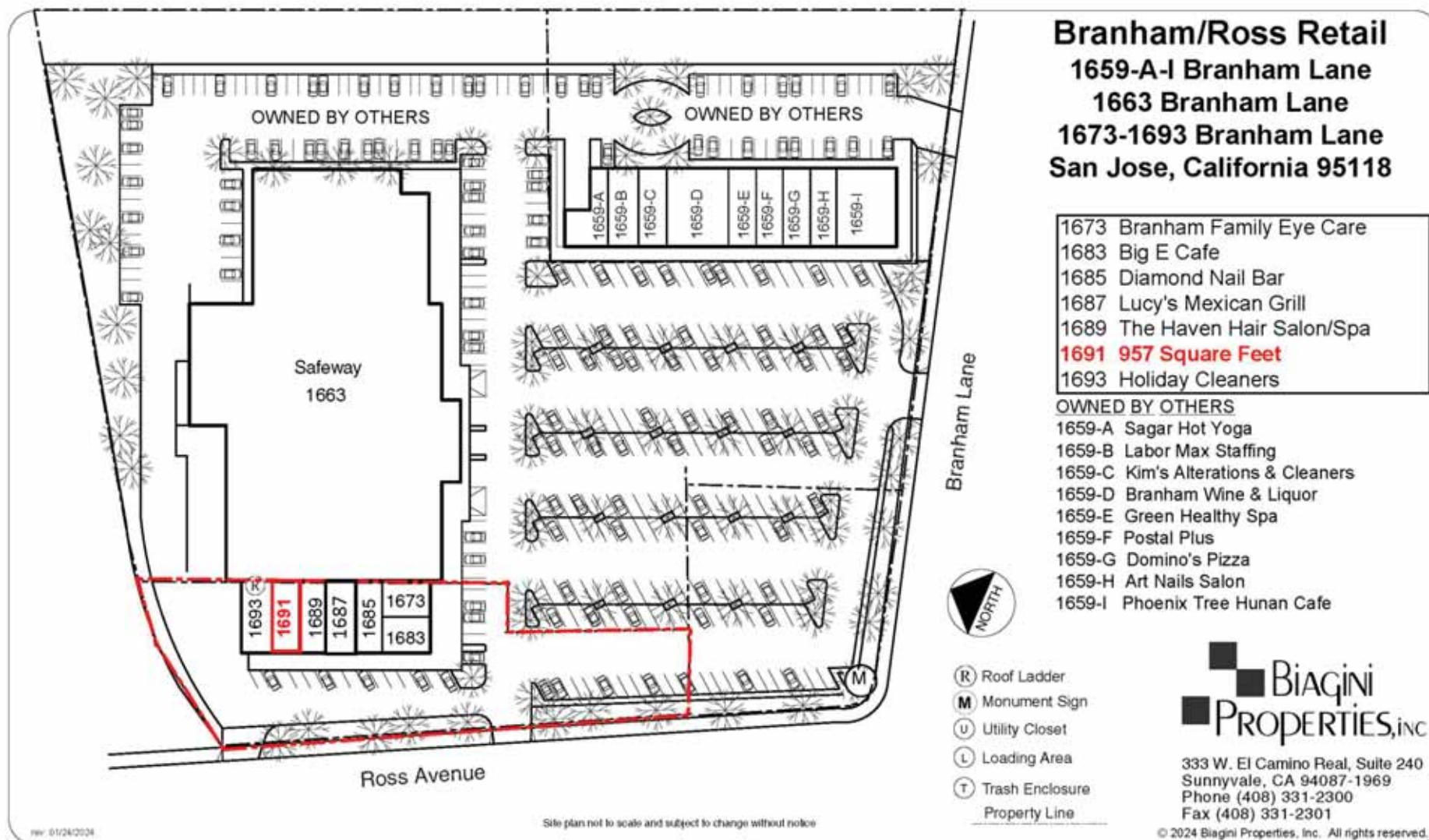
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

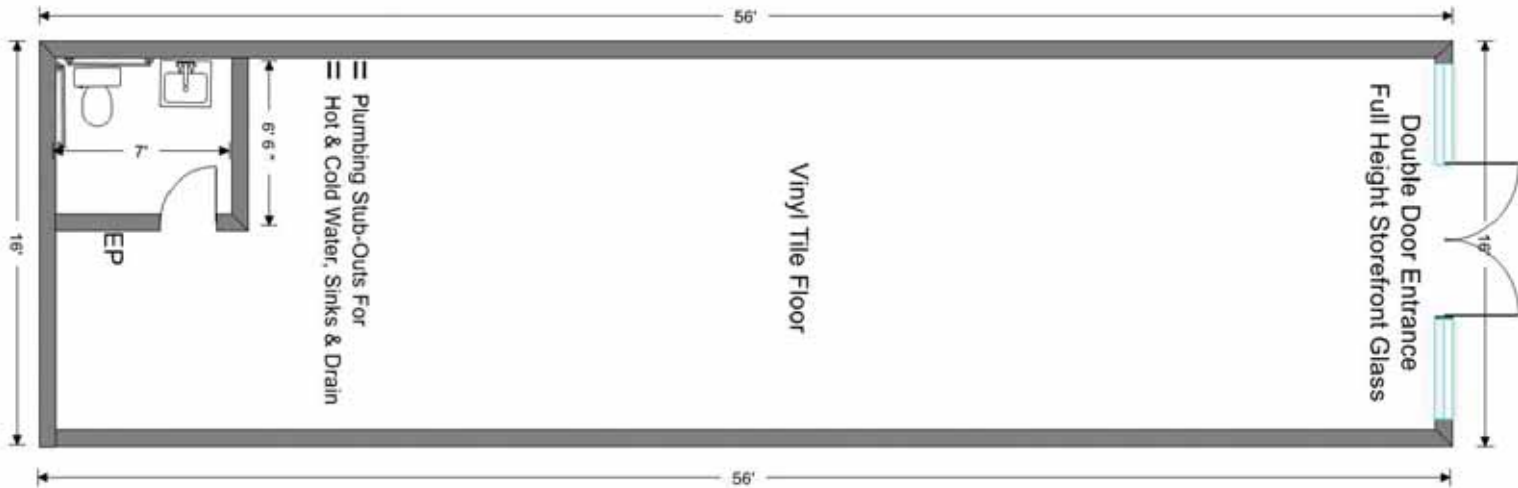
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



**1691 Branham Lane
± 957 Square Feet
(± 16' W x 56' D)**

- Full Height Storefront Glass
- Double Glass Entrance Doors
- Standard Retail Finish
- Vinyl Tile Floor
- 100% Drop T-Bar Ceiling 11' AFF with 2' x 2' Grid Tile
- 2' x 4' Recessed Fluorescent Lights
- 1 ADA Restroom
- Separate HVAC
- Plumbing Stub-Outs for
- Hot & Cold Water, Sinks & Drains
- Separate Electrical: 225 Amps; 3 PH; 4 W; 208/120V
- No Fire Sprinklers
- AFF = Above Finish Floor
- EP = Electrical Panel

Rev. 12/16/2021

© 2001 Biagini Properties, Inc.
All rights reserved.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



1691 Interior - Former Specialty Grocery Store



1691 Interior - Former Specialty Grocery Store



1691 Interior - Former Specialty Grocery Store



1691 Interior - Former Specialty Grocery Store



169 Interior - Former Specialty Grocery Store



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308