



# Branham Square Shopping Center

1114-1130 Branham Lane  
San Jose, CA 95118



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

**Mark Biagini DRE#00847403**

**Biagini Properties, Inc.**

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

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[www.biaginiproperties.com](http://www.biaginiproperties.com)



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.

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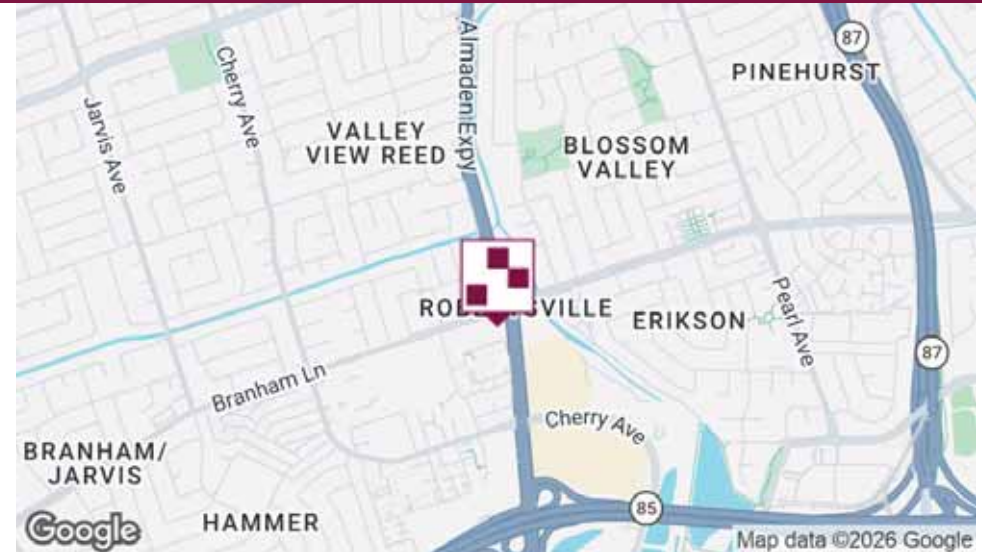
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### Location Description

Situated in the vibrant city of San Jose, the area encompassing Branham Square Shopping Center offers a diverse mix of residential neighborhoods and commercial hotspots. This sought-after location is mere minutes from the bustling Almaden Ranch Power Center, which features the new Bass Pro Shops—a magnet for local and visiting shoppers alike. Notable nearby dining options include the popular Erik's Deli Cafe and the charming Paris Baguette Cafe, adding to the area's dynamic and inviting atmosphere. With its convenient access to major thoroughfares like Almaden Expressway and Highway 85, this prime retail space presents an exciting opportunity for businesses seeking high visibility and a thriving customer base.



### Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.06 SF/month - 2026
Available SF:	2,660 SF
Lot Size:	182,952 Acres
Building Size:	61,143 SF

### Property Highlights

- Central Location near Almaden Expressway, Highway 85 and new Bass Pro Shops (350K Almaden Ranch Power Center)
- Grocery Anchored Center
- Signalized Intersection with High Visibility
- High Traffic Signalized Intersection with Heavy Morning & Evening Commuter Traffic
- Excellent Demographics with High Disposable Incomes
- Ample Parking
- Electric Vehicle (EV) Charging Stations (Coming Soon)
- Monument Signage
- Fire Sprinklered Building
- Tenants Nearby: Sprouts Farmers Market, Paris Baguette Cafe, Erik's Deli



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,660 SF	Lease Rate:	\$3.50 SF/month

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1126 Branham Lane	2,660 SF	NNN	\$3.50 SF/month	± 37' 2" W x 70' D. Cold shell ready for interior improvements. Separate electrical panel (200 Amps; 3 PH; 220V), 1 rear door. Date Available: Contact Mark



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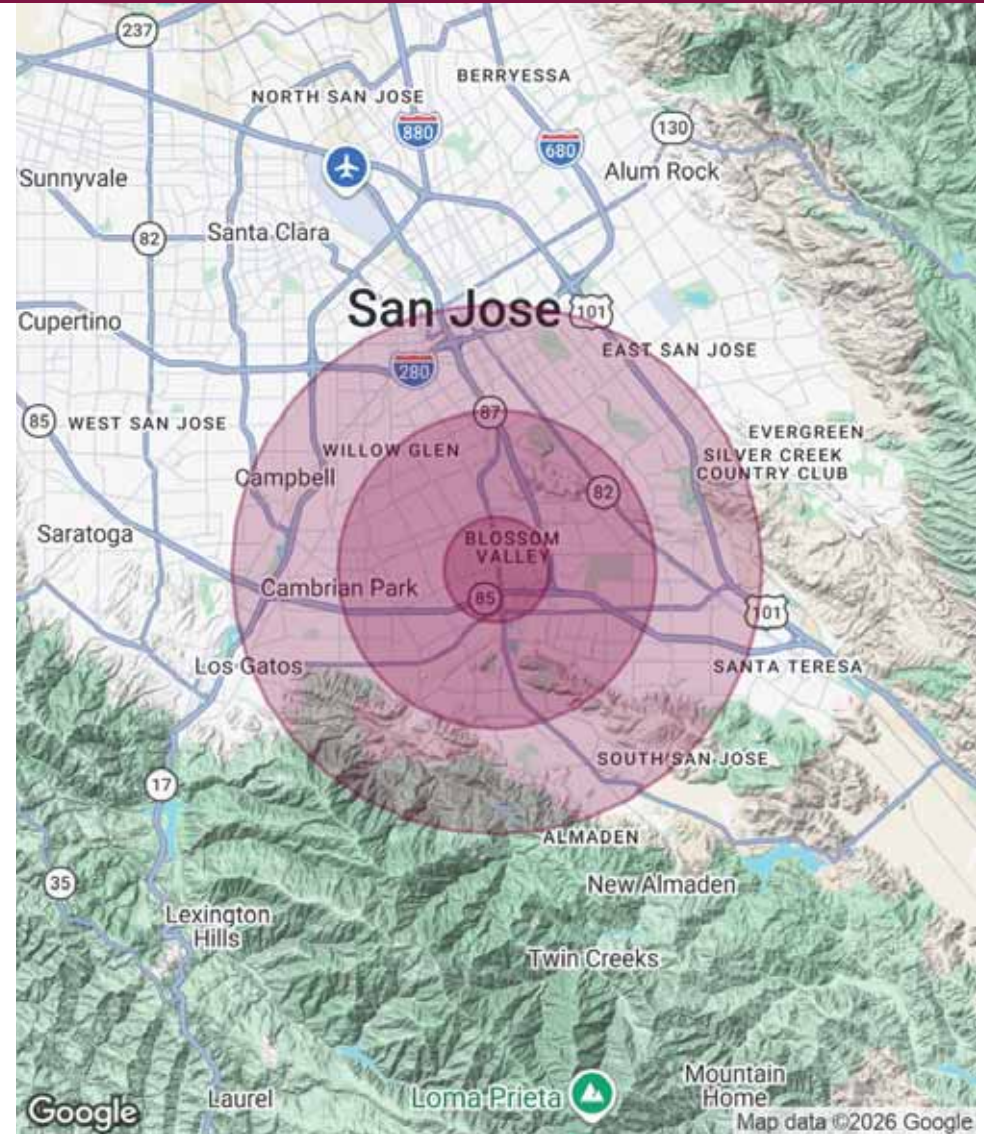
Population	1 Mile	3 Miles	5 Miles
Total Population	23,447	204,784	516,038
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,582	70,366	173,435
# of Persons per HH	2.7	2.9	3
Average HH Income	\$196,745	\$212,874	\$193,486
Average House Value	\$1,323,519	\$1,328,404	\$1,276,503

\* Demographic data derived from 2020 ACS - US Census

**Traffic Counts (24 Hour ADT as of 2018)**

Branham Lane at Speak Lane	20,000
Branham Lane at Thousand Oaks Drive	21,645
Almaden Expressway at Branham Lane	58,000
Almaden Expressway at Chynoweth Avenue	64,000
Almaden Expressway at Highway 85	147,500



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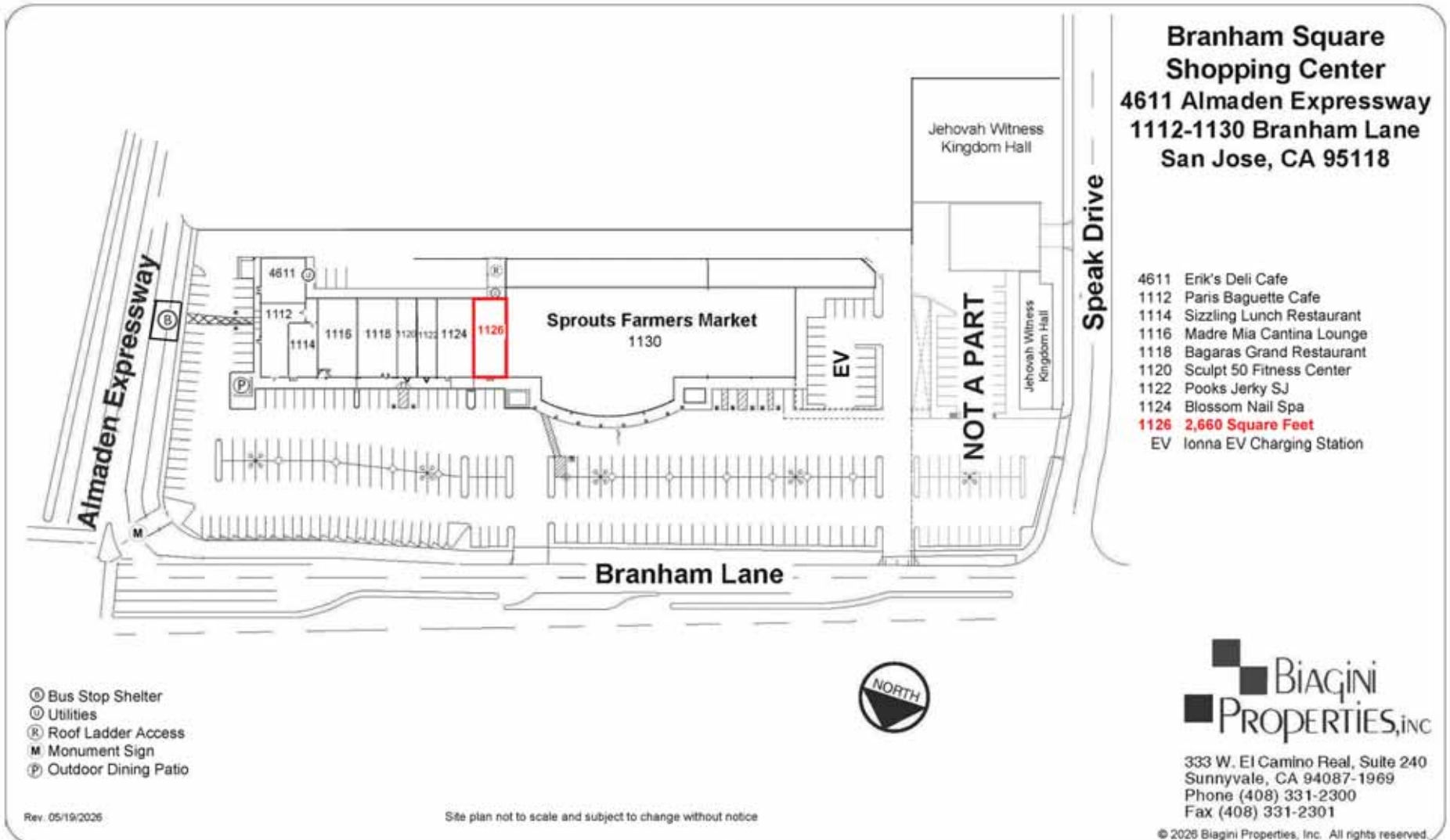
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1126 Interior



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