



# Branham Ross Shopping Center

1673-1693 Branham Lane  
San Jose, CA 95118



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For Additional information, contact Exclusive Agent:

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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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### 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	\$1.25 SF/month - 2024
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



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**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.



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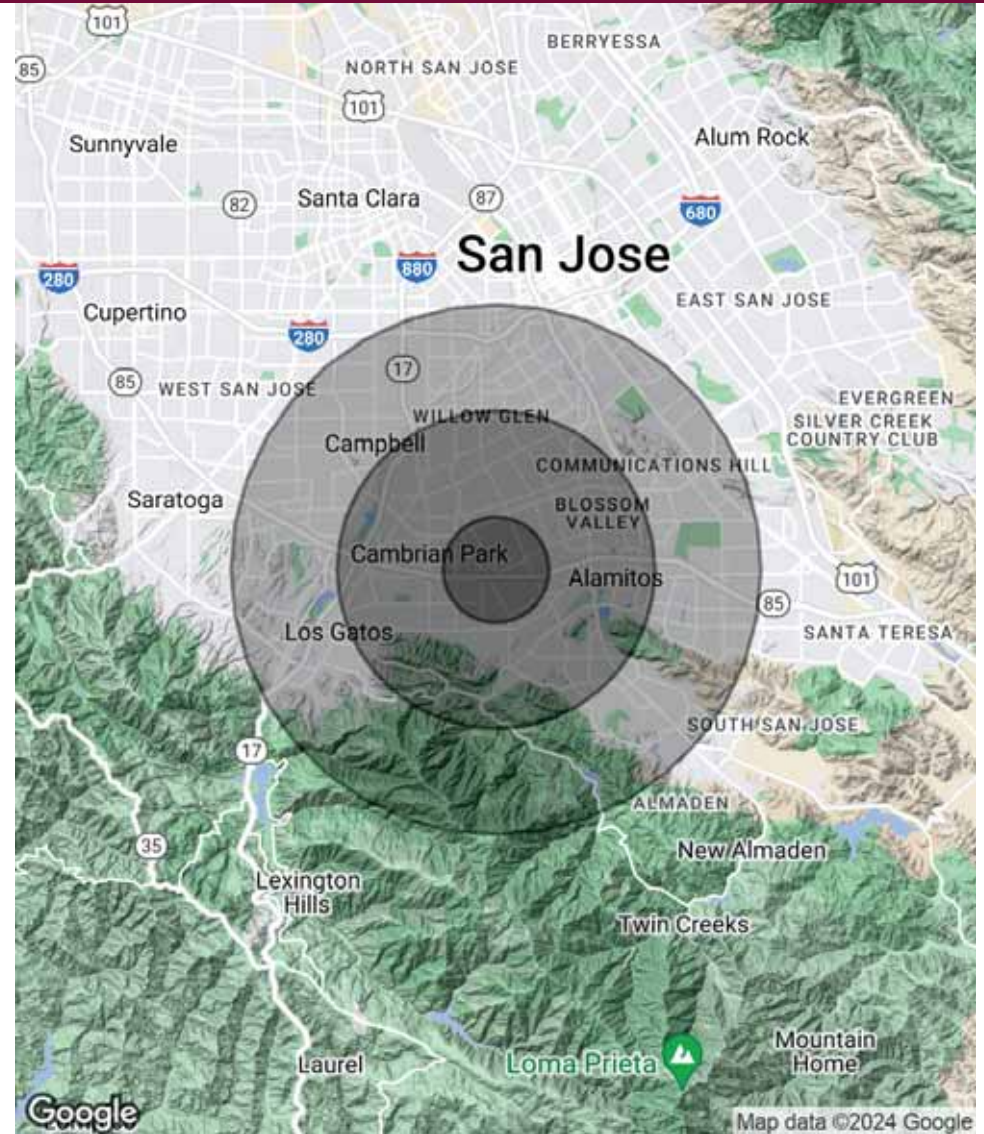
Population	1 Mile	3 Miles	5 Miles
Total Population	25,637	174,622	458,040
Average Age	40.2	42.0	40.2
Average Age (Male)	39.8	41.0	39.3
Average Age (Female)	41.3	42.6	41.0

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



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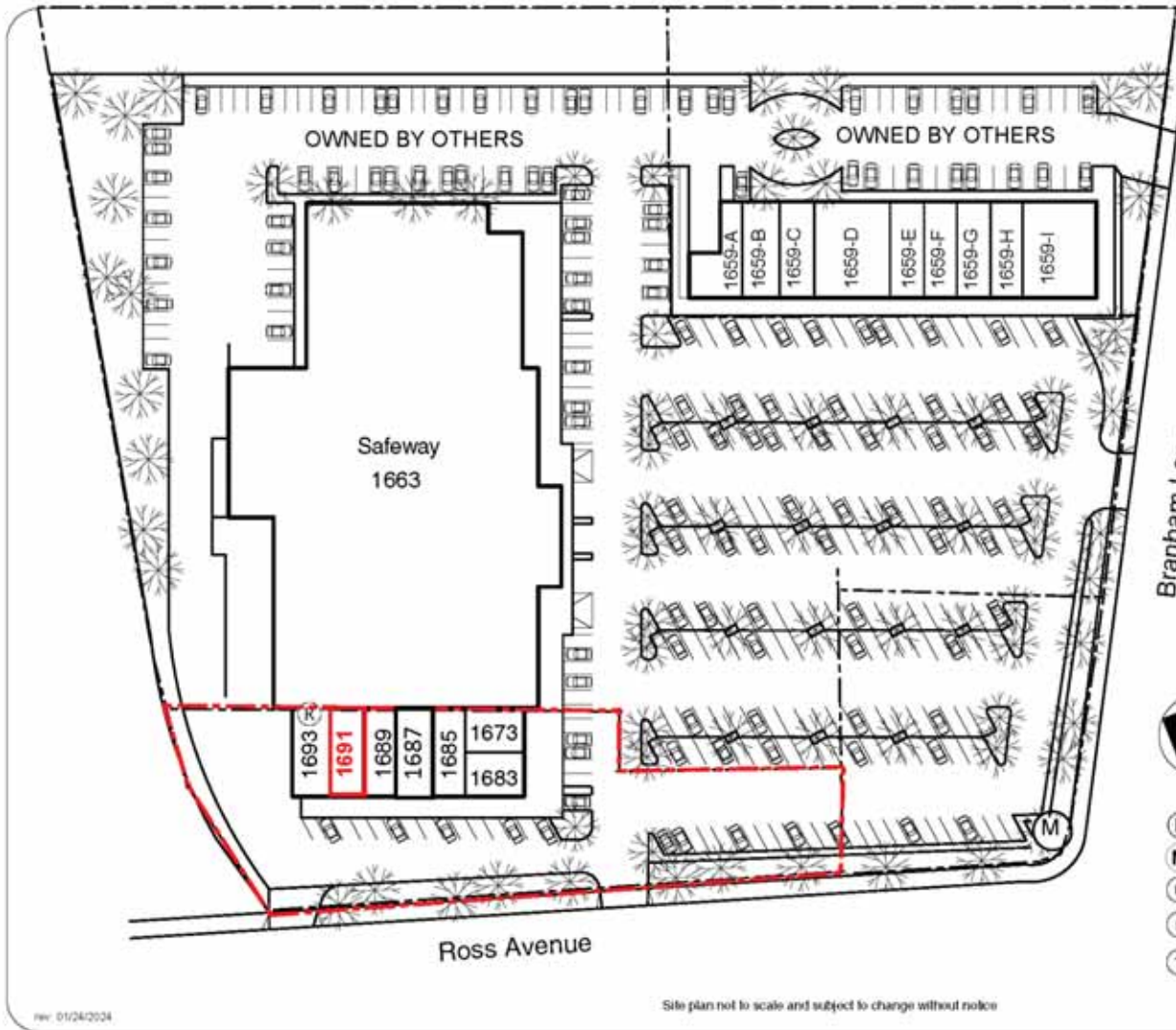
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**Branham/Ross Retail**  
**1659-A-I Branham Lane**  
**1663 Branham Lane**  
**1673-1693 Branham Lane**  
**San Jose, California 95118**

- 1673 Branham Family Eye Care
- 1683 Big E Cafe
- 1685 Diamond Nail Bar
- 1687 Lucy's Mexican Grill
- 1689 The Haven Hair Salon/Spa
- 1691 957 Square Feet**
- 1693 Holiday Cleaners

- OWNED BY OTHERS**
- 1659-A Sagar Hot Yoga
  - 1659-B Labor Max Staffing
  - 1659-C Kim's Alterations & Cleaners
  - 1659-D Branham Wine & Liquor
  - 1659-E Green Healthy Spa
  - 1659-F Postal Plus
  - 1659-G Domino's Pizza
  - 1659-H Art Nails Salon
  - 1659-I Phoenix Tree Hunan Cafe



- (R) Roof Ladder
- (M) Monument Sign
- (U) Utility Closet
- (L) Loading Area
- (T) Trash Enclosure
- Property Line



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**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 P-H; 4 W; 208/120V
- No Fire Sprinklers
- AFF = Above Finish Floor
- EP = Electrical Panel

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1691 Interior - Former Specialty Grocery Store



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169 Interior - Former Specialty Grocery Store



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