

650± SF Inline Retail Space Available Branham Plaza Shopping Center

BOBBY FACCHINO
Senior Associate
Lic. # 02178873
408.318.0623
bobby@moinc.net

4400-4486 Pearl Avenue, San Jose





- **Unit 4442B:** 650± SF
- **Asking Rent:** \$2.50 PSF Plus NNN Charges
- High Daily Traffic Counts
- Abundance Of Parking
- Down The Street From HWY 87
- Conveniently located Near Hwy 85, Almaden Expwy & Capitol Expwy

Branham Plaza

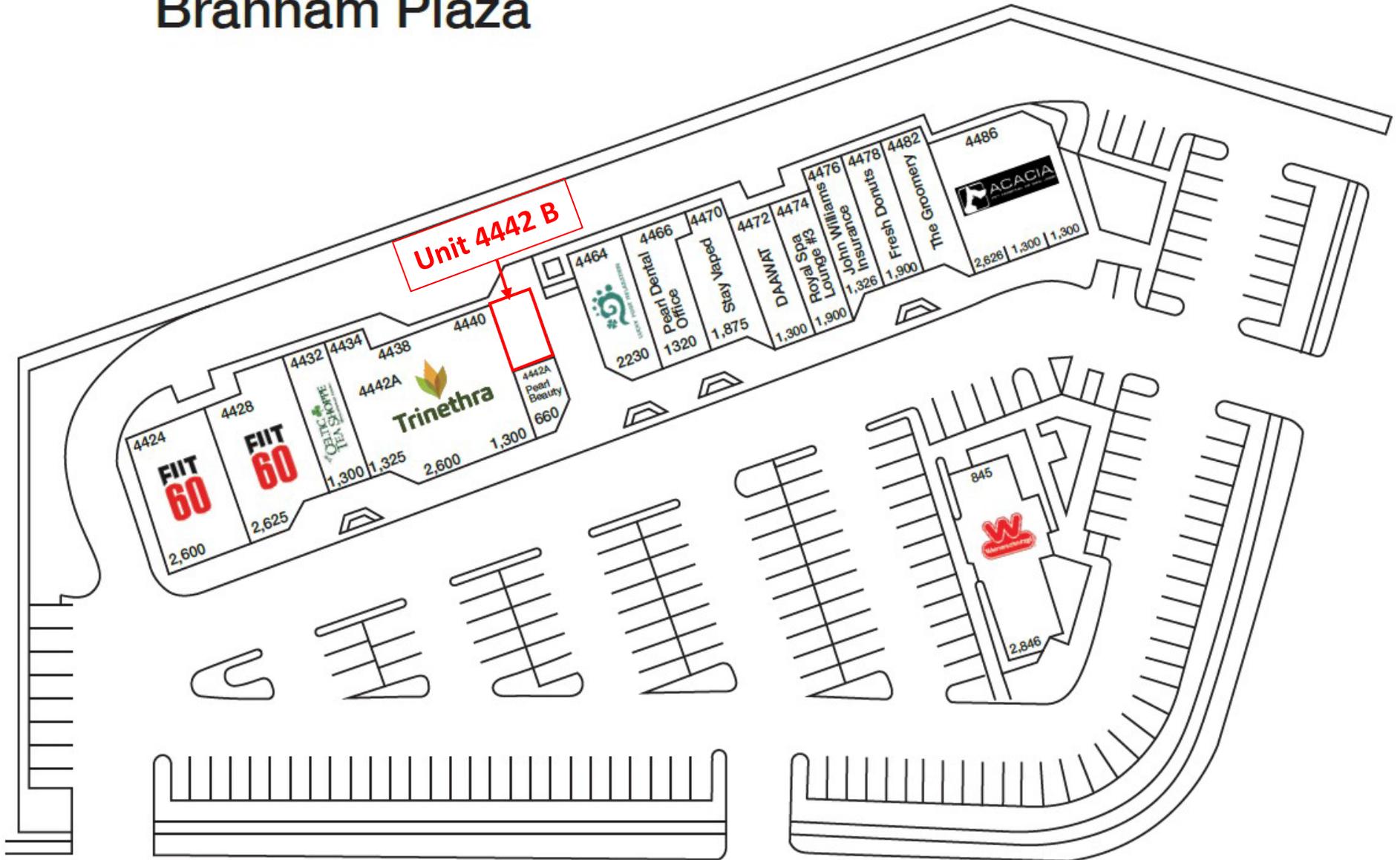


Exhibit A









2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	21,169	224,289	545,726
Households	7,792	76,685	184,375
Average Household Size	2.70	2.90	2.90
Owner Occupied Housing Units	4,506	46,840	103,218
Renter Occupied Housing Units	3,286	29,845	81,157
Median Age	41.4	40.1	39.3
Median Household Income	\$154,499	\$146,296	\$144,141
Average Household Income	\$196,732	\$203,110	\$200,378



Pearl Ave

Branham Ln



4400-4486 Pearl Ave San Jose



BOBBY FACCHINO

Senior Associate

Lic. #02178873

408.318.0623

bobby@moinc.net

MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net

