



Branham Square Shopping Center

1114-1130 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. September 05, 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.

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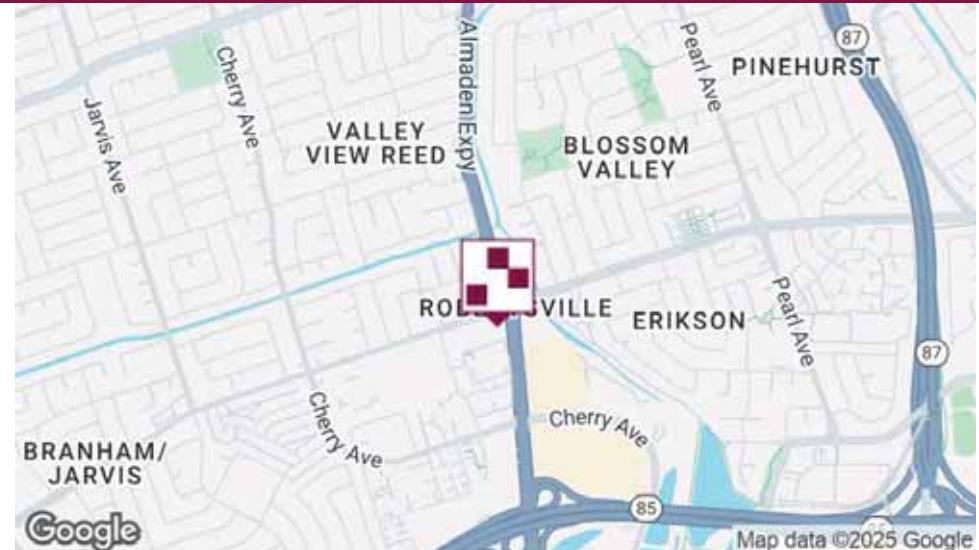
408.331.2308

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:	Negotiable
Estimated NNN Charges	\$1.17 SF/month - 2025
Available SF:	1,225 - 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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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1120 Branham Lane	1,225 SF	NNN	Negotiable	± 17' 5" W x 70' D. New interiors, open beam ceiling, new lights, new 1 ADA restroom, storage room with mop sink, separate HVAC, separate electrical panel (200 Amps; 3 PH; 220V), rear door. Available Now.
■ 1122 Branham Lane	1,225 SF	NNN	Negotiable	± 17' 5" W x 70' D. Future Quick Service Restaurant (QSR). New interiors, inground 40-gallon/75 gallons per minute grease interceptor, open beam ceiling, new lights, new 1 ADA restroom, storage room with mop sink, separate HVAC, natural gas service, separate electrical panel (200 Amps; 3 PH; 220V), new 5-ton rooftop heat pump, rear door. Available Now.
■ 1126 Branham Lane	2,660 SF	NNN	Negotiable	± 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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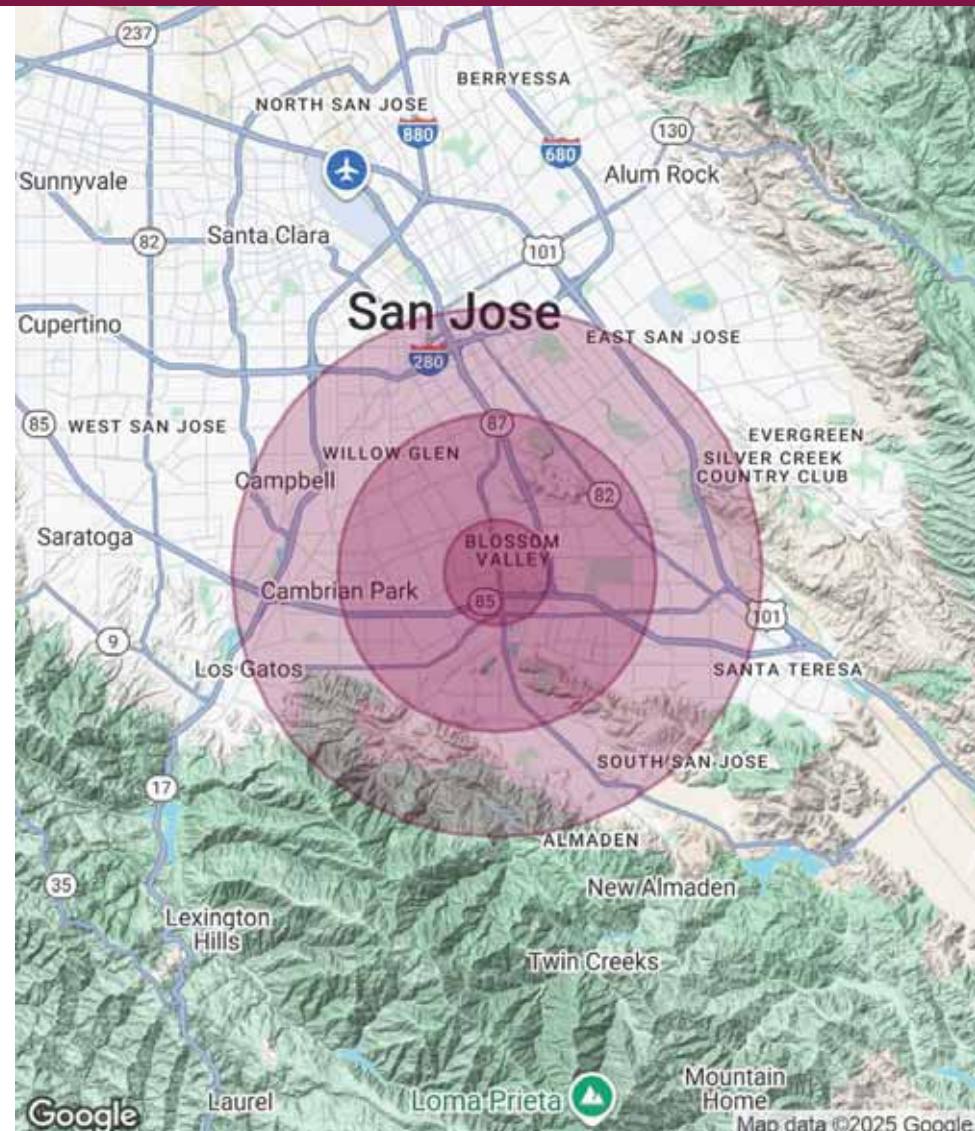
Population	1 Mile	3 Miles	5 Miles
Total Population	25,606	218,262	538,341
Average Age	41.5	40.1	39.1
Average Age (Male)	40.4	39.2	38.1
Average Age (Female)	42.2	40.9	40.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,365	76,749	184,992
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$142,669	\$157,413	\$146,409
Average House Value	\$891,712	\$933,870	\$904,278

* 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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4611 Almaden Expressway
1112-1130 Branham Lane
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NOT A PART

4611 Erik's Deli Cafe
1112 Paris Baguette Cafe
1114 Sizzling Lunch Restaurant
1116 Branham Cocktail Lounge
1118 Bagaras Grand Restaurant
1120 1,225 Square Feet
1122 1,225 Square Feet
1124 Blossom Nail Spa
1126 2,660 Square Feet
EV Ionna EV Charging Station

© Bus Stop Shelter
© Utilities
© Roof Ladder Access
© Monument Sign
© Outdoor Dining Patio

Rev. 9/05/2025

Site plan not to scale and subject to change without notice

NORTH

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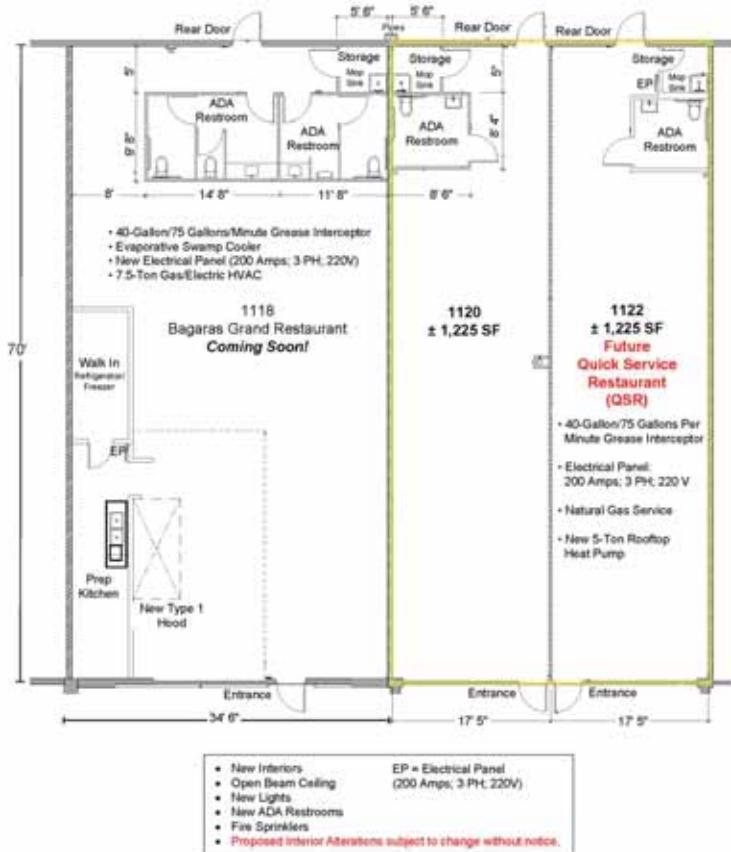
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1118, 1120 & 1122 Branham Lane | San Jose, CA 95118

Proposed Interior Alterations Floor Plan

1120 (\pm 1,225 SF) & 1122 (\pm 1,225 SF)

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NEW INTERIORS

1120: 1,225 SF (Retail)

1122: 1,225 SF (Future Quick Service Restaurant)



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1120 Interior



1120 Interior



1120 Interior



1120 Interior - Open Beam Ceiling



1120 Interior



1120 Interior



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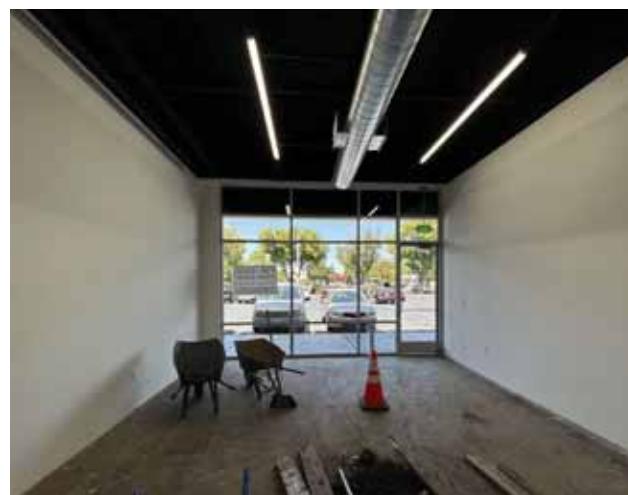
1122 Interior



1122 Interior



1122 Interior - Open Beam Ceiling



1122 Interior



1122 Interior - Inground 40-Gallon Grease Interceptor



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1126 Interior



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