Biagini Properties, INC.

Branham Square Shopping Center

1114-1130 Branham Lane

San Jose, CA 95118

For Additional information, contact Exclusive Agent:

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Property Description

Retail project on signalized busy intersection with great signage, ample parking, easy access, centralized location. SWC of Branham Lane at Almaden Expressway at a very busy signalized intersection. Near Highway 85 off ramp, the new Bass Pro Shops, Almaden Ranch (350,000 SF Retail Power Center), Westfield/Oakridge Regional Mall and Almaden Fashion Plaza.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	$1.01 SF/month - 2024
Available SF:	1,064 - 2,660 SF
Lot Size:	182,952 Acres
Building Size:	61,143 SF

Property Highlights

- Central Location near Almaden Expressway and 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 w/High Disposable Incomes
- Ample Parking
- Monument Signage
- Fire Sprinklered Building
- Low NNN Charges
- Tenants Nearby: Sprouts Farmers Market, Paris Baguette Cafe, Erik's Deli, Sizzling Lunch Restaurant, Branham Cocktail Lounge, Blossom Nail Spa

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,064 - 2,660 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Description
■ 1118 Branham Lane	2,450 SF	Formerly Round Table Pizza. Interiors include: 10' wide stainless steel pizza hood, walk-in refrigerator, 2 restrooms, large open seating area, new electrical panel, rear door delivery, hot water heater and floor drains for sinks. Available Now.
■ 1120 Branham Lane	1,064 - 2,450 SF	Divisible to 1,064 SF & 1,381 SF (see proposed floor plan). ± 34' W x 70' D. New HVAC unit installed in 2017, new vinyl tile floor, fresh interior paint, 2' x 4' t-bar 10' AFF (above finish floor), 1 rear door, 1 ADA restroom, separate electrical panel (225 Amps; 3 PH; 208/120V), 1 small storage room.
■ 1124 Branham Lane	2,660 SF	± 37' 2" W x 70' D. Cold shell ready for interior improvements. Separate electrical panel (200 Amps; 3 PH; 220V), 1 rear door.

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Population

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

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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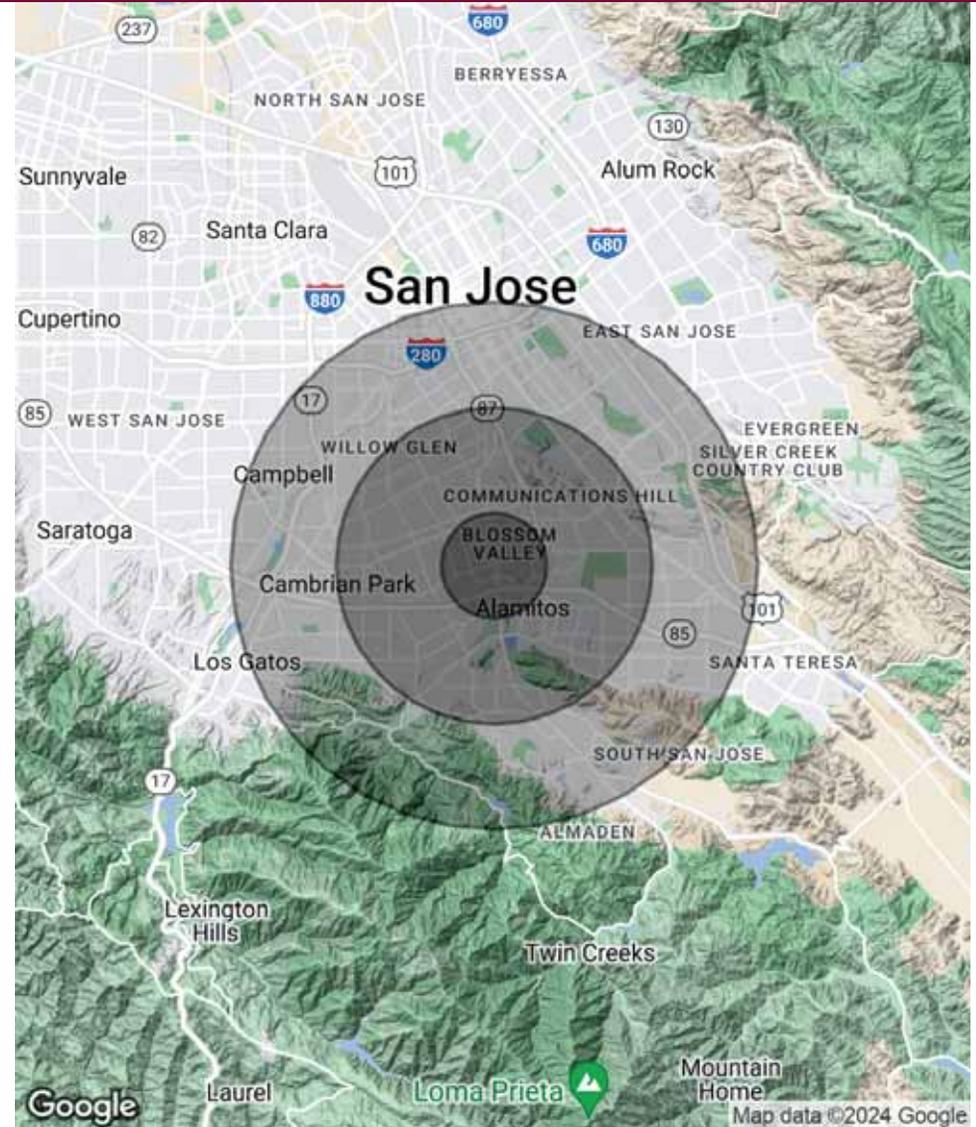Vice President
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**Branham Square
Shopping Center
4611 Almaden Expressway
1112-1130 Branham Lane
San Jose, CA 95118**

Jehovah Witness Kingdom Hall

Utilities

Almaden Expressway

4611

1112

1114

1116 1118 1120 1122 1124

Sprouts Farmers Market

NOT A PART

Jehovah Witness Kingdom Hall

Speak Drive

4611 Erik's Deli Cafe
1112 Paris Baguette Cafe
1114 Sizzling Lunch Restaurant
1116 Branham Cocktail Lounge
1118 2,450 Square Feet
1120 2,450 Square Feet (divisible)
1122 Blossom Nail Spa
1124 2,660 Square Feet

Branham Lane

NORTH

Rev. 03/31/2023

Site plan not to scale and subject to change without notice

Biagini Properties, inc

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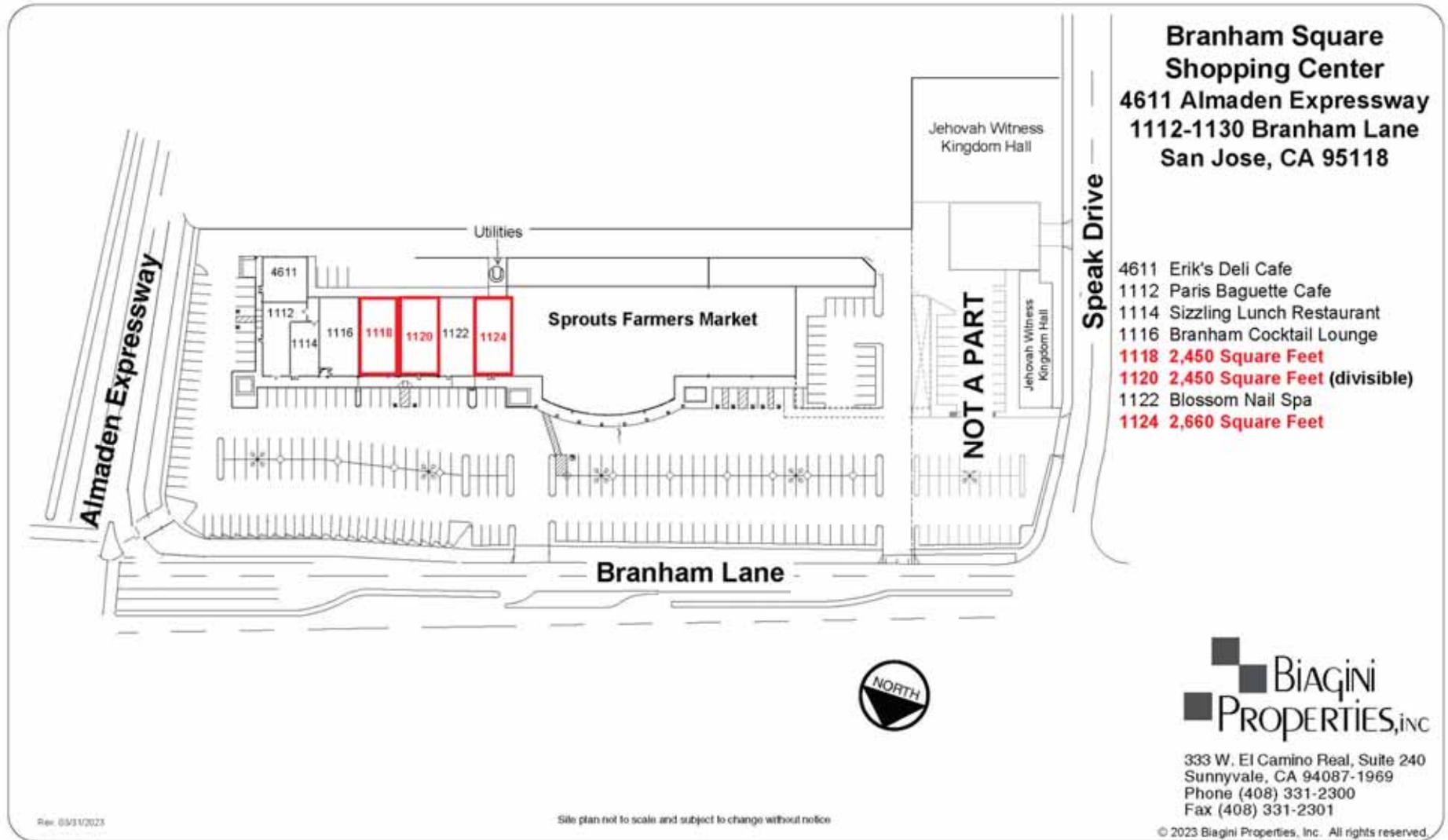© 2023 Biagini Properties, Inc. All rights reserved.

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PROPOSED FLOOR PLAN

69'-10"

35'-0"

NEW DOOR
14'-2½"

EXISTING DOOR
20'-9½"

NEW RR

EXISTING RR

16'-3"

18'-9"

1119 Branham Lane
± 1,064 Square Feet

1120 Branham Lane
± 1,381 Square Feet

EXISTING POST

2'-0½"

34'-11"

34'-11"

Proposed Demising Wall

120 Branham Lane
± 2,450 Square Feet
(Divisible to ± 1,064 SF & ± 1,381 SF
Rev. 7/06/2020
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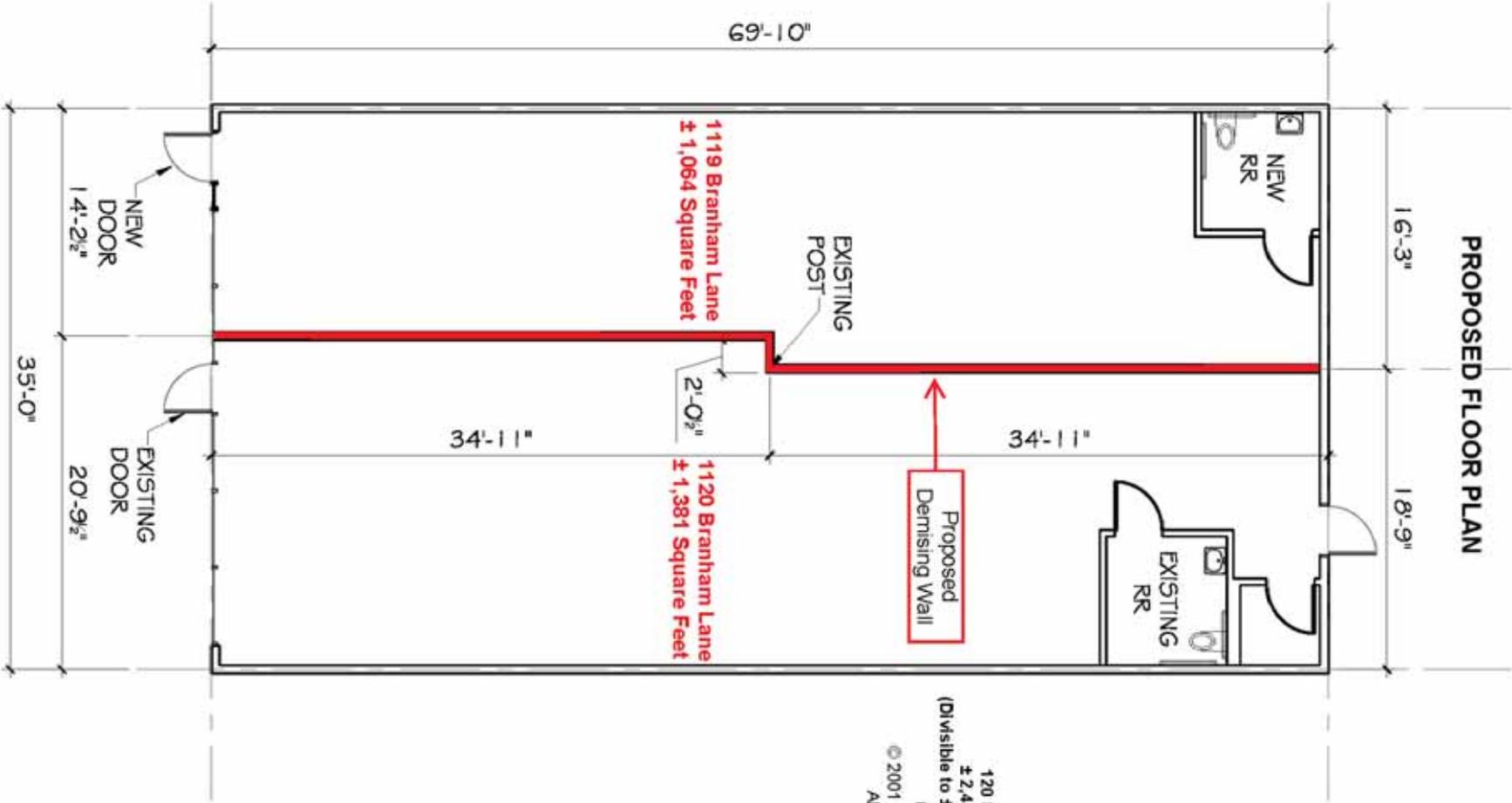All rights reserved.

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1120 Interior

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1124 Interior

1124 Interior

1124 Interior

1124 Interior

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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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Prosper Ave
Montmorency Ct
Lizzie Ln
George Oaks Dr
Dessin Dr
Speak Ln
Branham Ln
Cedar Gables Dr

Branham Square
Erik's Deli Cafe
Paris Baguette Cafe
Sizzling Lunch Restaurant
Branham Cocktail Lount
Blossom Nail Spa

Yvette Ct
Luchessi Dr
Almaden Expy
Luchessi Dr
Speak Ln

AutoZone
Branham Ln
Hampton Falls Pl
Tonino Dr
Branham Ln

Jack In the Box

Almaden Safeway Center
The UPS Store   Poki Bowl

McDonald's
Safeway   JO-ANN   savers
Starbucks

Rotten Robbie
ARCO

Guadalupe River

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