

**1,025±**  
**STANDARD RETAIL SPACE FOR LEASE**



**1421-1433 Branham Ln**  
San Jose, CA

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# HIGHLIGHTS

- Prime retail space available for lease in South San Jose
- Lease rate: \$3.25 PSF, + NNN
- Move-in ready with immediate availability
- Dense population with over 199K people within a 3-mile radius
- High average household income of \$173K within a 3-mile radius
- Excellent co-tenancy with 7-Eleven, Patio Del Copal, Pizza Casamia, a nail salon, and more
- Abundant parking and surrounded by residential neighborhoods
- Strategically positioned near Highway 85
- Close proximity to major retailers such as Walmart Supercenter, Costco, Trader Joe's, and Best Buy
- Near Westfield Oakridge Mall, anchored by Macy's, Apple, and Target





## INLINE STANDARD RETAIL SPACE FOR LEASE

**Available SF:** 1,025± SF

**Rent Rate:** \$3.25 PSF, plus NNN

**Center Parking Spaces:** 50

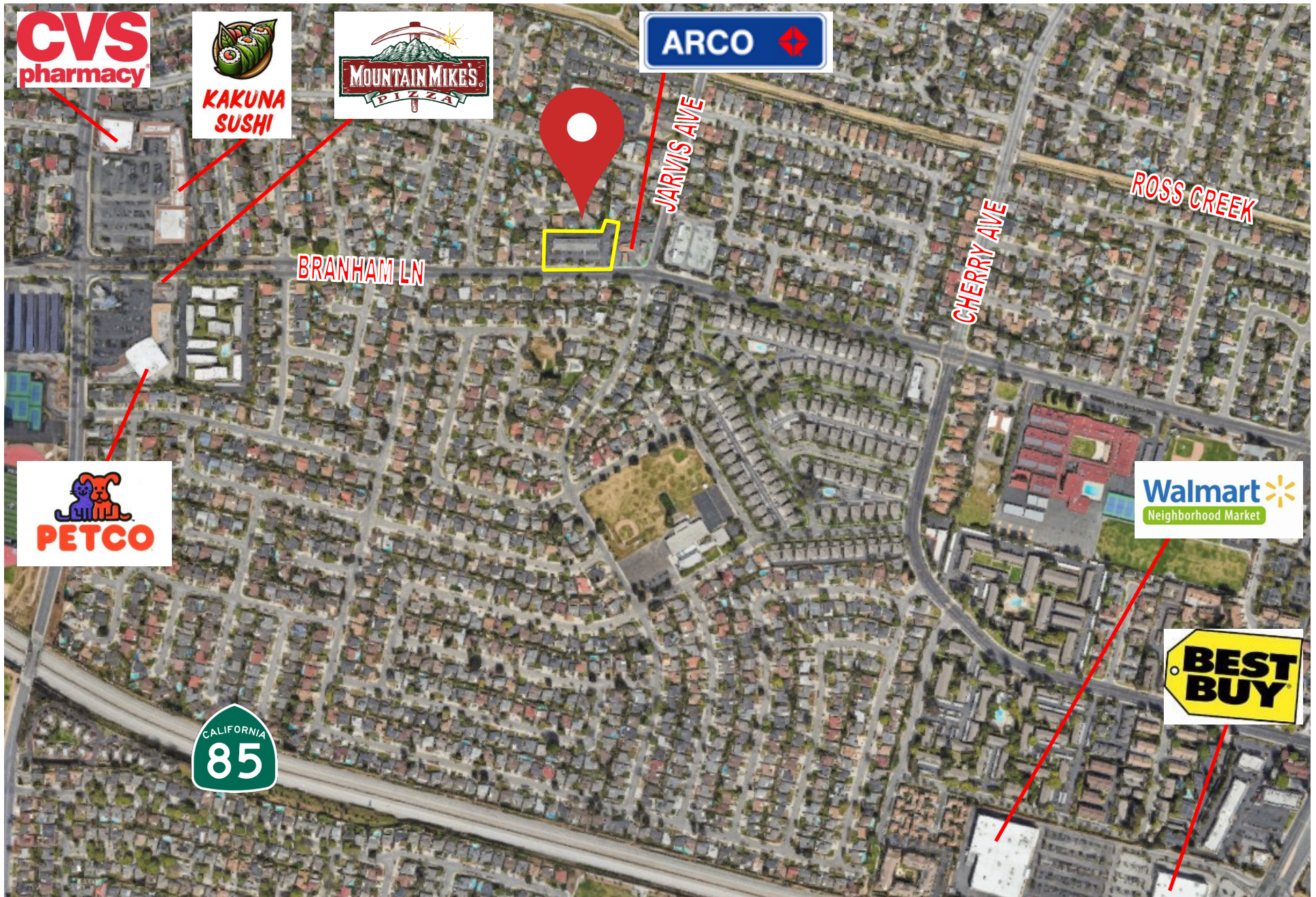
**Co-Tenant:** 7-Eleven, Patio del Copal, Nina's Hair Salon, Kakila's Kitchen, and Pizza Casamia

# PARKING / EXTERIOR



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# AREA MAP



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# DEMOGRAPHICS



<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
Population	<b>25,432</b>	<b>194,091</b>	<b>505,911</b>
Households	<b>9,125</b>	<b>69,405</b>	<b>178,144</b>
Average Household Size	<b>2.77</b>	<b>2.78</b>	<b>2.81</b>
Owner Occupied Housing Units	<b>5,784</b>	<b>45,529</b>	<b>98,970</b>
Renter Occupied Housing Units	<b>3,341</b>	<b>23,876</b>	<b>79,174</b>
Median Age	<b>41.1</b>	<b>41.4</b>	<b>39.9</b>
Median Household Income	<b>\$153,785</b>	<b>\$165,377</b>	<b>\$144,945</b>
Average Household Income	<b>\$192,852</b>	<b>\$215,799</b>	<b>\$195,951</b>

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