

# NEW RETAIL CENTER FOR LEASE

1601 BRANHAM LANE  
SAN JOSE, CA 95118



**PRIME COMMERCIAL**  
INCORPORATED

1543 Lafayette Street, Suite C  
Santa Clara, CA 95050  
P. 408.879.4000 F. 408.879.4001  
[www.primecommercialinc.com](http://www.primecommercialinc.com)

**Dixie Divine**

408.879.4001  
[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)  
CA BRE 00926251 & 01481181

**Doug Ferrari**

408.879.4002  
[dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)  
CA BRE 01032363

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.



1601 BRANHAM LANE  
SAN JOSE, CA 95118

## FEATURES:

- 1,499 SF & 2,242 SF Spaces Available
- Abundant On-Site Parking (5.30 Spaces/1,000 SF)
- Attractive Architecture with High Quality Finishes & Tremendous Window Line
- Excellent Corner Location Fronting Busy Branham Lane near HWY 85
- Surrounded by an Established Neighborhood of Single Family Homes & Apartments
- Call For Pricing



1543 Lafayette Street, Suite C  
Santa Clara, CA 95050  
P. 408.879.4000 F. 408.879.4001  
[www.primecommercialinc.com](http://www.primecommercialinc.com)

### Dixie Divine

408.879.4001  
[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)  
CA BRE 00926251 & 01481181

### Doug Ferrari

408.879.4002  
[dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)  
CA BRE 01032363

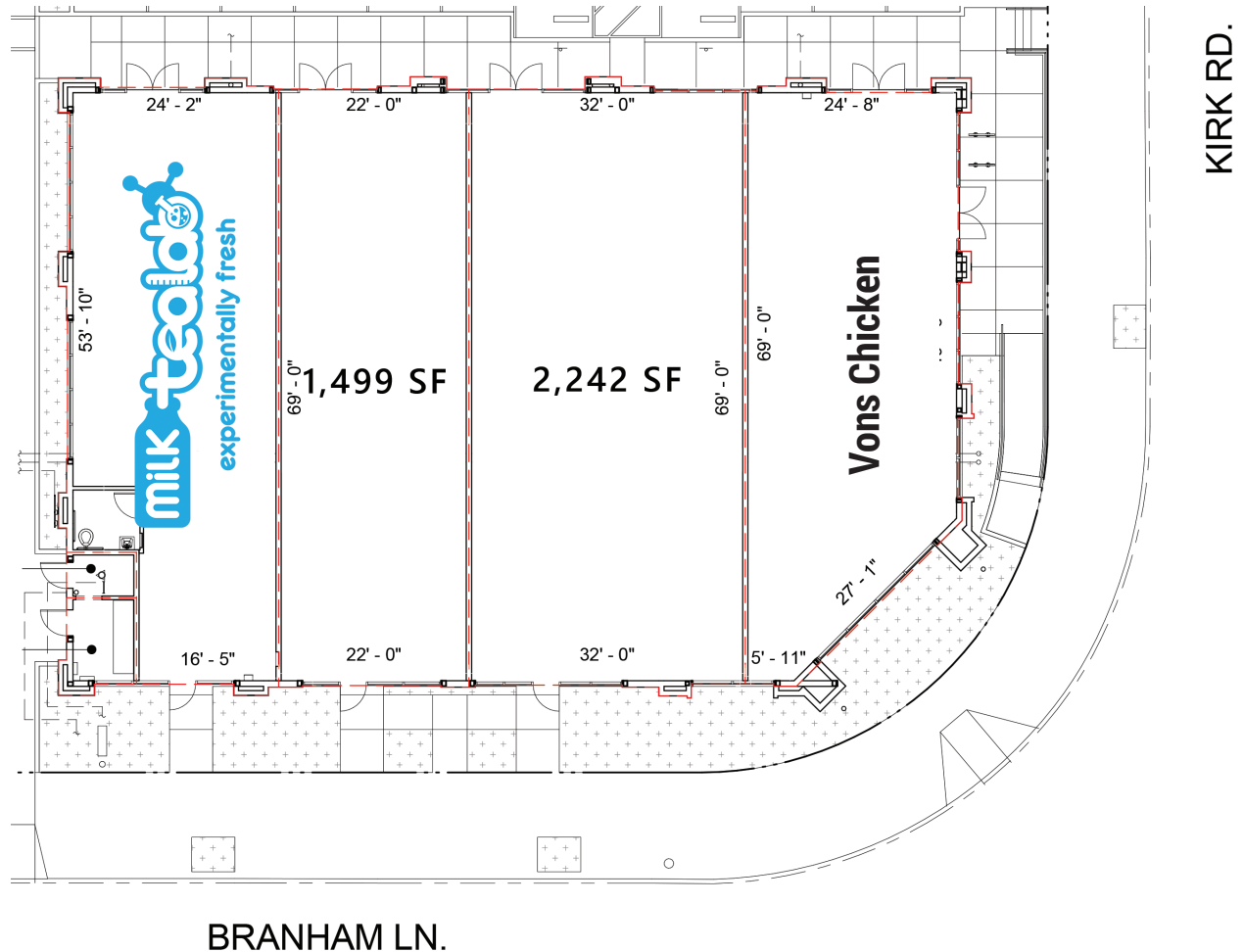
Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

1601 BRANHAM LANE  
SAN JOSE, CA 95118

## SPACES AVAILABLE

Unit 20 2,242 SF

Unit 30 1,499 SF



**PC** PRIME COMMERCIAL  
INCORPORATED

1543 Lafayette Street, Suite C  
Santa Clara, CA 95050  
P. 408.879.4000 F. 408.879.4001  
www.primecommercialinc.com

**Dixie Divine**

408.879.4001  
ddivine@primecommercialinc.com  
CA BRE 00926251 & 01481181

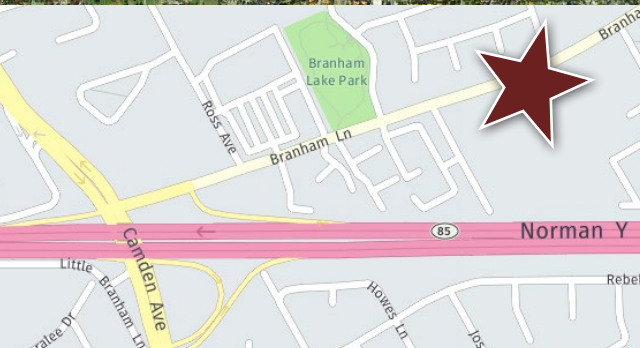
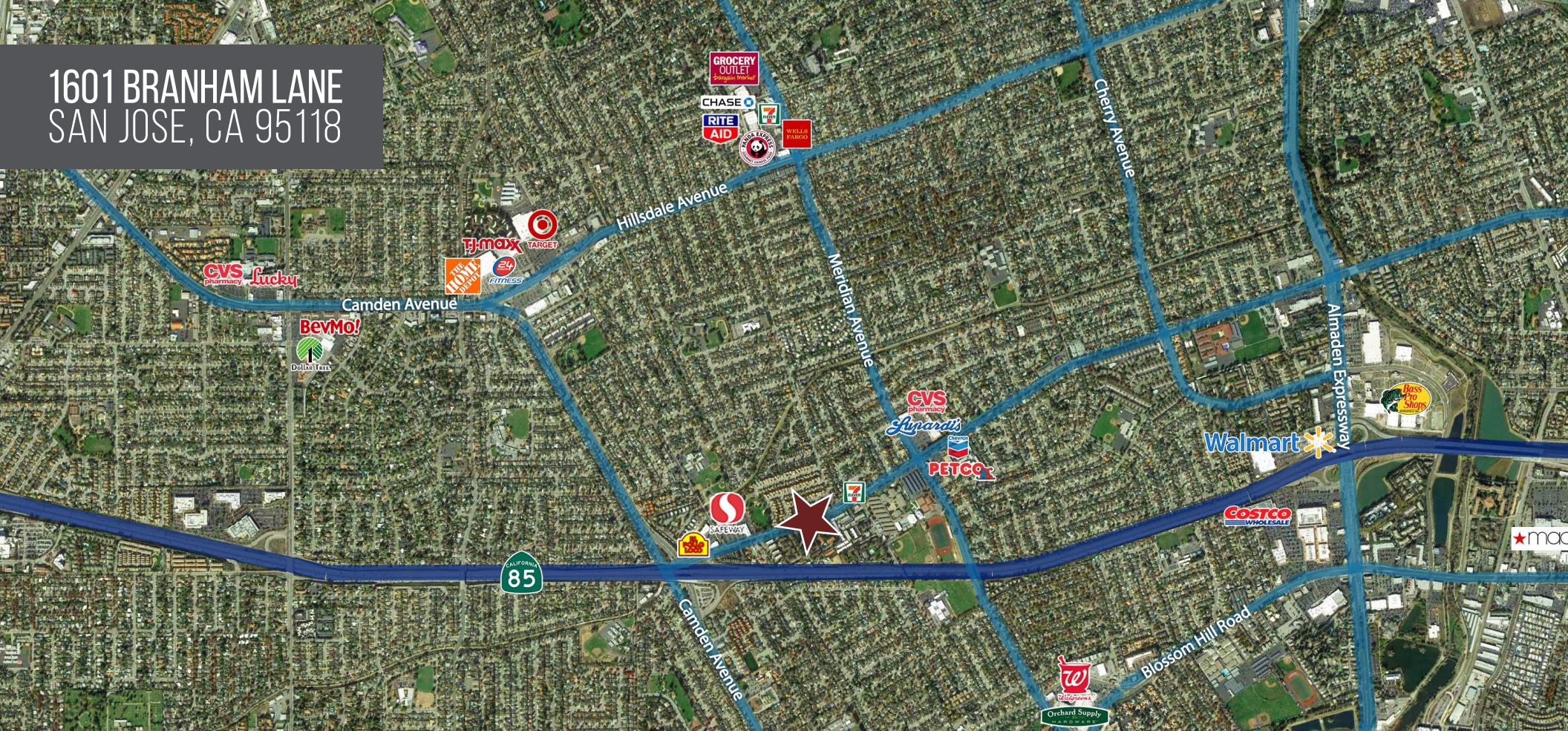
**Doug Ferrari**

408.879.4002  
dferrari@primecommercialinc.com  
CA BRE 01032363

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.



1601 BRANHAM LANE  
SAN JOSE, CA 95118



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	27,830	179,610	479,595
Avg. HH Income	\$131,132	\$141,471	\$129,841

## TRAFFIC COUNTS

Branham Lane	24,440 ADT
Camden Ave	33,980 ADT
Meridian Ave	26,000 ADT
HWY 85	46,725 ADT

**PC INC** PRIME COMMERCIAL  
INCORPORATED

1543 Lafayette Street, Suite C  
Santa Clara, CA 95050  
P. 408.879.4000 F. 408.879.4001  
www.primecommercialinc.com

### Dixie Divine

408.879.4001  
ddivine@primecommercialinc.com  
CA BRE 00926251 & 01481181

### Doug Ferrari

408.879.4002  
dferrari@primecommercialinc.com  
CA BRE 01032363

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.