

SITE DETAILS



APN: 462-02-022, 024, 026, 027, 028

Acreage: 2.5

Zoning*: MUN - Mixed-Use Neighborhood

General Plan*: MUN - Mixed Use Neighborhood

Transit Access: VTA Light Rail

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 2

School District: San José USD

MTC Priority Site: Yes

Opportunity Zone: Yes

Project Page: vta.org/branhamdevelopment

*Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.



WALK SCORE

32

Car Dependent



BIKE SCORE

73

Very Bikeable



TRANSIT SCORE

46

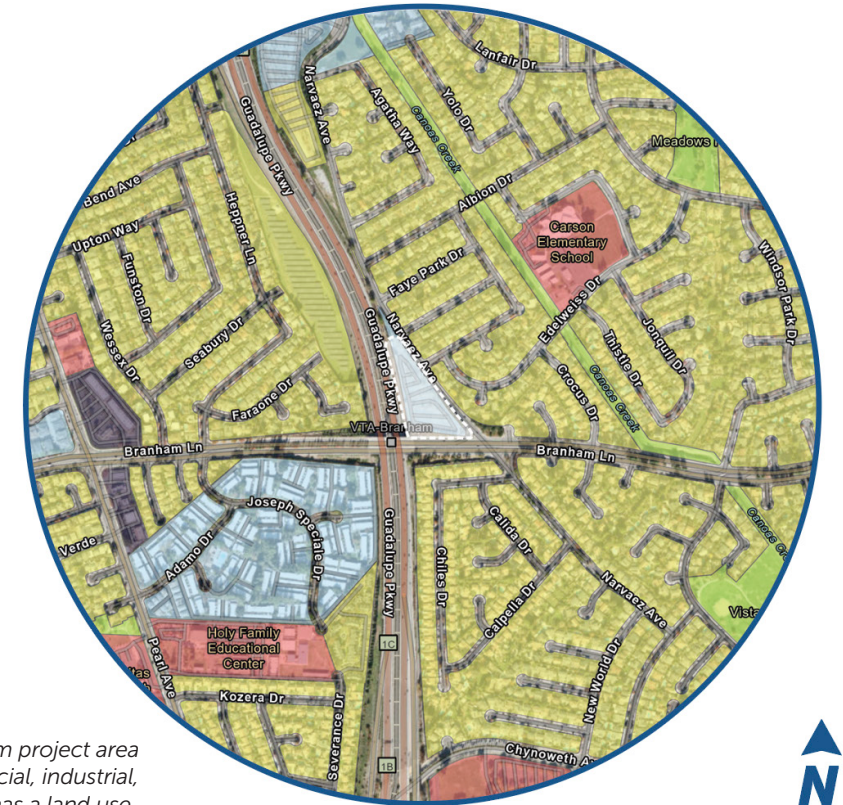
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

-  Development Site
-  Mixed Use Neighborhood
-  Neighborhood/Community Commercial
-  Open Space, Parklands & Habitat
-  Public/Quasi-Public
-  Residential Neighborhood



This land use map shows how land within the Branham project area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Branham has a land use of "Mixed Use Neighborhood", and is surrounded by "Residential Neighborhood", and "Mixed Use Neighborhood" land uses.

0 0.25 0.5
Miles

Effective Date: July 2025



DEMOGRAPHICS

African American/Black:	1%
Asian:	22%
Hispanic/Latino:	25%
White:	46%
Other Race:	6%
Median Age:	38.8

Median Household Income:	\$176,855
Share of Households with Someone Under 18:	38%
Share of Households with Someone Over 65:	29%
Average Household Size:	3.11
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	79%
Share of Housing Units that are Renter-Occupied:	21%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.05.