

FOR LEASE Retail and Second Generation Salon Space Available

GILMAN DISTRICT | 1300 10th Street, Berkeley, CA 94710

Owned & Operated by



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd
Senior Vice President
(925) 627-7902
jim@lockehouse.com
License #01260555

Nick Schmitter
Partner
(650) 548-2688
nick@lockehouse.com
License #01801511

PROPERTY SUMMARY

Address 1300 10th Street, Berkeley, CA 94710
 ±384 SF (Cellular Phone Repair)

Available Spaces ±2,994 SF (Available with 30 Days Notice)
Do Not Disturb Current Tenants

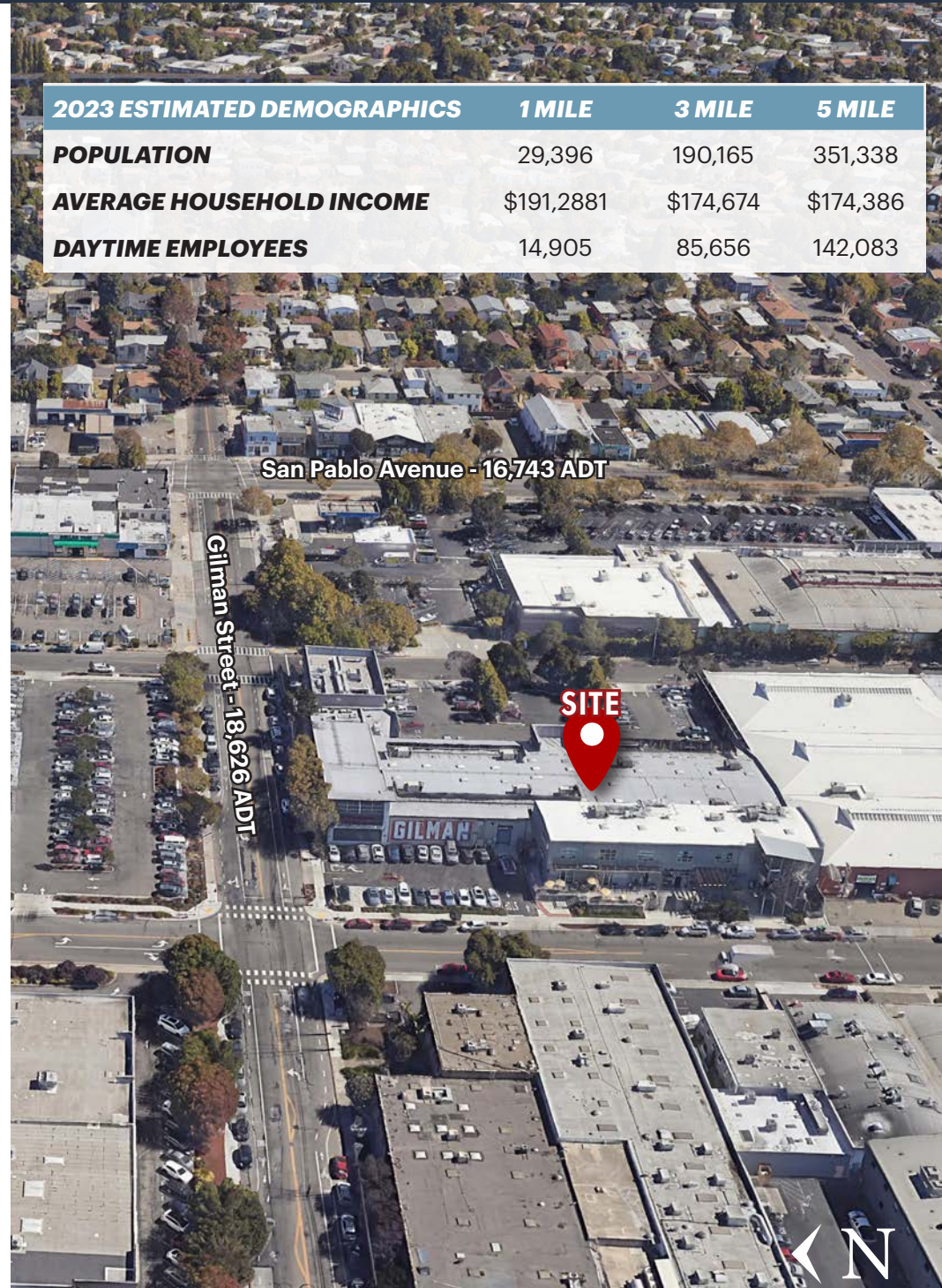
Traffic Counts 18,626 ADT at Gilman Street
 16,743 ADT at San Pablo Avenue

Asking Rent Inquire with Broker

HIGHLIGHTS

- Gilman District, Berkeley
- Directly Across High-Traffic Whole Foods
- Co-tenants with Philz, Funky Elephant, Office Depot, and Road Runner Sports
- Rare On-Site Parking Spaces (71)
- Convenient Access
- Second Generation Restaurant

2023 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	29,396	190,165	351,338
AVERAGE HOUSEHOLD INCOME	\$191,2881	\$174,674	\$174,386
DAYTIME EMPLOYEES	14,905	85,656	142,083



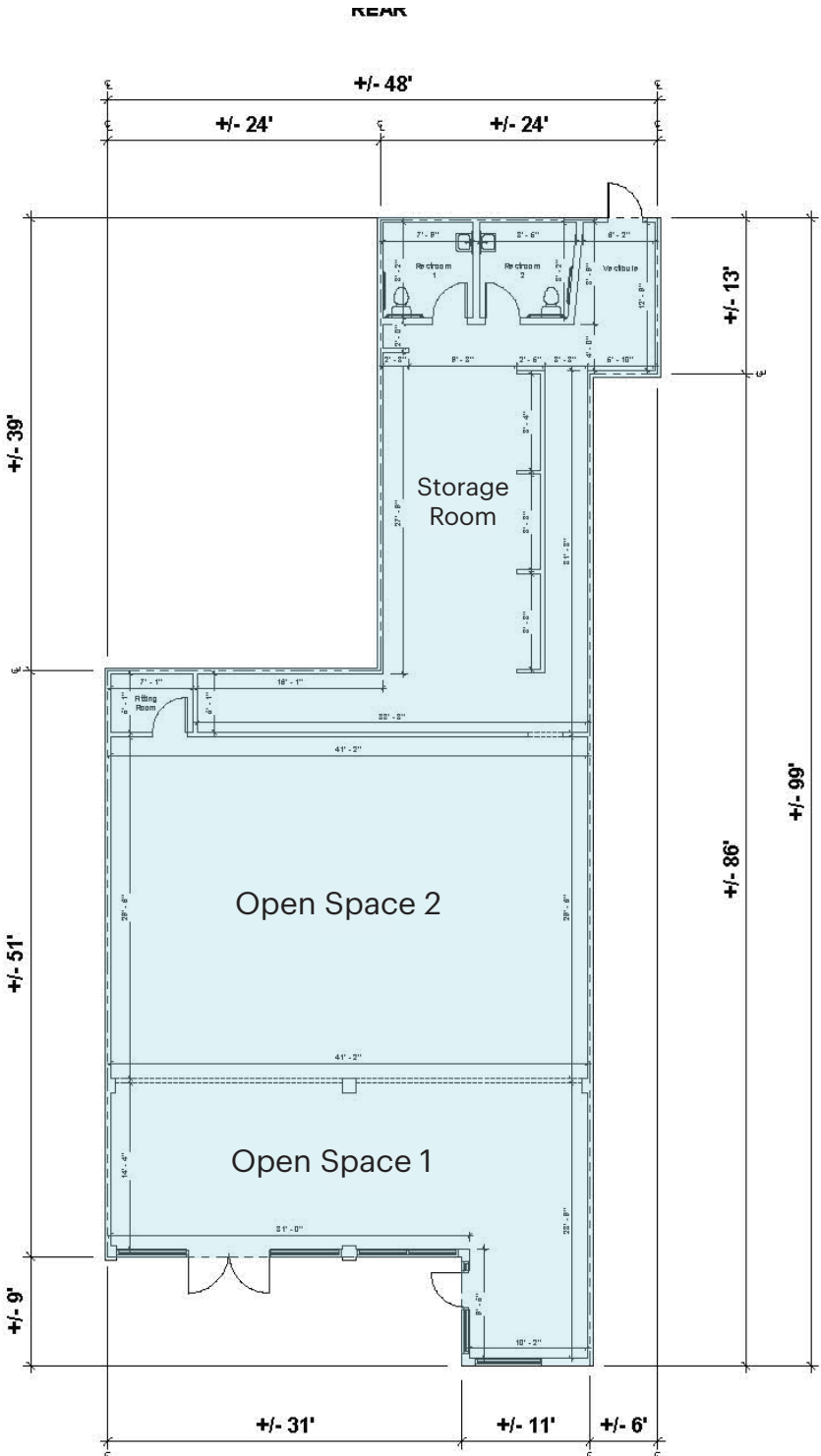
*Traffic Counts and Demographics Source: Sites USA REGIS Online 06/24/24

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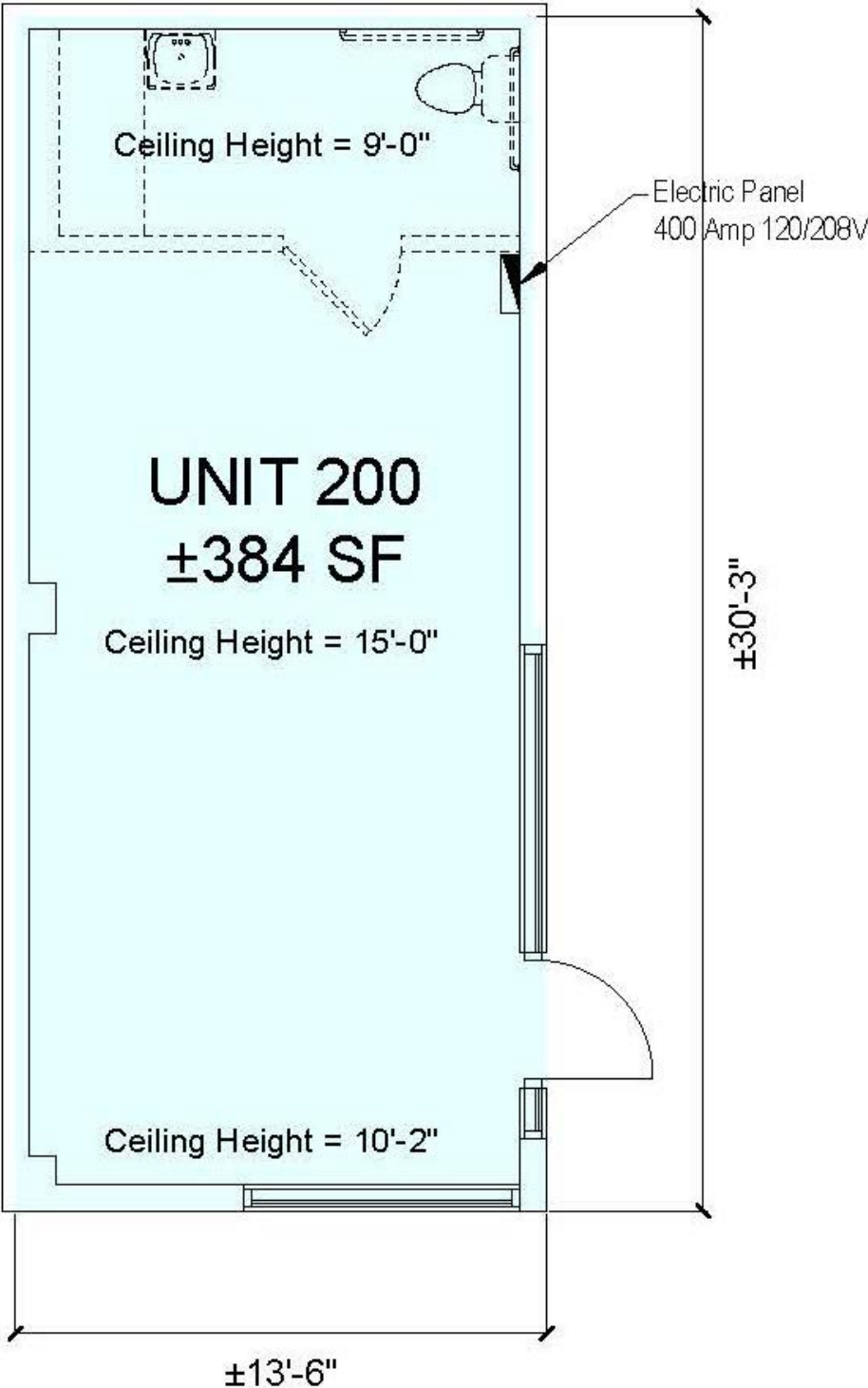


#	SITE LEASING ROLL	SF
1025	Whole Foods Market	±47,801 SF
1300	Chase Bank - Open Soon	±5,900 SF
1313	Firehouse Art	±6,024 SF
1313A	Homeroom	±3,129 SF
1313B	Philz Coffee	±1,490 SF
1313C	Funky Elephant	±814 SF
1318	Office Depot	±16,189 SF
1324	Available 12-31-24	±2,994 SF
1326	Road Runner Sports	±6,500 SF
1328	Second Generaion Salon	±384 SF

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TILESHOP



San Pablo Avenue - 20153 ADT



Gilman Street - 19403 ADT



berkeley ballet theater
where all can dance



Gilman District



Office DEPOT  

CHASE  (Coming Soon)





University Village

- SPROUTS FARMERS MARKET
- petfood express
- Starbucks
- Great Clips
- Banfield PET HOSPITAL

- REI
- W
- CHIPOTLE

Gilman District

- WHOLE FOODS MARKET
- SPINNING COFFEE
- Office DEPOT
- SACCCER P.B.
- ROADRUNNER
- CHASE (Coming Soon)

Fourth Street

- lululemon
- Madswell
- Sur la table
- Peets COFFEE
- corepower YOGA
- Apple
- SEPHORA
- amazonbooks
- SoulCycle
- BETTES DINER
- CB2

Shattuck Avenue Area

- WHOLE FOODS MARKET
- CVS pharmacy
- W
- ACE Hardware
- DOLLAR TREE
- URBAN UTIFITTERS
- TRADER JOE'S
- FITNESS
- Staples
- TARGET
- True Value
- Tuesday Morning
- NORRIS
- CHIPOTLE
- Starbucks



267,790 ADT

Shattuck Avenue

University Avenue



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Funky Elephant



Office Depot





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