

# 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**

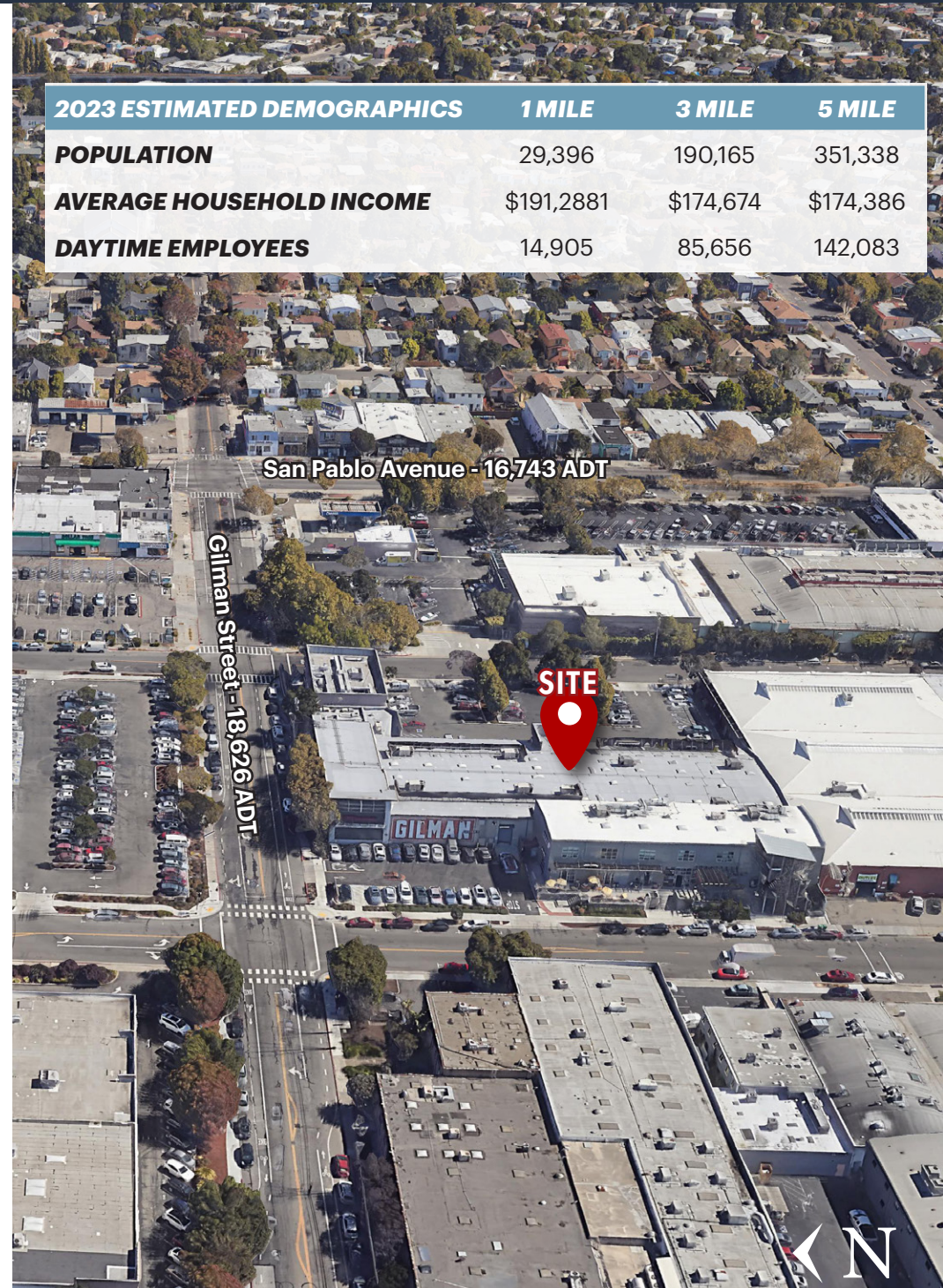
**Traffic Counts** 18,626 ADT at Gilman Street  
 16,743 ADT at San Pablo Avenue

**Asking Rent** Inquire with Broker

## HIGHLIGHTS

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

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



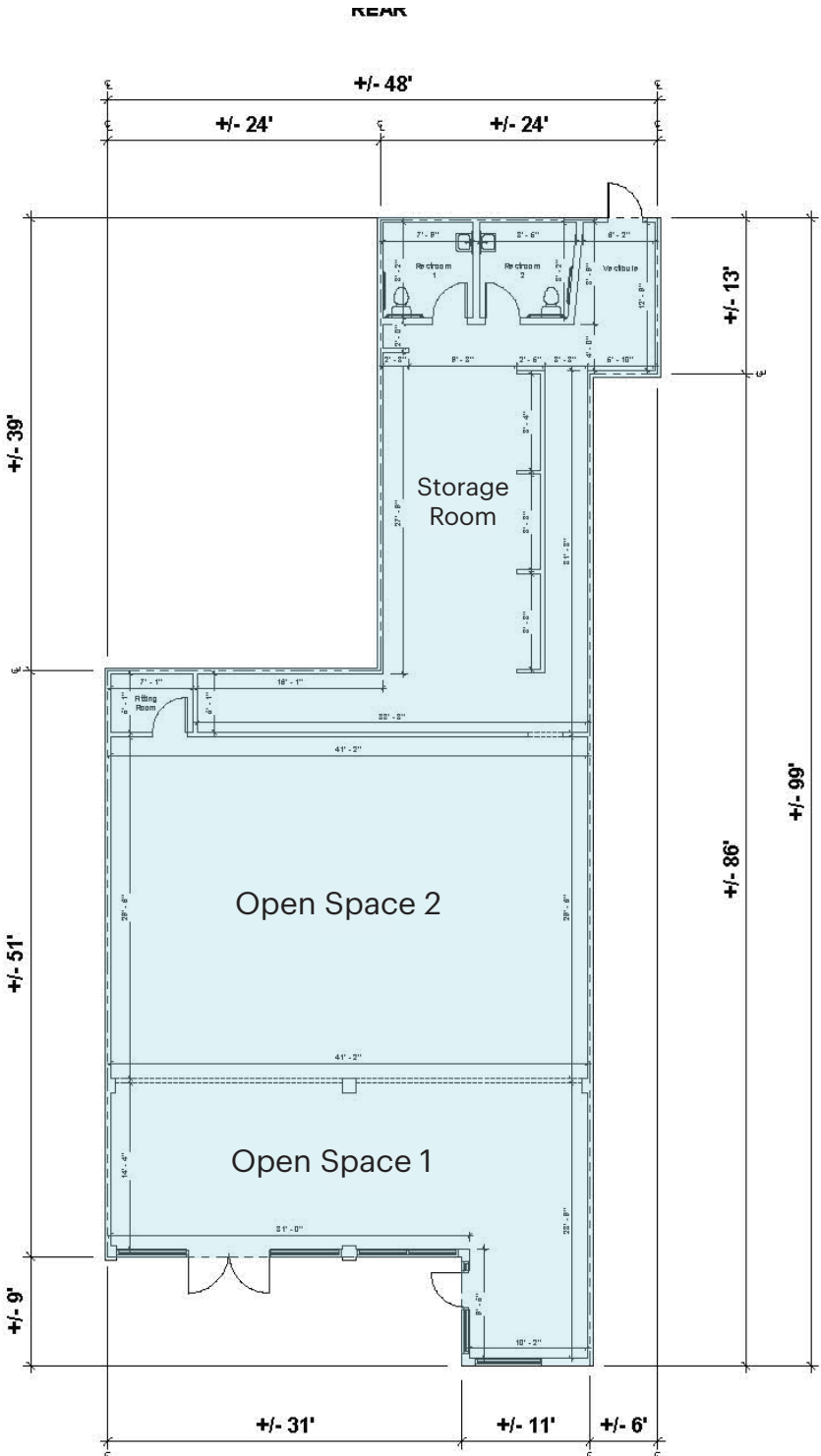
\*Traffic Counts and Demographics Source: Sites USA REGIS Online 06/24/24

Gilman District  
1300 10th Street  
Berkeley, CA 94710

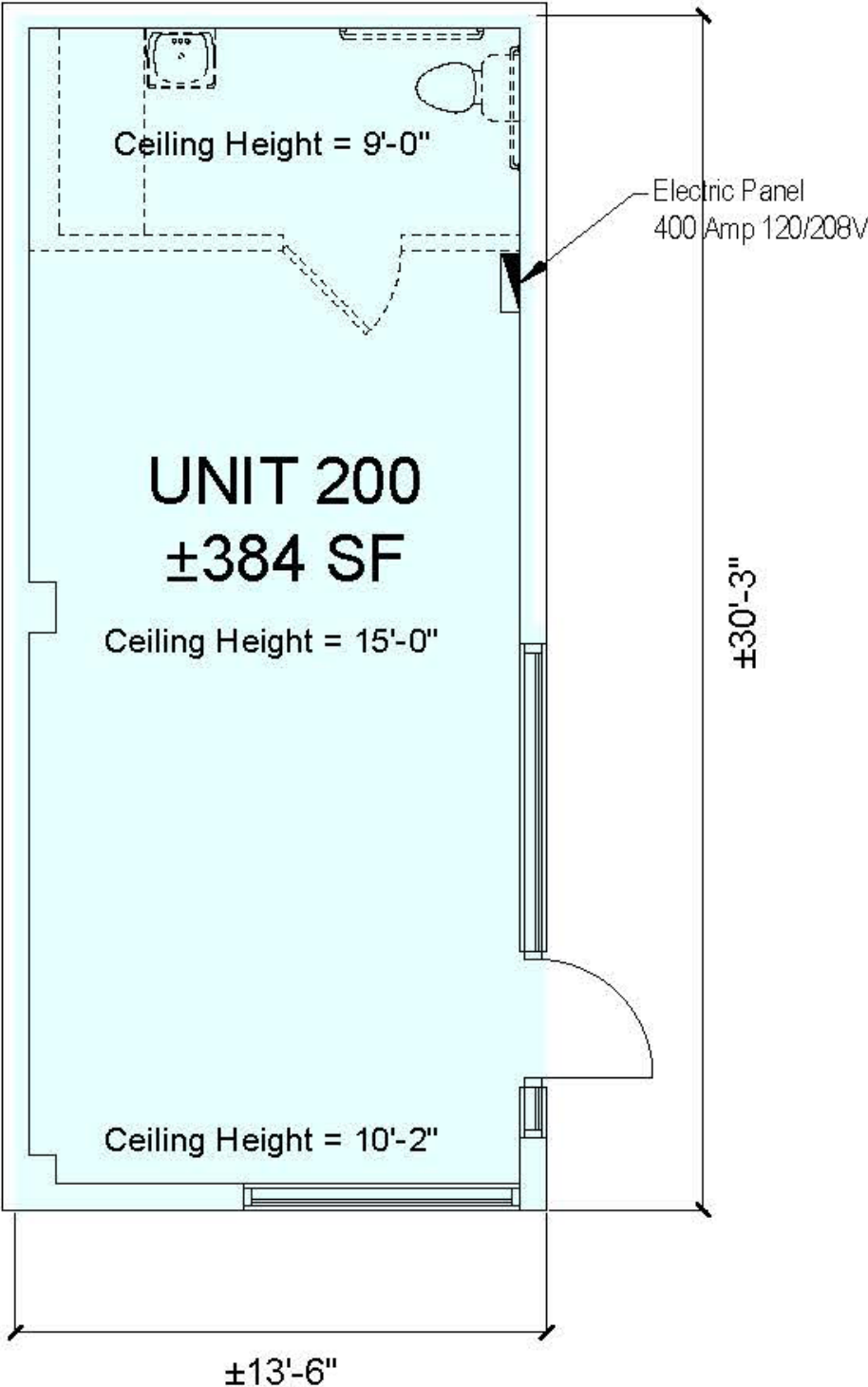


#	SITE LEASING ROLL	SF
1025	Whole Foods Market	±47,801 SF
1300	Chase Bank - Open Soon	±5,900 SF
1313	Firehouse Art	±6,024 SF
1313A	Homerom	±3,129 SF
1313B	Philz Coffee	±1,490 SF
1313C	Funky Elephant	±814 SF
1318	Office Depot	±16,189 SF
<b>1324</b>	<b>Available 12-31-24</b>	<b>±2,994 SF</b>
1326	Road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

\* DO NOT DISTURB CURRENT TENANT



\*DO NOT DISTURB CURRENT TENANT



\*DO NOT DISTURB CURRENT TENANT



TILESHOP



San Pablo Avenue - 20153 ADT



Gilman Street - 19,403 ADT



berkeley ballet theater  
where all can dance



**Gilman District**



**Office DEPOT**  

CHASE  (Coming Soon)

*Homeroom*



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



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



*Funky Elephant*



*Office Depot*







**LOCKEHOUSE**

**Jim Shepherd**

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

**Nick Schmidter**

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

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

Owned & Operated by

