

FOR LEASE Retail and Second Generation Salon Space Available

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

Owned & Operated by



NOW OPEN!
CHASE 



LOCKEHOUSE

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

Jim Shepherd
Senior Vice President
(925) 627-7902
jim@lockehouse.com
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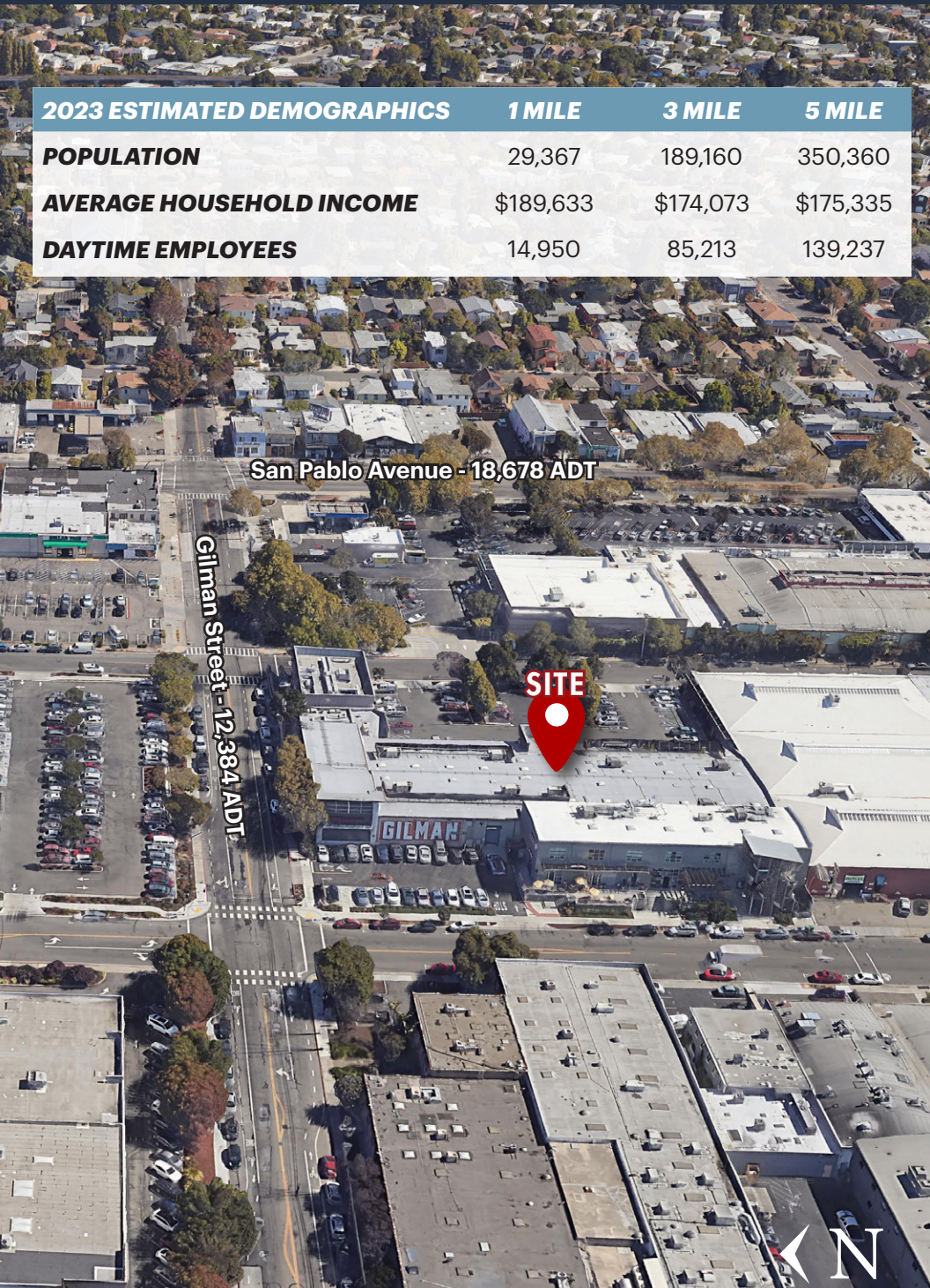
Nick Schmitter
Partner
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PROPERTY SUMMARY

Address	1300 10th Street, Berkeley, CA 94710
Available Spaces	±384 SF Do Not Disturb Current Tenants ±2,994 SF
Traffic Counts	12,384 ADT at Gilman Street 18,678 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
POPULATION	29,367	189,160	350,360
AVERAGE HOUSEHOLD INCOME	\$189,633	\$174,073	\$175,335
DAYTIME EMPLOYEES	14,950	85,213	139,237

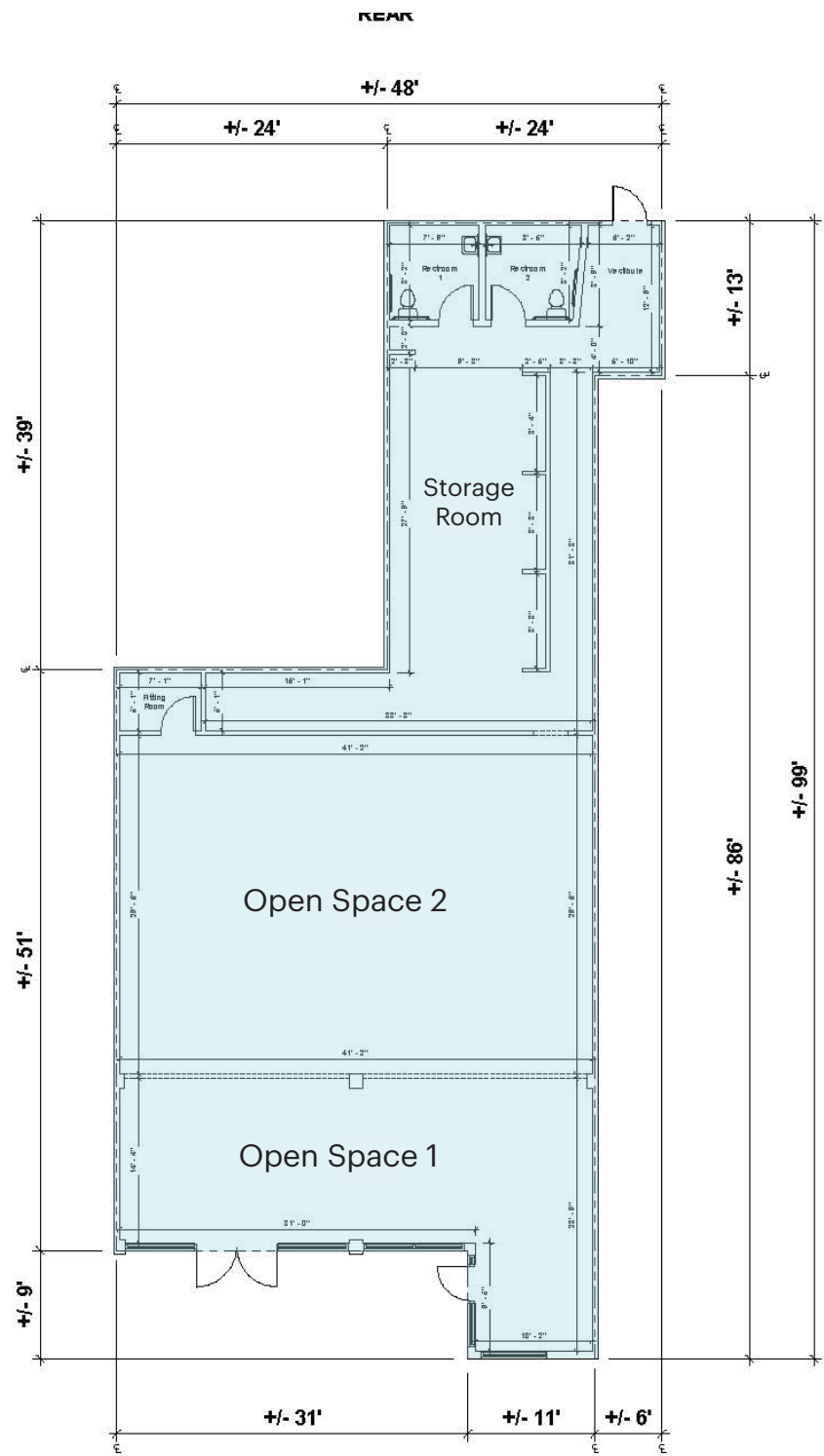
*Traffic Counts and Demographics Source: Sites USA REGIS Online 04/24/25

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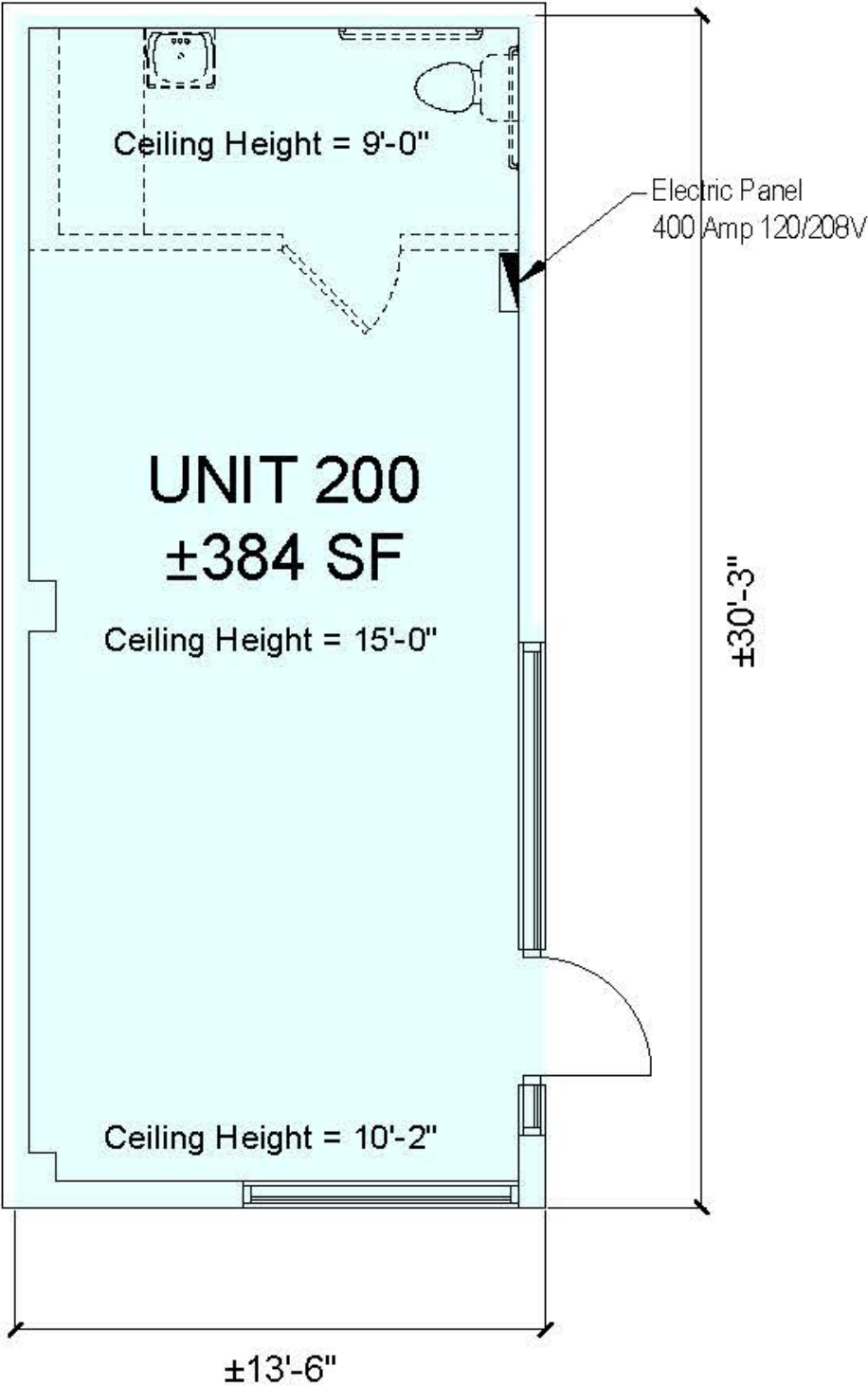


#	SITE LEASING ROLL	SF
1025	Whole Foods Market	±47,801 SF
1300	Chase Bank - Open Soon	±5,900 SF
1313	Firehouse Art	±6,024 SF
1313A	Homeroom	±3,129 SF
1313B	Philz Coffee	±1,490 SF
1313C	Funky Elephant	±814 SF
1318	Office Depot	±16,189 SF
1324	Available	±2,994 SF
1326	Road Runner Sports	±6,500 SF
1328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

* DO NOT DISTURB CURRENT TENANT



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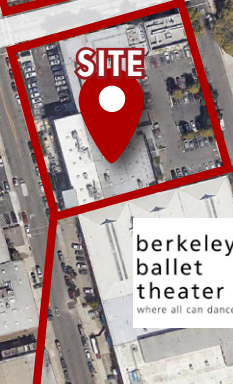
TILESHOP



San Pablo Avenue - 18,618 ADT



Gilman Street - 12,384 ADT



berkeley ballet theater
where all can dance



Gilman District

CHASE (Coming Soon)





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*Traffic Counts Source: Sites USA REGIS Online 04/24/25



Funky Elephant



Chase Bank Now Open!



Office Depot



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