

# FOR LEASE

**Retail 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**  
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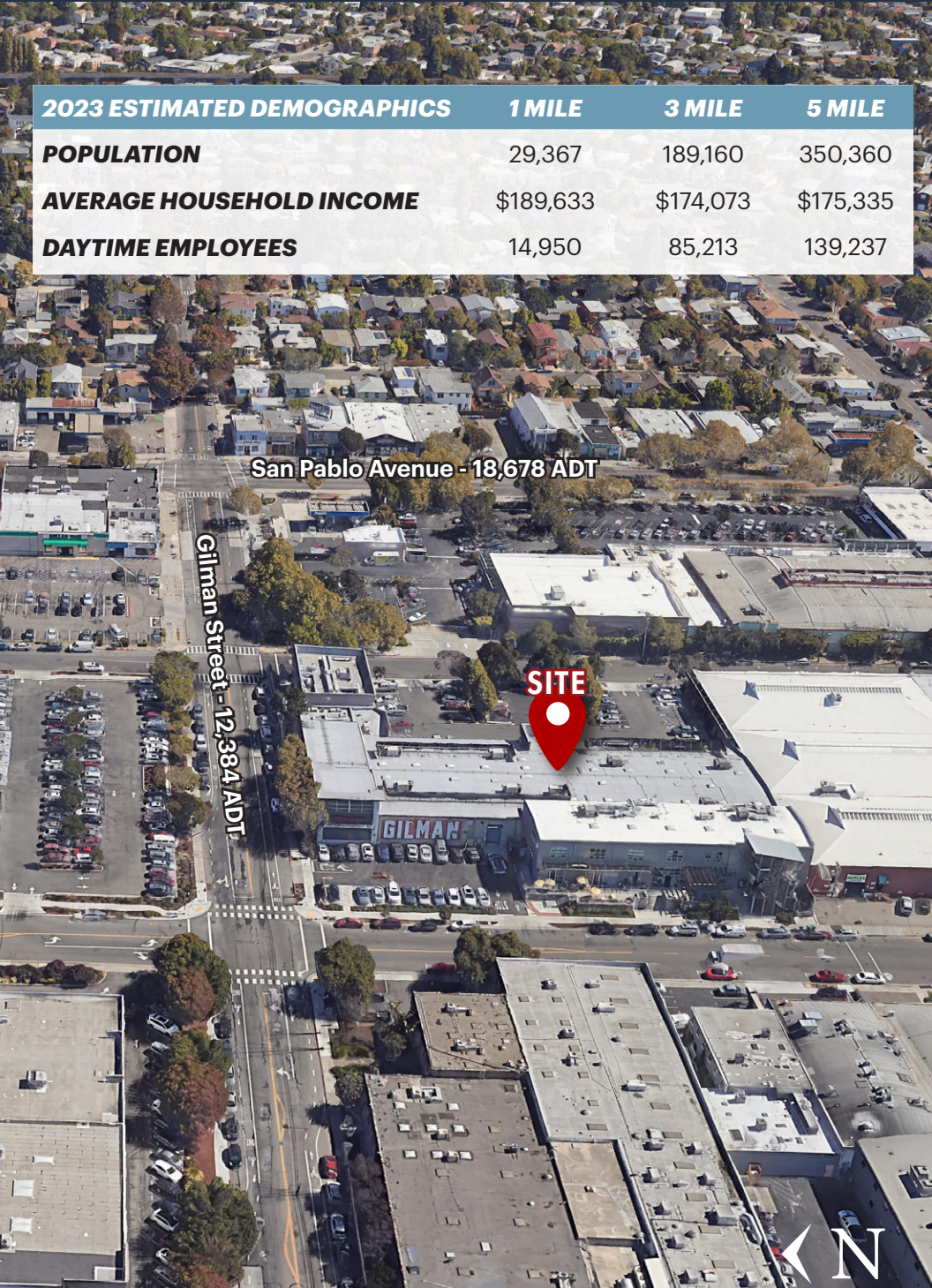
**Ethan Goldstein**  
Associate  
(508) 439-9446  
egoldstein@lockehouse.com  
License #02237354

PROPERTY SUMMARY

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| Address          | 1300 10th Street, Berkeley, CA 94710                          |
| Available Spaces | ±2,994 SF                                                     |
| Traffic Counts   | 12,384 ADT at Gilman Street<br>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



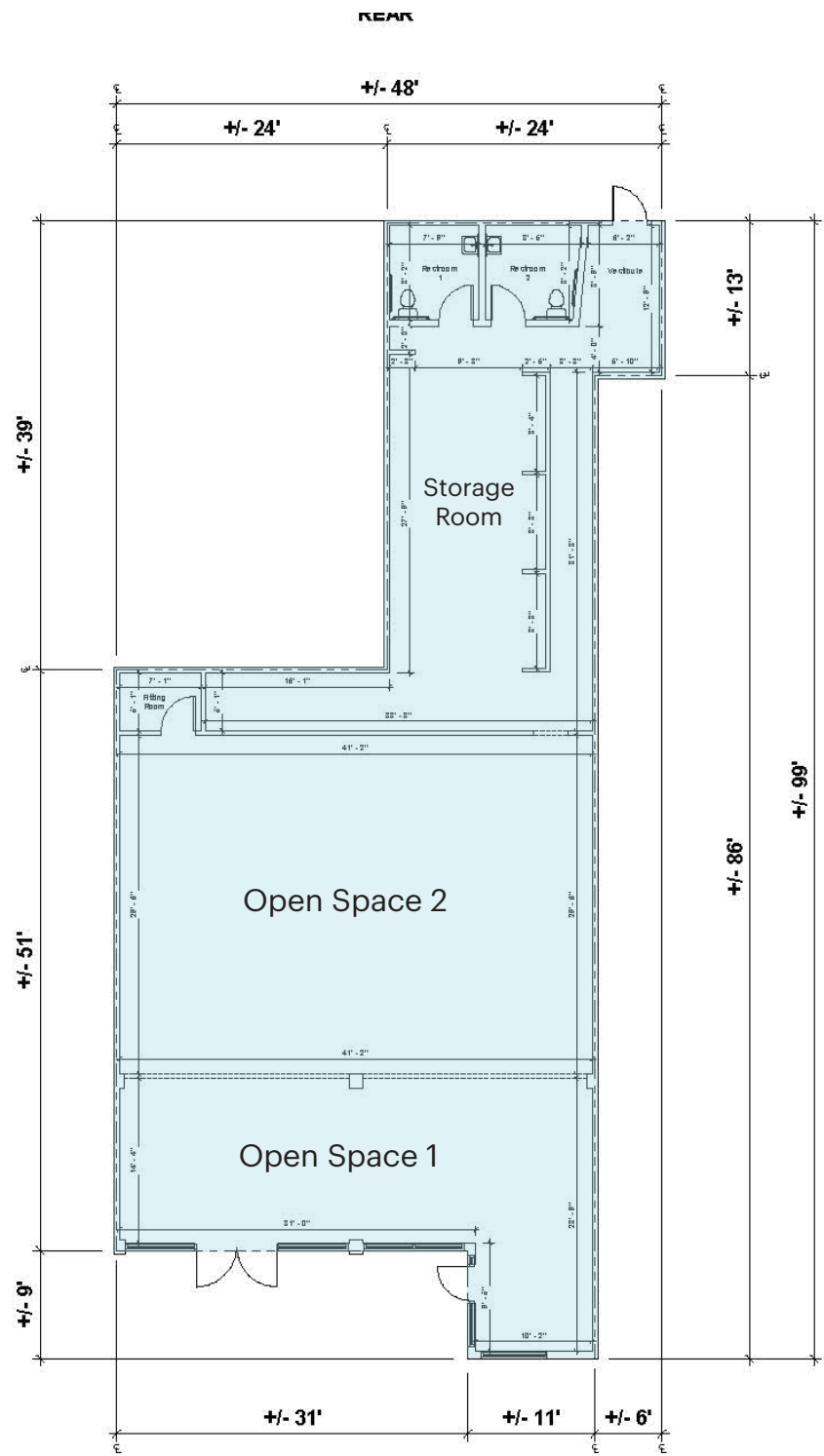
\*Traffic Counts and Demographics Source: Sites USA REGIS Online 04/24/25

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 | 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  | Leased                 | ±384 SF    |

\* DO NOT DISTURB CURRENT TENANT





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Gilman Street - 12,384 ADT

San Pablo Avenue - 18,618 ADT

**Gilman District**

CHASE (Coming Soon)



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



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**Funky Elephant**



**Chase Bank Now Open!**



**Office Depot**



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