

GILMAN DISTRICT

1300 Tenth Street, Berkeley, CA 94710



**DONAHUE
SCHRIBER**

Rare Second Generation Restaurant Spaces Available



LOCKEHOUSE

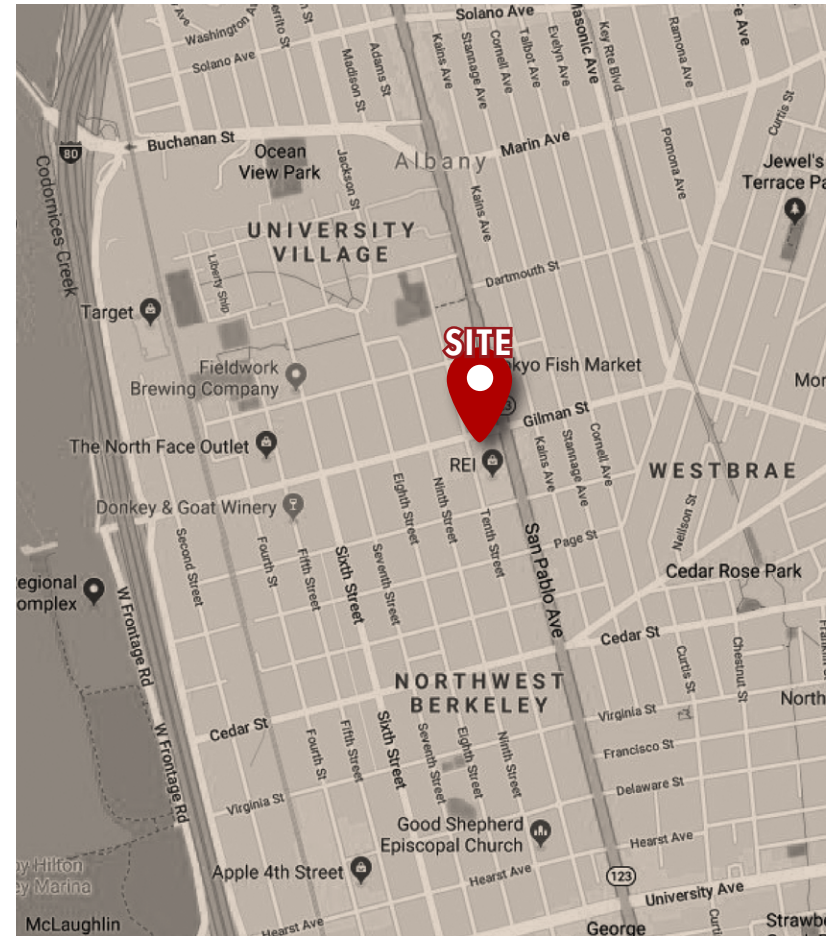
2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Aaron Dan

Managing Director
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PROPERTY SUMMARY

ADDRESS	1300 Tenth Street, Berkeley, CA 94710
AVAILABLE SPACES	±5,900 SF (La Calle 10) ±3,129 SF (Berkeley Burgers)
TRAFFIC COUNT	19,000 ADT at Gilman
ASKING RENT	Inquire with Broker
HIGHLIGHTS	<ul style="list-style-type: none"> // Gilman District, Berkeley // Directly across high-traffic Whole Foods // Co-tenants with Phil'z, Funky Elephant, Office Depot, Soccer Pro, and Road Runner Sports // 71 on-site parking spaces // Convenient access // 2nd Generation Restaurants



DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
29,744	192,458	342,231



AVERAGE HOUSEHOLD INCOME

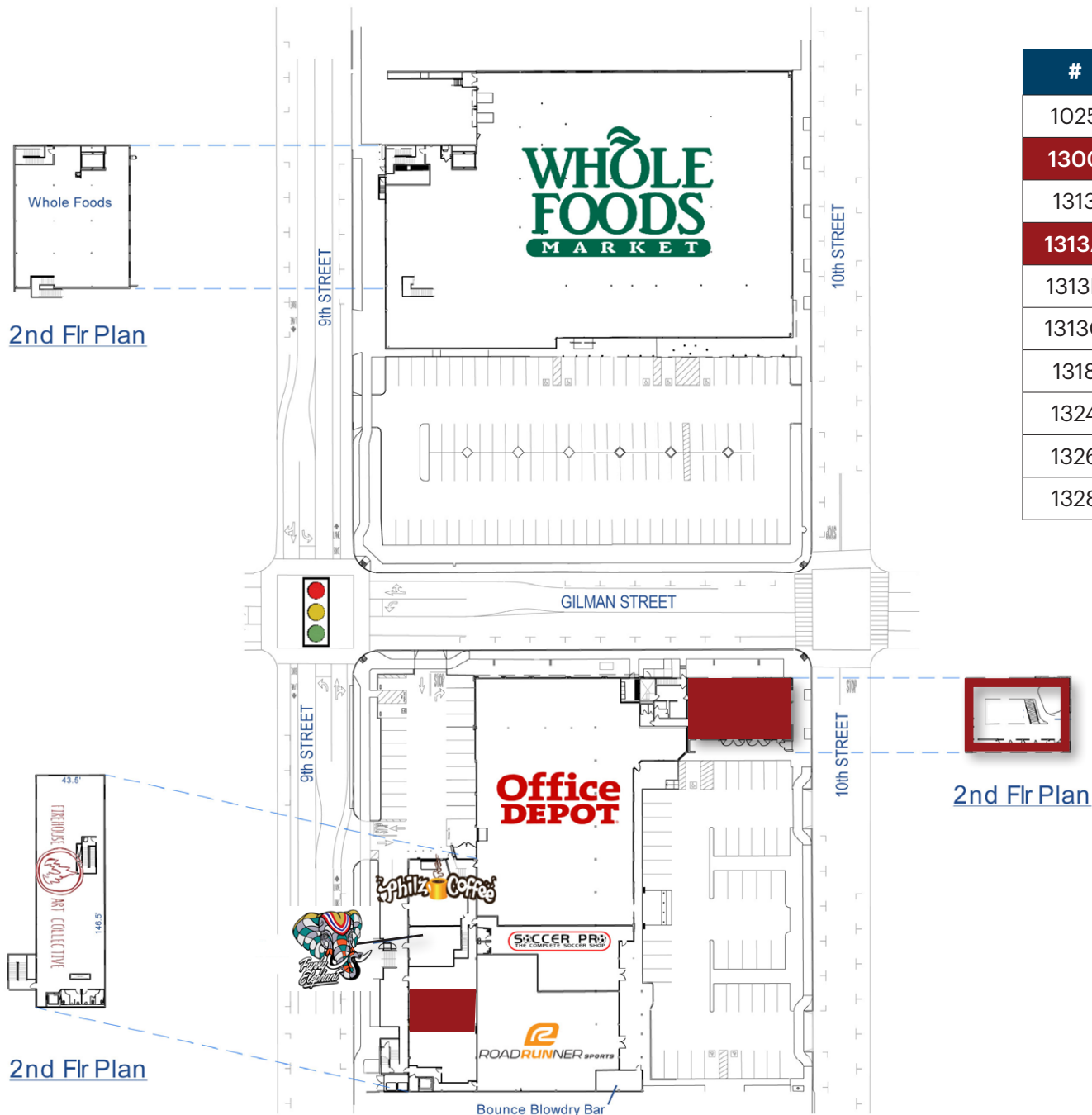
1 MILE	3 MILES	5 MILES
\$126,877	\$123,554	\$124,216



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
15,365	109,526	175,762

SITE PLAN



#	SITE LEASING ROLL	SF
1025	Whole Foods Market	±47,801 SF
1300	La Calle 10	±5,900 SF
1313	Firehouse Art	±6,024 SF
1313A	Berkeley Burgers	±3,129 SF
1313B	Phil'z Coffee	±1,490 SF
1313C	Funky Elephant	±814 SF
1318	Office Depot	±16,189 SF
1324	Soccer Pro	±3,006 SF
1326	Road Runner Sports	±6,500 SF
1328	Bounce Blowdry Bar	±384 SF

LA CALLE RESTAURANT PHOTOS



BERKELEY BURGERS RESTAURANT PHOTOS



CLOSE-UP AERIAL



TILESHOP



SAN PABLO AVENUE - 21,000 ADT



urban mattress



Lama Beans Cafe



GILMAN STREET - 19,000 ADT



Apropos NOMADIC TRADERS



MARKET AERIAL



University Village

- SPROUTS FARMER MARKET
- Banfield PET HOSPITAL
- pet food express
- the Habit BURGER GRILL
- STARBUCKS COFFEE
- Great Clips



Gilman District

- WHOLE FOODS MARKET
- Office DEPOT
- Sphiz Coffee
- SOCCER PRO THE COMPLETE SOCCER SHOP



GILMAN STREET - 19,000 ADT



SAN PABLO AVENUE - 50,000 ADT

UNIVERSITY AVENUE - 36,000 ADT

SHATTUCK AVENUE - 47,000 ADT

INTERSTATE 80 - 263,000 ADT

FOURTH STREET - 7,000 ADT

Fourth Street

- PAPER SOURCE
- bareMinerals
- Peets Coffee & Tea
- American Apparel
- Crate&Barrel
- CALIFORNIA CLOSETS
- Apple Store
- BURTON
- JIGSAW
- jest jewels
- DANSK
- earthsake
- Mulholland
- REJUVENATION
- 4th Street Yoga
- PAPYRUS
- Sun La Table
- Z GALLERIE
- AVEDA
- OP SHADES
- NIXON
- MAC
- O Chamé
- THE GARDENER
- The Pasta Shop

Shattuck Avenue Area

- WHOLE FOODS MARKET
- CVS pharmacy
- Walgreens
- ACE Hardware
- DOLLAR TREE
- URBAN OUTFITTERS
- TRADER JOE'S
- 24 FITNESS
- STAPLES
- TARGET
- True Value
- RadioShack
- Tuesday Morning
- Peets Coffee & Tea
- NOAH'S
- CHIPOTLE
- STARBUCKS COFFEE

TENANTS





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BROKERS

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