



Ice Blocks

RETAIL FOR LEASE / SUBLEASE AT SACRAMENTO'S
MOST PROMINENT URBAN DEVELOPMENT



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ICE BLOCKS



2.37
VISIT FREQUENCY



46 MIN
AVG DWELL TIME



949K
YEARLY VISITS

23	70,000	145	120,000	3
RETAILERS	SF OF RETAIL	APARTMENTS	RSF OF CREATIVE OFFICE	CITY BLOCKS

MIDTOWN'S PREMIER LIVE, WORK, PLAY DESTINATION

The Ice Blocks is a three block mixed-use redevelopment project located in the historic R Street Corridor that features 70,000 square feet of retail, which is Midtown's largest collection of retail boutiques and restaurants, as well as 145 fully leased luxury apartments and 120,000 square feet of creative office space. Sacramento's enterprising spirit and creative culture has been exemplified in Ice's contemporary architecture, public art pieces and thoughtful community gathering space. Ice Blocks' eclectic mix of shops, restaurants, offices and apartments have rejuvenated this now thriving industrial district.

R Street, the home to the Ice Blocks, is an avenue of old industrial warehouses that have been transformed into a community of high-end retail shops, restaurants, residential units and creative office space. In the last five years, hundreds of new residential units have been added to the immediate area. Midtown, already recognized nationally as one of the most walkable business/residential neighborhoods in America, unofficial home of the farm-to-fork movement and home to over 100 restaurants and eateries, has become even more popular thanks to the medley of artists, designers, and creatives residing and working

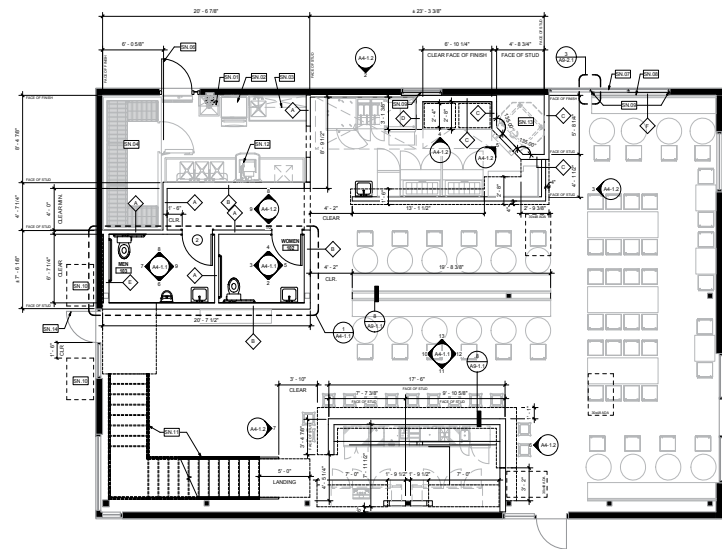
in the corridor. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over a century. Now, instead of warehouses and industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer.



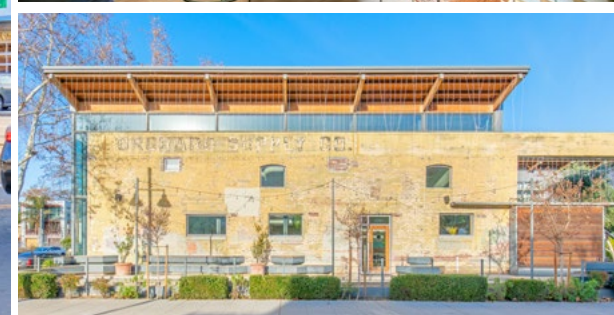
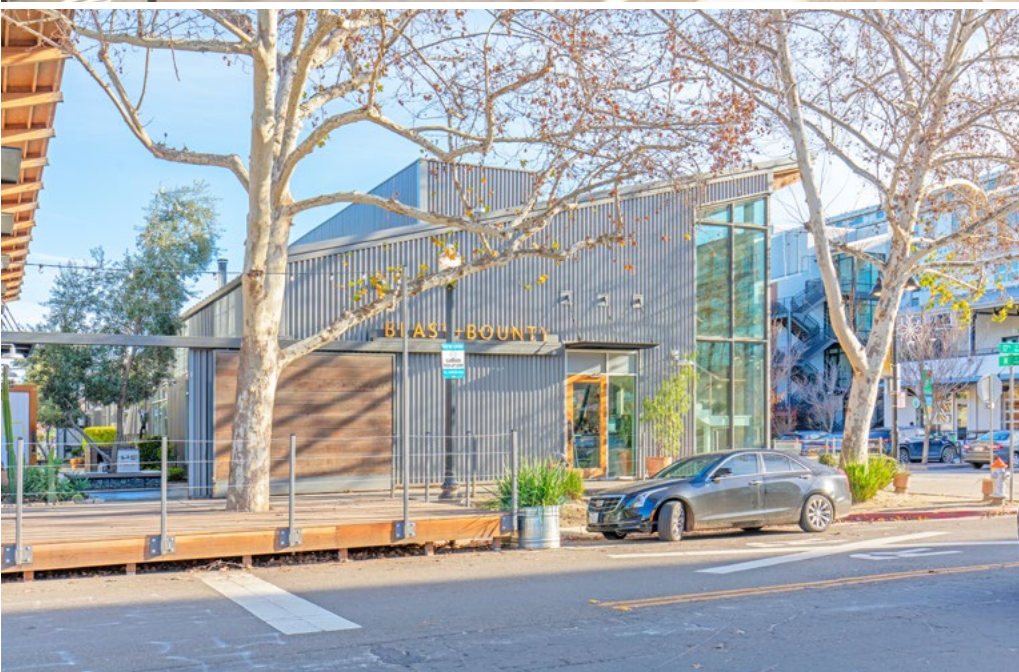
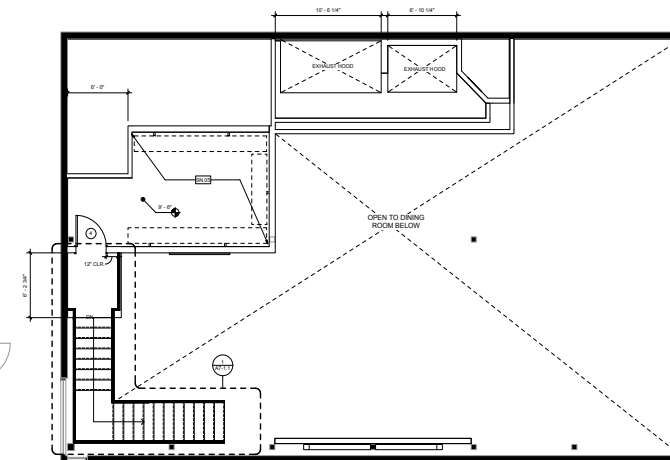


FLOOR PLANS:

FIRST FLOOR:



MEZZANINE:



FOR LEASE: FORMER BEAST + BOUNTY @ ICE SHEDS

ADDRESS: 1715 R STREET, SUITE 1701

SIZE: ± 2,500 SF

LEASE RATE: \$3.50/SF/MONTH NNN

AVAILABLE: JANUARY 2025

This architecturally stunning 2,500 square foot restaurant space is ready for its next chapter. Fully turn-key and perfectly positioned in Midtown's most prominent urban development, this is an unparalleled opportunity for a visionary restaurateur to step into one of the most celebrated venues in Sacramento. Whether you're an established concept or ready to elevate your brand, this space offers everything needed to make a lasting impact.



FOR LEASE: FORMER DEVICE BREWING @ ICE SHOPS

ADDRESS: 1610 R STREET, SUITE 145

EXISTING CONDITIONAL USE PERMIT ALLOWS A BAR

SIZE: ± 2,886 SF + PATIO

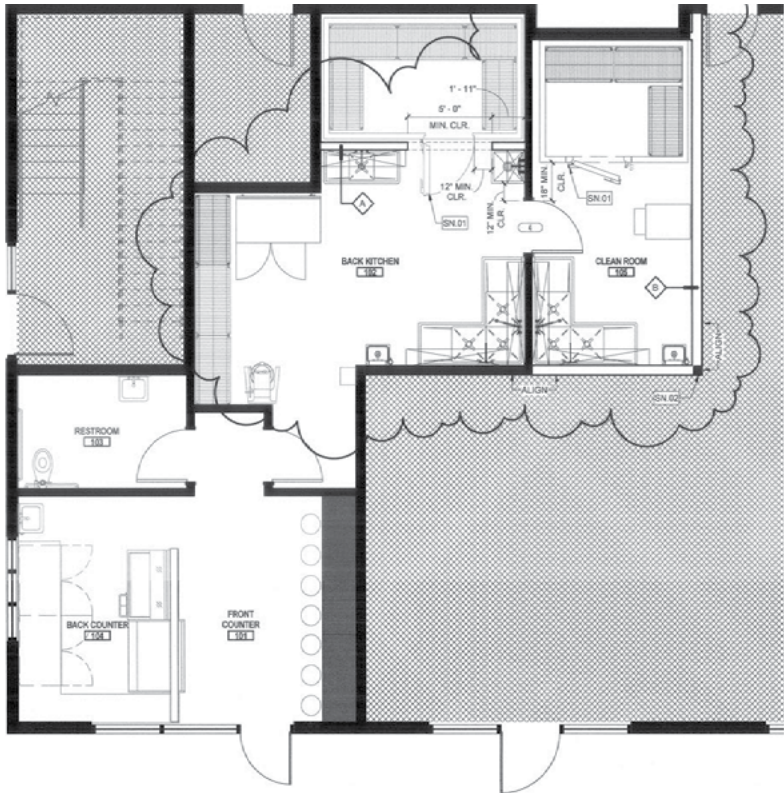
LEASE RATE: \$4.00/SF/MONTH NNN

AVAILABLE: JANUARY 2025

This available retail space at the Ice Shops is a rare opportunity to join one of Midtown's most vibrant destinations. Formerly home to Device Brewing, this second-generation space features large windows, a patio, and alley access, offering a unique setting for concepts like soft goods, personal services, a tap house, or a showroom. Existing Conditional Use Permit allows a bar.



FLOOR PLANS:



FOR LEASE: FORMER MILK MONEY @ ICE SHEDS

ADDRESS: 1610 R STREET, SUITE 100

SIZE: ± 650 SF

LEASE RATE: \$4.00/SF/MONTH NNN

AVAILABLE: JANUARY 2025

This is a rare opportunity to lease a bite-sized space in one of Midtown's most popular consumer destinations. Visible from the active 17th and R intersection, this space's prime location sets up the perfect opportunity for success for a wide variety of small food uses including: delis, restaurants, bakeries, and so much more.



FOR LEASE: SUITE 120 @ ICE SHEDS

ADDRESS: 1715 R STREET, SUITE 120

SIZE: ± 840 SF + SHARED COURTYARD

LEASE RATE: \$3.50/SF/MONTH NNN

AVAILABLE: JANUARY 2025

This Available retail space is in the Ice Sheds, home to Philz Coffee and Strapping Gift Shop. The timber ceiling, concrete floors and large storefront windows make this space seem far larger than its square footage numbers indicate. Situated in the heart of Midtown's bustling R Street Corridor, this space provides a unique opportunity to join a dynamic mix of beloved local businesses in an architecturally stunning setting.





Section One: Ice Blocks



FOR SUBLEASE: SUITE 150 @ ICE SHEDS

ADDRESS: 1715 R STREET, SUITE 150

CURRENTLY HOME TO STRAPPING GIFT SHOP

SIZE: ± 902 SF + SHARED COURTYARD

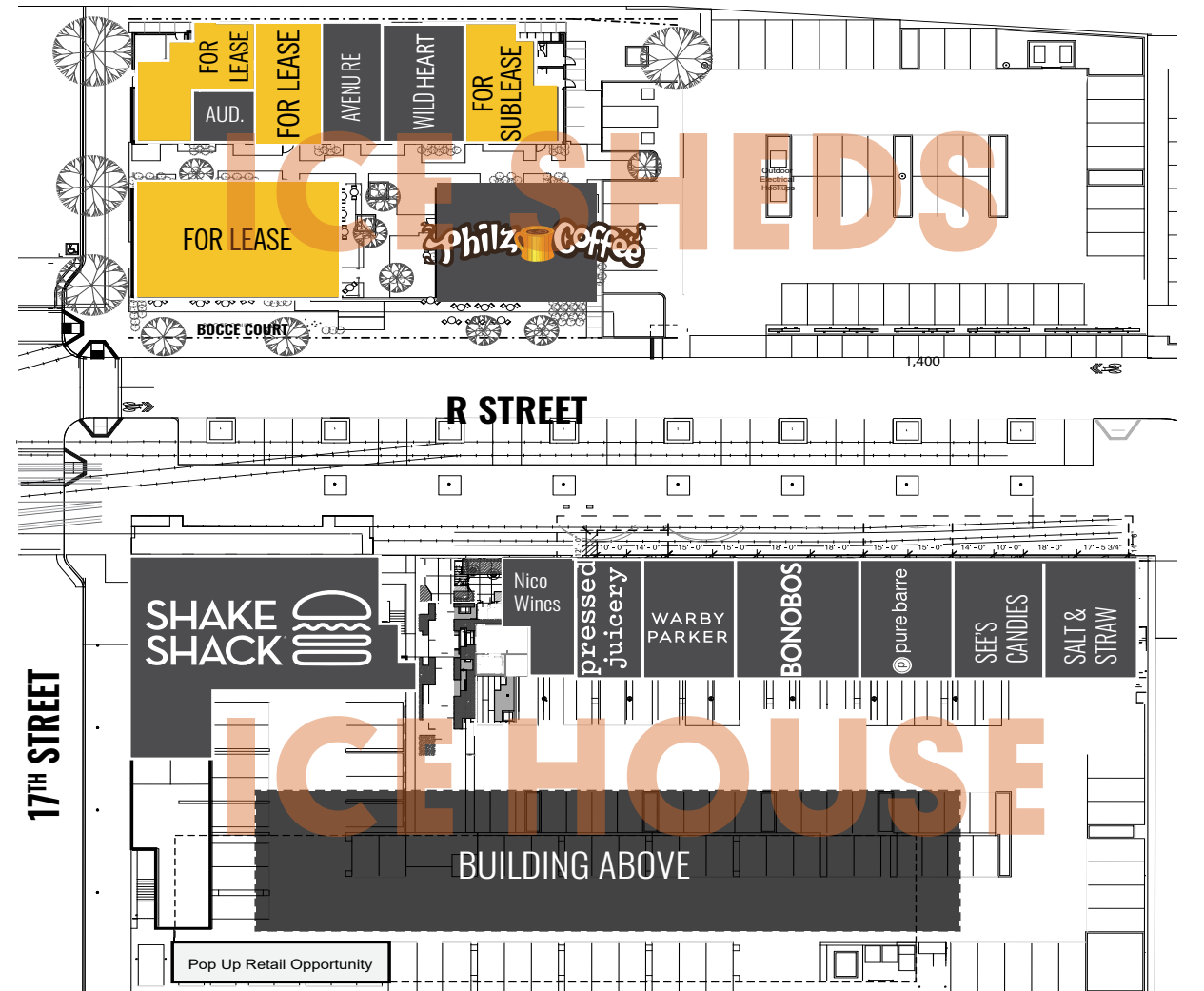
LEASE RATE: \$3.25/SF/MONTH NNN

AVAILABLE: JANUARY 2025 [FOR SUBLEASE]

This ready-to-go second generation end-cap space, located in the courtyard of block 3 near Philz Coffee is perfect for a wide variety of uses including soft goods, personal services or office space. The timber ceiling, concrete floors and large storefront windows make this space seem far larger than its square footage numbers indicate. This is a rare opportunity to enter the iconic Ice Blocks development with competitive pricing.



ICE SHOPS	SQUARE FOOTAGE	TENANT NAME
160	10,992	West Elm
170	1,133	LoveSac
190	1,975	Bluemercury
150	770	Frank Bar
100	5,194	Anthropologie
115	480	Creamy's
125	2,833	Mendocino Farms
145	2,886	FOR LEASE
135	2,402	Title Boxing Club
130	1,458	Bambina's
ICE SHEDS	SQUARE FOOTAGE	TENANT NAME
1701	2,500	FOR LEASE
1725	1,735	Philz
100	650	FOR LEASE
110	416	Audacious
120	840	FOR LEASE
130	840	Avenu Real Estate
140	1,007	Wild Heart Salon
150	902	FOR SUBLEASE
ICE HOUSE	SQUARE FOOTAGE	TENANT NAME
190	3,645	Shake Shack
180	454	Nico Wines
170	976	Pressed Juicery
160	1,283	Warby Parker
140	1,541	Bonobos
120	1,283	Pure Barre
110	1,059	See's Candies
100	859	Salt & Straw



THE CUSTOMER



LEISURE FAVORITE PLACES

1. CINEMARK CENTURY ARDEN
2. PAPA MURPHY'S PARK
3. FREMONT PARK
4. RALEY FIELD
5. REGAL DELTA SHORES & IMAX
6. TOPGOLF
7. TOWER THEATRE
8. SUTTERS FORT
9. HORNET STADIUM
10. CALIFORNIA STATE FAIR
11. CINEMARK CENTURY LAGUNA
12. FAIRYTALE TOWN



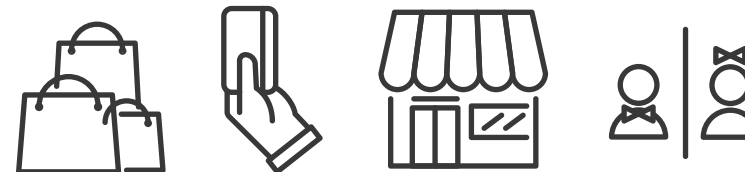
DINING FAVORITE PLACES

1. PHILZ COFFEE - ICE BLOCKS
2. SALT & STRAW - ICE BLOCKS
3. IRON HORSE TAVERN - R STREET
4. ZOCOLO - MIDTOWN
5. GUNTHER'S ICE CREAM - LAND PARK
6. CHEESECAKE FACTORY - ARDEN
7. BEAST + BOUNTY - ICE BLOCKS
8. BJ'S - ELK GROVE
9. THE OLD SPAGHETTI FACTORY
10. OBO' ITALIAN TABLE & BAR
11. TEMPLE COFFEE - S STREET
12. YARD HOUSE - ROSEVILLE



GROCERY FAVORITE PLACES

1. SAFEWAY - R STREET MARKET
2. TRADER JOE'S - FOLSOM BLVD
3. SAFEWAY - ALHAMBRA
4. KP INTERNATIONAL MARKET
5. SAC NATURAL FOODS CO-OP
6. RALEY'S - FREEPORT BLVD
7. SAFEWAY - DEL PASO RD
8. WHOLE FOODS MARKET - ARDEN WAY
9. TRADER JOE'S - ELK GROVE
10. TRADER JOE'S - ROSEVILLE
11. TRADER JOE'S - MARCONI
12. WINCO FOODS - WATT AVE



WHO SHOPS AT ICE BLOCKS?

ICE BLOCKS CUSTOMERS LIVE AT:

- 1801 L Apartments - Midtown
- Wexler Apartments - East Sacramento
- The Cottages - Midtown
- ARY Place Apartments - Midtown
- Governor's Square - Downtown
- Capitol Yards - West Sacramento

Experian Mosaic / Placer AI 2024



INFLUENCED BY INFLUENCERS

YOUNG SINGLES LIVING IN CITY CENTERS

- CAREER-DRIVEN
 - METROPOLITAN LIFESTYLES
 - DIGITALLY DEPENDENT
 - ACTIVE SOCIAL LIVES
 - FOODIES
 - FIRST-TIME HOME BUYERS
- HEAD OF HOUSEHOLD AGE: 25-30
 - EST. HOUSEHOLD INCOME: \$50,000-\$74,999
 - HOME OWNERSHIP: RENTER
 - TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS
 - HOUSEHOLD SIZE: 1 PERSON
 - AGE OF CHILDREN: 0-3



COSMOPOLITAN ACHIEVERS

AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- BILINGUAL
 - LUXURY LIVING
 - SOCCER FANS
 - TWO FAMILY PROPERTIES
 - ECONOMIC LITERATURE
 - PROGRESSIVE LIBERALS
- HEAD OF HOUSEHOLD AGE: 36-45
 - EST. HOUSEHOLD INCOME: \$125,000-\$149,999
 - HOME OWNERSHIP: HOMEOWNER
 - TYPE OF PROPERTY: MULTI-FAMILY 5-9 UNITS
 - HOUSEHOLD SIZE: 5+ PERSONS
 - AGE OF CHILDREN: 13-18



PHILANTHROPIC SOPHISTICATES

MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- RETIRING IN COMFORT
 - EXPERIENCED TRAVELERS
 - ART CONNOISSEURS
 - PHILANTHROPIC
 - QUALITY MATTERS
 - ECOLOGICAL LIFESTYLES
- HEAD OF HOUSEHOLD AGE: 66-75
 - EST. HOUSEHOLD INCOME: \$100,000-\$124,999
 - HOME OWNERSHIP: HOMEOWNER
 - TYPE OF PROPERTY: SINGLE FAMILY
 - HOUSEHOLD SIZE: 2 PERSONS
 - AGE OF CHILDREN: 7-9



THE TENANTS

ICE BLOCKS HAS A DIVERSE AND COMPLEMENTARY TENANT MIX

11

DINING TENANTS

5

HOME TENANTS

5

FASHION TENANTS

2

FITNESS TENANTS

PHILZ COFFEE



CREAMY'S





MENDOCINO FARMS



BAMBINA'S



SHAKE SHACK



NICO WINE



PRESSED JUICERY



SEE'S CANDIES

SALT & STRAW



STRAPPING



WEST ELM



FRANK BAR





ANTHROPOLOGIE



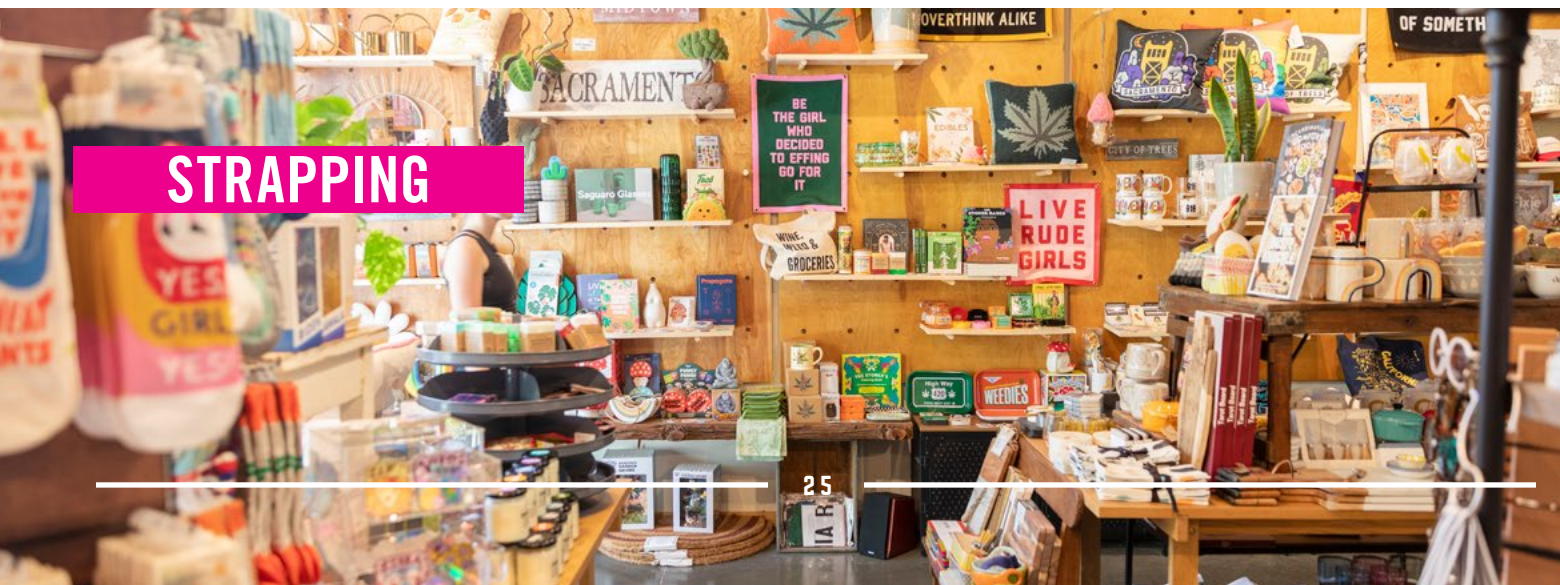
AUDACIOUS



LOVESAC



BONOBOS



STRAPPING



WARBY PARKER



BLU MERCURY



PURE BARRE



WILD ONES SALON



TITLE BOXING CLUB



**MIDTOWN'S
LARGEST COLLECTION OF
RETAIL BOUTIQUES, CREATIVE
OFFICES, RESTAURANTS &
LUXURY APARTMENTS!**

THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024



24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS



\$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/ CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend

of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has become a hub for creativity and culture. The corridor's dining scene includes Iron Horse Tavern for innovative dishes and Mendocino

Farms for farm-fresh meals, along with Mas Taco and Bawk for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere.

