



**FOR
LEASE**

OFFICE SPACE AVAILABLE IN SACRAMENTO'S MOST ICONIC MIXED-USE DEVELOPMENT



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THE OPPORTUNITY

25

RETAILERS

70,000

SF OF RETAIL

145

APARTMENTS

3

CITY BLOCKS

1,038- 5,548

SF OFFICE SPACE AVAILABLE

A RARE OPPORTUNITY TO LEASE SAC'S MOST CREATIVE & INSPIRING OFFICE SPACE

The Ice Blocks is a three block mixed-use re-development 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 100,000 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 corri-

dor. 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. Only one office space remains at the Ice Blocks. Once it is gone, it is gone. There's nothing like the Ice Blocks in Sacramento.



THE DETAILS

Address: 1610 R Street, Sacramento, CA
1715 R Street, Sacramento, CA

Building Size:

Retail Space: 70,000 SF

Office Space: 95,000 SF

Residential Units: 142

Office Space for Lease:

Ste 150: 1,038 SF

\$3.85/SF/Mo Modified Gross

Ice Shops - Ste 250: 5,548 SF (R Street Facing)

\$3.60/SF/Mo Full Service

Parking:

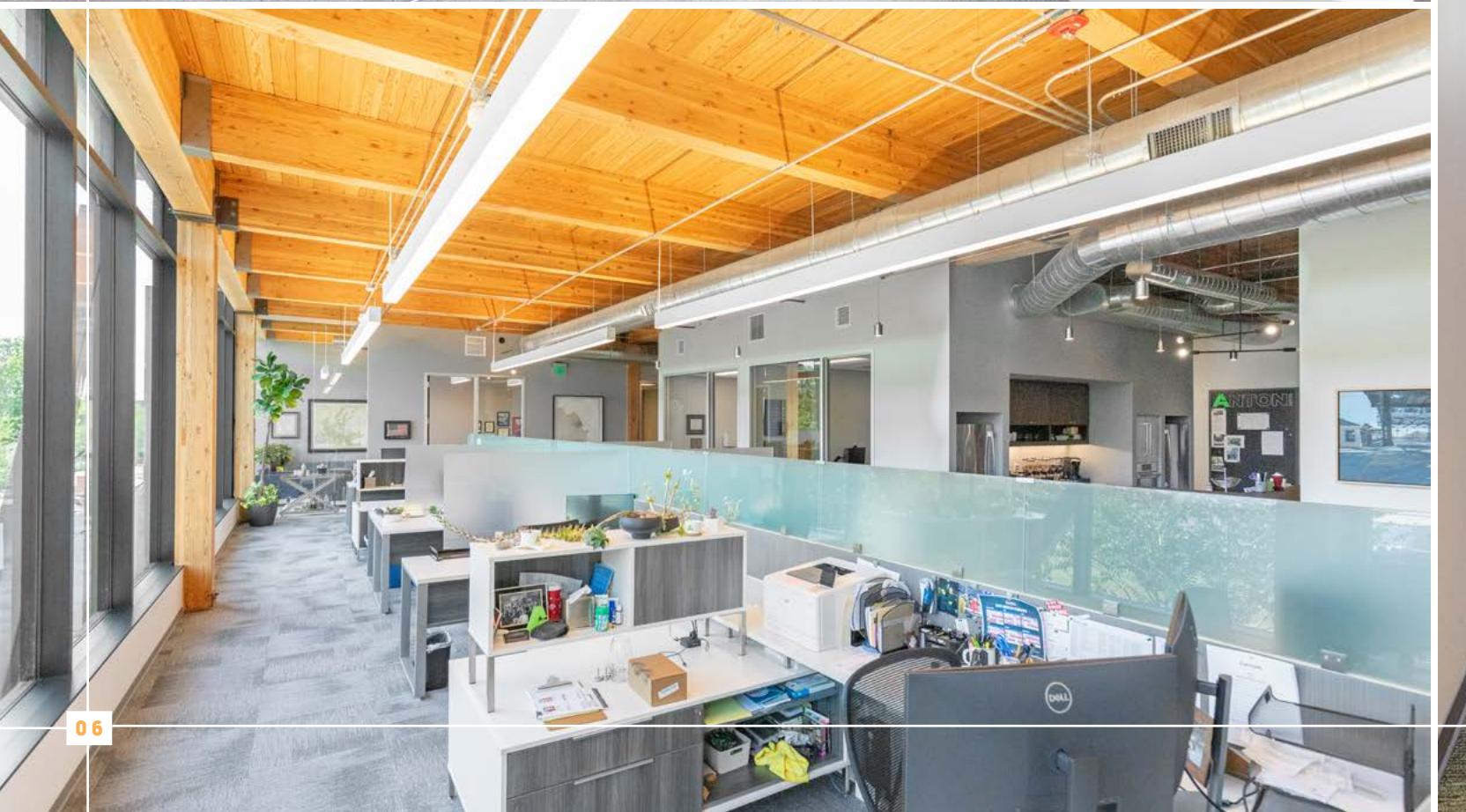
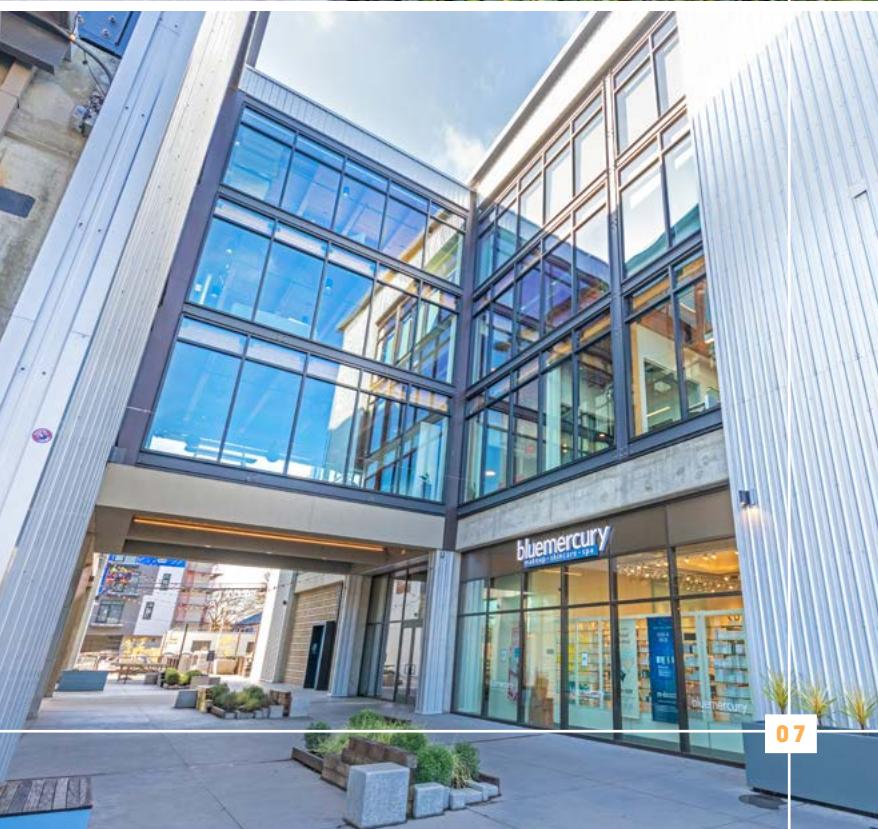
Car: Available

Bike: Available

Metering: Separately Metered



SECTION ONE: THE OPPORTUNITY



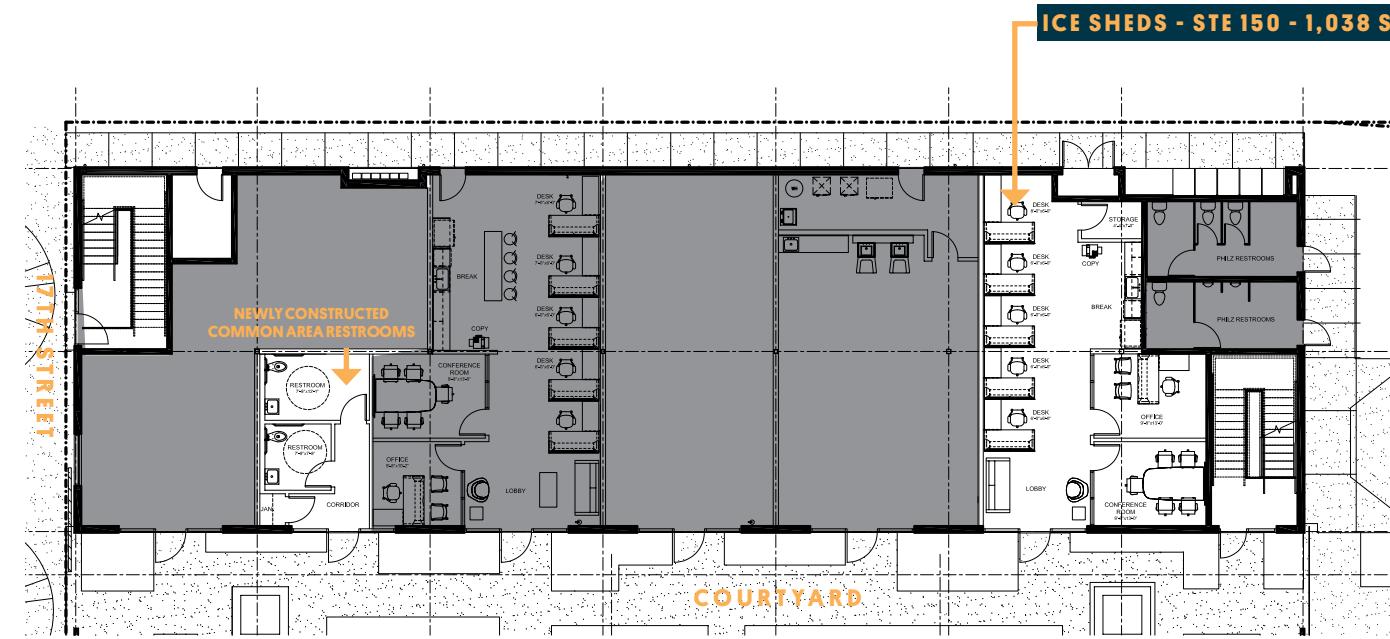
THE FLOOR PLANS

2

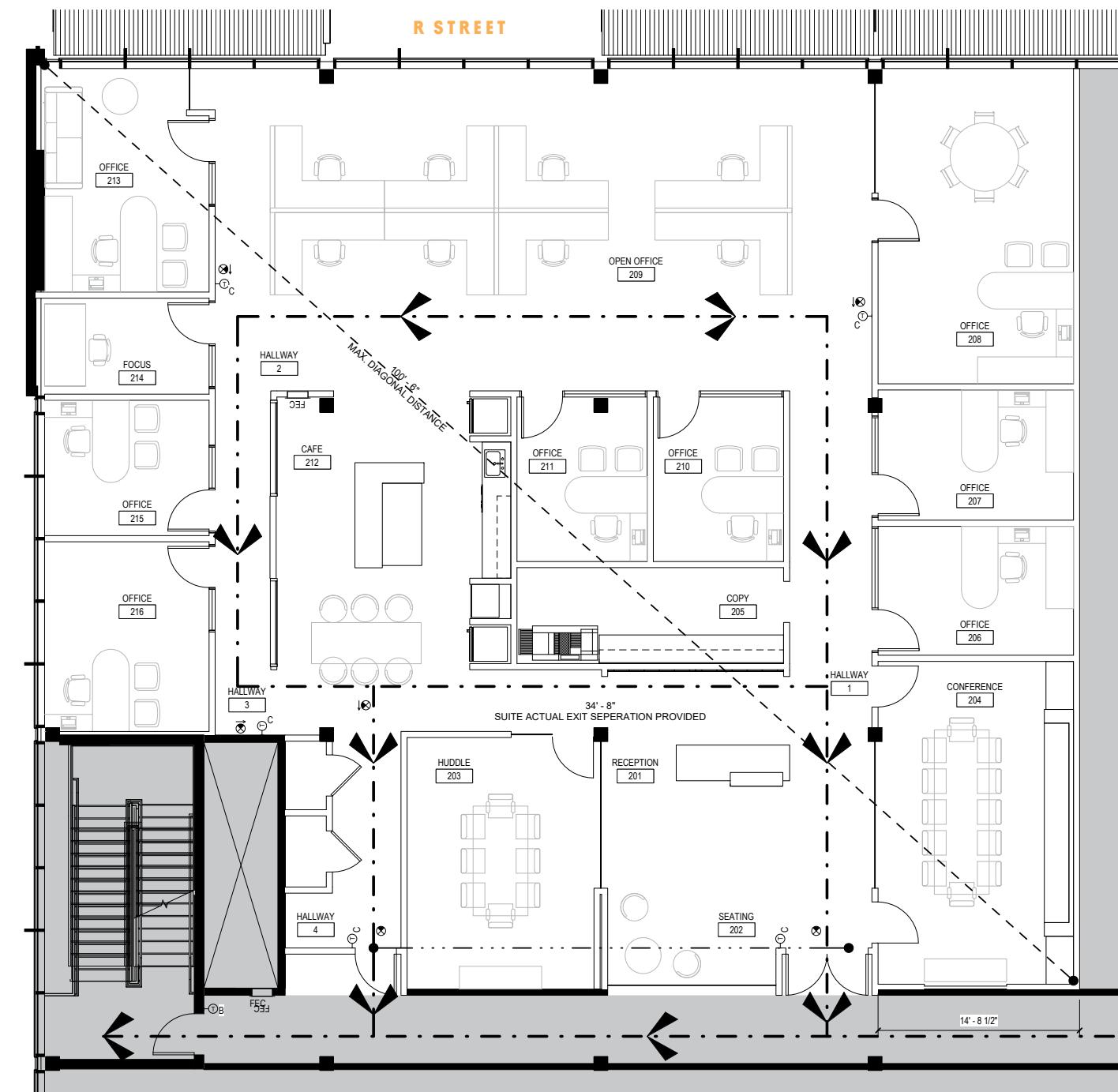
1,038 - 5,548
SF AVAILABLE OFFICE SPACE

MULTIPLE CONFIGURATIONS

GROUND FLOOR OR 2ND FLOOR FACING R STREET AVAILABLE



ICE SHOPS - STE 250 - 5,548 SF



ON-SITE AMENITIES

DINE

Bambina's
Creamy's
Frank Bar
Good Neighbor
Mendocino Farms
Philz Coffee
Pressed Juicery
Salt & Straw
See's Candies
Shake Shack

WELLNESS

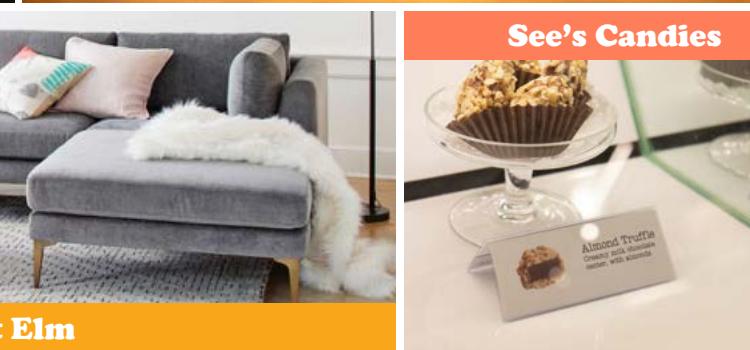
Bluemercury
Massage by Jan
Pressed Juicery
Pure Barre
Title Boxing
Wild Ones Salon

SHOP

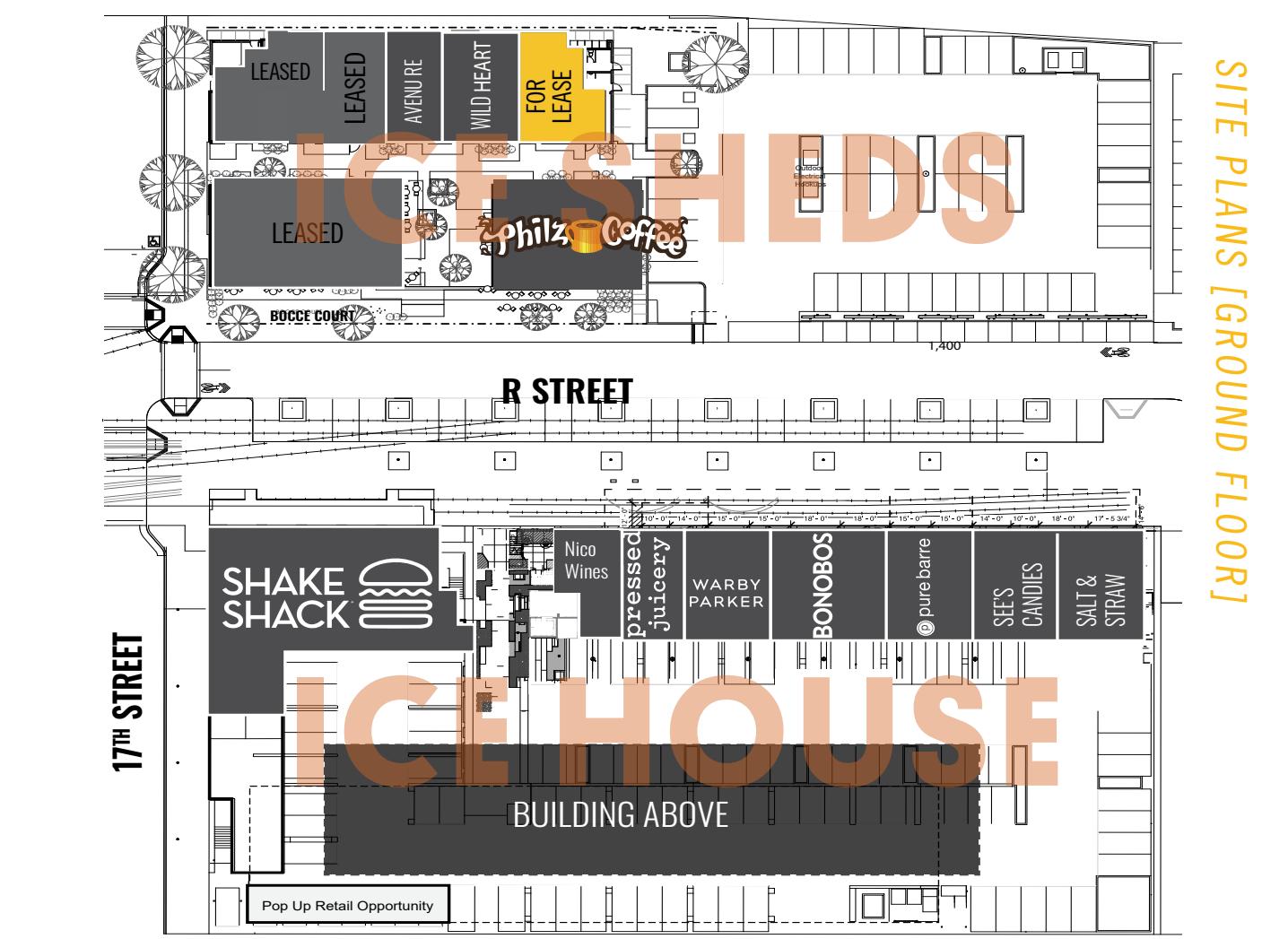
Anthropologie
Bluemercury
Bonobos
LoveSac
Tecovas
Warby Parker
West Elm

Ice Blocks





SECTION THREE: ON-SITE AMENITIES



JOIN THEM!

Many leading companies have found a home at Ice Blocks and enjoy its live, work, play environment:

Spaces

Consol

Loan Depot

Dudek

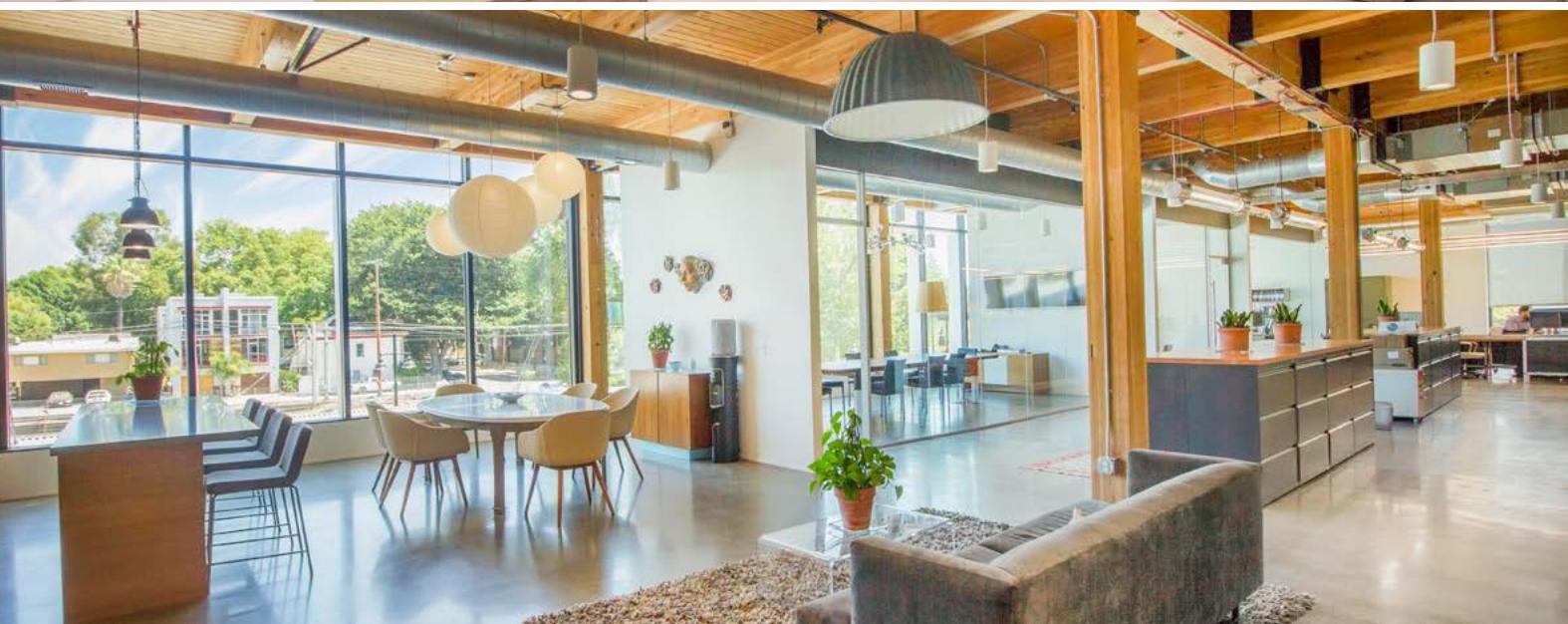
HBM-Hogue

Accenture

EA Sports

Dudensing Law

Keller Williams



THE LOCATION

10+
NEARBY DEVELOPMENTS

1,000+
NEW HOUSING UNITS

75+
NEARBY AMENITIES

THE R STREET CORRIDOR: A VIBRANT AND CREATIVE MIXED-USE DISTRICT

Since its revitalization, the R Street Corridor, formerly an industrial area, has transformed into a bustling community filled with office workers, artisans, restaurants, and residents, adding thousands of new residential units since 2016. R Street has become the creative heart of downtown, celebrated for its unique urban charm, variety of housing, dining, and entertainment options. The area's rich history as the State's original railroad and industrial corridor is still visible in its architecture and urban layout.

R Street stands out as a premier destination for those seeking an eclectic mix of culinary

delights and shopping experiences. Among its notable restaurants are Mendocino Farms, offering fresh, farm-to-table sandwiches and salads; Mas Taco, serving authentic Mexican fare; Fish Face Poke Bar, specializing in fresh poke bowls; Bottle and Barlow, a barbershop and bar offering a unique experience; Shady Lady, providing a speakeasy atmosphere with classic cocktails; Plant Power Fast Food, catering to the vegan and health-conscious crowd; Fox & Goose, an English pub with a Sacramento twist; and Iron Horse Tavern, known for its refined gastropub menu.

In addition to its dining scene, R Street is

home to specialty boutiques and the WAL Public Market, where visitors can find a range of items from vintage clothing and home goods to handmade shoes and Moroccan rugs. The corridor also hosts some of the hippest local and national music acts at venues like Ace of Spades, Sacramento's premier small concert venue. With its blend of historical significance and modern offerings, the R Street Corridor is not just a place to visit but a vibrant community where people desire to work and live.



SECTION FOUR: THE LOCATION

Fish Face Poke Bar
Plant Power
Bottle & Barlow
Camellia Coffee
Fox & Goose

Shady Lady
Ace of Spades
Cafe Bernardo
R15 | Mas Taco
Iron Horse | Snug

Cycle Bar
Majka Pizzeria
Mochinut
Pinkberry
Fire Wings

Capitol Park

Maker Dev.

FP Movement
Séka Hills
18 Grams | Chu Mai
DayTripper
Sweetgreen

Safeway
Panda Express
UPS | The Joint
Starbucks
T% Coffee + Tea

Ryujin Ramen
Budda Belly Burger
Massage Envy
Village of Om
Wells Fargo

DOWNTOWN

HANDLE DISTRICT

MIDTOWN

The Ice Blocks

Ice Blocks - Block 3
Ice Blocks - Block 2

Q19

20PQR

20PQR

The Press

Channel 24:
(5 minute drive from
the Ice Blocks)

NEARBY AMENITIES

The Ice Blocks has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR THE ICE BLOCKS (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.
Ace of Spades
Alioli Bodega Espanola
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Beast + Bounty
Bento Box
BevMo
Bike Dog
Bottle & Barlow
Burger Patch
B-Side
Burgers and Brew
Cafe Bernardo
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone
Crepeville

Darling Aviary
Der Biergarten
Eatuscany Cafe
Elixir Bar & Grill
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Fox & Goose Public House
Frank Fat's
Ginger Elizabeth
Chocolates
Grange
Highwater
Hook & Ladder
I Love Teriyaki
Identity Coffee
Iron Horse Tavern
Jack's Urban Eats
Jamie's Broadway Grill
Journey to the Dumpling

Karma Brew
Koja Kitchen
Kru Japanese
Kupros Craft House
Localis
Lowbrau
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Massulo Pizza
Mendocino Farms
Mercantile Saloon
Metro Kitchen & Drinkery
Mikuni Sushi
Mulvaney's B&L
N Street Cafe
Nekter
Nido
Old Soul Coffee
Orchid Thai
Pachamama Coffee Coop
Paesano's

Paragary's
Pazza Note
Phillz Coffee
Pizzeria Urbano
Plant Power Fast Food
Portofino's
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
R15
Rick's Dessert Diner
Riverside Clubhouse
Roxie Deli and Barbecue
Ruhstaller
Ryujin Ramen House
Sakamoto
Sauced BBQ & Spirits
See's Candies
Selland's
Shady Lady
Shoki Ramen House
Tank House BBQ

Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Golden Bear
The Mill Coffee House
The Porch
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Vic's Ice Cream
Waffle Square
Yogurt a GoGo
Zelda's Pizza
Zocalo



SACTOWN DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S. with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.



SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsized City
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs

POPULATION GREATER SACRAMENTO REGION

2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

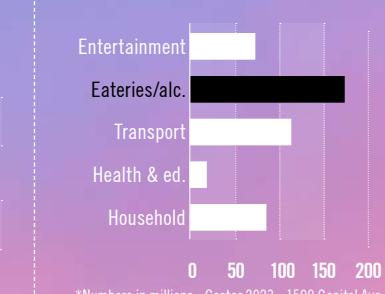
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98

Walker's
Paradise

BIKE
SCORE:
62

Biker's
Paradise

TRANSIT
SCORE:
96

Good
Transit

walkscore.com

1500 Capitol

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022



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COMMERCIAL REAL ESTATE