Ice Blocks

SACRAMENTO'S URBAN LIFESTYLE
REIMAGINED AND REDEFINED

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Ice Blocks

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THE PROPERTY

25	70,000	145	95,000	3
RETAILERS	SF OF RETAIL	APARTMENTS	SF OF CREATIVE OFFICE	CITY BLOCKS

RETAIL. RESTAURANTS. OFFICE. RESIDENTIAL.

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 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 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.

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

THE RETAILERS

* AS OF NOVEMBER 2021

ICE BLOCKS MERCHANDISING MIX

ICE SHOPS

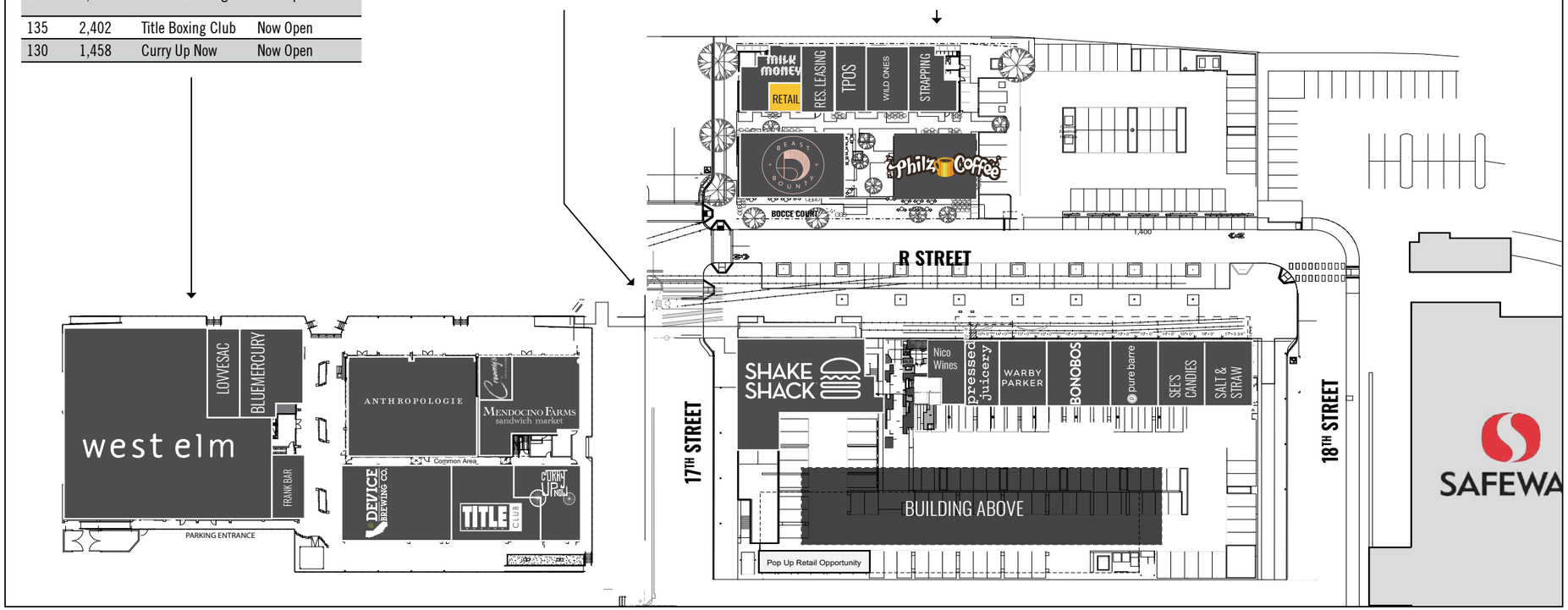
Suite	SF	Tenant	Status
160	10,992	West Elm	Now Open
170	1,133	LoveSac	Now Open
190	1,975	Bluemercury	Now Open
150	770	Frank Bar	Now Open
100	5,194	Anthropologie	Open Q3 2022
115	480	Creamy's	Now Open
125	2,833	Mendocino Farms	Now Open
145	2,886	Device Brewing Co	Now Open
135	2,402	Title Boxing Club	Now Open
130	1,458	Curry Up Now	Now Open

ICE HOUSE

Suite	SF	Tenant	Status
190	3,645	Shake Shack	Now Open
180	454	Nico Wines	Now Open
170	976	Pressed Juicery	Now Open
160	1,283	Warby Parker	Now Open
140	1,541	Bonobos	Now Open
120	1,283	Pure Barre	Now Open
110	1,059	See's Candies	Now Open
100	859	Salt & Straw	Open Q2 2022

ICE SHEDS

Suite	SF	Tenant	Status
1701	2,540	Beast + Bounty	Now Open
1725	1,735	Philz	Now Open
100	981	Milk Money	Now Open
110	416	Retail	Available
120	840	Res Leasing	Now Open
130	840	Community by TPOS	Now Open
140	1,007	Wild Ones Salon	Now Open
150	902	Strapping	Now Open



THE OPPORTUNITY

SPACE 1: ICE SHED

ADDRESS: 1715 R STREET, SUITE 110

SIZE: ± 416 SF WITH SHARED COURTYARD

This ready-to-go second generation space, located in the courtyard of block 3 near Philz Coffee and Beast + Bounty is perfect for a wide variety of uses including soft goods and personal services. The timber ceiling, concrete floors and large storefront windows make this space seem far larger than its square footage numbers indicate. This is the last space available under 500 square feet at the Ice Blocks.

SPACE 1

THE LAST AVAILABLE SPACE!

PROPERTY DETAILS

Address: 1715 R Street, Sacramento, CA

Building Size:

Retail Space: ± 70,000 SF

Residential Units: 142 (fully leased)

Office Space: ± 95,000 SF (fully leased)

Available Retail Space:

1715 R Street Suite 110: ± 416 SF with shared courtyard

Bike Parking: Available

Metering: Separately Metered

Retail Lease Rate: $3.00 - $4.00 per SF NNN

THE TENANTS

ICE BLOCKS HAS A DIVERSE AND COMPLEMENTARY TENANT MIX

14	4	5	2
DINING TENANTS	HOME TENANTS	FASHION TENANTS	FITNESS TENANTS

MENDOCINO FARMS

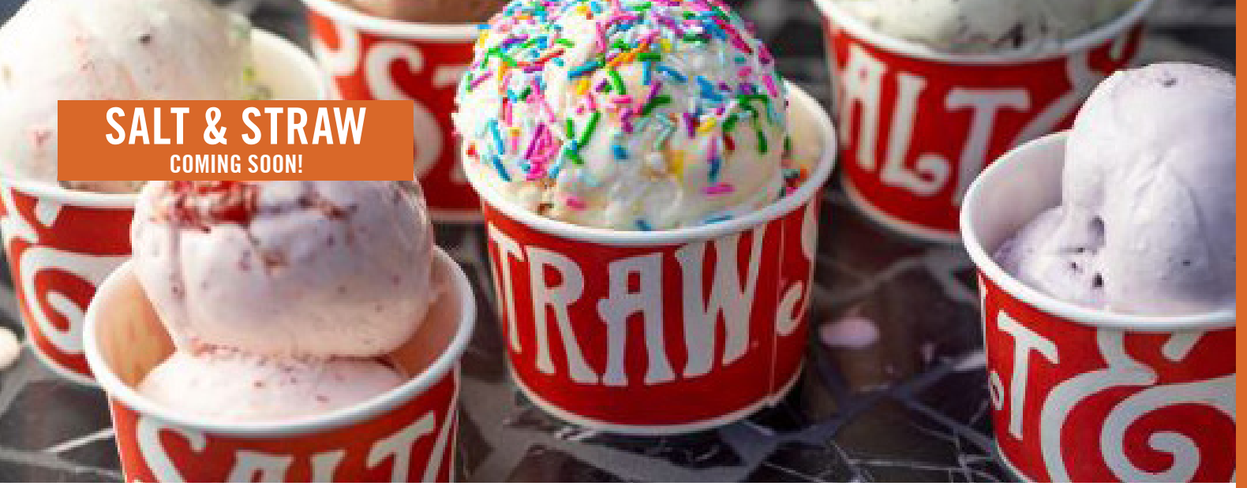
CURRY UP NOW

SHAKE SHACK

NICO WINE

PRESSED JUICERY
PRESSED
pressed juicery

SEE'S CANDIES
Almond Truffle


SALT & STRAW
COMING SOON!

DEVICE BREWING

MILK MONEY

CHE'S
EATS
CHE'S URBAN EATS

FRANK BAR

WEST ELM

ANTHROPOLOGIE
COMING SOON!

COMMUNITY BY TPOS
CTOWN

LOVESAC
Built to last
One Seat, One Side, Endless Options.

BONOBOS

STRAPPING
SACRAMENT
BE THE GIRL WHO DECIDED TO EFFING GO FOR IT
LIVE RUDE GIRLS
WEEDIES

WARBY PARKER
REFERENCE DESK

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

R STREET CORRIDOR

10+	1,000+	75+
NEARBY DEVELOPMENTS	NEW HOUSING UNITS	NEARBY AMENITIES

URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Since 2016, thousands of new residential units have been added to the immediately area. Midtown, already recognized nationally as one of the most walkable business/residential neigh- borhoods in America, unofficial home of the farm-to-fork movement and home to over 100 restaurants and eateries, became even more popular with rents soaring into the upper $42 per SF annual range and vacancies diminishing to under 4%. Residential rents which had historically hovered below $2 per square foot escalated to $3.50+ per SF for best-in-class properties.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers, and creatives residing and working in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. 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 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.

R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and Moroccan rugs just to name a few. If there's one thing you can count on when exploring R Street, its variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more notable restaurants include Beast + Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady, Plant Power Fast Food, Market 515, Fox & Goose, and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.

NEARBY DEVELOPMENTS

The Ice Blocks is situated in the path of development near R Street. This part of town is expereincing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

1430 Q Street - 15th and Q Street

Retail: 9,000 SF
Residential: 75 luxury units
Completion Date: Q1 2020

Notes:
1430 Q is the newest development along the R Street corridor and is centered in Sacramento's Fremont Park neighborhood. The building is a transit-oriented development thanks to the proximity of the 16th Street light rail station. 1430 Q boasts modern features for modern urbanites: bike storage, a fitness center, pet washing station, and a rooftop terrace providing spectacular views of the city.

Warehouse Artist Lofts (WAL) - 11th and R Street

Retail: 6,000 sf
Residential: 116 affordable units
Completion Date: 2015

Notes:
The transit-oriented development includes adaptive reuse of the historic Lawrence Warehouse, a six-story structure built in 1914. Warehouse Artist Lofts is a mixed-use, mixed-income community for artists located in downtown Sacramento's Historic R Street District. The community includes 116 rental apartments, ranging from studios to three-bedroom units, and ground floor commercial/retail space.

Q19 - 19th and Q Street

Retail: 1,985 sf
Residential: 68 luxury units
Completion Date: 2019
Other: TCRE sold this project

Notes:
Q19 is Midtown Sacramento's newest and most progressive Mixed-Use Multi-Family Residential Property. Enjoying a AAA location in the heart of Midtown, Q19 is a 4-story mid-rise project comprised of 33 Studio, 26 one-bedroom and 9 two-bedroom luxury apartment units in addition to 1,985 SF of retail.

20 PQR - 20th and Q Street

Retail: None
Residential: 32 townhomes
Completion Date: 2017

Notes:
The 20PQR community consists of 32 detached townhomes, complete with a unique roof deck option for skyline views and private outdoor living. 20PQR townhomes range in size between 1700-1900 square feet and are priced from the low-mid $600,000's.

1717 S Street - 17th and S Street

Retail: TBD
Residential: 159 units
Completion Date: 2021/22

Notes:
A new mixed-use residential project, 1717 S, is slated to be a housing project that will provide 159 mixed income units. Spearheaded by the late Ali Youseffi, who also developed projects such as the Warehouse Artists' Lofts (also known as The WAL) and The Hardin, 1717 S will add to the much needed inventory of affordable housing.

1500 S Street - 15th and S Street

Retail: 13,000 SF
Residential: 76 units
Completion Date: 2022

Notes:
This mixed-use project will house 76 residential units sitting above 13,000 sf of commercial space. There will be a mix of one, two, and three bedroom units. It is currently under construction.

Albright Village - 13th and U Street

Retail: None
Residential: 14 units
Completion Date: TBD

Notes:
The project will have 14 three-story units, with floor plans of 1,700 and 1,900 square feet. Distinguishing characteristics include private yards for every home, decks or balconies on every upper floor and garages big enough for more than one vehicle. All homes are also planned to be entirely electric.

Press @ Midtown Quarter - 21st and Q Street

Retail: 8,600 SF
Residential: 277 units
Completion Date: Q2 2020

Notes:
Situated on the block of 21st Street between Q and R Streets, with 21st being a high traffic one-way street into the grid, the corner location benefits from visibility from over 20,000 cars per day. As with cars traveling up Q Street and 21st street, the building is located on the "driver's side" of the street thus creating maximum exposure for any user. Developer: SKK.

Market 5-ONE-5 - 9th and R Street

Retail: 11,200 SF
Completion Date: 2018

Notes:
This 11,200 sq. ft. project is a grocery store reminiscent of a neighborhood corner market that falls under the Raley's family of grocery stores. The store features both conventional and specialty groceries with an emphasis on natural and organic products. The project also includes restaurant space, and outdoor seating.

SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (a ston'es throw from the Subject Property).

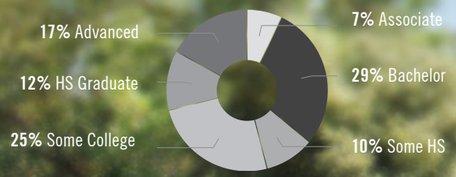
SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

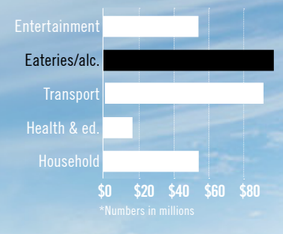
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

Over $150,000 - 13%
$125,000 - $150,000 - **5%**
$100,000 - $125,000 - **9%**
$75,000 - $100,000 - **11%**
$50,000 - $75,000 - **17%**
Under $50,000 - **44%**

EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:

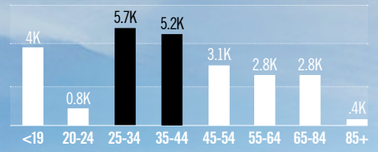


*Numbers in millions

SACRAMENTO'S CITY RANKINGS:

#1 in the U.S. for net migration
#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#4 U.S metro clean tech index
#4 Best cities for nerds
#5 Hot startup cities
#10 Best cities for women in the workforce
#10 Best cities for coffee snobs
#10 Least Stressed-out cities
#14 America's coolest cities
#16 Best cities for millennials

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



*Based on data from Costar 2021

WALK SCORE:	BIKE SCORE:	TRANSIT SCORE:
93	99	62

$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

Art - Subtile by Federico Díaz

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