



Ice Blocks

RETAIL SUBLEASE AVAILABLE AT SACRAMENTO'S
MOST PROMINENT URBAN DEVELOPMENT



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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.



THREE BLOCK MIXED-USE
REDEVELOPMENT PROJECT LOCATED IN
THE HISTORIC R STREET CORRIDOR



THE OPPORTUNITY

SPACE 1: ICE SHED

ADDRESS: 1715 R STREET, SUITE 150

SIZE: ± 902 SF WITH SHARED COURTYARD

LEASE RATE: \$4.00/SF/MONTH NNN

AVAILABLE: JANUARY 2024 FOR SUBLEASE

This ready-to-go second generation end-cap 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, 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 the last space available at Ice Blocks.



THE RETAILERS

* AS OF NOVEMBER 2023

ICE BLOCKS MERCHANDISING MIX

ICE SHOPS

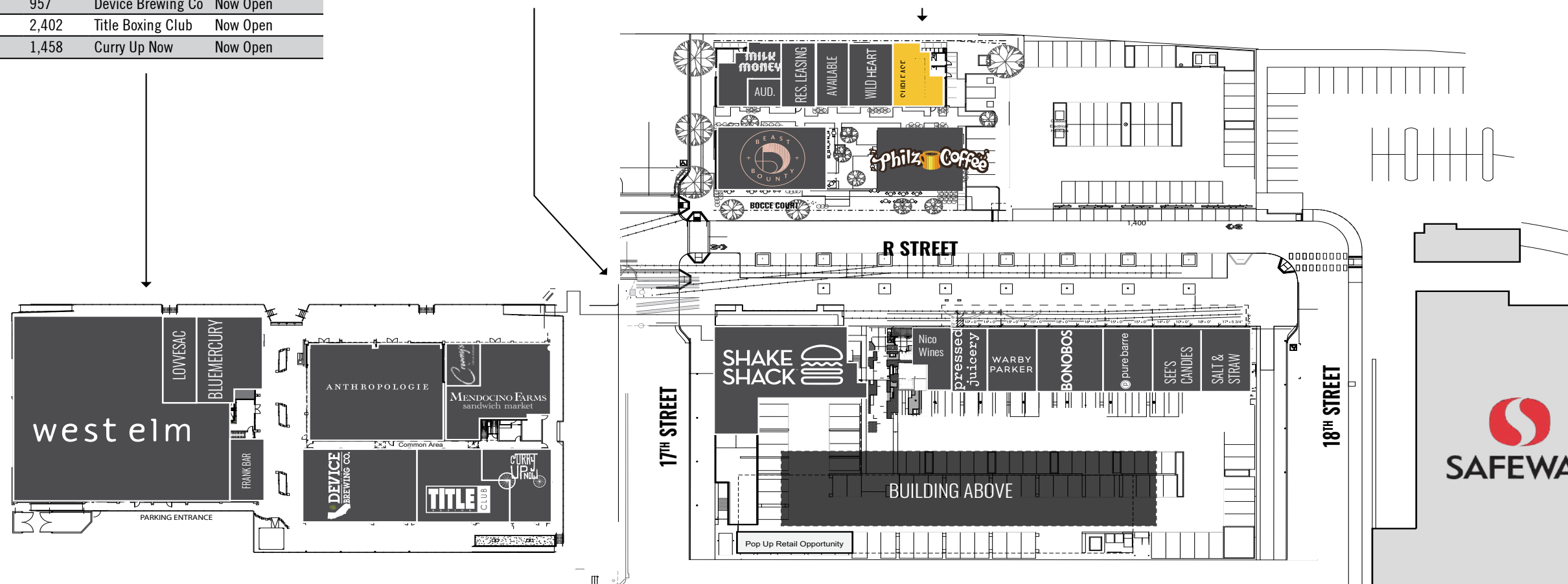
Suite	SF	Tenant	Status
160	10,992	West Elm	Now Open
170	1,133	LoveSac	Now Open
190	1,975	Bluemercury	Now Open
150	770	Frank Bar	Now Open
100	5,194	Anthropologie	Now Open
115	480	Creamy's	Now Open
125	2,833	Mendocino Farms	Now Open
145	1,929	Device Brewing Co	Now Open
140	957	Device Brewing Co	Now Open
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	Now Open

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	Audacious	Now Open
120	840	Res Leasing	Now Open
130	840	Retail / Office	Available
140	1,007	Wild Heart Salon	Now Open
150	902	Sublease Available	Now Open





THE TENANTS

ICE BLOCKS HAS A DIVERSE AND COMPLEMENTARY TENANT MIX

14

DINING TENANTS

4

HOME TENANTS

5

FASHION TENANTS

2

FITNESS TENANTS



BEAST + BOUNTY



PHILZ COFFEE



CREAMY'S



MENDOCINO FARMS



CURRY UP NOW



SHAKE SHACK



NICO WINE



PRESSED JUICERY



SEE'S CANDIES



SALT & STRAW



DEVICE BREWING



MILK MONEY



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!**



R STREET CORRIDOR

<p>10+ NEARBY DEVELOPMENTS</p>	<p>1,000+ NEW HOUSING UNITS</p>	<p>75+ NEARBY AMENITIES</p>
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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 neighborhoods 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.



SACRAMENTO DEMOGRAPHICS

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 Mid-sized 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

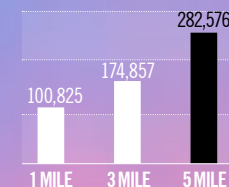
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PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

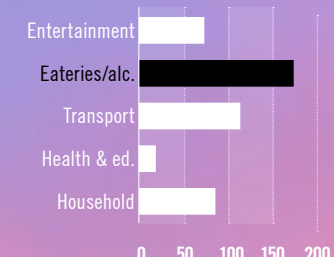
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NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

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
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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
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SACRAMENTO OWNERS VS. RENTERS



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WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol

