## FOR SUBLEASE ICE SHEDS - 1715 R STREET, SACRAMENTO, CA





# **RETAIL SPACE**







This end cap retail suite located in the Ice Sheds near Philz Coffee and Beast + Bounty is available for sublease Jan 1, 2024.

#### **Property Overview**

- Suite 150 902 SF
- Currently occupied by Strapping Gift Shop, a Midtown fan favorite
- Only sublease opportunity in the Ice Blocks development
- Timber ceiling, concrete floors and large storefront windows
- Tenant mix includes: West Elm, Anthropologie, Mendocino Farms, Shake Shack, Nico Wine, Salt & Straw, Warby Parker, Bonobos, Title Boxing and more

#### **Property Location**

- Midtown's largest collection of retail boutiques, creative office, restaurants and luxury apartments
- R Street corridor location with 1,000+ new housing units
- Surrounded by 25 first class retailers and 95,000 SF of office
- Highly walkable location

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