

# FOR SUBLEASE

ICE SHEDS - 1715 R STREET, SACRAMENTO, CA



**END-CAP**

RETAIL SPACE

**JAN 2024**

AVAILABILITY

**\$4.00**

PER SF NNN

**902**

SF

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

*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

## JACK SCURFIELD

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