



Blocks

**FOR
LEASE**

Click or Scan For A
Virtual Tour:



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



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Click or Scan For A
Virtual Tour:



THE OPPORTUNITY

25
RETAILERS

70,000
SF OF RETAIL

145
APARTMENTS

3
CITY BLOCKS

8,000-34,800
SF AVAILABLE OFFICE SPACE

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: 1715 R Street, Sacramento, CA

Building Size:
Retail Space: 70,000 SF
Office Space: 95,000 SF
Residential Units: 142 (fully leased)

Office Space for Lease: 8,000-34,800 SF

3rd Floor:
Suite A: 8,197 SF - R Street Facing
Suite B: 8,026 SF - Alley Facing
Suite A+B: 16,223 SF

4th Floor:
Mezzanine: 12,913 SF

3rd Floor + 4th Floor: 29,136 SF
Suite A + Mezzanine: 21,110 SF
Suite B + Mezzanine: 20,939 SF

Lease Rate: \$3.35/SF Full Service

Parking:
Car: Available
Bike: Available

Metering: Separately Metered



SECTION ONE: THE OPPORTUNITY



THE FLOOR PLANS

2
FLOORS AVAILABLE

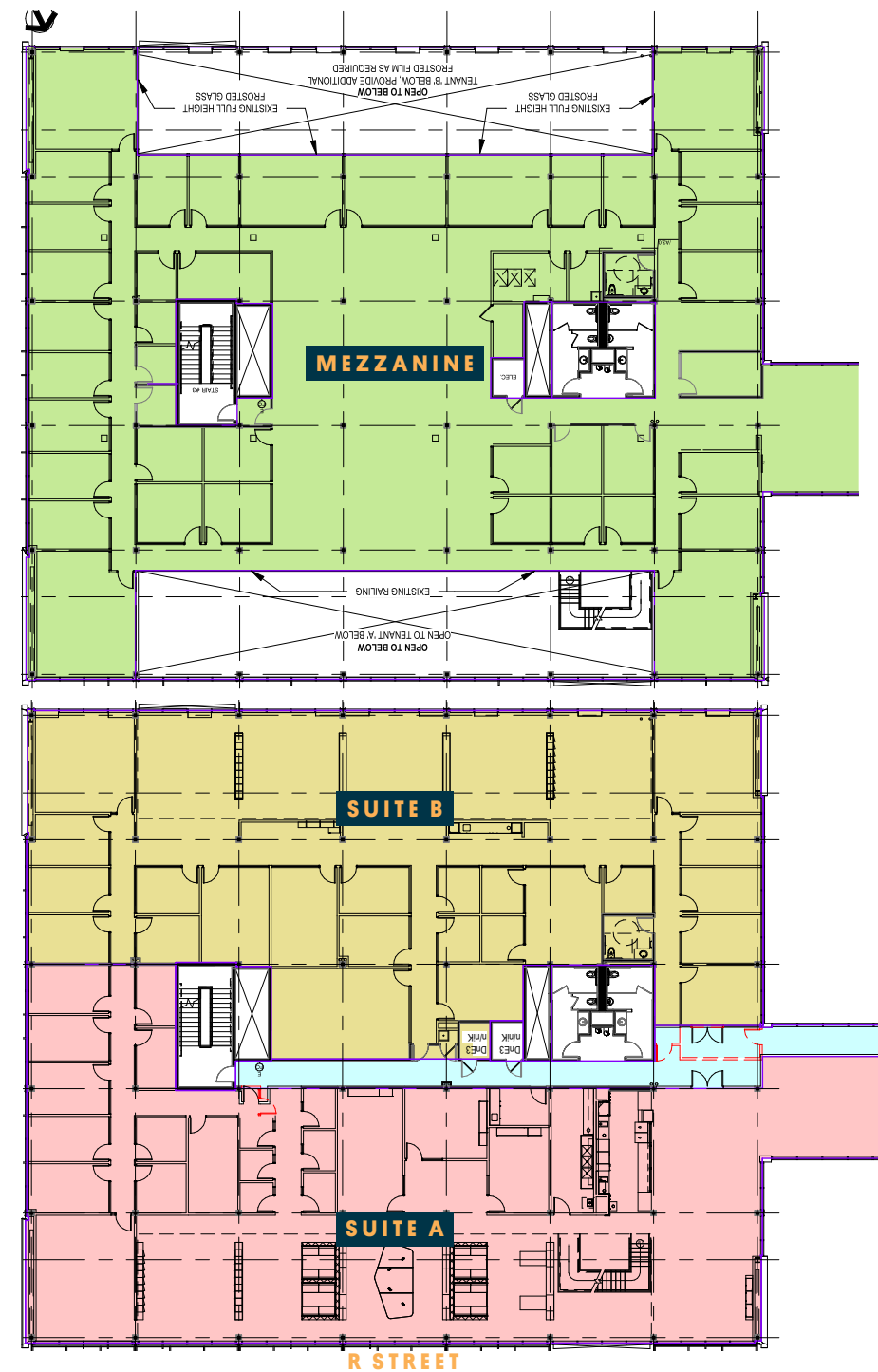
8,000-34,800
SF AVAILABLE OFFICE SPACE

MULTIPLE
CONFIGURATIONS

3RD FLOOR AND 4TH FLOOR MEZZANINE AVAILABLE FOR LEASE



R STREET



OFFICE SPACE FOR LEASE: 29,136 SF

3RD FLOOR:
Suite A: 8,197 SF
Suite B: 8,026 SF
Suite A+B: 16,223 SF

4TH FLOOR:
Mezzanine: 12,913 SF

3rd Floor + 4th Floor: 29,136 SF
Suite A + Mezzanine: 21,110 SF
Suite B + Mezzanine: 20,939 SF

Lease Rate: \$3.35/SF
Full Service

ON-SITE AMENITIES

DINE

- Beast + Bounty
- Creamy's
- Curry Up Now
- Device Brewing
- Frank Bar
- Love Child
- Mendocino Farms
- Nico Wine
- Philz Coffee
- Pressed Juicery
- Salt & Straw
- See's Candies
- Shake Shack

WELLNESS

- Blue Mercury
- Massage by Jan
- Pressed Juicery
- Pure Barre
- Title Boxing
- Wild Ones Salon

SHOP

- Audacious Plus Boutique
- Anthropologie
- Blue Mercury
- Bonobos
- LoveSac
- Strapping
- Warby Parker
- West Elm



Audacious Plus Boutique



Massage by Jan



Creamy's



Title Boxing



Pure Barre



Beast + Bounty



Salt & Straw



Device Brewing Co



Shake Shack



Mendocino Farms



Blue Mercury



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Frank Bar



Warby Parker



Anthropologie

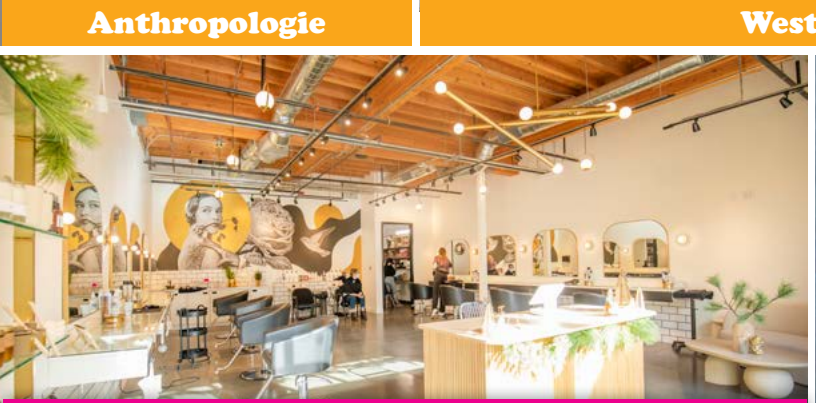
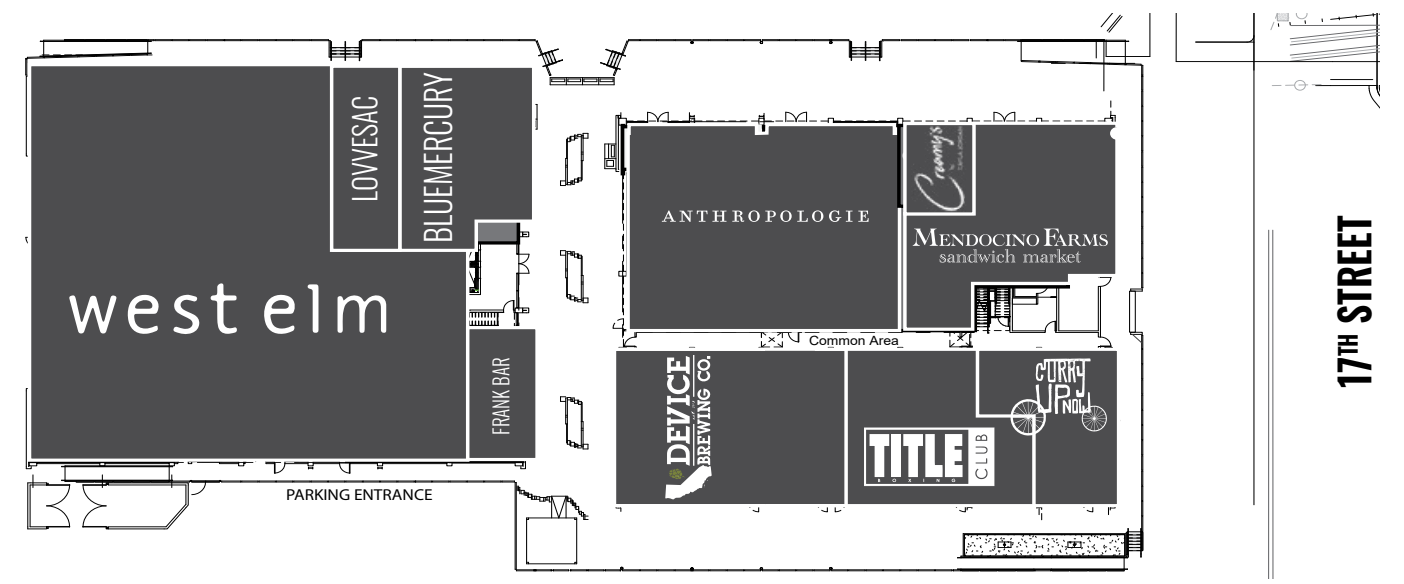


West Elm



See's Candies

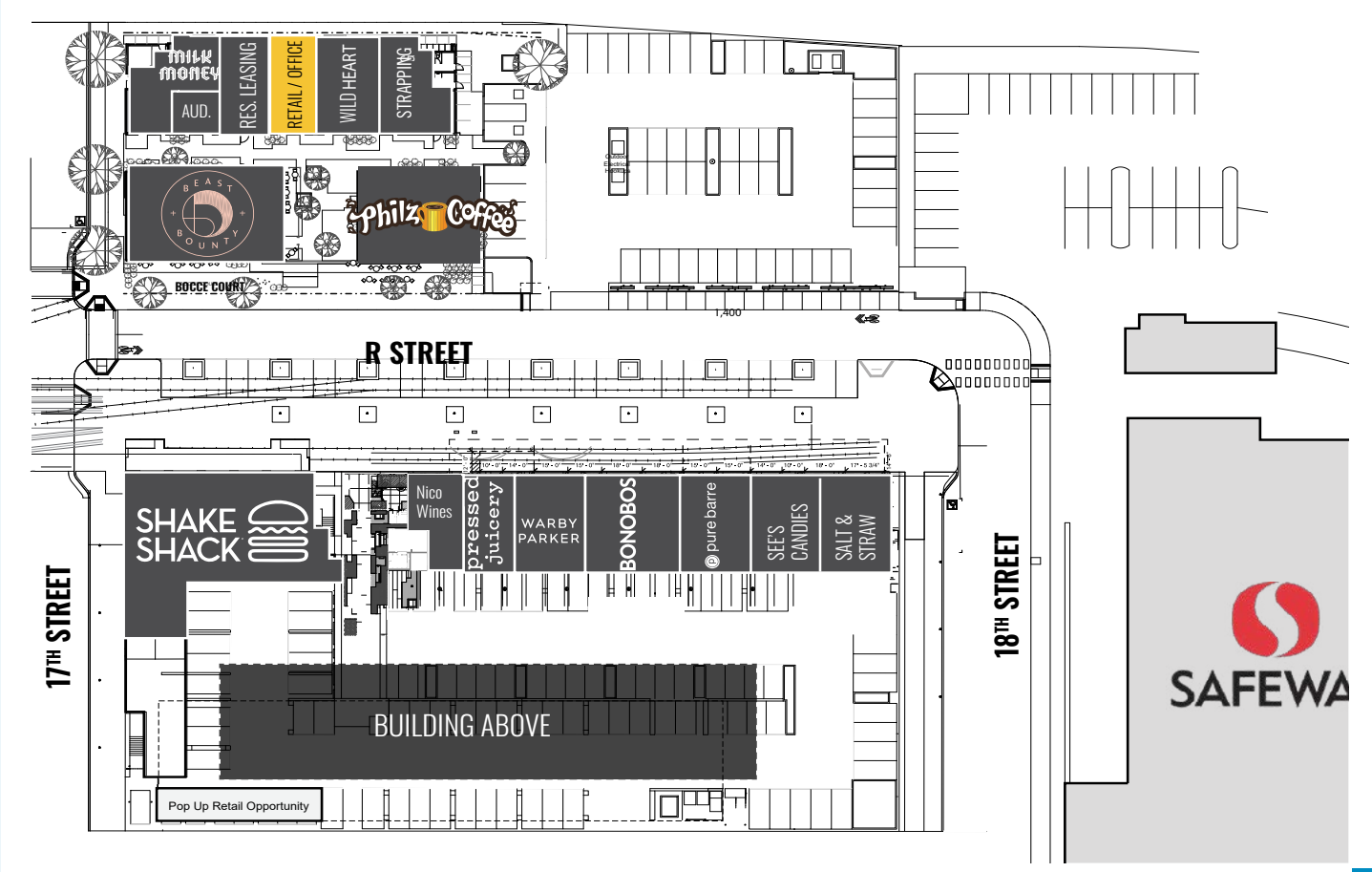
SECTION THREE: ON-SITE AMENITIES



Wild Ones Salon



Coming Soon - Love Child



Nico Wine



LoveSac



Philz Coffee



Pressed Juicery



Curry Up Now



Bonobos



JOIN THEM!

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

Consol

Loan Depot

Dudek

HBM-Hogue

Accenture

EA Sports

Dudensing Law

Antion Development Company

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 Beast + Bounty, known for its innovative meat and plant-based dishes; Mendocino Farms, offering fresh, farm-to-table sandwiches and salads; Device Taproom, a haven for craft beer enthusiasts; 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.





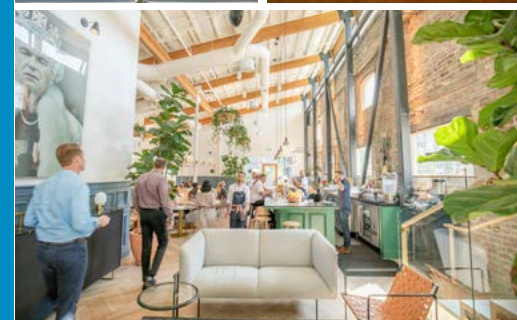
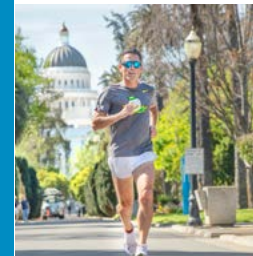
NEARBY AMENITIES



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. | Darling Aviary | Koja Kitchen | Old Soul Coffee | Selland's |
| Ace of Spades | Der Biergarten | Kru Japanese | Orchid Thai | Shady Lady |
| Aioli Bodega Espanola | Eatuscany Cafe | Kupros Craft House | Pachamama Coffee Coop | Shoki Ramen House |
| Amaro Italian Bistro & Bar | Elixir Bar & Grill | Localis | Paesano's | Tank House BBQ |
| Art of Toys | Faces | Lowbrau | Paragary's | Tapa the World |
| Azul Mexican | Federalist Public House | Love Child | Phillz Coffee | Tea Cup Cafe |
| Badlands | Fieldwork Brewing Co. | Lucca | Pizzeria Urbano | Temple Coffee |
| Bar West | FishFace Poke Bar | Luna's Cafe & Juice Bar | Plant Power Fast Food | Thai Basil |
| Beast + Bounty | Fit Eats | Mango's/Burgertown | Portofino's | Thai Canteen |
| Bento Box | Fox & Goose Public House | Make Fish | Pronto Pizza | The Golden Bear |
| BevMo | Frank Fat's | Massulo Pizza | Pushkin's Bakery | The Mill Coffee House |
| Bike Dog | Ginger Elizabeth | Mendocino Farms | Q Street Bar & Grill | The Porch |
| Bottle & Barlow | Chocolates | Mercantile Saloon | R15 | The Rind |
| Burger Patch | Grange | Metro Kitchen & Drinkery | Red Rabbit | The Waterboy |
| B-Side | Highwater | Midici Neapolitan Pizza | Rick's Dessert Diner | Tres Hermanas |
| Burgers and Brew | I Love Teriyaki | Mikuni Sushi | Riverside Clubhouse | Uncle Vito's Pizza |
| Cafe Bernardo | Identity Coffee | Monkey Bar | Roxie Deli and Barbecue | University of Beer |
| Cantina Alley | Iron Horse Tavern | Morgan's Mill | Ruhstaller | Vic's Ice Cream |
| Centro Cocina Mexicana | Jack's Urban Eats | Mulvaney's B&L | Ryujin Ramen House | Waffle Square |
| Chipotle | Jamie's Broadway Grill | N Street Cafe | Sakamoto | Yogurt a GoGo |
| Cornerstone | Journey to the Dumpling | Nekter | Sauced BBQ & Spirits | Zelda's Pizza |
| Crepeville | Karma Brew | Nido | See's Candies | 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 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

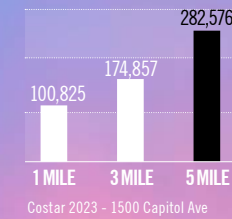
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

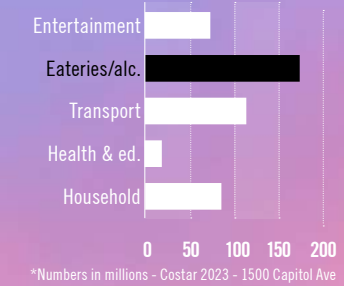
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



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

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

SACRAMENTO OWNERS VS. RENTERS



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



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