



Blocks

**FOR
LEASE**

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



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THE OPPORTUNITY

25	70,000	145	3	902 - 5,548
RETAILERS	SF OF RETAIL	APARTMENTS	CITY BLOCKS	SF OFFICE SPACE AVAILABLE

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.

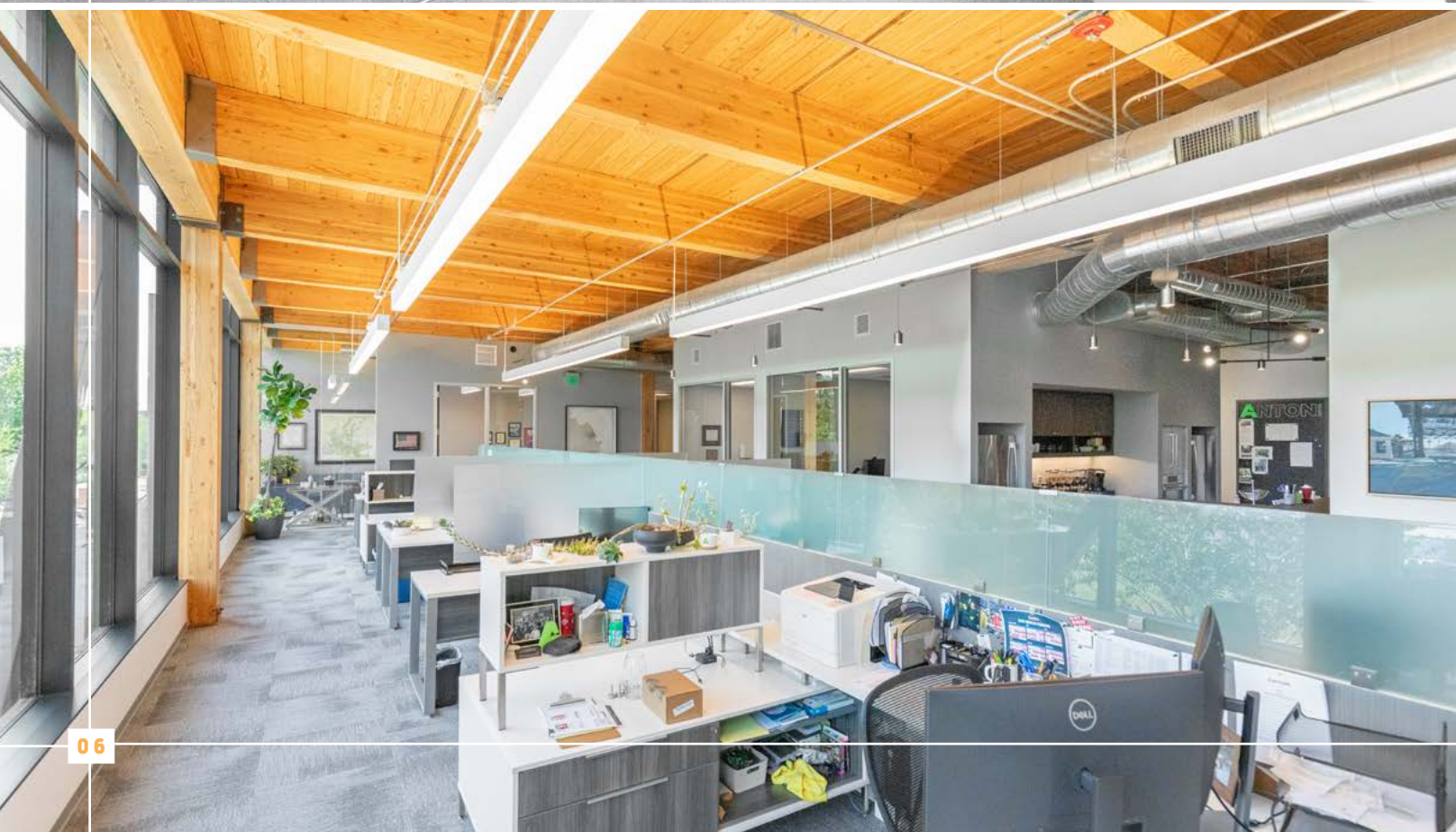


THE DETAILS

Address:	1610 R Street, Sacramento, CA 1715 R Street, Sacramento, CA
Building Size:	
Retail Space:	70,000 SF
Office Space:	95,000 SF
Residential Units:	142
Office Space for Lease:	
Ice Sheds - Ste 120:	1,120 SF \$3.85/SF/Mo Modified Gross
Ste 150:	1,038 SF \$3.85/SF/Mo Modified Gross
Ice Shops - Ste 250:	5,548 SF (R Street Facing) \$3.60/SF/Mo Full Service
Parking:	
Car:	Available
Bike:	Available
Metering:	Separately Metered



SECTION ONE: THE OPPORTUNITY



THE FLOOR PLANS

3
SUITES AVAILABLE

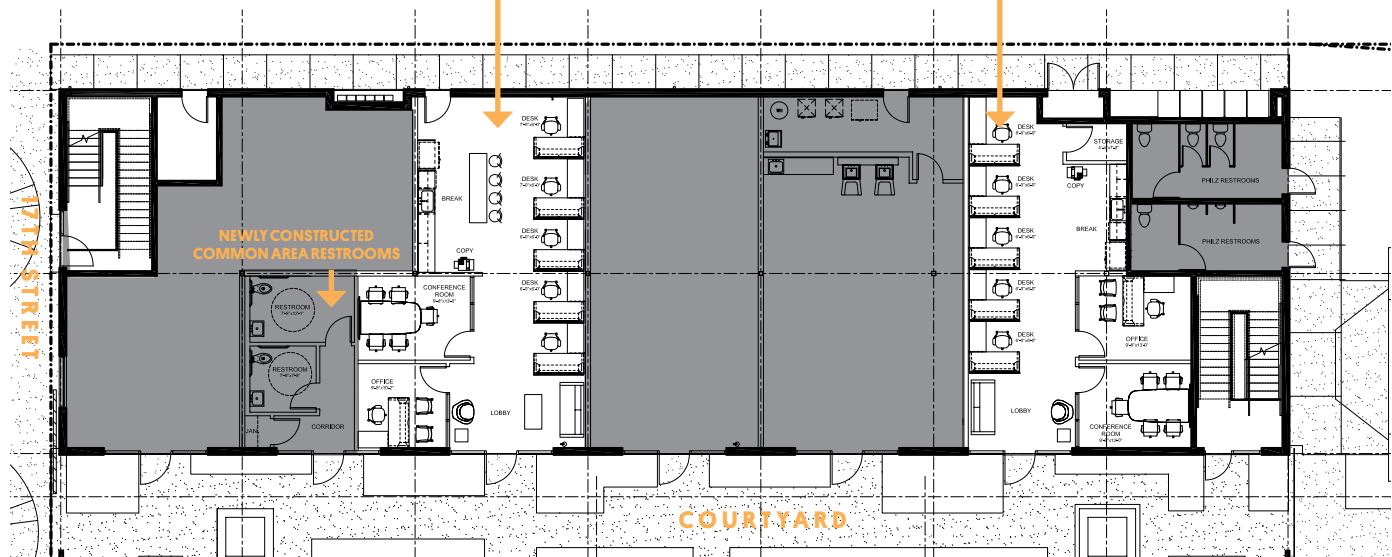
1,038 - 5,548
SF AVAILABLE OFFICE SPACE

MULTIPLE
CONFIGURATIONS

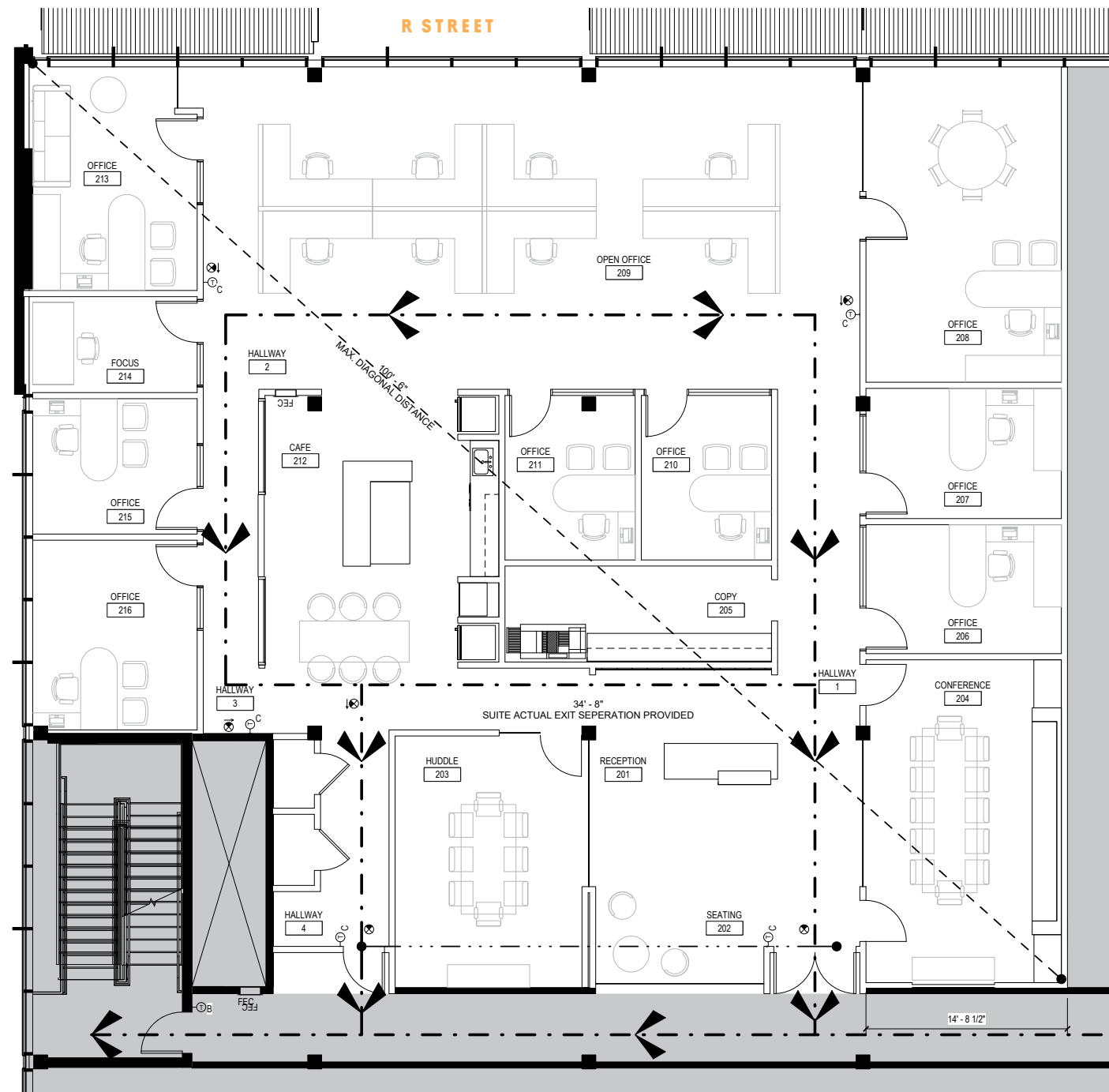
GROUND FLOOR OR 2ND FLOOR FACING R STREET AVAILABLE

ICE SHEDS - STE 120 - 1,120 SF

ICE SHEDS - STE 150 - 1,038 SF



ICE SHOPS - STE 250 - 5,548 SF



ON-SITE AMENITIES

DINE

Bambina's
Creamy's
Frank Bar
Good Neighbor
Mendocino Farms
Philz Coffee
Pressed Juicery
Salt & Straw
See's Candies
Shake Shack

WELLNESS

Bluemercury
Massage by Jan
Pressed Juicery
Pure Barre
Title Boxing
Wild Ones Salon

SHOP

Anthropologie
Bluemercury
Bonobos
LoveSac
Tecovas
Warby Parker
West Elm



Massage by Jan



Creamy's



Title Boxing



Pure Barre



Coming Soon - Tecovas



Salt & Straw



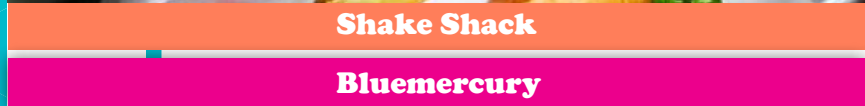
Bambina's



Shake Shack



Mendocino Farms



Bluemercury



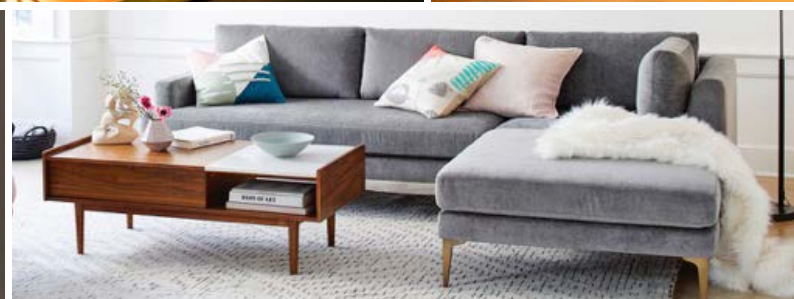
Frank Bar



Warby Parker



Anthropologie



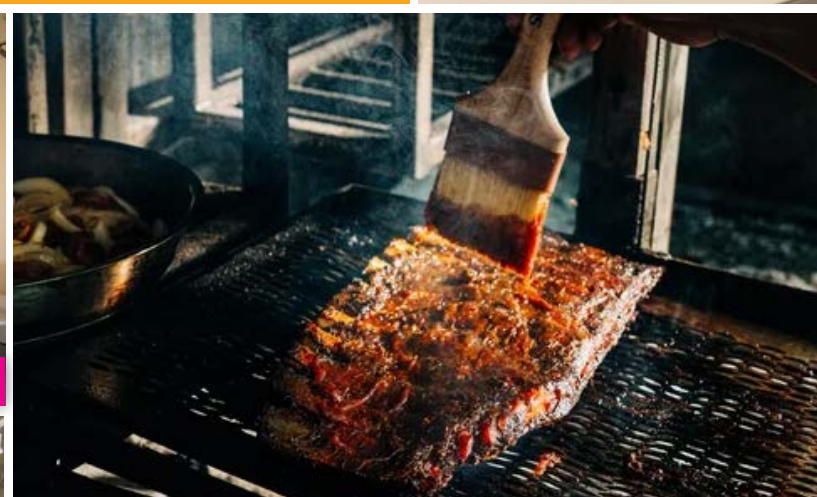
West Elm



See's Candies



Wild Ones Salon



Coming Soon - Good Neighbor



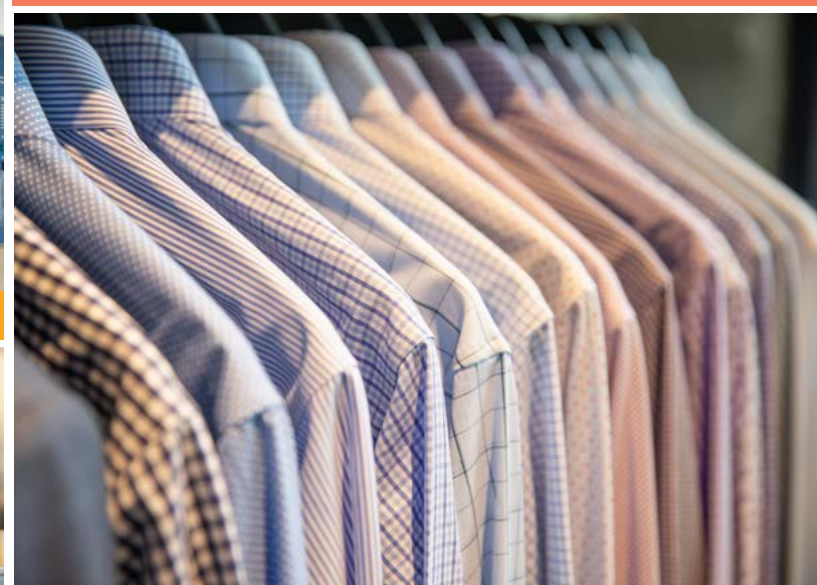
Philz Coffee



LoveSac



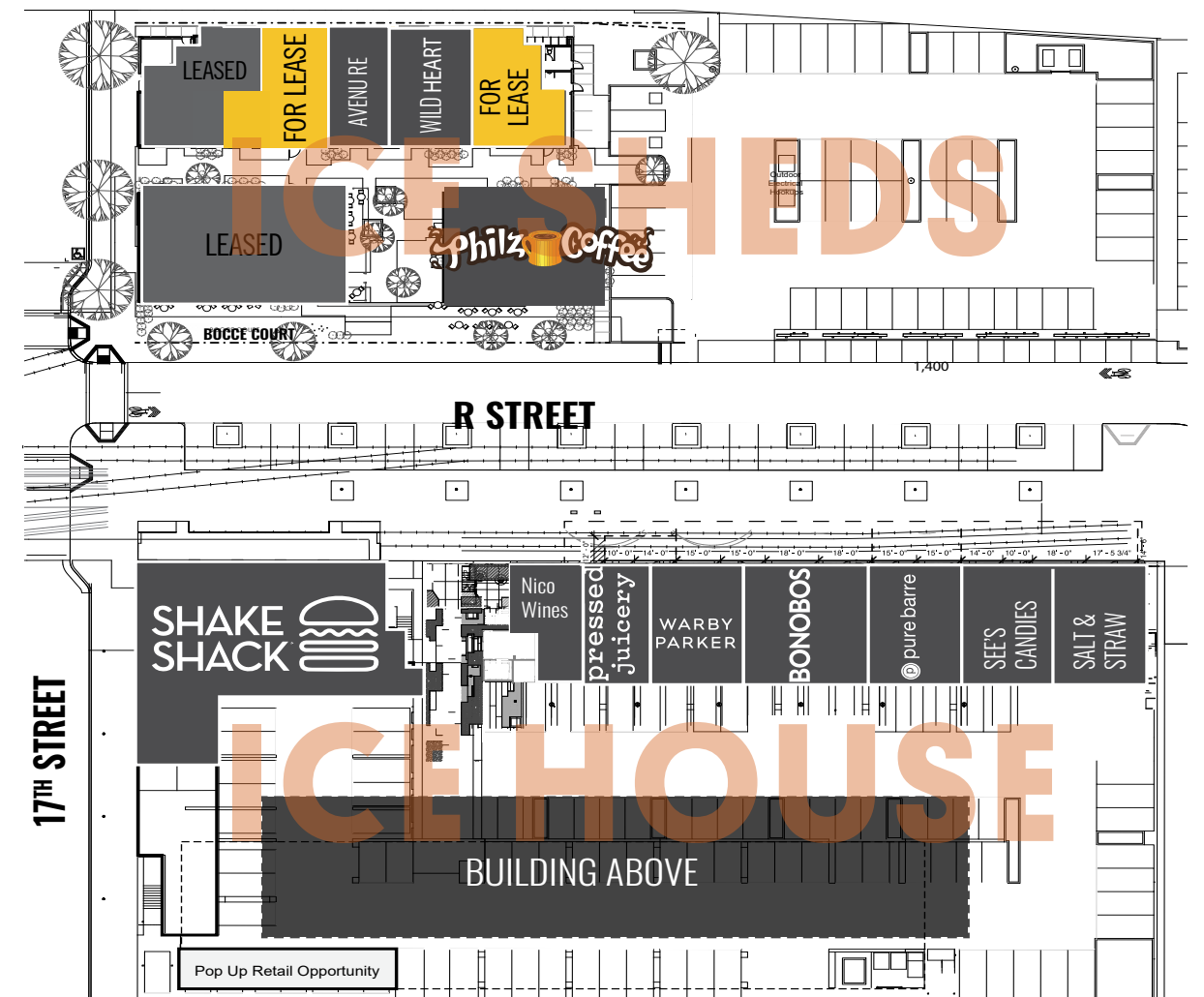
Pressed Juicery



Bonobos

SECTION THREE: ON-SITE AMENITIES

Ice Blocks



SITE PLANS [GROUND FLOOR]

JOIN THEM!

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

- Spaces
- Consol
- Loan Depot
- Dudek
- HBM-Hogue
- Accenture
- EA Sports
- Dudensing Law
- 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 Mendocino Farms, offering fresh, farm-to-table sandwiches and salads; 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.





Fish Face Poke Bar
Plant Power
Bottle & Barlow
Camellia Coffee
Fox & Goose

Shady Lady
Ace of Spades
Cafe Bernardo
R15 | Mas Taco
Iron Horse | Snug

Cycle Bar
Majka Pizzeria
Mochinut
Pinkberry
Fire Wings

Fremont Park

Capitol Park

Maker Dev.

FP Movement
Séka Hills
18 Grams | Chu Mai
DayTripper
Sweetgreen

The Ice Blocks

Ice Blocks - Block 3

Ice Blocks - Block 2

Safeway
Panda Express
UPS | The Joint
Starbucks
T% Coffee + Tea

Ryujin Ramen
Budda Belly Burger
Massage Envy
Village of Om
Wells Fargo

Truitt BARK Park

Q19

20PQR

20PQR

The Press

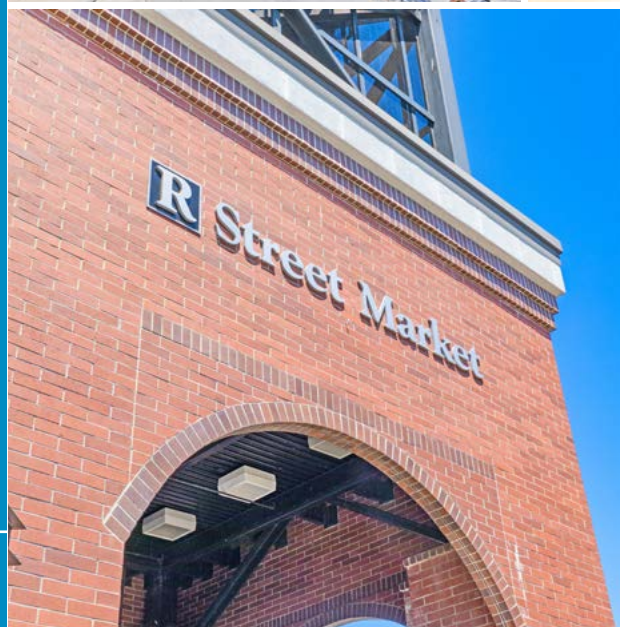
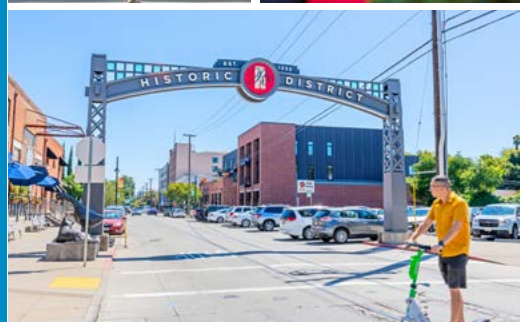
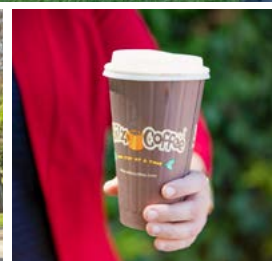
Channel 24:
(5 minute drive from
the Ice Blocks)

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



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

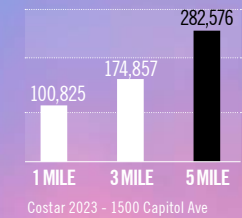
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

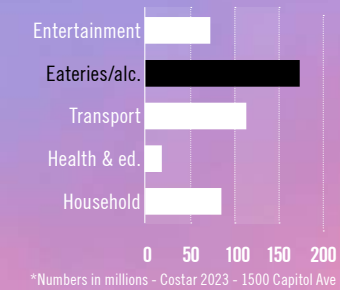
68%

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

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1500 Capitol



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