



# Ice Blocks

RETAIL FOR LEASE AT SACRAMENTO'S MOST  
PROMINENT URBAN DEVELOPMENT

2131 CAPITOL AVENUE, STE 100  
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# ICE BLOCKS



2.37  
VISIT FREQUENCY



46 MIN  
AVG DWELL TIME



949K  
YEARLY VISITS

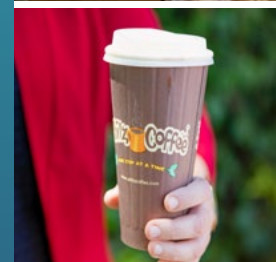
23	70,000	145	120,000	3
RETAILERS	SF OF RETAIL	APARTMENTS	RSF OF CREATIVE OFFICE	CITY BLOCKS

## MIDTOWN'S PREMIER LIVE, WORK, PLAY DESTINATION

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 120,000 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.





# FOR LEASE: SUITE 150 @ ICE SHEDS

ADDRESS: 1715 R STREET, SUITE 150

SIZE: ± 1,038 SF + SHARED COURTYARD

LEASE RATE: \$3.85/SF/MONTH MODIFIED GROSS - RETAIL OR OFFICE

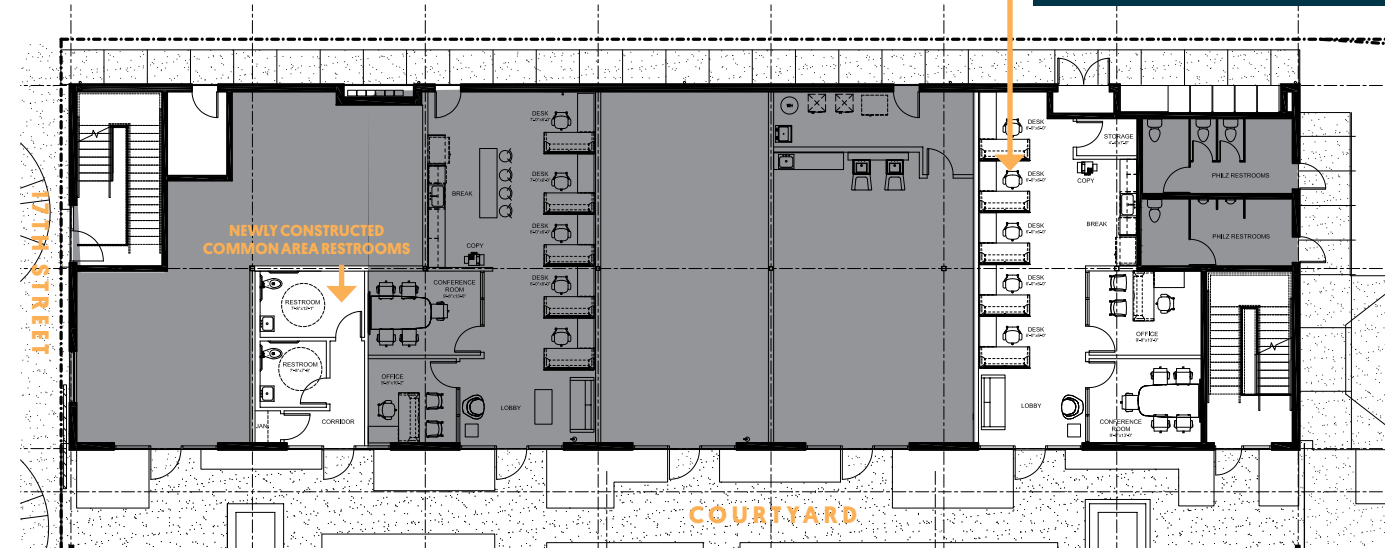
AVAILABLE: NOW

**NEW COMMON AREA RESTROOMS!**

This ready-to-go second generation end-cap space, located in the courtyard of block 3 near Philz Coffee 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 a rare opportunity to enter the iconic Ice Blocks development with competitive pricing.

FORMERLY STRAPPING

ICE SHEDS - STE 150 - 1,038 SF





Section One: Ice Blocks



## FOR LEASE: SUITE 170 @ ICE HOUSE

ADDRESS: 1710 R STREET, SUITE 170

SIZE: ± 976 SF

LEASE RATE: \$4.50/SF/MONTH NNN

AVAILABLE: NOW

FORMERLY PRESSED JUICERY!

Formerly occupied by Pressed Juicery, this turnkey 2nd generation retail space offers a rare opportunity to join the iconic Ice Blocks development in Midtown Sacramento. Positioned in-line among nationally recognized retailers including Warby Parker, Bonobos, Pure Barre, See's Candies, and Salt & Straw, Suite 170 benefits from consistent foot traffic within one of Sacramento's most sought-after mixed-use environments.

The space is ideal for a smoothie or juice concept, boutique retail, soft goods, personal services, or creative office use. Polished concrete floors, high ceilings, and expansive storefront glass create an open, modern atmosphere that feels significantly larger than the suite's actual SF. Combined with competitive pricing and immediate occupancy potential, this is a unique chance to establish a presence within the highly curated Ice Blocks tenant mix.





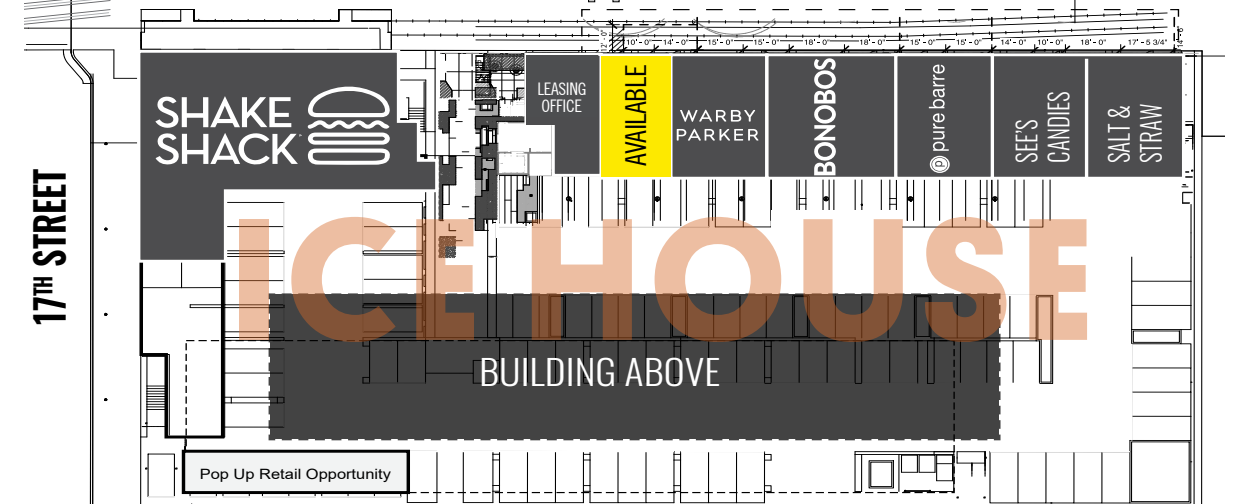
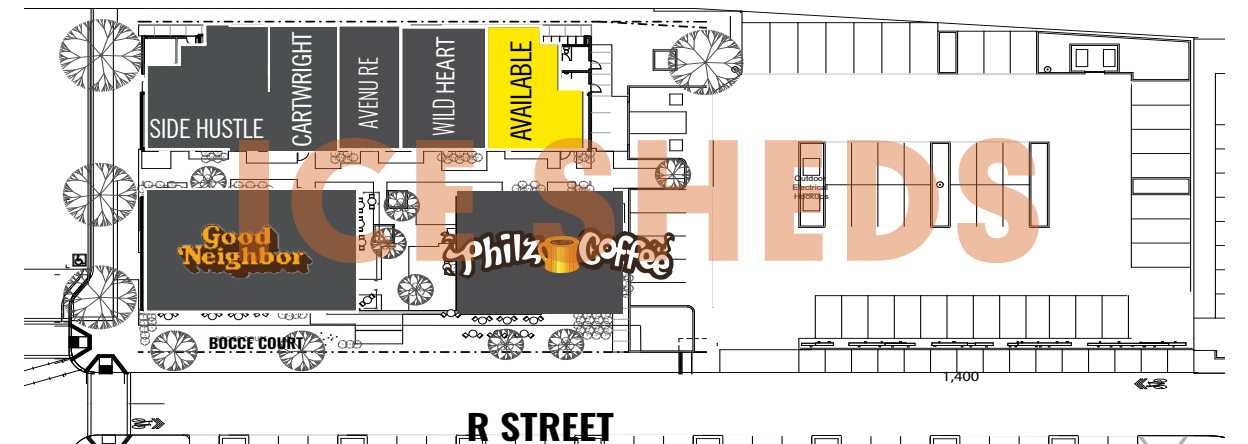
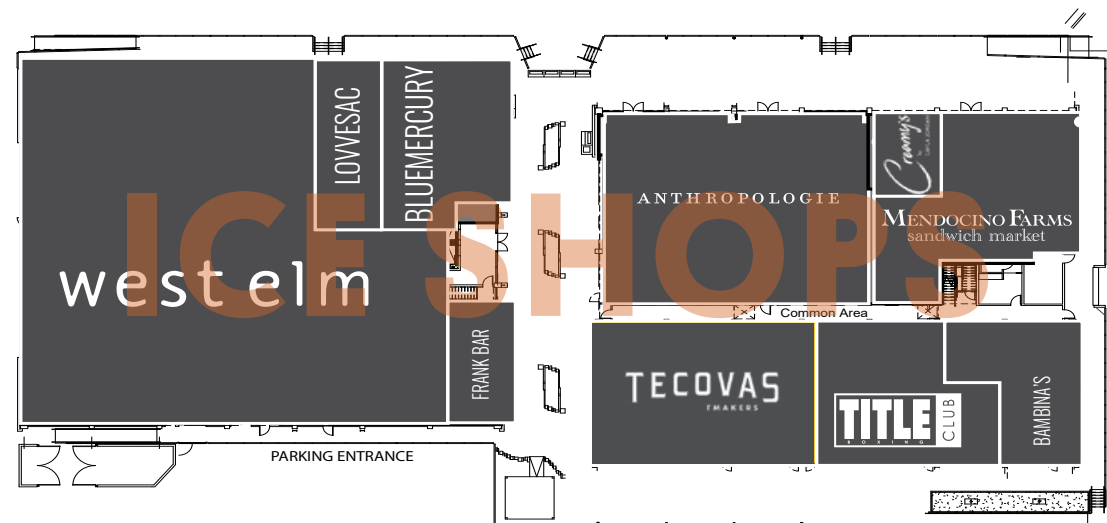
ICE SHOPS	SQUARE FOOTAGE	TENANT NAME
160	10,992	West Elm
170	1,133	LoveSac
190	1,975	Bluemercury
150	770	Frank Bar
100	5,194	Anthropologie
115	480	Creamy's
125	2,833	Mendocino Farms
145	2,886	Tecovas
135	2,402	Title Boxing Club
130	1,458	Bambina's

ICE SHEDS	SQUARE FOOTAGE	TENANT NAME
1701	2,540	Good Neighbor
1725	1,735	Philz
100	981	Good Neighbor
120	1,120	Cartwright Engineering
130	965	Avenu Real Estate
140	1,143	Wild Heart Salon

**150 1,038 AVAILABLE**

ICE HOUSE	SQUARE FOOTAGE	TENANT NAME
190	3,645	Shake Shack
180	454	Leasing Office

<b>170</b>	<b>976</b>	<b>AVAILABLE</b>
160	1,283	Warby Parker
140	1,541	Bonobos
120	1,283	Pure Barre
110	1,059	See's Candies
100	859	Salt & Straw



# THE CUSTOMER



## LEISURE FAVORITE PLACES

1. CINEMARK CENTURY ARDEN
2. PAPA MURPHY'S PARK
3. FREMONT PARK
4. RALEY FIELD
5. REGAL DELTA SHORES & IMAX
6. TOPGOLF
7. TOWER THEATRE
8. SUTTERS FORT
9. HORNET STADIUM
10. CALIFORNIA STATE FAIR



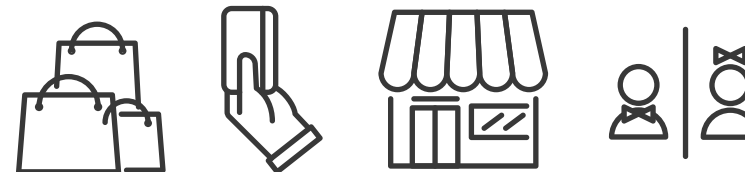
## DINING FAVORITE PLACES

1. PHILZ COFFEE - ICE BLOCKS
2. SALT & STRAW - ICE BLOCKS
3. IRON HORSE TAVERN - R STREET
4. ZOCOLO - MIDTOWN
5. GUNTHER'S ICE CREAM - LAND PARK
6. CHEESECAKE FACTORY - ARDEN
7. BJ'S - ELK GROVE
8. THE OLD SPAGHETTI FACTORY
9. OBO' ITALIAN TABLE & BAR
10. TEMPLE COFFEE - S STREET



## GROCERY FAVORITE PLACES

1. SAFEWAY - R STREET MARKET
2. TRADER JOE'S - FOLSOM BLVD
3. SAFEWAY - ALHAMBRA
4. KP INTERNATIONAL MARKET
5. SAC NATURAL FOODS CO-OP
6. RALEY'S - FREEPORT BLVD
7. SAFEWAY - DEL PASO RD
8. WHOLE FOODS MARKET - ARDEN WAY
9. TRADER JOE'S - ELK GROVE
10. TRADER JOE'S - ROSEVILLE



## WHO SHOPS AT ICE BLOCKS?

### ICE BLOCKS CUSTOMERS LIVE AT:

- 1801 L Apartments - Midtown
- Wexler Apartments - East Sacramento
- The Cottages - Midtown
- ARY Place Apartments - Midtown
- Governor's Square - Downtown
- Capitol Yards - West Sacramento

Experian Mosaic / Placer AI 2024



### INFLUENCED BY INFLUENCERS

#### YOUNG SINGLES LIVING IN CITY CENTERS

- CAREER-DRIVEN
  - METROPOLITAN LIFESTYLES
  - DIGITALLY DEPENDENT
  - ACTIVE SOCIAL LIVES
  - FOODIES
  - FIRST-TIME HOME BUYERS
- HEAD OF HOUSEHOLD AGE: 25-30
  - EST. HOUSEHOLD INCOME: \$50,000-\$74,999
  - HOME OWNERSHIP: RENTER
  - TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS
  - HOUSEHOLD SIZE: 1 PERSON
  - AGE OF CHILDREN: 0-3



### COSMOPOLITAN ACHIEVERS

#### AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- BILINGUAL
  - LUXURY LIVING
  - SOCCER FANS
  - TWO FAMILY PROPERTIES
  - ECONOMIC LITERATURE
  - PROGRESSIVE LIBERALS
- HEAD OF HOUSEHOLD AGE: 36-45
  - EST. HOUSEHOLD INCOME: \$125,000-\$149,999
  - HOME OWNERSHIP: HOMEOWNER
  - TYPE OF PROPERTY: MULTI-FAMILY 5-9 UNITS
  - HOUSEHOLD SIZE: 5+ PERSONS
  - AGE OF CHILDREN: 13-18



### PHILANTHROPIC SOPHISTICATES

#### MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- RETIRING IN COMFORT
  - EXPERIENCED TRAVELERS
  - ART CONNOISSEURS
  - PHILANTHROPIC
  - QUALITY MATTERS
  - ECOLOGICAL LIFESTYLES
- HEAD OF HOUSEHOLD AGE: 66-75
  - EST. HOUSEHOLD INCOME: \$100,000-\$124,999
  - HOME OWNERSHIP: HOMEOWNER
  - TYPE OF PROPERTY: SINGLE FAMILY
  - HOUSEHOLD SIZE: 2 PERSONS
  - AGE OF CHILDREN: 7-9

# THE TENANTS

ICE BLOCKS HAS A DIVERSE AND COMPLEMENTARY TENANT MIX

## DINE

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

## WELLNESS

- Bluemercury
- Massage by Jan
- Pure Barre
- Title Boxing
- Wild Ones Salon

## SHOP

- Anthropologie
- Bluemercury
- Bonobos
- LoveSac
- Tecovas
- Warby Parker
- West Elm



Pure Barre



Creamy's



Title Boxing



Tecovas



Salt & Straw



Bambina's



Shake Shack

Mendocino Farms



Bluemercury



**Frank Bar**



**Warby Parker**



**See's Candies**



**Anthropologie**



**West Elm**



**Wild Ones Salon**



**Good Neighbor**



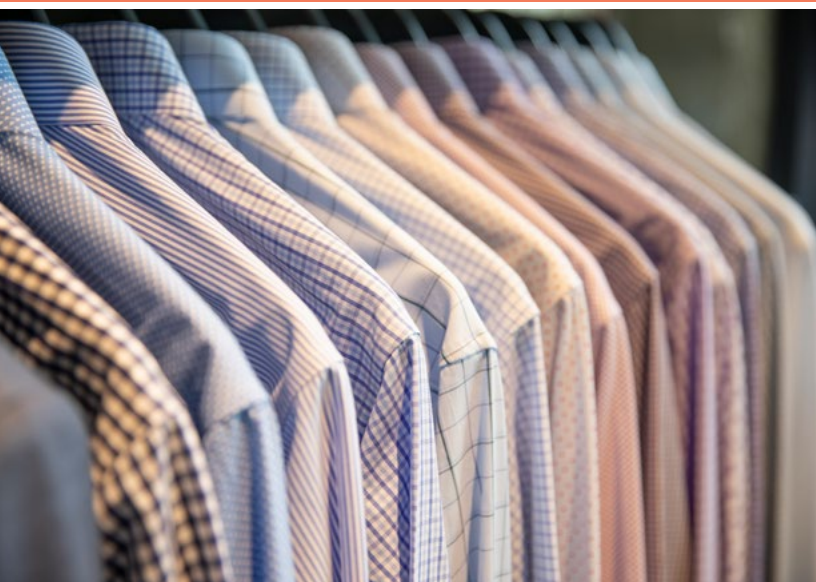
**Philz Coffee**



**LoveSac**



**Bonobos**



**MIDTOWN'S  
LARGEST COLLECTION OF  
RETAIL BOUTIQUES, CREATIVE  
OFFICES, RESTAURANTS &  
LUXURY APARTMENTS!**

# THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024



## SACRAMENTO'S HOTTEST AREA FOR LOCAL AND CURATED NATIONAL RETAIL

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has be-

come a hub for creativity and culture. The corridor's dining scene includes Iron Horse Tavern for innovative dishes and Mendocino Farms for farm-fresh meals, along with Mas Taco and Bawk for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. In addition to dining, R Street features spe-

cialty boutiques and the WAL Public Market, where visitors can explore vintage clothing, handmade goods, and more. Music venues like Ace of Spades and the new Channel 24 brings local and national acts, contributing to the area's vibrant energy. With its mix of historical significance and modern offerings, R Street has become one of Sacramento's premier destinations for both residents and visitors alike.





ARY PLACE AND THE RICHMOND HAVE FURTHER ESTABLISHED THIS CORRIDOR WITH HOT NEW RESTAURANTS!



**ICE BLOCKS**  
 Anthropologie  
 The Blue Door  
 TITLE Boxing  
 Bambina's Pizza  
 Mendocino Farms  
 Creamy's

**ICE BLOCKS**  
**AVAILABLE**  
 Good Neighbor  
 Philz Coffee  
 Wild Heart Beauty

**ICE BLOCKS**  
**AVAILABLE**  
 Shake Shack  
 Bonobos, Pure Barre  
 Warby Parker  
 See's Candies  
 Salt & Straw

**R STREET MARKET**  
 Safeway, Wells Fargo  
 Panda Express  
 Ryujin Ramen  
 UPS, The Joint  
 T% Coffee + Tea

Mountain Mike's  
 Buddha Belly  
 Village of OM

**ARY PLACE**  
 FP Movement  
 Chu Mai  
 Forever by 18  
 Grams  
 Seka Hills

Ju Hachi

**THE RICHMOND**  
**NOW OPEN!**  
 Sweetgreen  
 Day Tripper Bar

Hook & Ladder

S ST. OVER 8.7K CARS/DAY

17TH ST. OVER 3.7K CARS/DAY

**THE R STREET CORRIDOR**

**DOWNTOWN**

**STATE CAPITOL**

**MIDTOWN**

**HANDLE DISTRICT**

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

Antropologie  
West Elm  
Lovsac  
Tecovas  
Blue Mercury

FP Movement  
Séka Hills  
18 Grams | Chu Mai  
DayTripper  
Sweetgreen

Salt and Straw  
Title Boxing  
Frank Bar  
Bonobos  
See's Candies

Good Neighbor  
Shake Shack  
Mendocino Farms  
Philz Coffee  
Wild Heart

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

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

Golden 1 Center

Fremont Park

Legado De Ravel  
Shipwrecked  
Maydoon  
Starbucks  
Karma Brew Pub

16 Powerhouse  
Temple Coffee  
Maggie Cafe  
Orchid Thai  
Ramen 101

Sandwich Spot

Truitt BARK Park

Midtown Spirits

Pocha House

20PQR

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

Convention Center

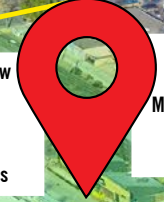
The Mix, Mikuni  
Petra Greek,  
Cafeteria 15L  
Chef Burma  
Bento Box

Zocalo  
Paesanos  
Mulvaney's  
Crepeville  
Pazza Notte

Q19  
Leash and Collar  
Acheson Wine  
Fresh Green Cleaners  
Downtown

20PQR

The Press  
Journey to the  
Dumpling  
Intuition Coffee &  
Wine



**1,000,000  
VISITS PER YEAR**



**1,600,000  
VISITS PER YEAR**

16<sup>TH</sup>

S

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