



Ice Blocks

RETAIL OR OFFICE FOR LEASE AT SACRAMENTO'S
MOST PROMINENT URBAN DEVELOPMENT



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

JACK SCURFIELD
SENIOR DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCRE.COM

DAVID SCANLON
SENIOR VICE PRESIDENT - LIC. 01499249
916-573-3317
DAVIDSCANLON@TURTONCRE.COM

SHILO ROCHELLE
SENIOR DIRECTOR - LIC. 02092283
916.573.3305
SHILOROCHELLE@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

ICE BLOCKS

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

MIDTOWN'S PREMIER LIVE, WORK, PLAY DESTINATION

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 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.



2.37
VISIT FREQUENCY



46 MIN
AVG DWELL TIME



949K
YEARLY VISITS





FOR LEASE: SUITE 150 @ ICE SHEDS

ADDRESS: 1715 R STREET, SUITE 150

SIZE: ± 1,038 SF + SHARED COURTYARD

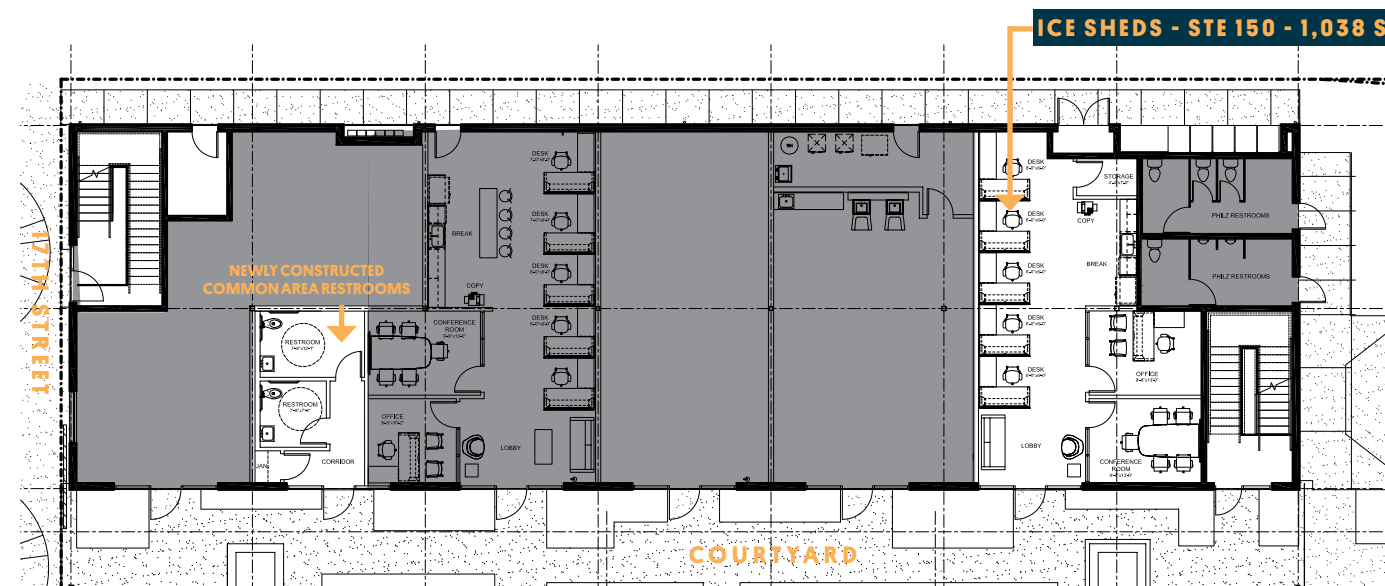
LEASE RATE: \$3.85/SF/MONTH MODIFIED GROSS

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
CAN BE RETAIL OR OFFICE**





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

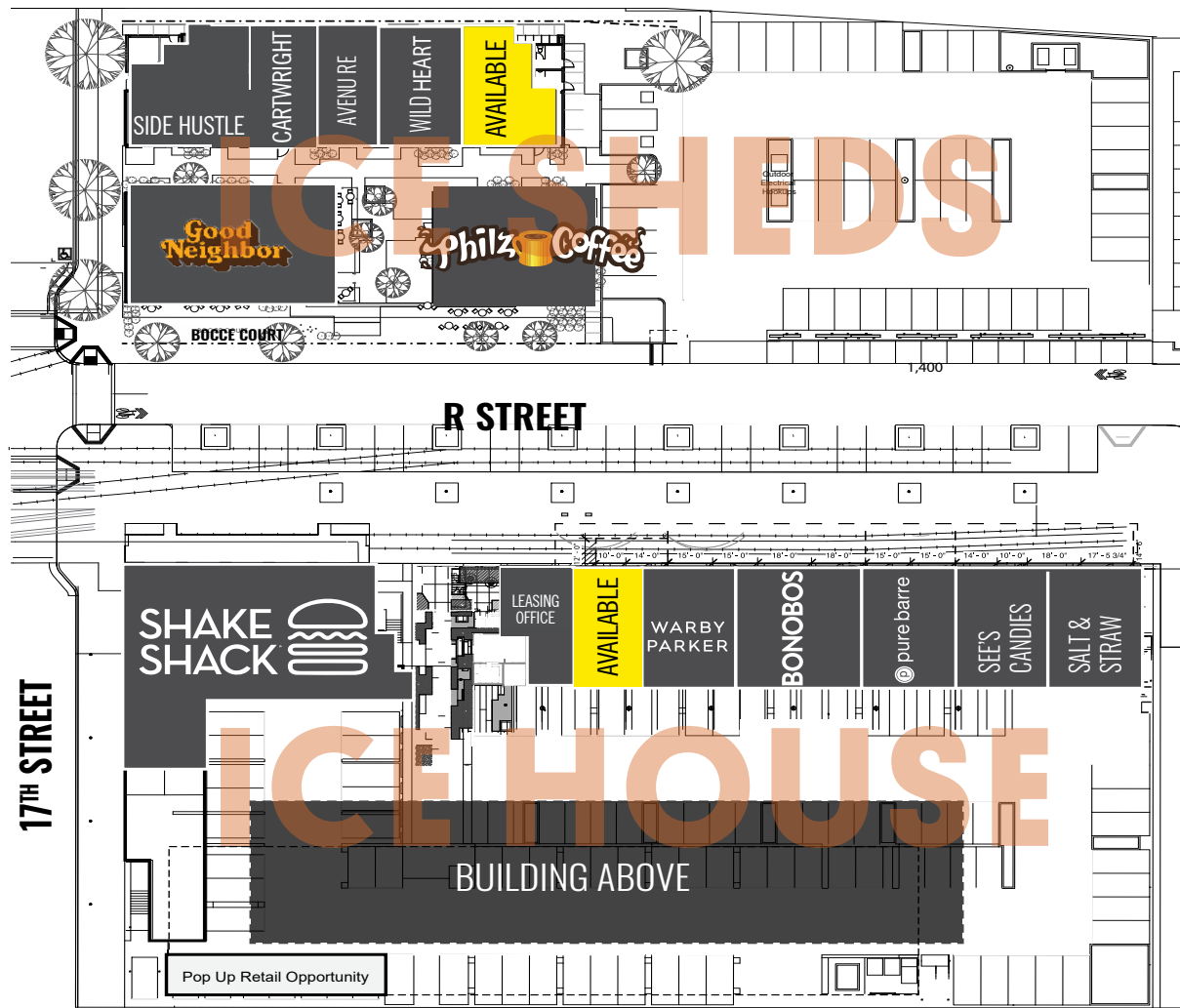
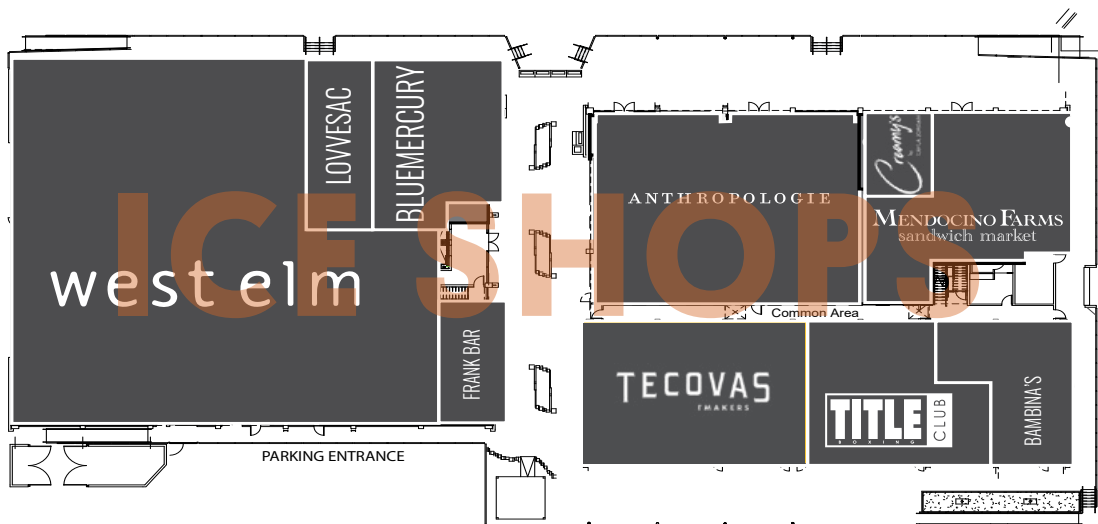
ICE SHEDS	SQUARE FOOTAGE	TENANT NAME
-----------	----------------	-------------

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
170	976	AVAILABLE
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



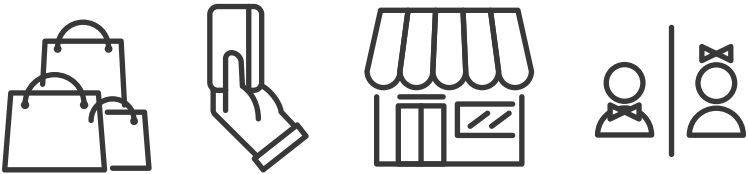
DINING FAVORITE PLACES

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

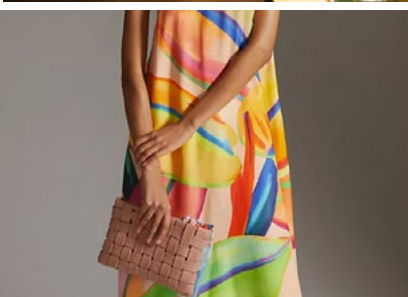


Bluemercury

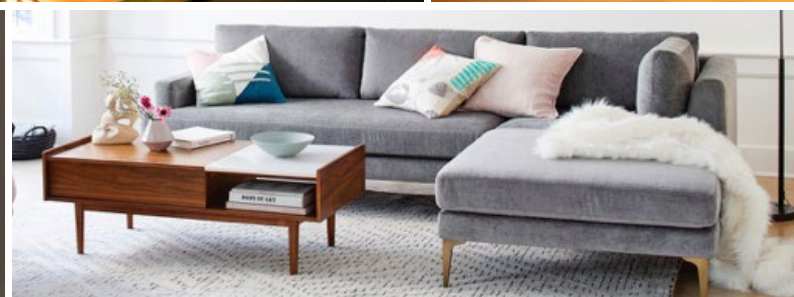
Frank Bar



Warby Parker

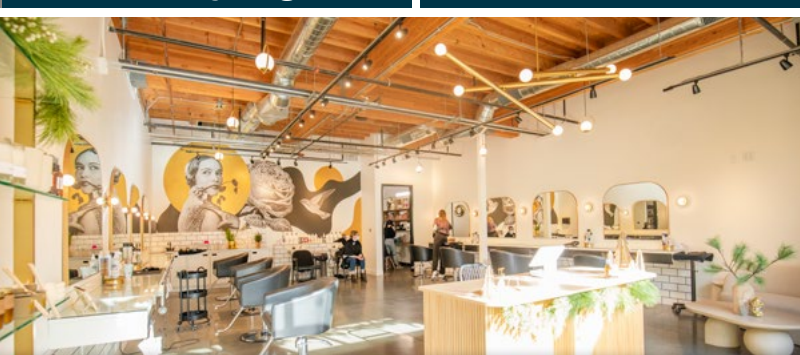


Anthropologie



West Elm

See's Candies



Wild Ones Salon



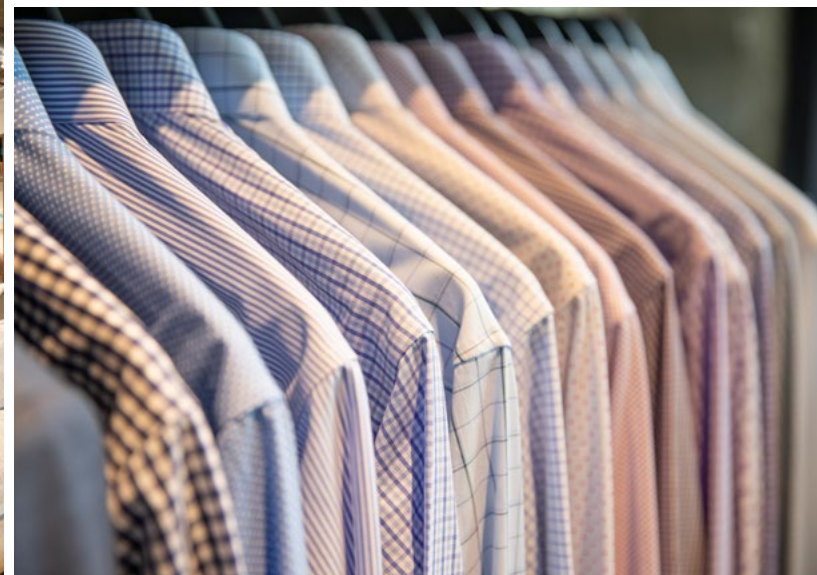
Good Neighbor



Philz Coffee



LoveSac



Bonobos



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



THE R STREET CORRIDOR



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 Snug, a world-renowned cocktail 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

THE RICHMOND
NOW OPEN!
 Sweetgreen
 Day Tripper Bar

Ju Hachi

Hook & Ladder



DOWNTOWN

STATE CAPITOL

MIDTOWN

HANDLE DISTRICT

THE R STREET CORRIDOR

16TH

S

P

20PQR

20PQR

MIDTOWN

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

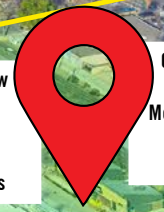
Cycle Bar
Majka Pizzeria
Mochinut
Pinkberry
Fire Wings

Antropologie
West Elm
Lowsac
Tecovas
Blue Mercury

FP Movement
Séka Hills
18 Grams | Chu Mai
DayTripper
Sweetgreen

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

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



Good Neighbor
Shake Shack
Mendocino Farms
Philz Coffee
Wild Heart

1,000,000
VISITS PER YEAR



1,600,000
VISITS PER YEAR

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

Golden 1 Center

Convention Center

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

Legado De Ravel
Shipwrecked
Maydoon
Starbucks
Karma Brew Pub

16 Powerhouse
Temple Coffee
Magpie Cafe
Orchid Thai
Ramen 101

Fremont Park

Sandwich Spot

Truitt BARK Park

Midtown Spirits

Pocha House

Q19
Leash and Collar
Acheson Wine
Fresh Green Cleaners
Downtown

The Press
Journey to the
Dumpling
Intuition Coffee &
Wine

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

Zocalo
Paesanos
Mulvaney's
Crepeville
Pazza Notte



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

JACK SCURFIELD
SENIOR DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCRE.COM

DAVID SCANLON
SENIOR VICE PRESIDENT - LIC. 01499249
916-573-3317
DAVIDSCANLON@TURTONCRE.COM

SHILO ROCHELLE
SENIOR DIRECTOR - LIC. 02092283
916.573.3305
SHILOROCHELLE@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

