Retail planned for midtown office building

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The owner of a midtown Sacramento office building has submitted plans to convert most of it to retail use.

According to the application, the building at 1900 S St. would be 70 percent retail after renovations are complete. That equals about 9,800 square feet of the single-story, 14,000-square-foot building.

A rendering of the building at 1900 S St. after its proposed conversion from office to… more

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Under the application with the city, the building wouldn't require many changes. "The existing building, while currently occupied as a professional

office, has a strong industrial architectural design that lends itself to a commercial use," the application states. "The essential revision to the building will be the installation of a more commercial storefront system and an optional roll up overhead door for a restaurant tenant."

Mark Marvelli of architectural firm Stafford King Wiese Architects is listed as the applicant. He did not return a call seeking comment on Tuesday. Tim Taylor, of Potter-Taylor & Co., is listed as the owner and also did not return a call this week.

To provide more visibility for the tenants, the developer also requested a sign variance from the city. Doing so would lower the heights of screen walls on the property and add signs for tenants. The application does not name any specific tenants.

Earlier this year, Potter-Taylor bought the building for $3.5 million. Representatives of the architecture firm Lionakis, one of the tenants, stated at the time the firm planned to remain in the building for several years. About 30 percent of the building will continue to be used as office space, according to the application.

Ben van der Meer covers real estate, development, construction, water issues and the business of sports.