

New Retail Space Being Planned at 16th and Broadway

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New retail space is being planned for a prominent intersection on Broadway and near Sacramento's Land Park neighborhood.

City planners are reviewing a proposal for a single-story, 5,780-square-foot retail building that would be on the northeast corner of Broadway and 16th Street.

Core Commercial Real Estate is listing the corner as available for lease or build-to-suit. Core Commercial principal [Jon Gianulias](#) said he's been patient in taking offers for 1601 Broadway, which he's owned for over a decade.

"I've waved off all the fast food tenants," said Gianulias, adding that convenience stores also expressed interest in the spot on the high-traffic intersection. "I've really tried to do something better."

Other businesses at the intersection include Dimple Books and Dimple Records directly across Broadway, and the Tower Theatre complex on the southwest corner. The spot where the new building would be is now a parking lot used mostly by customers of the Willie's Burgers stand to the north.

Gianulias said he's talking to three good prospective tenants for the new building. He declined to identify any of them while leases are still under discussion.

Though the building would take up some of the parking, there's still plenty in the neighborhood, he said. In addition to lots for most of the commercial businesses in the area, the city is considering changes to Broadway that would eliminate a traffic lane and create additional street parking, Gianulias said.

If the project receives city approval, he said, construction could begin in six to 12 months.