

Five-story project planned for former Tower Records site

By [Ben van der Meer](#) – Staff Writer, Sacramento Business Journal
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Five stories of apartments and ground-floor commercial space is proposed for a former Tower Records and Tower Books location on Broadway.

The project on the southeast corner of Broadway and 16th Street would have 53 apartments and more than 14,000 square feet of what plans suggest would be retailers and restaurants.

[John Havard](#), of Williams & Paddon Architects & Planners in Sacramento, is listed as the project architect. He did not return a message left for comment Tuesday.

"The project is designed to be a catalyst that helps usher in a new era of high quality, mixed use design to the Broadway corridor," the application states. It says the project's design and mix of uses complements "the needs of the City and Community, maximizes the potential of the site by helping to guide the transition to a denser urban core, while simultaneously promoting sound environmental stewardship."

Facing the street corner, the 60,152-square-foot building would have up to five retail spaces on the ground floor, ranging from 1,081 to 3,264 square feet. The two largest spaces, on the 16th Street side, would be separated by a 1,262-square-foot patio.

There would also be a second-floor retail use of a combined bar, restaurant and outdoor bar overlooking the corner, of about 4,800 square feet.

Apartments would range from studios to two-bedroom units, and in size from 399 to 1,034 square feet. The third floor would have a community room, patio and gym, immediately above the second-floor bar and restaurant.

Residents would also have two roof decks on the south end of the project, on 16th Street. Other amenities include resident bike parking.

Jon Gianulias, a retail broker and developer with CORE Commercial Real Estate in Sacramento, is listed as the property owner for the project, which has an address of 2500 16th St.

Earlier this month, Gianulias acknowledged submitting the project to the city, but also said that given the uncertainty in the economy stemming from the COVID-19 pandemic, he was unsure if it would move forward. He did not return an email seeking further comment Tuesday.

For years, the site of the project was known as the flagship location for Tower Records, the iconic record store chain headquartered in Sacramento and started in a drugstore in the Tower Theater building across 16th Street. After Tower Records went bankrupt and closed in 2006, the site was occupied by another local record store chain, Dimple Records, which closed its doors last year.

The former record store and a neighboring building, which housed Tower Books and then other booksellers, were demolished late last year, amid opposition from local building preservationists.

Renderings for the new project show a re-created mural similar to one on the side of the demolished buildings, overlooking the resident patio.