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Pizza shop, brewery planned in midtown building after rehab

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Retail tenants including a pizzeria and new brewery should open early next year in a building near a high-growth area in midtown Sacramento.

The building, at 1900 S St., is about to undergo an adaptive reuse project by owner Potter-Taylor & Co. to change it from entirely office to mostly retail use.

That work will clear the way for Mountain Mike's Pizza to open in one space, and Stone's Throw Tap Room to open in another. The latter is a concept by law partners and longtime home brewers Grant Toeppen and Lora Grevious, featuring craft brewing and a rotating lineup of food trucks.

Josh Schmidt, a vice president at CBRE Sacramento who is handling building leasing, said food-related concepts are the ones most active in the market. A space of about 2,500 square feet at the end of the 14,000-square-foot building is still available.

"I think we'll get another food operator there, maybe something Mexican," Schmidt said. "That's what's showing interest out there."

An existing tenant, architectural firm Lionakis, is planning to remain in the building, which will be about 70 percent retail uses once Potter-Taylor completes work. Lionakis will move to the building's eastern end.

The scope of the project includes not only renovating much of the building but adding more exterior lighting and upgrading the landscaping. Schmidt said he expects work to get underway in 30 to 60 days, with tenants able to start opening in early 2018.

Representatives of Potter-Taylor couldn't immediately be reached to comment. The Sacramento-based company bought the building in early 2016 for \$3.5 million.

Not only is 1900 S St. close to a popular Safeway shopping center, but mixed-use projects Ice Blocks and Midtown Quarters are under construction or near completion nearby. Both of those projects include significant numbers of residential units.

"We think there's still demand for more restaurants," Schmidt said.



COURTESY OF POTTER-TAYLOR & CO.

A rendering of the revamped building at 1900 S St.

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