



5900 California Ave

Nashville, TN, 37209

BTS Retail and Development Opportunity
in The Nations

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808
EXISTING SQF

.22ac
SITE SIZE

CS
ZONING

Unique freestanding opportunity in The Nations 5900 California Ave, Nashville, TN, 37209

Now available in The Nations, a unique opportunity for neighborhood centric development. The ownership group of 5900 California is pleased to offer this site for sale or lease with the chance to have your concept custom built or sold as a development project to a new buyer.

The location is a rare commercially zoned (CS) parcel among a number of residential projects, specifically surrounded by higher density townhome developments and a large scale 300 unit proposed multi-family project. The location among one of Nashville's favorite residential communities makes this a highly desireable place for many potential businesses to plant roots.

The existing primary structures are comprised of an existing single family home as well as some flex-use partially attached outbuildings. The current site setup would support a renovation and reimagning of the existing arrangement, or a total redevelopment with zoning supporting a significant increase in usable square footage.



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\$129,000

Average HHI

124

Alcholic Bev
MPI

25-34

Largest Age
Demo Group

4.84x

National Pop.
Growth Rate

54.7%

Households
over \$75k

\$26,890,000

Food Away from Home
Market



neighborhood highlights

The Nations

The Nations is a vibrant, fast-growing neighborhood in West Nashville, known for its dynamic blend of old and new. Traditionally a working-class area with industrial roots, The Nations began a dramatic transition after the 2010 flood and has seen a surge of revitalization in recent years, attracting young professionals, creatives, and families. The neighborhood's name—thought to originate from its historical ties to Native American tribes—reflects its rich past, while its present is defined by rapid development and a strong sense of community.

Charming historic homes mix sit alongside the wave of new construction houses that were designed to fit the existing character of the neighborhood, creating a visually pleasant streetscape. The area boasts a thriving local scene with craft breweries, coffee shops, and eclectic eateries that span everything from classic dives to contemporary dining. Art murals and locally-owned boutiques lend the neighborhood a distinctly modern, creative energy.

The Nations is also known for its walkability and proximity to downtown Nashville, making it a desirable location for those seeking both convenience and character. Parks and green spaces, including England Park and access to the Cumberland River, provide outdoor opportunities in an urban setting. Overall, The Nations offers a unique blend of historic charm, urban renewal, and a strong community spirit—making it one of Nashville's most talked-about neighborhoods.



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