

**VANN
STREET**
WILLIAMS | CA

For Sale

±0.78 Acre Parcel

Development opportunity
at Interstate 5 interchange
in Williams, CA.

- Suitable for QSR, convenience retail, automotive, or pad development uses.
- Positioned within Williams' primary retail corridor with established national and regional brands.
- Strong access and visibility from Interstate 5 and surrounding local roadways.



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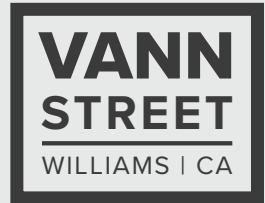
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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Located at the Interstate 5 interchange in Williams, CA, this ± 0.78 acre commercial development parcel offers a well-positioned opportunity for a range of retail and service uses. The site sits adjacent to ampm and is configured for visibility and access, making it suitable for quick-service restaurant, convenience retail, automotive service, or pad development. Surrounded by existing commercial uses, the property supports both developer and owner-user applications in an active retail setting.

The property is directly across from Taco Bell, Grocery Outlet, and Tractor Supply within Williams' primary retail corridor. Its proximity to Interstate 5 provides consistent exposure to regional travel traffic along a key north-south route connecting Sacramento, the Bay Area, and Northern California. The interchange location allows for convenient access from both the freeway and local streets, supporting businesses that benefit from steady daily traffic and accessibility.

OFFERING

Price: \$350,000
Size: ± 0.78 acres
APN: 005-270-002-000



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RETAIL AREA

VANN STREET
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TRACTOR SUPPLY CO.
GROCERY OUTLET
Discount Market

6
SureStay
Hotels

TACO BELL
Carl's Jr.
ARCO
pan
Shell
TOGO'S
PLACE YOUR ORDER TO THE DRIVE THRU
BR
daykin
robbin'

Dutch Bros
76
McDonald's

spark
by Hilton
O'Reilly
AUTO PARTS
DOLLAR GENERAL

Sinclair
GrubHub

Starbucks
STRAW HAT PIZZA
Chevron

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LOCAL AREA

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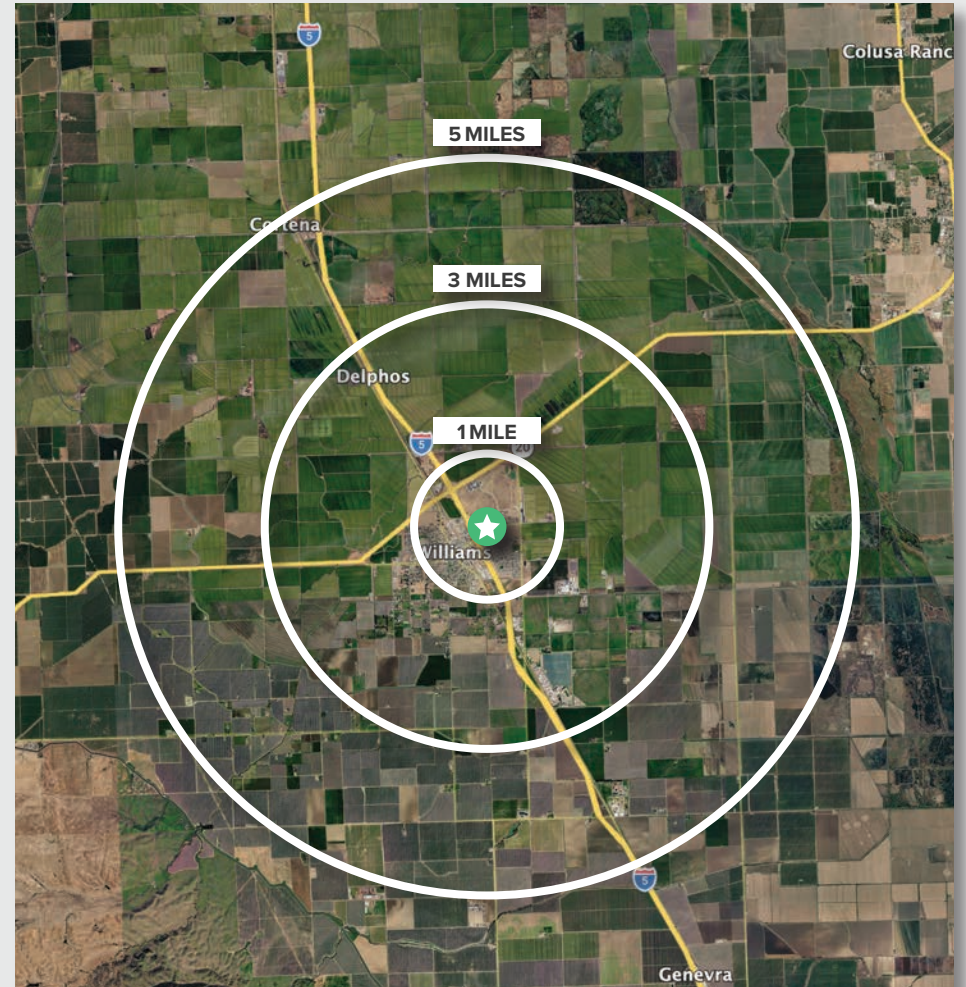


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	5,051	5,836	6,091
2020 Census Population	5,119	5,892	6,164
2010 Census Population	4,743	5,531	5,807
2025 Median Age	31.0	31.2	31.4
HOUSEHOLDS			
2025 Estimated Households	1,478	1,716	1,804
2020 Census Households	1,473	1,702	1,802
2010 Census Households	1,293	1,518	1,620
INCOME			
2025 Estimated Average Household Income	\$108,781	\$108,303	\$108,233
2025 Estimated Median Household Income	\$93,579	\$93,362	\$93,206
BUSINESS			
2025 Estimated Total Businesses	86	102	118
2025 Estimated Total Employees	718	875	1,099



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

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