

# SANTA NELLA & HENRY MILLER

SANTA NELLA | CA

## ±0.84 Acre Parcel For Sale or Lease

Retail parcel with I-5  
freeway access and  
national co-tenants in  
Santa Nella, CA

- Located directly off I-5 with ±31,782 daily vehicles.
- ±0.84 acre parcel positioned at key Santa Nella intersection.
- Surrounded by national tenants creating a strong retail hub.

### DANNY ARROYO

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# EXECUTIVE SUMMARY

**SANTA NELLA &  
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## PROPERTY OVERVIEW

The southwest corner of Santa Nella Boulevard and Henry Miller Avenue in Santa Nella offers a  $\pm 0.84$  acre parcel available for sale or ground lease. The site is zoned C-2, supporting a wide range of commercial retail uses. Positioned with direct frontage along a key intersection, the property provides excellent visibility and accessibility for new development.

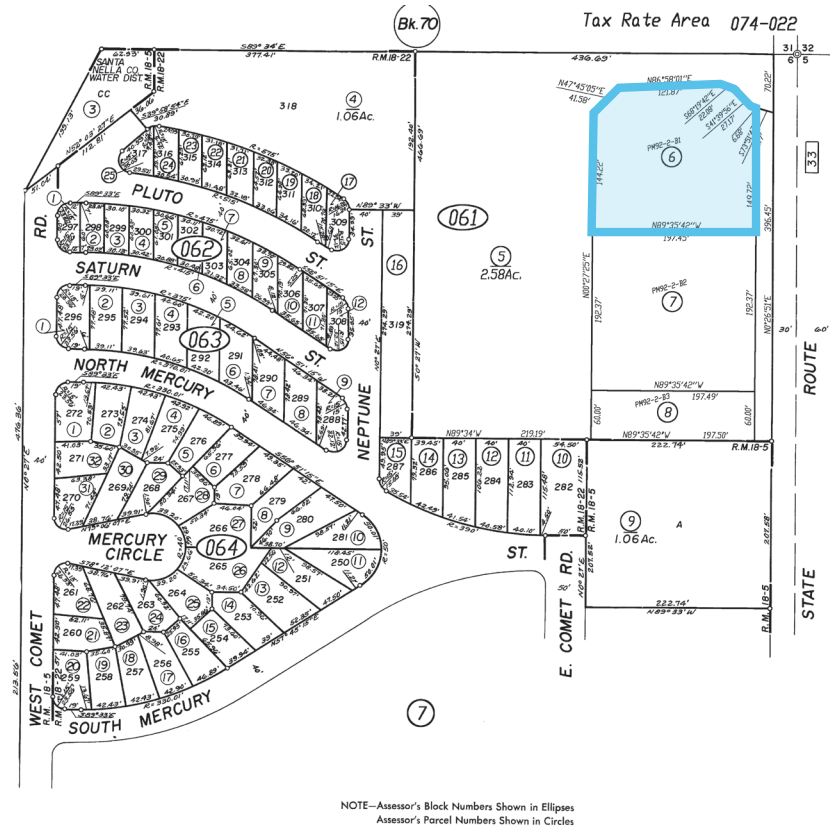
Located just off Interstate 5, one of California's busiest north-south highways with  $\pm 31,782$  average daily vehicles, the parcel benefits from steady traffic generated by both local residents and travelers. The site sits across from established national tenants including In-N-Out Burger, McDonald's, Panda Express, and Starbucks, creating a strong retail draw in a compact trade area. Nearby freeway access and established surrounding uses make the location well-suited for retail, quick-service restaurant, or other customer-focused businesses.

## OFFERING

**Sale Price:** \$731,808 (\$20/psf)

**Ground Lease:** \$92,400 (per year)

## PARCEL MAP



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# LOCATION

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# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	2,121	2,414	3,316
2030 Projected Population	2,107	2,403	3,316
2020 Census Population	2,187	2,469	3,222
2010 Census Population	1,362	1,665	2,432
2025 Median Age	32.5	32.6	32.7
<b>HOUSEHOLDS</b>			
2025 Estimated Households	594	685	965
2030 Projected Households	606	701	994
2020 Census Households	603	690	922
2010 Census Households	406	501	744
<b>INCOME</b>			
2025 Estimated Average Household Income	\$91,250	\$93,184	\$96,327
2025 Estimated Median Household Income	\$80,356	\$79,229	\$76,381
2025 Estimated Per Capita Income	\$25,885	\$26,728	\$28,255
<b>BUSINESS</b>			
2025 Estimated Total Businesses	39	39	71
2025 Estimated Total Employees	402	414	840

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS

**SANTA NELLA &  
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## 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](http://capitalrivers.com)



### PROPERTY MANAGEMENT

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

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### DEVELOPMENT

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

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