

OFFERING MEMORANDUM





TABLE OF CONTENTS

Safari Inn | 2352 Esplanade, Chico, CA 95926

- Investment Overview
 - 3 | Property Overview
 - 5 | Aerial Images
 - 8 | Regional Map
- Financial Overview
 - 9 | Financial Information
- 3 Market Overview

10 | Chico, CA Overview

PROPERTY OVERVIEW

Offered at \$2,950,000, the Safari Inn is your affordable opportunity at a well-known and well-located property in the high demand hospitality segment of the market. This fantastic investment in beautiful Chico, California is comprised of 51 individual rooms as well as a very spacious and comfortable Manager's quarters.

Hotel Residents can easily walk to restaurants and shopping. The location also provides easy access to highway 99 and is also just minutes from Downtown Chico as well.

Many of the units have already been nicely updated with newer flooring, paint and fixtures and the property has been priced significantly below market to allow for remaining improvements to be completed.

In addition to all of the benefits offered by the property itself, very attractive owner financing is also available, helping to ensure tremendous positive cash flow from day one.

\$2,950,000 List Price \$57,843 Price Per Unit

PROPERTY INFORMATION	
Street Address	2352 Esplanade
City, State, Zip	Chico, CA 95926
County	Butte
Total Rooms	51+ 1 Manager Quarter



PROPERTY HIGHLIGHTS

- >> 51 Total Rentable Rooms Comprised of 30 Standard Single Queen, 20 Double Queen and a King Suite as well
- Swimming Pool with Security Fencing
- >>> Full Service Lobby with Lounge Area and Reception Desk
- >> Fantastic Location
- >> Ample Parking
- >> Easy Walking Distance to Shopping and Restaurants





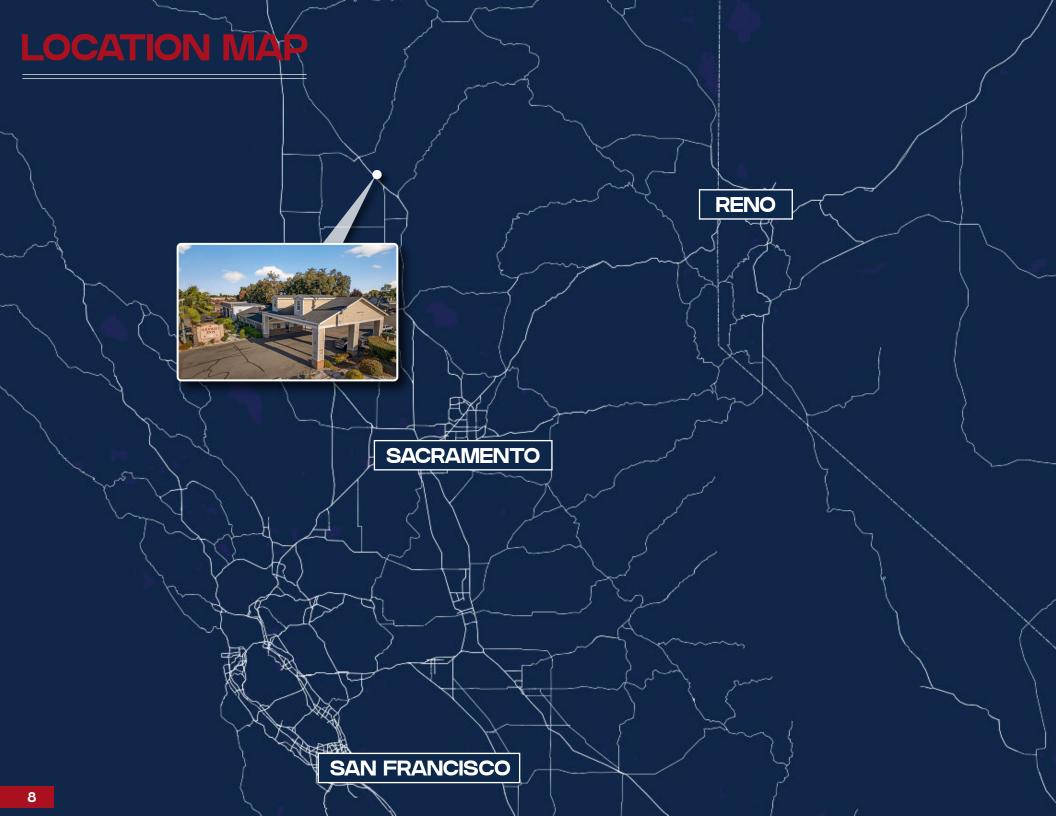














CHICO, CA OVERVIEW

Chico, California, is a vibrant city located in Butte County in the northern part of the state's Sacramento Valley. The city has a population of roughly 100,000 residents and serves as a regional hub for education, healthcare, retail, and recreation in Butte County.

California State University, Chico (Chico State) plays a central role in the city's character and economy. It consists of 23 campuses and serves nearly 460,000 students, supported by over 56,000 faculty and staff. The system's headquarters are located in Long Beach, California. It offers more than 4,000 degree programs across a wide range of disciplines, including business, education, engineering, health sciences, social sciences, and the arts.

Healthcare is another major pillar of Chico's economy. Enloe Medical Center, one of the largest employers in the area, serves as a regional hospital offering advanced medical care and attracting healthcare professionals to the region. The healthcare sector has expanded steadily in recent years to meet the needs of Chico's growing population and surrounding rural communities. Surrounding Chico, agriculture remains a traditional and vital part of the economy. The fertile lands of Butte County support the production of almonds, walnuts, rice, olives, and other crops. Ag-related industries, such as food processing, packaging, and distribution, also contribute to local employment.

One of Chico's defining features is Bidwell Park, one of the largest municipal parks in the United States, spanning over 3,600 acres. The park is a centerpiece of the community, offering miles of trails, swimming holes, and picnic areas, with landscapes ranging from urban parkland to rugged canyons. Downtown Chico complements this natural setting with a mix of historic buildings, boutique shops, restaurants, and a lively arts and music scene. The city also hosts community events such as the Thursday Night Market and various cultural festivals throughout the year.





CHICO, CALIFORNIA OVERVIEW

Downtown Chico serves as the city's cultural hub, with art galleries, music venues, coffee shops, and locally owned restaurants that showcase the area's creative spirit. Events like the Thursday Night Market, Chico Art Center exhibits, and local music festivals highlight the community's commitment to the arts and sustainability.

The Chico World Music Festival is one of Chico, California's most celebrated cultural events. Held each fall—typically in September—on the campus of California State University, Chico (CSU Chico), the festival has been a staple of the city's arts scene since the early 1990s. The festival features multiple stages across the campus, with performances that include world music, jazz, folk, reggae, Latin, African drumming, and traditional Asian ensemble.

At the center of the city's sports culture is California State University, Chico (CSU Chico), home of the Chico State Wildcats. The university competes in NCAA Division II as part of the California Collegiate Athletic Association (CCAA). Chico State has a strong reputation for excellence in sports such as baseball, soccer, cross country, track and field, basketball, and softball.



Total
Population
102,108



Median Household Income

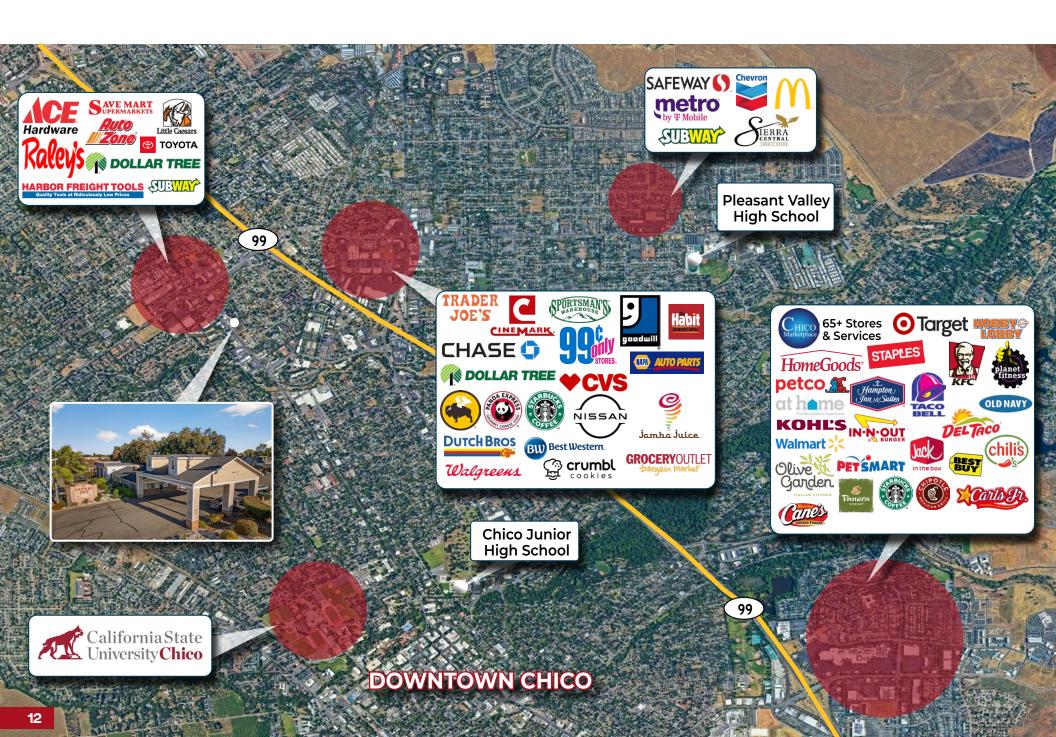
\$70,830



Student Enrollment Growth Rate

12.5%

CHICO, CA RETAIL MAP





Safari Inn | 2352 Esplanade, Chico, CA 95926

Exclusively Listed By

DAN BOSCH

530-896-9330 | danbosch@sbcglobal.net Lic # 01236305

