



Safari Inn | 2352 Esplanade, Chico, CA 95926

OFFERING MEMORANDUM





TABLE OF CONTENTS

Safari Inn | 2352 Esplanade, Chico, CA 95926

1 Investment Overview

3 | Property Overview

5 | Aerial Images

8 | Regional Map

2 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
- » Extremely Reasonable **Owner-Financing Terms Available**



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



RENO

SACRAMENTO

SAN FRANCISCO

INVESTMENT ANALYSIS



***CONTACT LISTING AGENT
FOR FINANCIAL INFORMATION**

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



ACE Hardware
SAVE MART SUPERMARKETS
Auto Zone
Raley's
DOLLAR TREE
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
SUBWAY
Little Caesars
TOYOTA

SAFeway
metro by T-Mobile
SUBWAY
Chevron
McDonald's
SIERRA CENTRAL

Pleasant Valley High School

TRADER JOE'S
CINEMARK
CHASE
DOLLAR TREE
CVS
NISSAN
Walmart
Walgreens
SPORTSMAN'S WAREHOUSE
99¢ only STORES
goodwill
Habit
NAPA AUTO PARTS
STARBUCKS COFFEE
crumbl cookies
GROCERY OUTLET Bargain Market
Jamba Juice
Best Western
Hampton Inn & Suites
at home
KOHL'S
Walmart
Olive Garden
Canes

Chico Marketplace 65+ Stores & Services
Target
HOBBY LOBBY
HomeGoods
petco
at home
KOHL'S
Walmart
Olive Garden
Canes
STAPLES
KFC
planet fitness
OLD NAVY
DEL TACO
chili's
BEST BUY
STARBUCKS COFFEE
CHIPOTLE
Carls Jr.
IN-N-OUT BURGER
Jack in the box
PET SMART
TACO BELL
Hampton Inn & Suites
at home
KOHL'S
Walmart
Olive Garden
Canes

Chico Junior High School

DOWNTOWN CHICO

California State University **Chico**



Safari Inn | 2352 Esplanade, Chico, CA 95926

Exclusively Listed By

DAN BOSCH

530-896-9330 | danbosch@sbcglobal.net

Lic # 01236305

RE/MAX®