

# REDEVELOPMENT OPPORTUNITY, NORTHERN, CA

MIXED USE | MULTI-FAMILY | HOTEL | ADULT LIVING FACILITY

46,000 +/- SF



CIRCA 1926





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**Town of Susanville is Rated #29 in the Top 200  
Hunting and Fishing Destinations in the Country.**





## INVESTMENT OVERVIEW

# PROPERTY SUMMARY

A well constructed mixed use property boasting over 46,000 +/- sq ft of flexible space. Originally built in 1926 as a boutique hotel, it sits in the heart of small town America, located at the base of the stunning Sierra Nevada Mountain range.

This unique multi-purpose building was "state of the art" for the time built and includes:

- Three story plus full lower level and elevator
- 11" thick reinforced poured concrete and block construction
- Numerous commercial units
- All upper level rooms were constructed as "en-suite" units at an original cost of approximately \$400,000 (\$6.5M+/- in todays dollars)
- The current configuration consists of spacious hotel rooms, some with kitchen areas; 6 commercial spaces; 3 separate banquet and meeting facilities; two restaurants and a bar/pub area

The property is strategically located downtown on the corner of South Lassen and Main Street (California Hwy 395) in Susanville, Ca., the County seat of Lassen County.

Susanville is the center "hub" between Reno, Redding, Chico and Mt. Shasta areas. A year round playground with a myriad of outdoor activities including; camping, hunting, fishing, hiking and snowmobiling as well as easy day trips to Lassen Volcanic National park and Eagle Lake.

A wonderful place with a unique quality of life.

## INVESTMENT OVERVIEW

## LOCATION



## INVESTMENT OVERVIEW

### INVESTMENT HIGHLIGHTS

- Mixed-Use, Multi-Family, Boutique Hotel or Adult Living Facility (ALF) with Restaurants, Bars, and Street-Level Retail Shops
- Walking Distance to Public Transportation, Shopping, Bars, Restaurants and Other Local Attractions
- Susanville is Rated #29 in the Top 200 Hunting & Fishing Destinations in the USA by Outdoor Magazine
- EB-5 Eligible Value-Add Opportunity
- Historic Registry Designation
- Concrete and Steel Construction
- Separate Access to 10,000+ sf Lower Level Venue Area from Main Street
- Prime Corner View Lot

The property was constructed in 1926 just prior to the great depression when extra amenities & luxury was prominent. Designed with timeless architectural elegance and strategically aligned with the historic community of Susanville.

Redevelopment options may include multi-family, mixed-use, boutique-style hotel, extended stay, or adult living facility (ALF). The uniform facade of this timeless property features multiple points of street level access including:

- Five (5) independently metered retail spaces
- Event space and multiple restaurant areas

The current floor plan consists of:

- Each room with a private bath; some of which are multi-room suites including kitchen areas
- Wide interior corridors provide a luxurious gateway to each room with 9 foot ceilings
- Guests enter the property through a welcoming foyer which may include an entrance to shops and a cafe- bar providing seating for more than 100 people
- Included with the property is a large antique bar structure from the early 1900's to accommodate many bar-top visitors.
- The main floor further includes an interior dining space that could easily house a gourmet restaurant or steakhouse
- Additionally, the property offers a dedicated access to over 10,000 sf of lower level multi-function space with up to 170-person capacity for entertainment or other venues

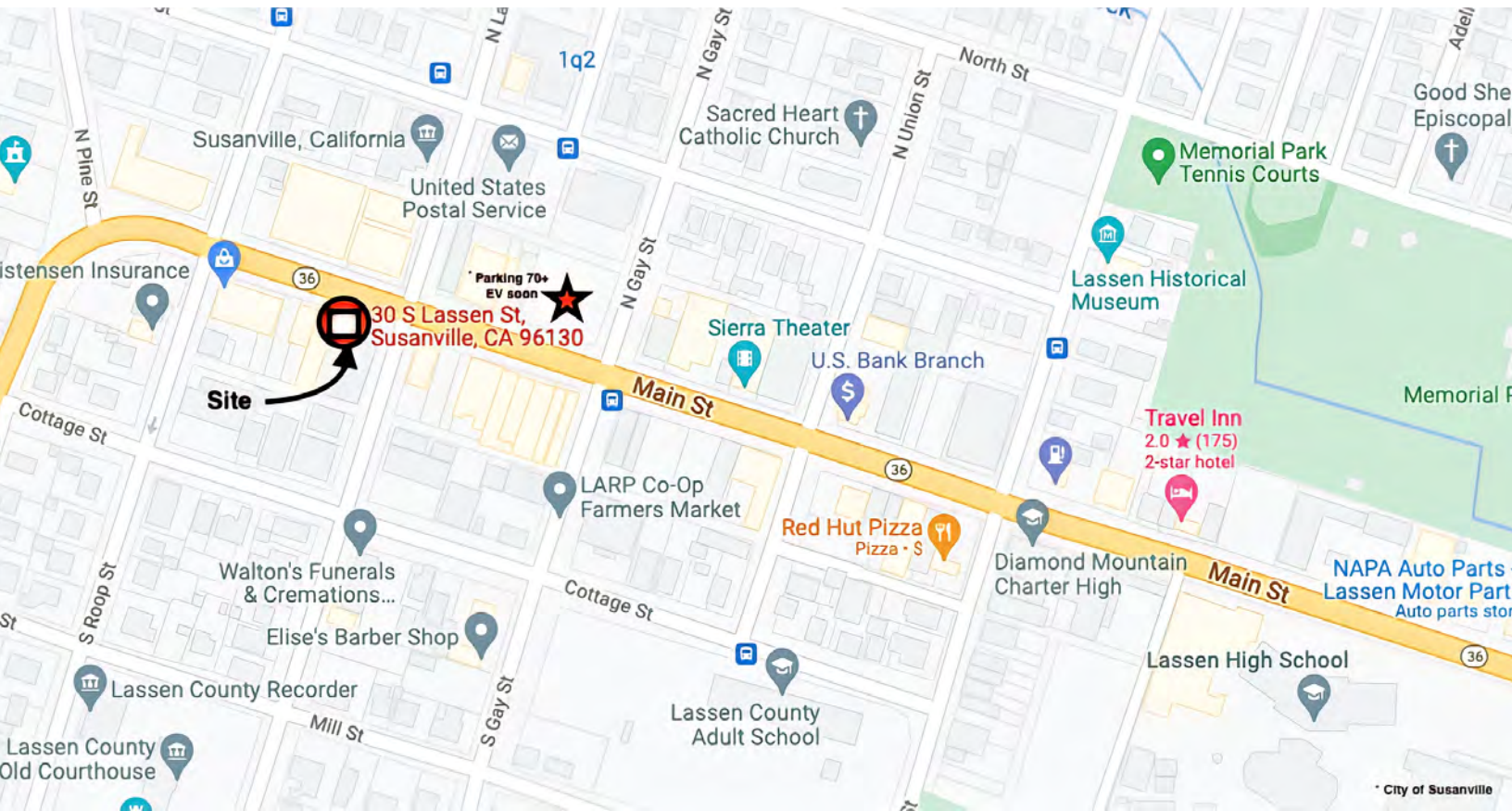


## INVESTMENT OVERVIEW

This redevelopment opportunity is truly unique. It is **EB5 eligible** and **listed on the California Historic Property Registry** which may offer potential property tax savings. Sitting at the base of the Sierra Nevada Mountains, it can easily cater to clientele including tourists, business travelers, outdoor enthusiasts or long-term residents.

- This project is partially completed with many Tenant Improvements in place
- The property went through an extensive renovation with numerous upgrades during 2008 and 2009. Subsequent to the renovation, a sprinkler pipe ruptured on the second floor, which caused remediation efforts to commence leaving the new building improvements essentially partially-constructed
- The offering includes a substantially completed three-story building with a meeting space and/or nightclub in the lower level

The existing structure is ready for a new owner to make modifications to suit its intended use. The interior configuration can easily be modified to expand the number of rooms available. There is street parking in front and along side of the building with additional city parking across the street that will soon include EV charging stations.





## THE OFFERING

### PROPERTY

- **Property:** Commercial Mixed -Use
- **Property Address:** 28-30 Lassen Street, Susanville, CA 96130
- **Assessor's Parcel Number:** 103-303-007

### SITE DESCRIPTION

- **Year Built:** 1926
- **Number of Buildings:** 1
- **Number of Floors:** 3, plus a Lower Subterrestrial Event/Meeting Level
- **Lot Size:** 0.32
- **Type of Ownership:** Fee Simple
- **Parking:** Street and Off-Site City Parking
- **Handicap Parking:** Yes

### ROOM BREAKDOWN

- **Standard Boutique Rooms:** 40
- **Executive Suites:** 10
- **Total Number of Guest Rooms (Currently):** 50-60 +

### CONSTRUCTION/MECHANICAL

- **Foundation:** Concrete
- **Framing:** Steel, Brick, and Wood
- **Exterior:** Concrete
- **Parking Surface:** Asphalt
- **Roof:** Flat
- **Plumbing:** Copper/PVC/Partial
- **Elevator:** Yes
- **HVAC:** Yes
- **Fire/Life/Safety:** Yes

### INTERIOR ROOM DETAIL

**Heating/Cooling System:** Individual Units

**Type of Showers:** Stand Up

**Type of Tubs:** Standard

**Interior Doors:** Solid Core

**Partitioning Doors:** Steel

**Exterior Room Windows:** Single and Dual Pane

**Exterior Retail Windows:** Single Plate Glass

**Gas:** Yes

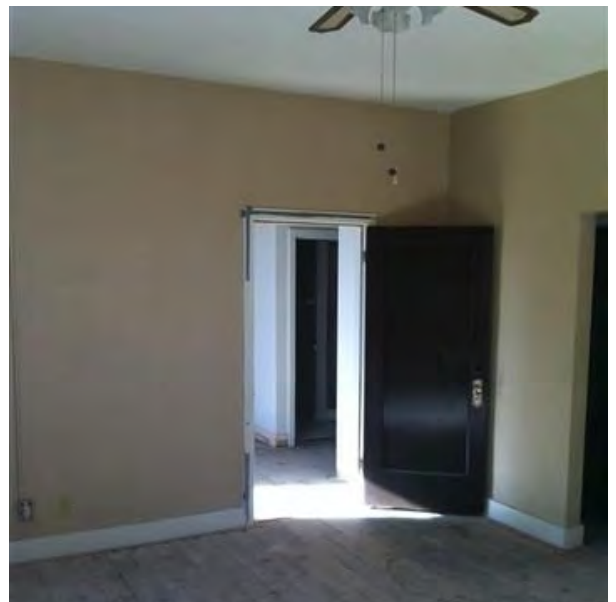
**Room Flooring:** Concrete/Wood

**Walls:** Concrete

## PRIOR & CURRENT INTERIOR PICTURES













## THE OFFERING

### PROPERTY CONDITION

The property is currently vacant and provides a wonderful fortuity to capitalize on a great building structure of solid concrete, brick & steel. During the most recent renovation, common vintage building upgrades were addressed including asbestos removal and other reformatations. A multitude of opportunities present themselves within this unique “blank canvas” moment to capitalize on whatever a new owner desires. In its prime-time, the building consisted of thriving street level shops, tasteful restaurants and a lavished grand foyer to welcome guests in. Not only does it provide a monument to serve the local community, but allows potential tax savings as it meets the historic building standards and is currently listed on the Historic Registry for the State of California.

### IMPROVEMENTS

Each guest room is independently climate controlled; partial fire Sprinklers; fireplaces; 9’ high ceilings in each guest room; large wide interior hallways with multiple windows for stunning views of the country; partially completed improved rooms and retail spaces; dual pane exterior windows and single pane interior windows, full commercial kitchens; improved for full bar and restaurants.

### STRENGTHS

Flexibility of use; Mixed Use Project with Hospitably or Assisted Living, Street-Level Retail Shops, Multiple Restaurants, Bars and Convention rooms/ Meeting Hall.

- Flexibility
- Mixed Use
- Multi-Family

Prime location on corner-view lot; rooms with views; tourist location is rated #29 in the Top 200 Hunting & Fishing Destinations in the USA. Kayaking, swimming, biking, hiking, boating, and snowmobiling with an abundance of sites in the area.

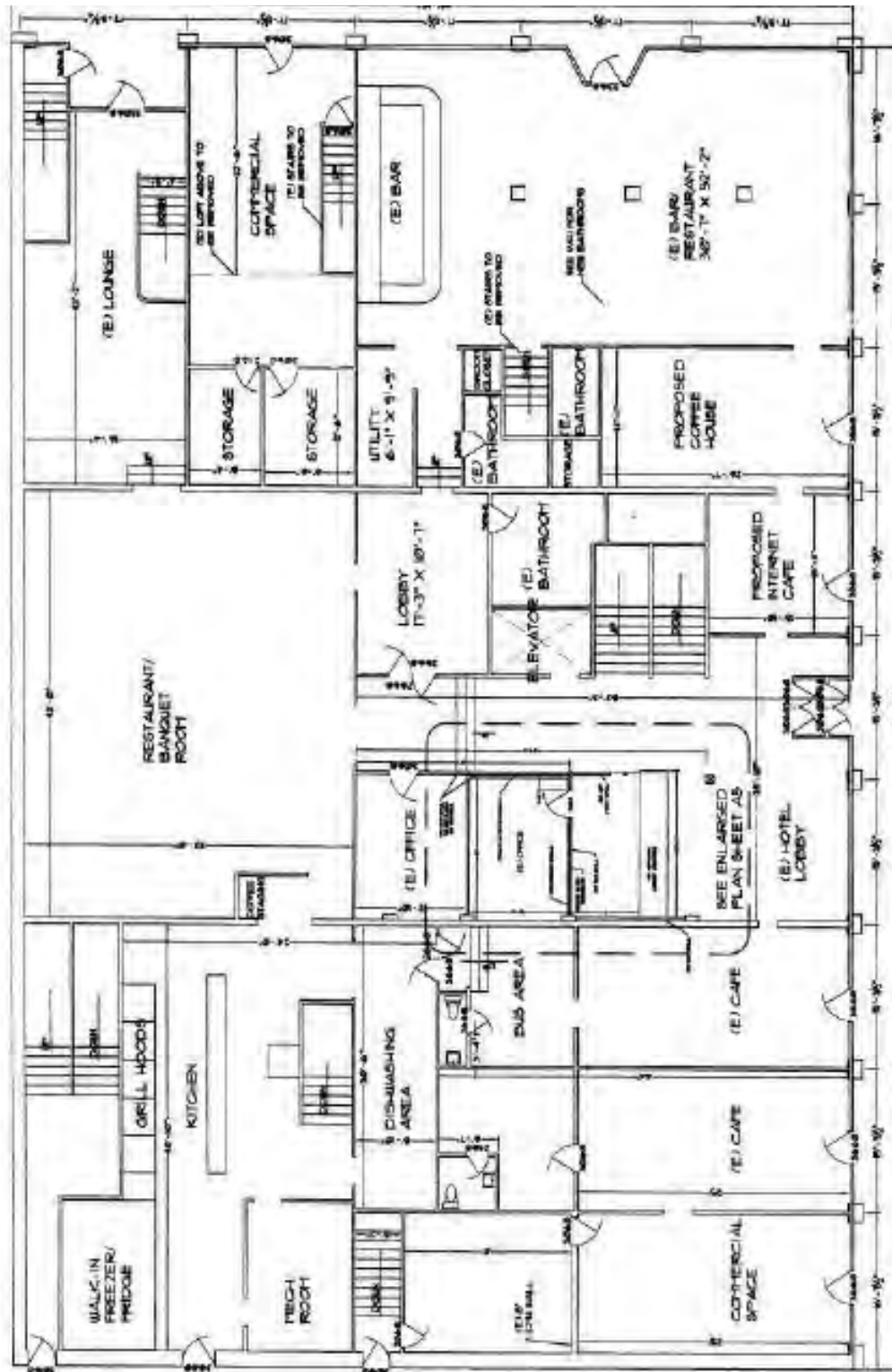
- Biz Johnson Trail - 70 Biking Trails – 5 minutes
- Susanville Ranch Park – 35 Biking Trails
- Lassen National Forest
- Diamond Mountain Casino Hotel Brewery
- Lassen Historical Museum – 17 Specialty Museums
- Lake Almanor - 25 minutes
- Lassen Volcanic National Park – 1 hour
- Lake Tahoe - 2 hours
- Eagle Lake – 16 miles – Water Skiing, Jet Skiing, Pleasure cruisers, Fishing Boats, Windsurfing, Sailing, Kayaking, Canoeing, Paddle-boarding, Camping
- Diamond Mountain 18 Hole Golf Course
- Walking distance to Shopping, Bars, Restaurants, and Additional Attractions
- Airports: Susanville Municipal Airport 6.2 miles, Reno-Tahoe Int'l Airport 87.6 miles Banner Lassen Medical Center and ER – 3.3 miles
- Convenient access to highways; California State Route 36, 139, and US Route 395

# FLOOR PLANS

**First Floor:** Lobby Retail, Dining and Other.

Second and Third Floor, Hospitality 50 Rooms (10 Executive Suites); Possibly 60

[Download](#)



HOTEL MT. LASSEN MAIN FLOOR PLAN

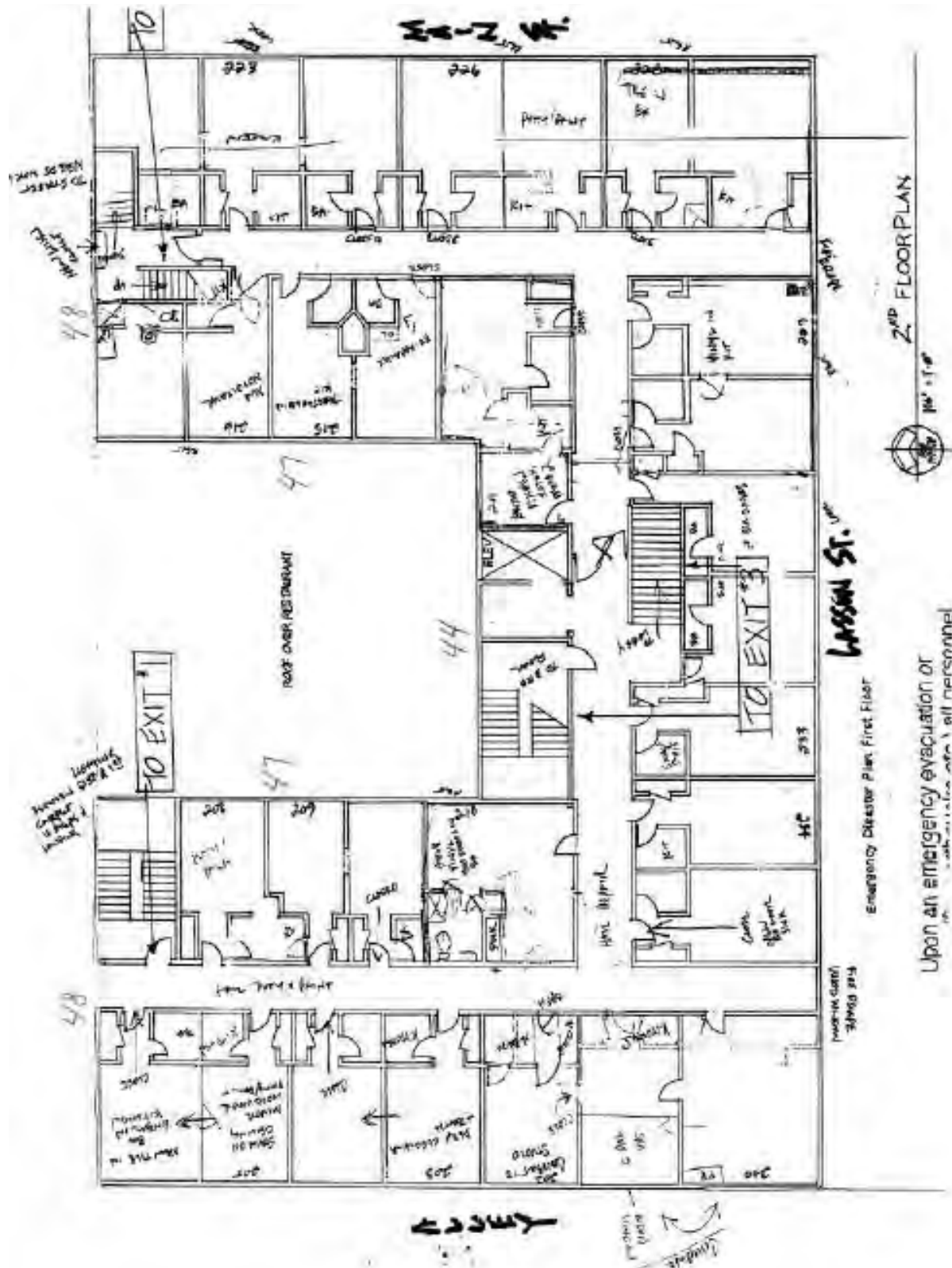
SCALE: 3/8" = 1'-0"



# FLOOR PLANS

**Second Floor** and Third Floor, Hospitality Guest Rooms

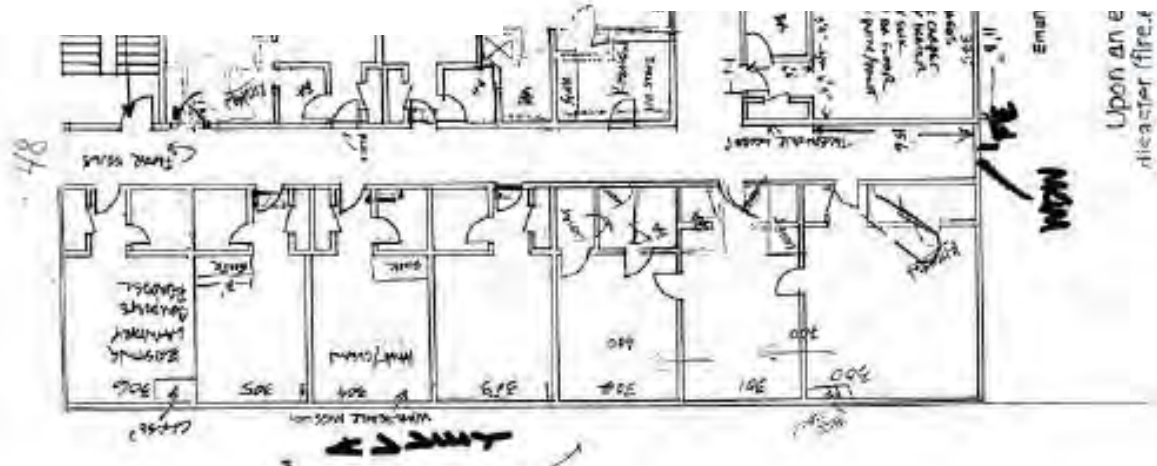
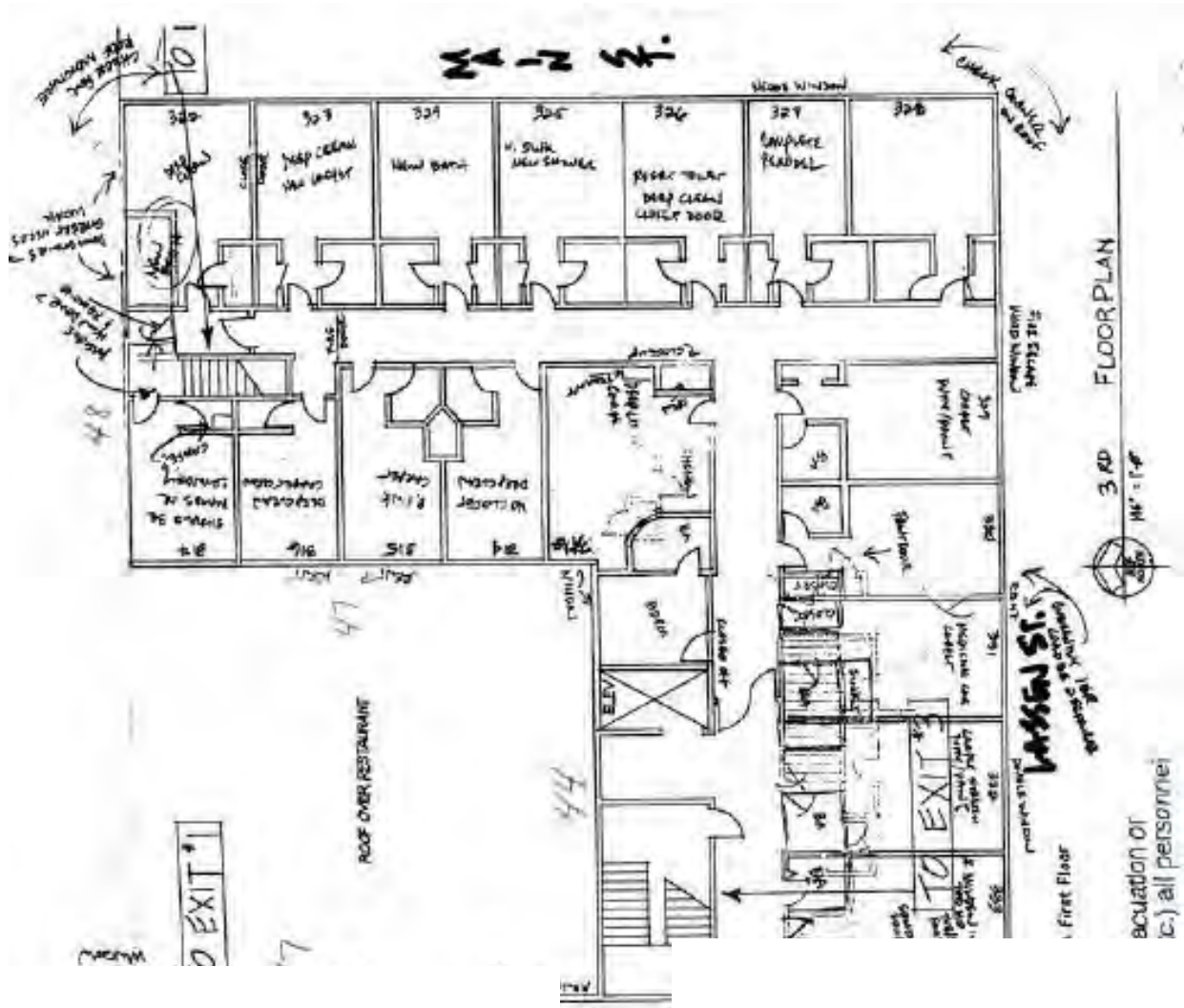
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# FLOOR PLANS

Second and **Third Floor**, Hospitality Guest Rooms

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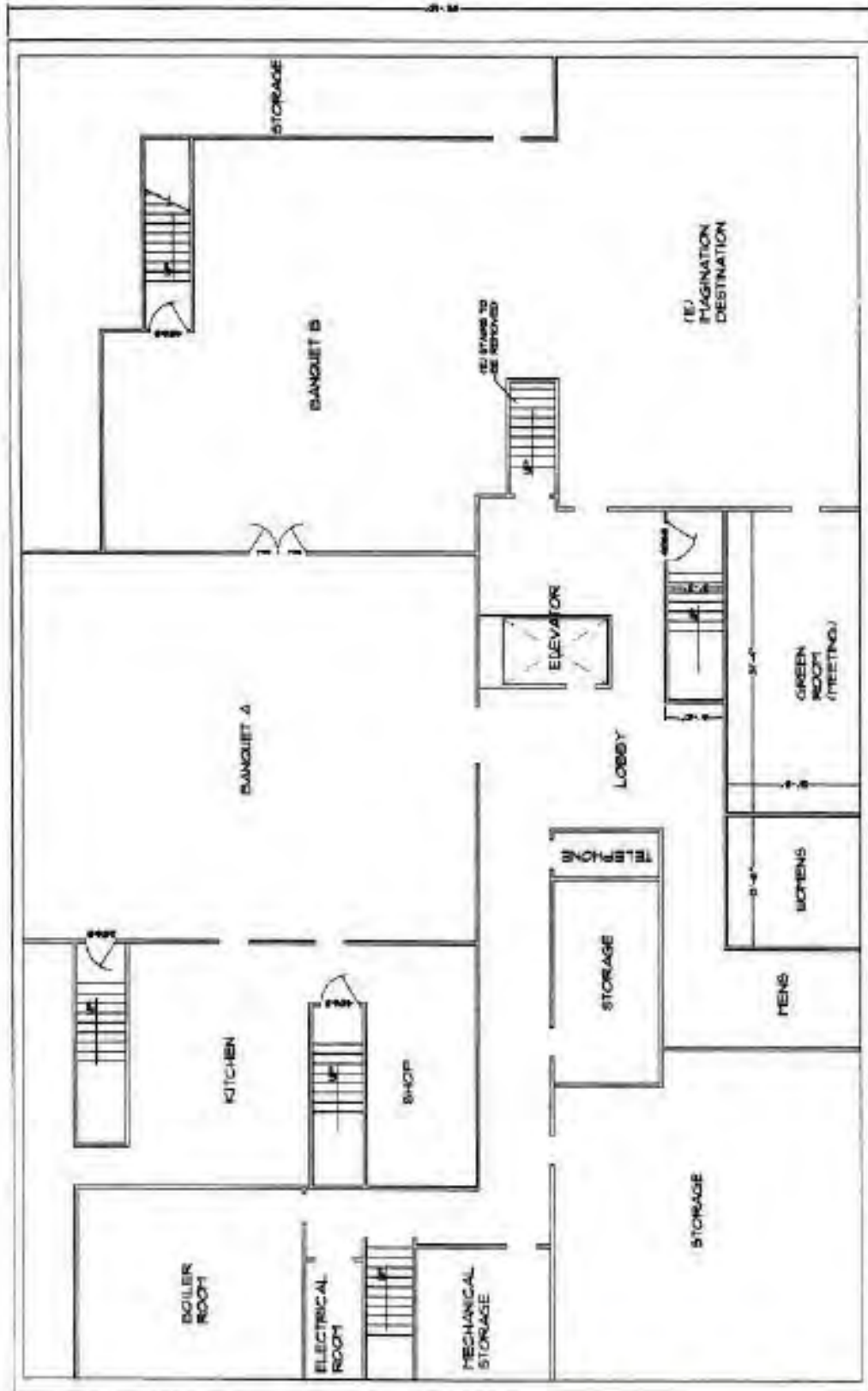




# FLOOR PLANS

**Lower Level:** Banquet, Entertainment, and Events.

[Download](#)



**HOTEL MT. LASSEN BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

# SUSANVILLE, CA

## RATED #29 OF THE TOP 200 HUNTING AND FISHING DESTINATIONS

[Susanville Ranch Park](#) [Bizz Johnson National Recreation Trail](#) [Eagle Lake](#)





## SURROUNDING AREA

**Susanville, California** is the county seat of Lassen County, California, United States. Susanville is located on the Susan River in the southern part of the county, at an elevation of 4,186 feet (1,276m). In 2020, Susanville had a population of 14.9k people with a median age of 31.7

Susanville, a former logging and mining town, it is the site of the High Desert State Prison and the California Correctional Center, and Lassen Community College - a higher education institution.

Susanville is the seat of Lassen County which covers 4,720 miles. The largest industries include Tourism, Outdoor Sporting, Public Administration, Health Care and Social Assistance, and Retail Trade.

Conveniently centered between Reno, Redding, Chico and the Mt. Shasta areas. It is **a year round playground** with a myriad of out door activities including; camping, hunting, fishing, hiking and snowmobiling as well as easy day trips to Lassen Volcanic National park and Eagle Lake.

- Newer Banner Hospital and Medical Center Nearby
- Diamond Mountain Casino within miles
- Lassen Peak
- Lake Almanor
- Shasta Lake
- Lassen Volcanic National Park



INSPIRATION

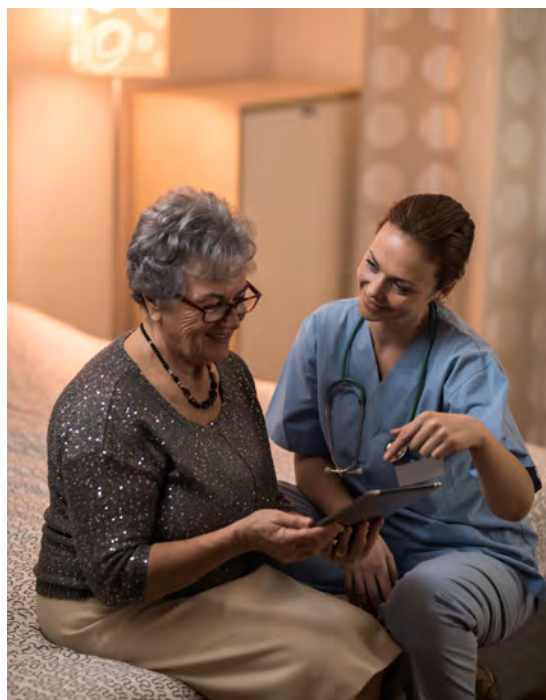
# REVITALIZE



- Multi-Family
- Retail
- Brewery
- Eatery

- Adult Living
- Hospitality
- Extended Stay
- Government/VA Housing







INSPIRATION

# UNIQUE DESTINATION

- Historic Building
- Spa and Wellness Facility
- Co-Working Space
- Indoor Market
- Hunting & Fishing

**Mixed Use, Hospitality, Retail Shops,  
Restaurants, Multi-Family, and  
Assisted Living / ADHC.**





OPEN



