

2760
ESPLANADE
CHICO, CA

FOR SALE

±1,300 SF ESTABLISHED INFRARED SAUNA AND WELLNESS STUDIO



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CAPITAL RIVERS
COMMERCIAL

SUITE 140: ±1,300 SQUARE FEET

Established infrared sauna and wellness studio for sale in Chico, CA

- Full-spectrum infrared sauna suites feature near, mid, and far-infrared wavelengths.
- Medical-grade red light therapy supports the studio's specialized wellness services.
- Halotherapy and SNØ Shower contrast therapy complement infrared sauna sessions.
- Esplanade location near E Lassen Avenue provides convenient north Chico access.
- Seller is willing carry to a qualified buyer.

2760 Esplanade, Suite 140, Chico, CA is home to an established Perspire Sauna Studio operating in Chico since 2024. The wellness studio provides full-spectrum infrared sauna sessions, medical-grade red light therapy, halotherapy, and contrast therapy in a purpose-built environment designed for relaxation and recovery. Individual sauna suites incorporate near, mid, and far-infrared wavelengths along with red light technology, while SNØ Shower contrast therapy complements the studio's heat-based services. The sale provides an opportunity to acquire an operating wellness business with specialized equipment and an established Chico location.

OFFERING

Asking Price: \$175,000



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LOCATION SUMMARY



2760 ESPLANADE, CHICO

Located along the Esplanade corridor near E Lassen Avenue, the studio is positioned within an established north Chico commercial area serving surrounding neighborhoods and daily destinations. Esplanade provides direct north-south connectivity through Chico, offering convenient access for clients traveling from residential and employment areas throughout the community. The location combines an established commercial setting with proximity to neighborhood services and businesses along the Esplanade corridor.



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PHOTOS



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NEARBY AMENITIES



CHICO, CALIFORNIA

Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



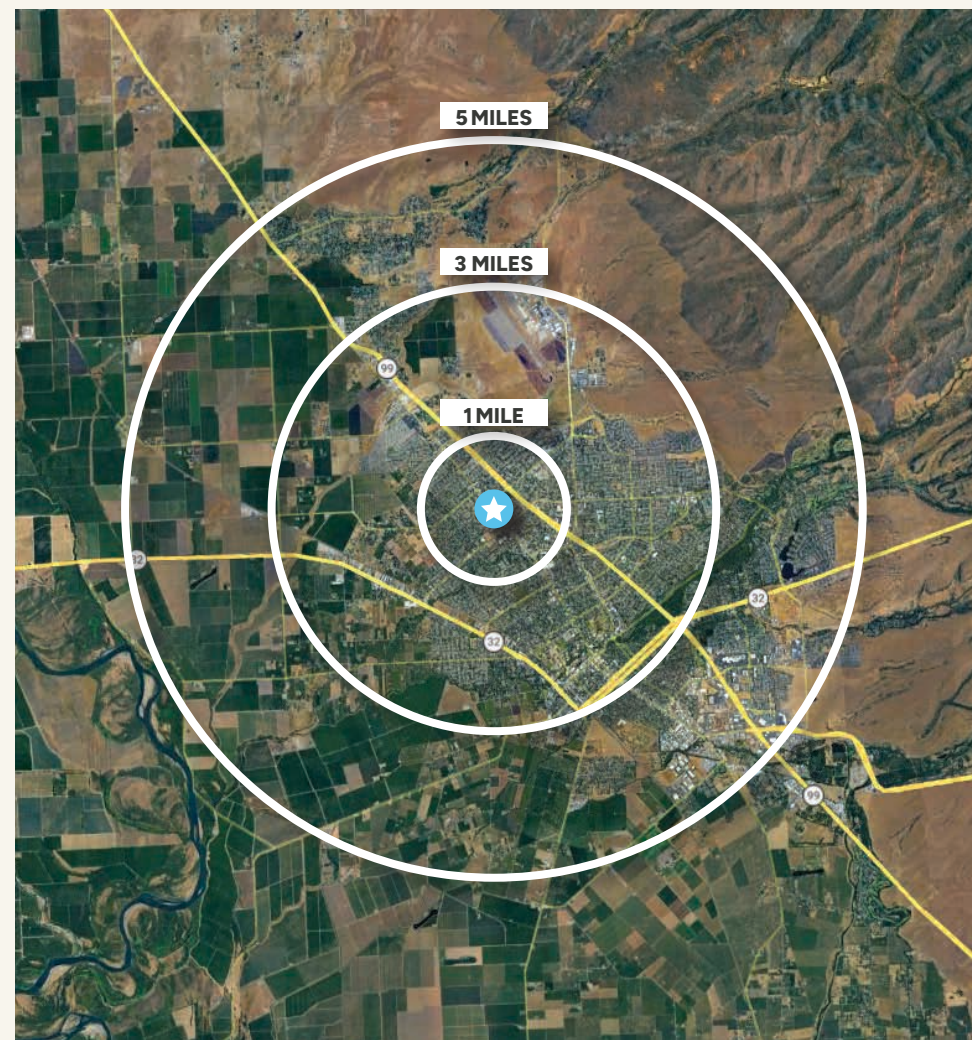
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	14,353	78,444	110,007
2020 Census Population	15,240	81,519	112,997
2010 Census Population	14,517	71,357	100,423
2026 Median Age	39.2	33.5	34.7

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 Estimated Households	6,322	31,954	45,187
2020 Census Households	6,710	33,453	46,285
2010 Census Households	6,159	28,893	40,380

INCOME	1 MILE	3 MILES	5 MILES
2026 Estimated Average Household Income	\$98,371	\$98,809	\$104,832
2026 Estimated Median Household Income	\$81,369	\$77,285	\$79,892

BUSINESS	1 MILE	3 MILES	5 MILES
2026 Estimated Total Businesses	885	3,301	4,709
2026 Estimated Total Employees	7,727	28,785	42,993



Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



About Capital Rivers Commercial

Built for More Than the Transaction

Capital Rivers Commercial is a full-service commercial real estate firm built to create lasting value for investors, property owners, businesses, and communities. With offices in Sacramento, Chico, and Redding, we combine responsive, relationship-driven service with disciplined execution and deep market knowledge.

Our brokerage team brings the strength of an integrated commercial real estate platform to every assignment. With capabilities across development, asset management, and economic development advisory, we bring a broader perspective to each opportunity. This allows us to anticipate challenges, identify creative solutions, and bring the right people to the table.

Our four divisions work independently and together, allowing us to support commercial real estate at every stage, from identifying an opportunity and executing a deal to developing, operating, and creating long-term value.

Chico Office

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Learn more at capitalrivers.com

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COMMERCIAL BROKERAGE

Strategic representation for acquisitions, dispositions, leasing, and site selection is backed by deep market knowledge and disciplined analysis.

> [Learn more about Commercial Brokerage](#)



DEVELOPMENT

Experience across site selection, entitlements, financing, and project management turns real estate opportunities into executable projects.

> [Learn more about Development](#)



ASSET MANAGEMENT

A hands-on approach to property operations, tenant relationships, and asset performance protects and builds long-term value.

> [Learn more about Asset Management](#)



ECONOMIC DEVELOPMENT ADVISORY

Strategic guidance helps communities attract investment, identify opportunities, and build productive relationships with retailers, developers, and other private-sector partners.

> [Learn more about Economic Development Advisory](#)

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