



For Sale | ±40.3 AC | 2 Schools | 2 Residences

21893 & 21945 Old 44 Drive, Palo Cedro, CA

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Executive Summary

The Opportunity: Colliers is pleased to present for sale the Bishop Quinn Catholic Center, a rare institutional campus located in Palo Cedro, California. The property is owned by the Roman Catholic Bishop of Sacramento, which is cooperating with the United States Bankruptcy Court for the Eastern District of California, Sacramento Division, in connection with the sale process. This is being offered on an As-Is, Where-Is basis.

Property Description: Formerly operated as Bishop Quinn Catholic Center/St. Francis Middle School with a portion currently leased to Chrysalis Charter School, this offering presents a rare opportunity to acquire a fully improved, multi-building educational campus in Palo Cedro, California. Situated on approximately 40.3 acres, the property features over 54,000 square feet of improvements across a diverse collection of academic, administrative, athletic, residential, and storage facilities.

Main Improvements (constructed in 1984 unless otherwise noted) include:

- ±18,440 SF Gymnasium / Assembly Facility
- ±5,598 SF Administration Building
- ±9,192 SF Classroom Building
- ±9,444 SF Classroom Building
- ±9,094 SF Classroom Building
- ±9,403 SF Classroom Building (Built in 2003)
- ±1,305 SF Storage / Utility Building
- Two Single-Family Residences
 - ±1,264 SF residence (Built in 1980)
 - ±1,080 SF residence (Built in 1960)

Location: The subject property is located at 21893 & 21945 Old 44 Drive, Palo Cedro, CA, with frontage and visibility near the Highway 44 corridor.

Executive Summary

- About Palo Cedro:** Palo Cedro is an affluent semi-rural community in eastern Shasta County, just minutes from Redding, known for its spacious residential estates, strong community character, and convenient access to Northern California's outdoor recreation. Positioned along Highway 44, the area offers quick connectivity to Interstate 5, Redding Municipal Airport, healthcare, retail, and regional employment centers, while maintaining a peaceful environment. Its combination of accessibility, open space, and quality-of-life amenities makes Palo Cedro an attractive setting for educational, retreat, religious, wellness, and institutional uses.
- Assessor Parcel Nos. (APN's):** 059-080-019-000 (40.27 AC) & 059-070-027 (0.06 AC)
- Current Zoning & General Plan:** R-R (Rural Residential)
- Asking Price:** To be determined by market
- Offers Due Date:** Offers due by July 14, 2026 at 5PM. Please submit all offers in letter of intent format via email to steve.chamberlain@colliers.com and cc tiffany.tyner@colliers.com.
- Brokerage Fee:** No cooperating brokerage fees. Submitting brokers must seek compensation from buyer.
- Bankruptcy Court Approval:** Title to the Property is held in the name of The Roman Catholic Bishop of Sacramento, a corporation sole. The Roman Catholic Bishop of Sacramento is currently the debtor in a Chapter 11 bankruptcy proceeding, case no. 24-21326, United States Bankruptcy Court, Eastern District of California ("Bankruptcy Court"). All terms of any sale contract are subject to the approval of the Bankruptcy Court. It is estimated that this process will take at least 75 to 90 days. If court approval is not granted, then any sale transaction will be cancelled and not consummated. Approval of any sale contract may be subject to overbidding as part of the court approval process.

Property Photos

[View More Photos Here >>](#)



Classroom



Gymnasium



Kitchen

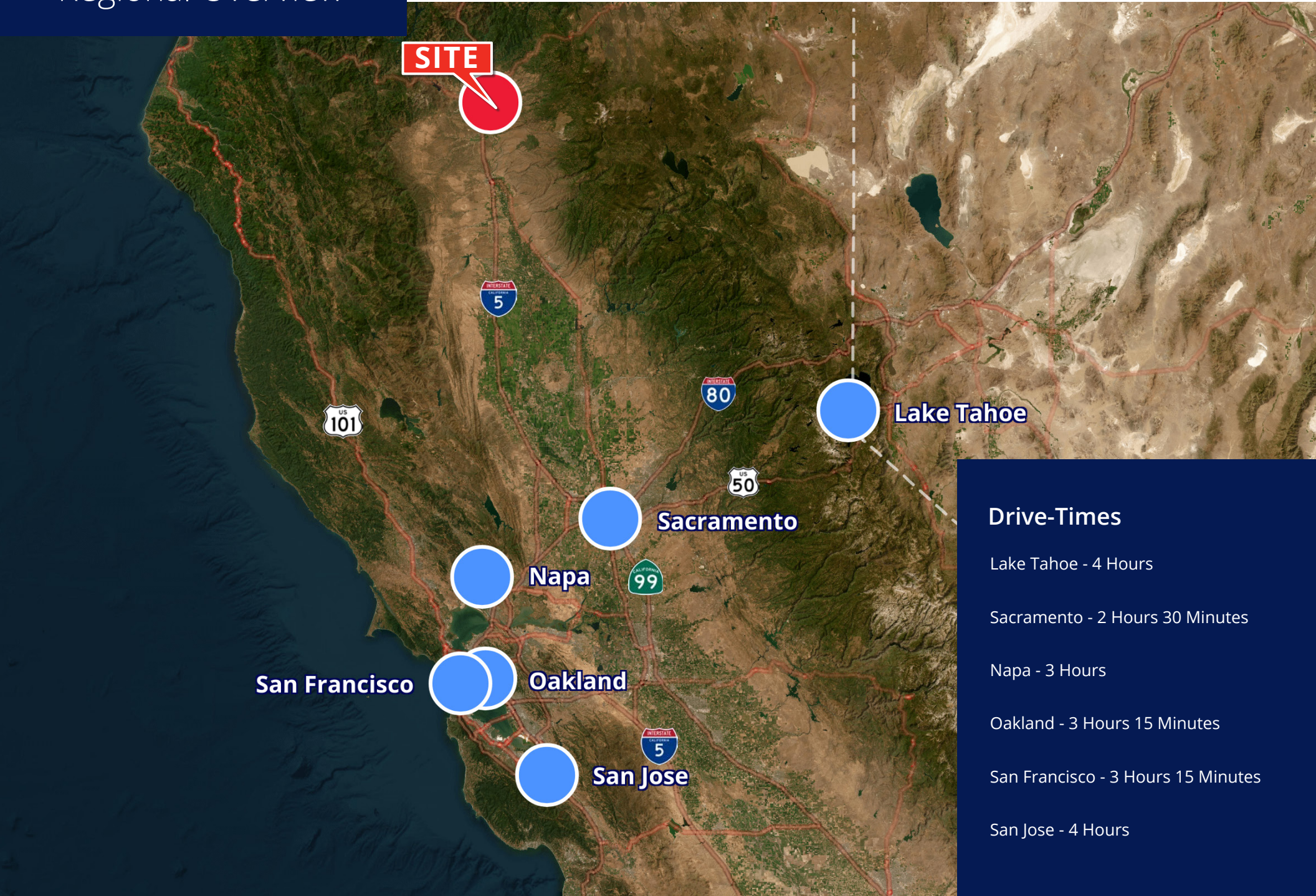


Football & Baseball Fields



Playground

Regional Overview



Drive-Times

- Lake Tahoe - 4 Hours
- Sacramento - 2 Hours 30 Minutes
- Napa - 3 Hours
- Oakland - 3 Hours 15 Minutes
- San Francisco - 3 Hours 15 Minutes
- San Jose - 4 Hours



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