



**JUST LISTED**

## CROWN STORAGE BUTTE COUNTY PORTFOLIO

16 CANYON DR, OROVILLE, CA  
6225 LINCOLN BLVD, OROVILLE, CA  
14426 SKYWAY, MAGALIA, CA



### INVESTMENT OPPORTUNITY

- ◆ PRICE: \$17,300,000
- ◆ UNITS: 1,243 (1,085 UNITS + 158+ PARKING SPACES)
- ◆ RENTABLE SQUARE FEET: 160,062
- ◆ PRICE PER NRSF: \$108.08
- ◆ YEAR BUILT: '01, '03/ 1986 /'01, '03, '13



### INVESTMENT HIGHLIGHTS

- ◆ The portfolio is currently 82% economically occupied. Physical occupancy is 80% by units and 90% by NRSF.
- ◆ The Lincoln Blvd. location features expansion potential with bare land that can be configured for parking or additional buildings.
- ◆ The Oroville properties are 7 miles from one another and Magalia is located approximately 30 miles to the north.
- ◆ All three properties feature solar arrays and onsite living quarters.

Exclusively listed by:

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