



Rio Street

Willow Street

Ash Street

SITE

Riverside Way

River Park

Community Pool

For Sale | Former High School

233 Riverside Way, Red Bluff, CA

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Executive Summary

The Opportunity:	Colliers is pleased to present for sale the former Mercy high school site situated in Red Bluff, California. The property is currently owned by the Roman Catholic Diocese of Sacramento, which is cooperating with the United States Bankruptcy Court for the Eastern District of California, Sacramento Division. This sale will be As-Is.
Property Description:	Approximately 1.5 acres of improved land on two legal parcels. The property encompasses 31,000 square feet plus a 6,600 square foot gym facility. The original building was completed in 1959, followed by the addition of a wing in 1965.
Location:	The subject property is located at 233 Riverside Way in Red Bluff, California directly across the street from the City-owned River Park.
About Red Bluff:	Red Bluff, California, is the county seat of Tehama County, located along the upper Sacramento River. Founded in the mid-1800s and named for its distinctive reddish bluffs, it was once a key supply hub for Gold Rush miners and a railroad terminus. Today, it's known for its historic downtown, Victorian architecture, and the Red Bluff Round-Up—the largest three-day rodeo in the nation.
Assessor Parcel Nos. (APN's):	033-073-011-000 (1.48 AC) & 033-073-014-000 (0.02 AC)
Current Zoning:	R-3 (Neighborhood Apartment)
General Plan:	R-M (Residential – Medium Density)
Asking Price:	\$3,750,000
Offers Due Date:	Offers due by October 15, 2025 at 5 PM PST. Please submit all offers in letter of intent format via email to steve.chamberlain@colliers.com .

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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

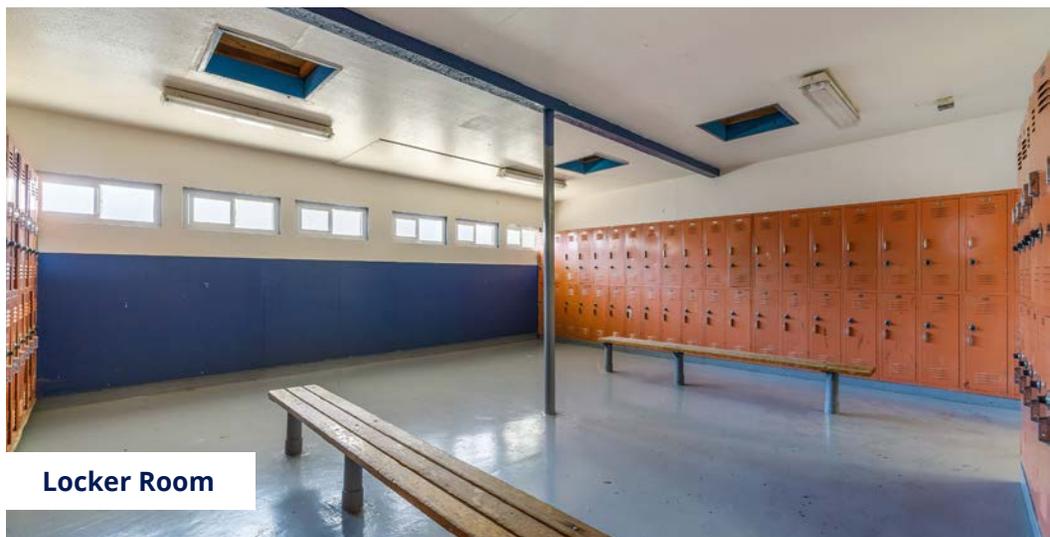
[View More Photos Here >>](#)



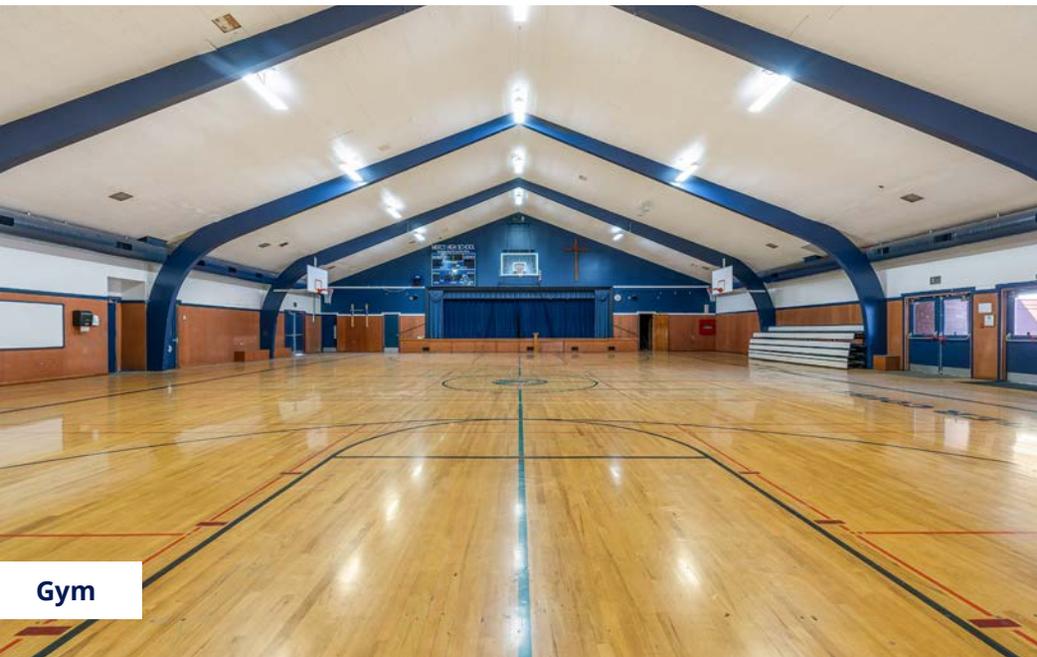
Entrance



Kitchen



Locker Room

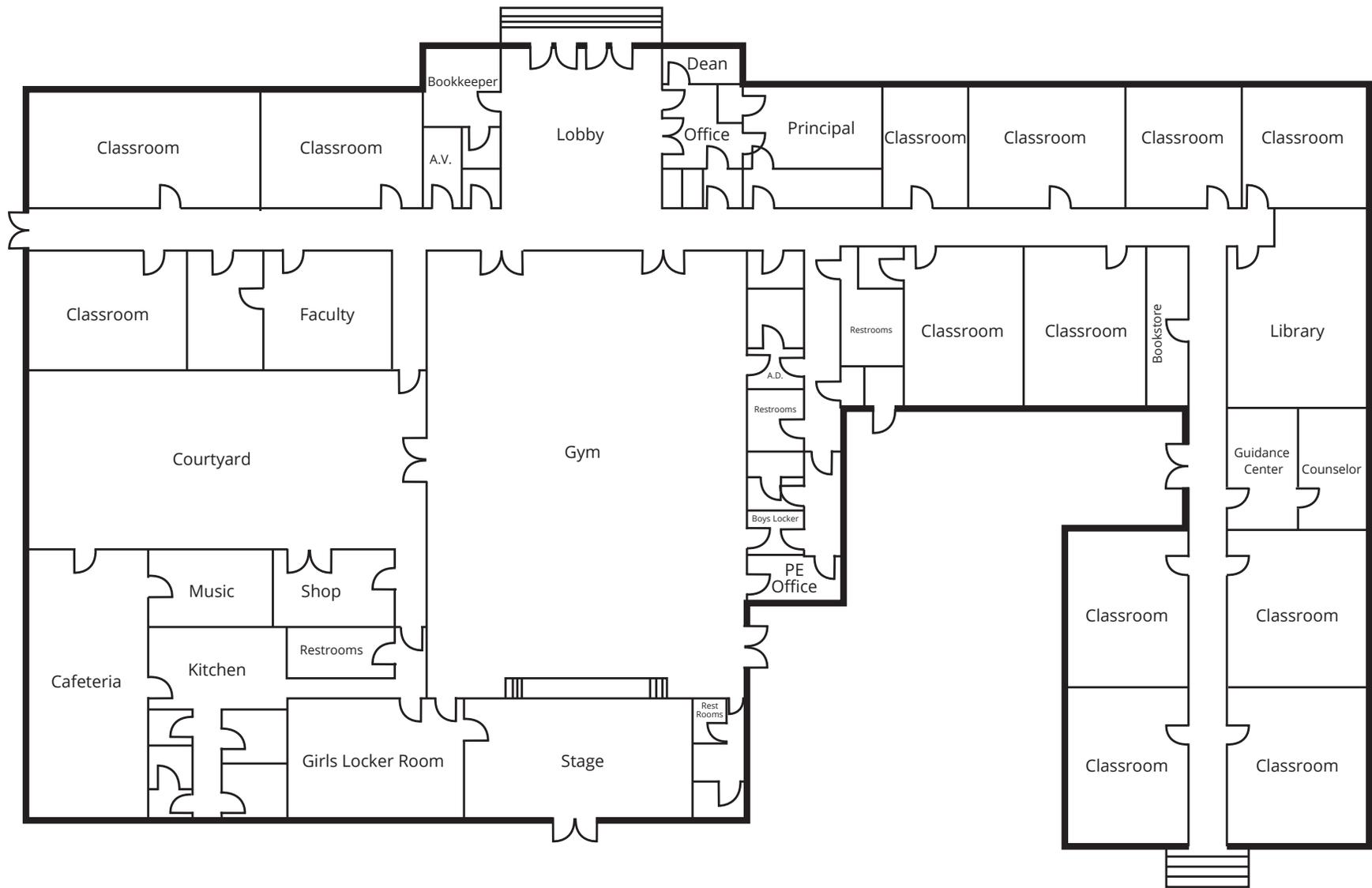


Gym

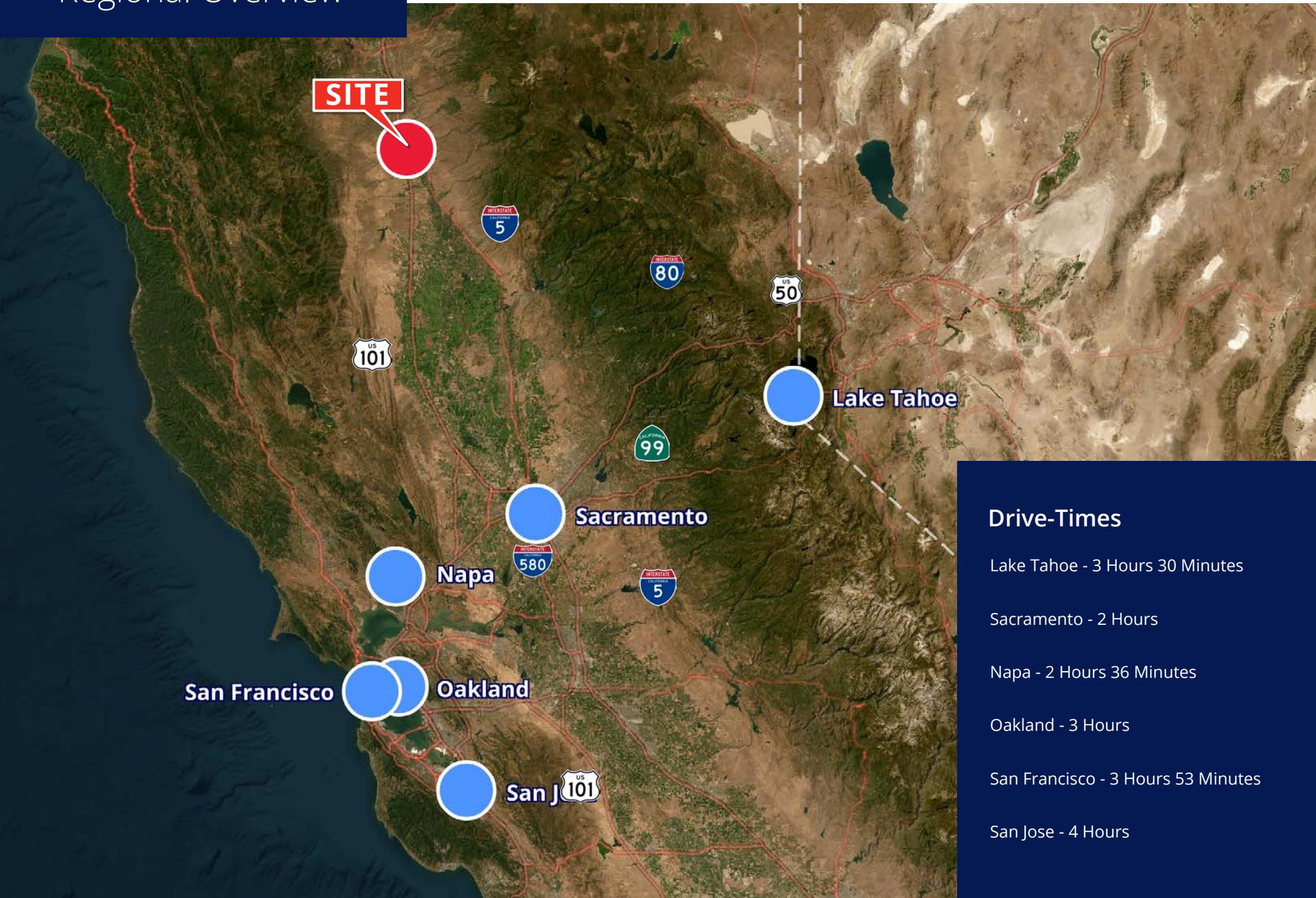


Hallway

Site Layout



Regional Overview



Drive-Times

Lake Tahoe - 3 Hours 30 Minutes

Sacramento - 2 Hours

Napa - 2 Hours 36 Minutes

Oakland - 3 Hours

San Francisco - 3 Hours 53 Minutes

San Jose - 4 Hours



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