

Donnelly Transactions



C & C PROPERTIES

Multi-Family Development



Property Type : Land Description : Valley Oak Subdivision Project Multi-Family Development Land at Yosemite Dr. & Humboldt Rd. in Chico. Sold to an affordable housing developer.

Sold / Leased : PENDING

Size : 11.26 Acres

Price/Rate : \$6,000,000 Represented Seller

Date : May 2023

Multi-Family Development



Property Type : Land Description : In-Fill Development Land at 2805 Cohasset Rd. in Chico. Total of Four Parcels. Sold to an affordable housing developer.

Sold / Leased : SOLD

Size : 6.68 Acres

Price/Rate : \$2,555,000 Represented Seller.

Date : Sept 2022

Commercial Land



Property Type : Land Description : Nearly One Acre Commercial Industrial Lot behind Oroville Hobby Motors on Veatch St. just off Oro Dam Blvd. Sold to Pacific Coast Producers for parking.

Sold / Leased : SOLD

Size : 0.96 Acres

Price/Rate : \$209,000 Represented Seller

Date : May 2022

Magnum Industrial Land



Property Type : Land Description : Raw unimproved industrial land on Feather River Blvd. just north of Georgia Pacific Ave. Next to Mini-Storage facility. Purchased by a Landscape Company.

Sold / Leased : SOLD

Size : 2.90 Acres

Price/Rate : \$190,000 Represented Seller.

Date : May 2022

Donnelly Transactions



C & C PROPERTIES

Golden Valley Bank



Property Type : Office Description : Golden Valley Bank expansion into Oroville. Across from the Oroville Medical Center at 2770 Olive Hwy. Mission Style architecture to be remodeled for bank branch.

Sold / Leased : SOLD

Size : 6,550 ft.

Price/Rate : \$785,000 Represented Buyer

Date : July 2021

Franz Bread



Property Type : Warehouse Description : Warehouse at 2785 Feather River Blvd. with extra 1 Acre parcel. Originally Leased to Franz Bread Company for Oroville distribution. Sold to Tenant five years later.

Sold / Leased : SOLD

Size : 8,400 sq. ft.

Price/Rate : \$900,000 Represented Seller.

Date : May 2021

Hignell Companies



Property Type : Office Description : Class A office corporate HQ for for Hignell Companies at 1750 Humboldt Rd. in Chico. Income property sold at a 7% Cap Rate

Sold / Leased : SOLD

Size : 20,545 SF

Price/Rate : \$3,975,000 Represented Seller & Buyer

Date : July 2021

Golden Farm Credit



Property Type : Office Description : Beautiful Class A offices at 3013 Ceres Ave. in Chico vacated by KCOE Accounting purchased by Golden State Farm Credit. Unsolicited offer to purchase.

Sold / Leased : SOLD

Size : 20,661 SF

Price/Rate : \$3,805,000 Represented Seller.

Date : June 2021

Donnelly Transactions



C & C PROPERTIES

Palm Plaza



Property Type : Retail Description : Grocery anchored shopping center in the heart of Orland. Anchored by SavMor. Daily needs shopping with inline tenants.

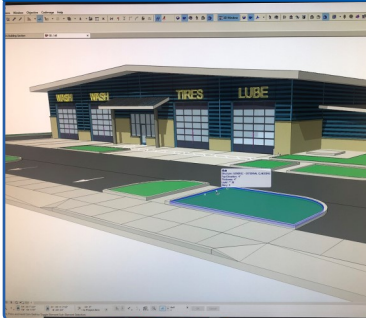
Sold / Leased : SOLD

Size : 36,527 ft.

Price/Rate : Undisclosed. Represented Seller

Date :

Truck Wash



Property Type : Land Description : Commercial Development Parcel across from new Love's Travel Center in Williams. Approved for new Truck Wash.

Sold / Leased : SOLD

Size : 1.82 Acres

Price/Rate : \$525,000 Represented Buyer & Seller.

Date : July 2020

Garden Villa



Property Type : Office Description : Class A medical office space in Garden Villa next to Golden Valley Bank. Leased to Chico Naturopathic Medicine.

Sold / Leased : Leased

Size : 965 sq. ft.

Price/Rate : Undisclosed Represented Landlord & Tenant

Date : July 2020

Meyers St. District



Property Type : Industrial Description : Cool commercial industrial unit in the Meyers Street District Maker Space area of Chico. Leased to Bob's Air Repair. Five year lease

Sold / Leased : LEASED

Size : 2,600 Sq Ft

Price/Rate : Undisclosed Represented Landlord & Tenant.

Date : June 2020

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Merlam Park



Property Type : Office Description : Class A medical administrative space in iconic Penney Building at entrance to Meriam Park. Leased to Florence Medical.

Sold / Leased : LEASED

Size : 1,191 ft.

Price/Rate : Undisclosed

Date : Dec. 2019 Represented Landlord & Tenant

30 Independence



Property Type : Office Description : Philadelphia Square office leased to California Regional Land Trust.

Sold / Leased : LEASED

Size : 800 sq. ft.

Price/Rate : Undisclosed

Date : April 2020 Represented Landlord & Tenant

15 W. Eaton



Property Type : Office Description : Prime Class A office space on Eaton Road near corner of the Esplanade. Leased to GTS engineering firm.

Sold / Leased : LEASED

Size : 10,488 ft.

Price/Rate : Undisclosed

Date : Feb 2020 Represented Landlord

Princess Parties



Property Type : Retail Description : Princess Parties relocating from the Chico Mall to the Towne & Country Shopping Center. Last space available. Center now full!

Sold / Leased : LEASED

Size : 900 Sq. Ft.

Price/Rate : Undisclosed

Date : July 2020 Represented Landlord & Tenant.

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C & C PROPERTIES

Ron's Drive In



Property Type : Retail Description : High Traffic property at corner of Olive HWY and Lowerr Wyndotte Rd. Purchased for a new Starbucks drive thru. Two Parcels on .47 acres. Former iconic Drive in Restaurant.

Sold / Leased : Sold

Size : 1,303 ft.

Price/Rate : \$525,000 Represented Seller.

Date : May. 2020

Warehouse/Office



Property Type : Industrial Description : Former Feather River Opportunity Center owned by Work Training Center. Leased to Camp Fire clean up company. One year lease with options to extend. Two buildings on 2.2 acres.

Sold / Leased : Leased

Size : 16,690 ft.

Price/Rate : \$10,000mo Represented Landlord & Tenant.

Date : Feb. 2020

Drive Thru



Property Type : Restaurant Description : 116 Table Mt. Blvd., Oroville. Income property purchased by an investor. Drive thru café property on two parcels for a total of .98 acres. Long term lease.

Sold / Leased : Sold

Size : 1,974 ft.

Price/Rate : \$259,000 Represented Seller.

Date : Oct. 2019

Olive Orchard



Property Type : Land Description : Beautiful olive orchard on two parcels at the corner of Mt. Ida and Miners Ranch Rd. in Oroville. Mixed Use Zoning allowing for some future residential development.

Sold / Leased : Sold

Size : 63 Acres

Price/Rate : \$500,000 Represented the Seller

Date : Sept. 2019

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C & C PROPERTIES

2 Crusader Ct.



Property Type : Industrial Description : Office warehouse complex at Chico Airport Industrial Park. Dryway company downsizing. Sold to Tree Service Company.

Sold / Leased : SOLD

Size : 5,987 sq. ft.

Price/Rate : \$580,000

Date : Feb. 2020 Represented Buyer

110 Independence



Property Type : Office Description : Income property with two tenants in Philadelphia Square. Sold to an investor. Two Story building. Agri-Tech company upstairs, Dermatologist downstairs.

Sold / Leased : Sold

Size : 7,436 sq. ft.

Price/Rate : \$975,000

Date : Dec. 2019 Represented Seller.

Skypark Golf



Property Type : Golf Course Description : Golf Course along the Skyway at 1 Longest Dr. purchased by Adventist Health for new Hospital. Property assembled with Franklin Construction next door. Signalized lighted intersection.

Sold / Leased : Sold

Size : 30.88 acres

Price/Rate : \$9,416,000

Date : Dec. 2019 Worked with JLL Representing Buyer

969 East Ave/



Property Type : Retail Description : Former Financial Services building sold to Members Credit Union. Unsolicited offer. Includes drive through from former Taco Bell building.

Sold / Leased : Sold

Size : 1,606 sq. ft.

Price/Rate : \$1,190,000

Date : Oct. 2019 Represented Seller.

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C & C PROPERTIES

221 Walker



Property Type : Office Description : Prime corner office retail location in Orland. Former Title Company and insurance office. Purchased by an investor with Seller financing.
 Sold / Leased : SOLD
 Size : 1,322 ft.
 Price/Rate : \$325,000
 Date : July 2019
Represented Seller.

411 Walker



Property Type : Commercial Description : Mixed use commercial residential building on a high profile corner in Orland. Commercial retail units on ground floor, apartments on second floor. Purchased by an investor.
 Sold / Leased : Sold
 Size : 12,768 ft.
 Price/Rate : \$610,000
 Date : June 2019
Represented Seller.

Grocery Outlet



Property Type : Land Description : 1.85 Acre vacant pad site lot in Williams on I5 purchased by a Developer to build a new Grocery Outlet.
 Sold / Leased : Sold
 Size : 1.85 Acres
 Price/Rate : \$700,000
 Date : March2019
Represented Seller and Buyer.

CannaHub



Property Type : Land Description : Cannabis land development company purchased 40 acres for large "campus like" grow and processing business park in Williams. Across from Love's Travel Center off of I5 & HW 20.
 Sold / Leased : Sold
 Size : 40 Acres
 Price/Rate : \$1,742,400
 Date : April 2019
Represented Seller.

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C & C PROPERTIES

Mosquito Abatement



Property Type : Warehouse Description : New warehouse office building owned by Oroville Mosquito Abatement District in Oroville. Purchased by Propane Company burned out of Paradise.
Sold / Leased : Sold
Size : 2,250 ft.
Price/Rate : \$385,000.
Date : Feb. 2019
Represented Seller and Buyer

Hope Center



Property Type : Warehouse Description : Commercial - Industrial complex in Oroville. Concrete tilt up warehouse & offices with several auxiliary metal buildings. Occupied by non-profit Hope Center. Purchased by an Investor
Sold / Leased : Sold
Size : 21,180 ft.
Price/Rate : \$670,000
Date : Feb. 2019
Represented Seller.

1700 Feather River Blvd.



Property Type : Warehouse Description : Re-Development Project in Oroville. Dilapidated commercial warehouse building (former butcher and meat packing plant purchased by investor contractor for renovation and restoration.
Sold / Leased : Sold
Size : 19,470 ft.
Price/Rate : \$500,000
Date : Feb 2019
Represented Seller.

Mission Square



Property Type : Office Description : Self Help Credit Union branch in Oroville. Mission Square Commercial Condo. Sold to an investor. Partially furnished with large safe.
Sold / Leased : Sold
Size : 2,000 ft.
Price/Rate : \$129,000
Date : Dec. 2018
Represented Seller.

Donnelly Transactions



C & C PROPERTIES

Fit Body Boot Camp



True Value Hardware



Cobblestone Court



Amber Grove



Property Type : Retail Description : Skypark Plaza Shopping Center, Chico, anchored by Raley's. Lease to Fit Body Boot Camp fitness studio to the right of Ross. Inline space

Sold / Leased : Leased

Size : 2,971 ft.

Price/Rate : \$4,307

Date : Jan., 2019 Represented Landlord

Property Type : Retail Description : Towne & Country Shopping Center, Chico, anchored by Rite Aid & Save Mart. Former Carpet One leased to True Value Hardware and Holiday Pools.

Sold / Leased : Leased

Size : .10,000 ft.

Price/Rate : \$400,000

Date : Jan 2019 Represented Landlord and Tenant

Property Type : Office Description : Cobblestone Court on Clark Rd. in Paradise. Survived Camp Fire lost all tenants. New tenants: clean up contractor and Supervisor Doug Teeter

Sold / Leased : Leased

Size : Various

Price/Rate : \$1.10 ft.

Date : Jan. 2019 Represented Landlord and Tenants.

Property Type : Office Description : Former Day Spa. At 150 Amber Grove in Chico. Leased to an Accountant relocating from Paradise in the aftermath of the Camp Fire.

Sold / Leased : Leased

Size : 1,100 ft.

Price/Rate : \$1,500 mo.

Date : Jan. 2019 Represented Landlord and Tenant.

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Western Dental



Property Type : Retail Description : Former Western Dental on Skyway across from Starbucks. High profile location close to Home Depot & HW 99 Purchased by a nail salon operator.
Sold / Leased : SOLD
Size : 3,852 ft.
Price/Rate : \$1,100,000
Date : Oct., 2018
Represented Seller.

Northstate Radiology



Property Type : Medical Description : Northstate Radiology medical offices. Sold to another medical operator. Close to Enloe Hospital. Original Asking Price: \$2,100,000.
Sold / Leased : Sold
Size : 10,486 ft.
Price/Rate : \$1,850,000
Date : Sept., 2018
Represented Seller and Buyer

Bellarmino Warehouse



Property Type : Warehouse Description : Newer warehouse and office facility in Meyers Park Industrial area. Rented by an Electrician and purchased by a contractor.
Sold / Leased : Sold
Size : 4,995 ft.
Price/Rate : \$485,000
Date : March2018
Represented Seller.

Esplanade Commercial Bldg.



Property Type : Restaurant Description : Former restaurant closed and in poor condition. Bank owned foreclosure. Purchased by an investor
Sold / Leased : Sold
Size : 6,512 ft.
Price/Rate : \$485,000
Date : April, 2018
Represented Buyer

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C & C PROPERTIES

Retail Strip Center



Property Type : Retail Description : Retail Strip Center in the heart of Oroville's commercial district on Oro Dam Blvd. Multi Tenant Investment Property anchored by Subway and UPS Store.

Sold / Leased : Sold

Size : 14,400 ft.

Price/Rate : Undisclosed. Represented Seller and Buyer

Date : Aug. 2017

O'Reilly Auto Parts



Property Type : Retail Pad Description : Retail pad sold to O'Reilly Auto Parts in Williams next to Carls Jr. and Ramada Inn Hotel.

Sold / Leased : Sold

Size : .95 Acres

Price/Rate : \$400,000 Represented Seller.

Date : May 2017

A.T. & T. Warehouse



Property Type : Warehouse Description : Long time A.T. & T. leased industrial warehouse facility in Chico neighborhood. Purchased by an investor to convert to smaller warehouse units.

Sold / Leased : Sold

Size : 19,470 ft.

Price/Rate : \$675,000 Represented Seller.

Date : May 2017

ABC Supply Co.



Property Type : Industrial Description : National construction supplier expanding to Chico. ABC Supply Company on a seven year lease in office/warehouse facility in West Chico

Sold / Leased : Leased

Size : 24,154 ft.

Price/Rate : \$7,575 mo. Represented Tenant.

Date : June 2017

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C & C PROPERTIES

Del Taco - Chico



Property Type : Drive Thru Description : New Del Taco Drive Thru built from the ground up. Prime Corner across from the mall. Former Smog & Lube shop. Long Term Ground Lease
Sold / Leased : Lease
Size : 2,400 ft.
Price/Rate : Undisclosed. Represented Tenant
Date : July 2017

Ulta Beauty - Chico



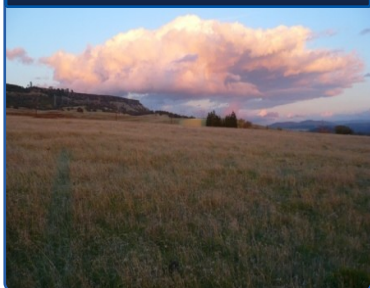
Property Type : Investment Description : Newly built NNN Leased Investment Property in front of Costco with a 15 year lease. Sold for 4.87% Cap Rate
Sold / Leased : Sold
Size : 10,000 ft.
Price/Rate : \$6,800,000 Represented Seller
Date : Dec. 2016

Nova Plaza - Orland



Property Type : Office Retail Description : Five building commercial complex sold to a developer for a new Glenn Co. Office of Education and Glenn County Health & Human Services Facility
Sold / Leased : Sold
Size : 35,739 ft.
Price/Rate : \$2,125,000 Represented Seller and Buyer
Date : March 2017

Martin Ranch - Oroville



Property Type : Residential Description : Land Portfolio consisting of 70 acres zoned residential—commercial with Tentative Map and 100 acres zoned Business Research Park
Sold / Leased : Sold
Size : 170 Acres
Price/Rate : \$1,100,000 Represented Seller.
Date : Dec. 2017

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C & C PROPERTIES

Autumn Acres



Property Type : Care Home Description : Former senior care home in Paradise leased to Youth For Change. Option to Purchase

Sold / Leased : Leased

Size : 3,062 ft.

Price/Rate : Undisclosed.

Date : Jan. 2016 Represented Landlord/Seller.

Medical Lease



Property Type : Office Description : 152 Amber Grove, Chico. Leased to general practitioner MD Dr. Rhonda Carlson.

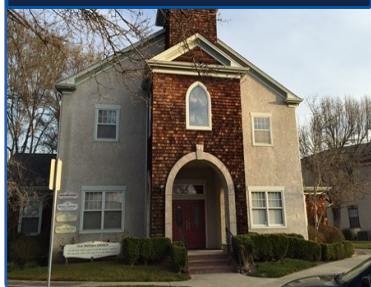
Sold / Leased : Leased

Size : 1,004 sq. ft.

Price/Rate : Undisclosed

Date : Jan. 2016 Represented Landlord & Tenant.

Philadelphia Square



Property Type : Office Description : 40 Constitution Dr. in Philadelphia Square. Former accountant offices leased to IBEW Local 340 union.

Sold / Leased : Leased

Size : 900 sq. ft.

Price/Rate : Undisclosed

Date : Jan.. 2016 Represented Landlord and Tenant.

High Tech



Property Type : Technology Description : High Tech space leased to School Pathways. Class A office space near Downtown Chico. Former Auctiva (Alibaba) space.

Sold / Leased : Leased

Size : 3,430 sq. ft.

Price/Rate : Undisclosed

Date : Dec.. 2015 Represented Tenant.

Donnelly Transactions



C & C PROPERTIES

The Well Ministry



Property Type : Care Home Description : The Well Ministry Residential Treatment Facility. Purchased by Chico Rescue Mission. 2.27 acres on the Esplanade, Chico

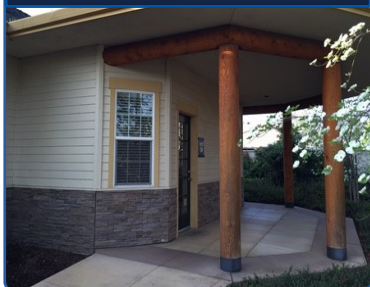
Sold / Leased : Sold

Size : 20,294 ft.

Price/Rate : \$800,000

Date : Dec. 2015 Representing Buyer and Seller.

Alzheimer Assoc.



Property Type : Office Description : 154 Amber Grove, Chico. High quality office space formerly occupied by Assembly Member Dan Logue.

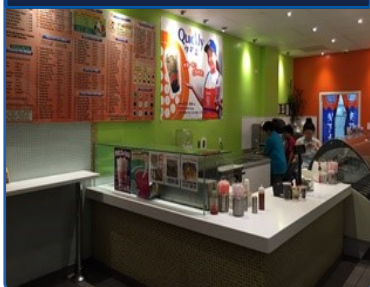
Sold / Leased : Leased

Size : 1,150 sq. ft.

Price/Rate : Undisclosed

Date : Aug. 2015 Represented Landlord & Tenant.

Quickly USA



Property Type : Retail Description : Former Quiznos Sandwich shop in Las Plumas Plaza Shopping Center in Oroville. Leased to Quickly Bubble Tea, Smooth and Snack Shop chain.

Sold / Leased : Leased

Size : 1,920 ft.

Price/Rate : Undisclosed

Date : Sept. 2015 Represented Landlord and Tenant.

Lillyput Adoption



Property Type : Office Description : Former Milestone Technology office leased to adoption agency on Rio Lindo Ave. in Chico.

Sold / Leased : Leased

Size : 3,456 sq. ft.

Price/Rate : Undisclosed

Date : Oct. 2015 Represented Landlord.

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Oroville Cross Fit



Property Type : Commercial Description : Former auto dealership location with 367 ft. of prime highway frontage across from Home Depot. 1.39 acres. Purchased by Oroville Crossfit.

Sold / Leased : Sold

Size : 5,998 sq ft.

Price/Rate : \$295,000

Date : Oct. 2015 Represented Seller.

Former Ted's Electric



Property Type : Commercial Description : Commercial building on .28 acres on HW 32 (9th St.) close to HW 99 Interchange in Chico. Great signage. Future development opportunity.

Sold / Leased : Sold

Size : 1,665 sq. ft.

Price/Rate : \$210,000

Date : Oct. 2015 Represented Seller & Buyer.

Airport Warehouse



Property Type : Industrial Description : Warehouse condo end cap in the Chico Airport Industrial Park (Former Fleetwood plant). Includes high pile storage racking. Sold to Publishing Company.

Sold / Leased : Sold

Size : 3,984 sq. ft.

Price/Rate : \$210,000

Date : Dec. 2015 Represented Seller

Italian Guys Coffee



Property Type : Retail Description : Coffee drive through in Hamilton City. Former Java Detour. Leased to Italian Guys Coffee.

Sold / Leased : Leased

Size : 500 sq. ft.

Price/Rate : Undisclosed

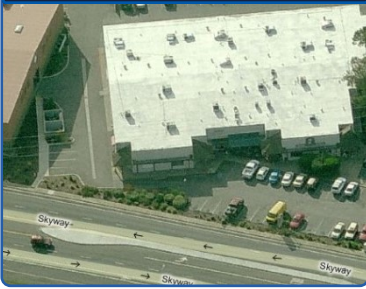
Date : June 2015 Represented Landlord & Tenant.

Donnelly Transactions



C & C PROPERTIES

New Design Center



Property Type : Commercial Description : Prime commercial building at the corner of Skyway & Dominic Dr. Anchored by Italian Cottage Restaurant. New home to Carpet One and RCO Design Center.

Sold / Leased : Sold

Size : 24,826 ft.

Price/Rate : \$1,160,000

Date : 3/12/15 Represented Buyer.

Cricket Wireless



Property Type : Retail Description : New Cricket Wireless store in Skypark Plaza anchored by Raleys, Ross & Dollar Tree. Subsidiary of A. T. & T.

Sold / Leased : Leased

Size : 1,400 sq. ft.

Price/Rate : Undisclosed

Date : Jan. 2015 Represented Landlord & Tenant.

5 Acre Development Parcel



Property Type : Land Description : Commercial property on the Esplanade. Former trailer & mobile home dealership. Land deal. No value in the structures.

Sold / Leased : Sold

Size : 5 Acres

Price/Rate : \$1,000,000

Date : 4/28/15 Represented Seller

Budget Mobile



Property Type : Retail Description : Budget Mobile wireless store in Towne & Country Shopping Center in between SaveMart and Rite Aid.

Sold / Leased : Leased

Size : 1,432 sq. ft.

Price/Rate : \$1.25 per ft

Date : June 2015 Represented Landlord & Tenant.

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C & C PROPERTIES

Office Investment



Property Type : Office Description : Two building office campus on two parcels. In Oroville. Purchased by an investor. 8.7% Cap rate. Two story buildings.

Sold / Leased : Sold

Size : 6,200 sq. ft.

Price/Rate : \$422,250

Date : Dec., 2014 Represented Seller.

Transmission Shop



Property Type : Automotive Description : Fully leased transmission shop in Chico purchased by an investor. 7.58 % Cap Rate. Good corner location close to the Skyway in desirable South Chico.

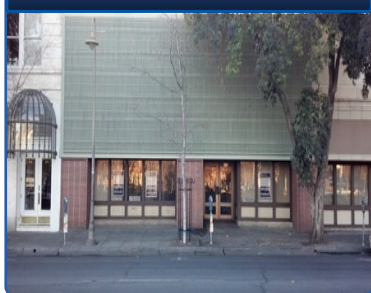
Sold / Leased : Sold

Size : 6,400 sq. ft.

Price/Rate : \$506,000

Date : Dec., 2014 Represented Seller.

Office Lease



Property Type : Office Description : Mary's Gone Crackers corporate office relocation. 418 Broadway across from the downtown Chico Plaza. New tech space and food innovation kitchen.

Sold / Leased : Leased

Size : 4,000 sq. ft

Price/Rate : \$1.00 per ft

Date : Feb., 2014 Represented Landlord.

2540 Marigold Ave.



Property Type : Land Description : Well Ministry land next to Big Chico Burger across from CVS and close to Pleasant Valley High School. Sold to Investor.

Sold / Leased : Sold

Size : 1 Acre

Price/Rate : \$215,000

Date : Jan., 2015 Represented Seller.

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C & C PROPERTIES

Costco Pad



Property Type : Retail Pad Description : Prime ready to go retail pad fronting Costco across from Chico Crossroads Power Center. Buyer is a developer bringing national retailer build to suit.

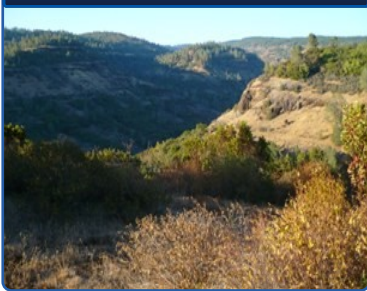
Sold / Leased : Sold

Size : 1.17 Acres

Price/Rate : 765,000

Date : Fall 2014 Represented Buyer.

Land Portfolio



Property Type : Land Description : Large land holding in Tehama County bordering Rock Creek north of Cohasset. Five year lease option to purchase agreement

Sold / Leased : Sold

Size : 1,578 Acres

Price/Rate : \$1,320,000

Date : Sept., 2014 Represented Seller.

1430 East Ave.



Property Type : Office Description : Nice office across from PV High School near new McDonalds. Former law office. Leased to marriage counselors.

Sold / Leased : Leased

Size : 1,300 sq.

Price/Rate : Undisclosed

Date : Sept., 2014 Represented Landlord.

1250 East. Ave.



Property Type : Office Description : Site selection re-location for Calif. Tribal Partnership. Quality office. Also handled expansion to new office in Oroville.

Sold / Leased : Leased

Size : 2,200 sq. ft.

Price/Rate : Undisclosed

Date : Sept. 2014 Represented Tenant.

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C & C PROPERTIES

7th Ave.



Property Type : Land Description : Next to Feather River Village in Oroville. Bank owned property bought by investor/land banker. Zoned for Commercial. Close to new Super WalMart.

Sold / Leased : Sold

Size : 8.36 Acres

Price/Rate : \$325,000

Date : May 2014 Represented Seller.

Feather River Village



Property Type : Office Description : STREAM Charter School. New Start Up School. Took back portion of Feather River Village Commercial Center. Assembled adjacent land for playground.

Sold / Leased : Leased

Size : 14,371

Price/Rate : Undisclosed

Date : May, 2014 Represented Tenant.

969 East Ave.



Property Type : Commercial Description : Former Drive Thru—Leased to National Auto Loan and Pay Check Advance Company. Major remodel.

Sold / Leased : Leased

Size : 1,606 sq.

Price/Rate : Undisclosed

Date : May, 2014 Represented Landlord.

152 Amber Grove



Property Type : Office Description : High end office leased to Black Tie Salon. Next to spa and other quality business tenants in Amber Grove.

Sold / Leased : Leased

Size : 1,004 sq. ft.

Price/Rate : Undisclosed

Date : March 2014 Represented the Landlord and the Tenant.

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C & C PROPERTIES

418 Broadway



Property Type : Investment Description : Next to Bank of America across from Downtown City Plaza Office building that will be remodeled and turned into tech office or restaurant space.

Sold / Leased : Sold

Size 4,400 sq. ft.

Price/Rate : Un-disclosed

Date : Dec., 2013

Represented the Buyer.

12 Jordan Pl. (Hwy 32)



Property Type : Industrial Description : High visibility commercial/ industrial office building on 1 acre at corner of Jordan Pl & HW 32. Future warehouse development.

Sold / Leased : Sold

Size 1,439 sq. ft.

Price/Rate : \$230,000

Date : Dec., 2013

Represented the Seller.

1235 Lincoln St..



Property Type : Commercial Description : Commercial property in Downtown Oroville Waterfront Revitalization area. Former church building.

Sold / Leased : Sold

Size 5,000 sq.

Price/Rate : \$199,000

Date : Jan., 2014

Representing both Buyer and Seller.

116 Broadway



Property Type : Retail Description : High traffic downtown building next to Tres Hombres Restaurant one block from C.S.U.C. Chico. New business "Denine's Cup-cakes" opening up café.

Sold / Leased : Leased

Size 972 sq. ft.

Price/Rate : \$1,500

Date : Jan., 2014

Represented the Landlord.

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C & C PROPERTIES

2000 5th Ave.



Property Type : Investment Description : Investment property. 7.35% Cap Rate. Sold to Physical Therapist Tenant. Commercial Condo in Mission Square in Oroville. Newer construction built in 2008.

Sold / Leased : Sold

Size : 2,000 sq. ft.

Price/Rate : \$380,000

Date : Oct., 2013 Represented the Seller.

995 Nord Ave.



Property Type : Retail Description : New Tanning salon next to Bulldog Taqueria in the Sacramento Avenue Business Center in Chico. "Electric Lounge" set to open in December. Busy retail center close to campus.

Sold / Leased : Leased

Size : 1,050 sq. ft.

Price/Rate : \$1,050

Date : Nov., 2013 Represented both Landlord and Tenant.

580 Capay Ave.



Property Type : Restaurant Description : Former pizza restaurant restaurant in Hamilton City fully equipped. Lease as a commercial kitchen to the Hunter & the Farmer food truck for food preparation.

Sold / Leased : Leased

Size : 1,800 sq.

Price/Rate : \$1,000

Date : Nov., 2013 Represented both Landlord and Tenant.

1780 Oro Dam Blvd.



Property Type : Retail Description : High Traffic Drive Thru next to Popeye's across from Jack in the Box. Leased to "Souper Subs" restaurant.

Sold / Leased : Leased

Size : 1,744 sq. ft.

Price/Rate : \$2,100

Date : Jan., 2014 Represented both the Landlord and the Tenant.

Donnelly Transactions



C & C PROPERTIES

999 Marauder St.



Property Type : Airport Description : Gateway to Chico Airport. Former Deli Building with extra development land. 1 acre in total. Next to new Milestone Technology company expansion.

Sold / Leased : Commercial
Sold

Size 1,800 sq. ft.

Price/Rate : \$130,000 Cash Close

Date : Oct. 2013

290 Airpark Blvd.



Property Type : Airport Description : Vacant land at the main entrance to the Chico Airport right across the street from the Chico Technology Center.

Sold / Leased : Commercial
Sold

Size 2.16 Acres.

Price/Rate : \$110,000 Cash Close

Date : Oct. 2013

995 Nord Ave.



Property Type : Retail Description : Leased to Bulldog Taqueria in the heart of the Student neighborhood across from Safeway. Repositioned commercial center.

Sold / Leased : Leased Leased

Size 3,219

Price/Rate : N/A 3 Year lease

Date : Sept. 2013

Sapphire Plaza



Property Type : Retail Description : Bank of America Drive Thru ATM Kiosk in Sapphire Plaza in Orland. Distressed property in receivership.

Sold / Leased : Leased

Size 500 Sq. Ft.

Price/Rate : N/A 5 year lease

Date : Sept. 2013

Donnelly Transactions



C & C PROPERTIES

13307 Cabin Hollow Ct.



Property Type : Warehouse Description : Two unit industrial condo. Sold to Peerless Janitorial and Evergreen Janitorial Supply Company.
Sold / Leased : Sold
Size : 5,000 sq. ft.
Price/Rate : \$225,000 Cash Close
Date : Jan. 2013

1730 Grass Valley Hwy.



Property Type : Retail Description : New shopping center next to Mel's Diner in Auburn. Miracle Ear relocating to a better new location. Also assisted with Roseville relocatio
Sold / Leased : Leased
Size : 1,000 sq. ft.
Price/Rate : \$1,650 5 Year Lease
Date : Dec. 2012

61 E.. Walker



Property Type : Retail Description : Smaller new pharmacy opening in Orland. Local start up.
Sold / Leased : Sold/Lease Leased
Size : 568 sq. ft.
Price/Rate : \$700 5 Year lease
Date : Feb. 2013

Next to Home Depot



Property Type : Retail Description : Ready to go parcel in front of Home Depot on 3rd Ave. in Oroville. Sold to major developer with approved plans to build a new Dollar General Store.
Sold / Leased : SOLD
Size : 1 Acre
Price/Rate : \$404,000 Cash Close. Represented the Seller.
Date : Nov., 2013

Donnelly Transactions



C & C PROPERTIES

1459 Downer St.



Property Type : Office Description : Former Challenge Charter School. Vacant. Purchased by a neighboring investor to remodel.
Sold / Leased : Sold
Size : 4,300 sq. ft. Cash Close
Price/Rate : \$115,000
Date : May, 2012

2120 Robinson St..



Property Type : Office Description : Former Butte County Office of Education sold to Oroville Association of Realtors.
Sold / Leased : Sold
Size : 5,800 sq. ft. All Cash Close.
Price/Rate : \$250,000
Date : April 2011

6120 Lincoln Blvd.



Property Type : Industrial Description : 9 unit industrial park with 8.37 acres on 3 parcels with future development land. Purchased by an investor in a 1031 Tax deferred exchange.
Sold / Leased : Sold/Lease
Size : 11,000 ft.
Price/Rate : \$900,000 All cash close.
Date : March2006

Kanaka Power Plant



Property Type : Hydropower Description : Kanaka Hydro Electric Power Plant east of Oroville. 1.2 Mega-Watt facility. Represented Owner. Used unique video to help show the property.
Sold / Leased : Sold
Size : 580 Acres
Price/Rate : \$375,000 All Cash Close.
Date : Dec., 2012

Donnelly Transactions



C & C PROPERTIES

289 Rio Lindo Ave.



Property Type : Office Description : Leased to Milestone Technologies. Very nice office building in quiet area. Landlord agreed to discounted rents because of slow office market. Represented Landlord and Tenant.

Sold / Leased : Leased

Size : 3,456 sq. ft.

Price/Rate : \$2,900

Date : Aug., 2012

HW 32



Property Type : Retail Description : Locally owned independent coffee shop drive thru. Leased to regional chain Java Detour. Represented Landlord and Tenant.

Sold / Leased : Leased

Size : 500 sq. ft.

Price/Rate : \$750 Slow restaurant market.

Date : April, 2012 Discounted 1st year of rent.

40 Landing Circle



Property Type : Office Description : Vacant office. Helped Tenant (Skyway House Drug & Alcohol Treatment) conduct new site selection process to move corporate offices.

Sold / Leased : Leased

Size : 3,800 sq. ft

Price/Rate : \$3,200

Date : July, 2012

2167 Montgomery St.



Property Type : Office Description : Leased to Butte County Behavioral Health. Newly remodeled building in Class A condition in Dredger Green Complex in Oroville. Represented Landlord.

Sold / Leased : Leased

Size : 4,297

Price/Rate : \$3,378

Date : Sept., 2011

Donnelly Transactions



C & C PROPERTIES

2800 Feather River Blvd.



Property Type : Industrial Description : Former California Shingle & Shake complex. Sold quickly in just 7 days during the downturn because Seller priced it right and wanted it sold quickly.

Sold / Leased : Sold

Size : 6,135 sq. ft.

Price/Rate : \$555,000 Sold to Auto Dismanteler. Included extra .85 acre parcel. Cash Close with some Seller Financing.

Date : Jan., 2011

1875 Feather River Blvd.



Property Type : Gymnastics Description : Purchased by Feather River Recreation & Parks District. Broker worked extensively with Board of Directors and other brokers to facilitate the sale.

Sold / Leased : Sold

Size : 41,705 ft.

Price/Rate : \$3,400,000 Bank & USDA financing.

Date : July, 2010

2775 Feather River Blvd.



Property Type : Industrial Description : Former ADA Consulting Company and manufacturer sold to Investor. Office and Warehouse. Broker continues to lease premises.

Sold / Leased : Sold/Lease

Size : 18,600 ft.

Price/Rate : \$1,400,000 All Cash Close with Seller Lease Back.

Date : Jan., 2006

2081 2nd St.



Property Type : Office Description : Former Oroville Mercury Register Newspaper Office and Warehouse on 3.26 acres next to Home Depot. Helped client downsize and relocate. Worked with Butte County Staff.

Sold / Leased : Sold

Size : 14,000 ft.

Price/Rate : \$1,500,000 All Cash Close

Date : June, 2008

Donnelly Transactions



C & C PROPERTIES

2000 5th Ave.



Property Type : Investment Description : Investment property. Sold while in construction. Leased to physical therapist. Helped manage Tenant Improvement Infill construction Represented Buyer, Seller, Landlord & Tenant.

Sold / Leased : Sold

Size 2,000 sq. ft.

Price/Rate : \$360,000

Date : Jan., 2009

775 Entler Ave.



Property Type : Industrial Description : Industrial Property. Bank Foreclosure. Represented Buyer. Later leased out to a construction company. Represented both Landlord and Tenant.

Sold / Leased : Sold

Size 12,158 sq.

Price/Rate : \$633,000

Date : Feb., 2010

6058 County Road 11



Property Type : Industrial Description : West Coast Logistical Site. I-5 Orland. Industrial Property. Represented Buyer and Seller.

Sold / Leased : Sold/Lease

Size 12,560 sq.

Price/Rate : \$650,000

Date : Dec., 2009

54 Cameo Dr.



Property Type : Multi-Family Description : Residential Income Property—Chico. Two building apartment complex with extra land to build a third unit. Represented Buyer and Seller. Sold to construction company that built third unit.

Sold / Leased : Sold

Size 7,200 sq. ft.

Price/Rate : \$840,000

Date : Aug., 2007

Donnelly Transactions



C & C PROPERTIES

Heritage Rd.



Property Type : Land Description : Multi-Family Residential Development Land. Three Parcels. Zoned R-4. Represented both the Buyer and Seller.

Sold / Leased : Sold

Size : 17 Acres

Price/Rate : \$1,150,000

Date : Jan., 2010

5th Ave.



Property Type : Land Description : Industrial Development Land. Represented both the Buyer & Seller. Priced to sell fast.

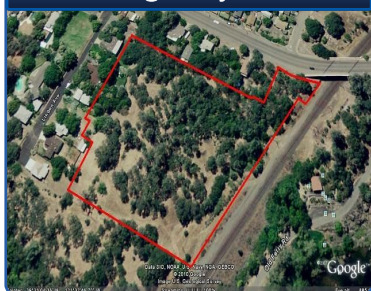
Sold / Leased : Sold

Size : 8.89 Acres

Price/Rate : \$225,000

Date : Nov., 2009

Montgomery Blvd.



Property Type : Land Description : Residential Development Land. Bank Foreclosure. Represented Seller (Bank).

Sold / Leased : Sold

Size : 5 Acres

Price/Rate : \$30,000

Date : Aug., 2012

Heritage Rd.



Property Type : Land Description : Residential Development Land. Two Parcels with 2,800 sq. ft. former clubhouse building. Represented both the Buyer and Seller. Priced to sell fast.

Sold / Leased : Sold

Size : 20 Acres

Price/Rate : \$150,000

Date : Aug., 2012

Donnelly Transactions



C & C PROPERTIES

555 Main St.



Property Type : Office Description : Leased to Morgan Stanley. Landlord gave "Naming Rights" to Tenant. Prestigious Class A office space at 6th & Main. Represented Landlord.

Sold / Leased : Leased

Size : 3,940 sq. ft.

Price/Rate : \$6,501

Date : June, 2008

587 Country Drive



Property Type : Office/Flex Description : Former mortuary. Leased to Butte Humane Society for a new spay & neuter clinic. Represented both Landlord & Tenant.

Sold / Leased : Leased

Size : 4,480 sq. ft.

Price/Rate : \$2,400

Date : June, 2010

Landlord gave significant rent discount in first years of lease with escalations in later years.

2111 Myers St.



Property Type : Industrial Description : Restored historic building. Leased to "Scubbs and Things" medical supply store. Small start up. Represented both the Landlord and the Tenant.

Sold / Leased : Leased

Size : 1,000 sq. ft

Price/Rate : \$800

Date : May, 2011

629 Entler Ave.



Property Type : Office Description : Build to Suit. Represented the Tenant. 15 year lease to Alameda Electric/California Tool Company. Helped Tenant with site selection and expand to the Chico Market.

Sold / Leased : Leased

Size : 21,250 sq.

Price/Rate : \$8,500

Date : Jan., 2007