

## GENERAL INFORMATION

# 185 West Gale Avenue

Coalinga, CA 93210

**76,650 SF Institutional Facility on 21.2 Acres**

## Property Overview

185 West Gale Avenue is a **purpose-built institutional facility** available for immediate acquisition. Originally constructed in 1991 at a cost of \$12.4 million, this 76,650 SF complex sits on 21.2 acres in Coalinga, California — in the heart of the Central Valley.

**The opportunity:** A fully constructed institutional facility available at a fraction of replacement cost, with robust infrastructure already in place and modern utility upgrades completed.

**76,650**

SQUARE FEET

**21.2**

ACRES

**~500**

BED CAPACITY

**\$9.9M**

ASKING PRICE

# Facility Specifications

## Key Details

- **Total Building Area:** 76,650 square feet
- **Land Area:** 21.2 acres
- **Capacity:** ~500 beds (original rated capacity 500+)
- **Construction:** Concrete block and steel — institutional grade
- **Built:** 1991 • Original cost: \$12.4 million
- **APN:** 070-041-52S • MLS#: SB25268339

## Institutional Infrastructure (In Place)

- Secured corridors and controlled-access circulation
- Barracks-style housing units
- Guard stations and control rooms
- Perimeter fencing and gatehouses
- Sally ports for secure vehicle entry
- Full fire sprinkler and alarm systems
- Upgraded electrical systems
- Improved HVAC throughout
- Ample parking and dedicated perimeter driveway

## Condition & Readiness

The facility is currently vacant and in operational condition. After closure as a state facility in 2011, the property was adapted for industrial use, resulting in upgraded electrical, HVAC, and fire safety systems. The core institutional infrastructure — secured corridors, perimeter fencing, guard stations, housing units — remains intact.

**Minimal capital expenditure required to return to operational status.** The structural and institutional bones of the facility are sound, with modern utility upgrades already completed.

# Strategic Location

Coalinga sits in Fresno County, California's Central Valley — a strategic corridor with strong transportation access:

- **Interstate 5:** ~15 miles west — California's primary north-south artery
- **Highway 198:** Direct east-west access through Coalinga
- **Fresno Yosemite International Airport (FAT):** ~60 miles east
- **Pleasant Valley State Prison:** Adjacent — existing institutional presence in Coalinga
- **Federal courts:** Fresno (Eastern District of California) — ~65 miles east

**Geographic advantage:** The Central Valley is strategically positioned between the Bay Area and Southern California corridors, with direct freeway access and proximity to major airports and courts.

# The Value Proposition

# 75% Savings

vs. New Construction Cost

Building a comparable 500-bed institutional facility from scratch would cost an estimated \$40 million or more — before land acquisition, permitting, and 18-24 months of construction time.

METRIC	NEW BUILD	185 W GALE
Acquisition Cost	\$40M+ (build)	~\$9.99M
Time to Occupancy	18-24 months	60-90 days
Permitting Risk	High — CEQA, local opposition	Low — existing institutional use
Community Resistance	Significant — NIMBY	Minimal — established facility
Infrastructure	Build from scratch	In place — upgraded utilities
Cost per Bed	\$80,000+	~\$20,000

**The math is simple:** Acquire a purpose-built institutional facility for ~\$20,000 per bed vs. \$80,000+ per bed for new construction — and be operational in weeks, not years.

# Flexible Deal Structure

The owner is prepared to accommodate the buyer's preferred structure:

**Outright  
Sale**

CLEAN ACQUISITION

**Long-Term  
Lease**

FLEXIBLE TERMS

**Sale-  
Leaseback**

OPERATOR MODEL

**Joint  
Venture**

SHARED UPSIDE

*We are flexible on structure to accelerate closing and accommodate the buyer's operational and financial requirements.*

## Speed to Occupancy

Unlike new construction, this facility can be operational in **60-90 days** from closing:

1

**Weeks 1-2:** Due diligence, inspections, title review. Facility walkthrough for buyer's operations team.

2

**Weeks 3-4:** Close transaction. Buyer takes possession. Begin permitting and compliance review.

3

**Weeks 5-8:** Renovation and fit-out as needed — systems, IT/communications, operational setup.

4

**Weeks 9-12:** Staff hiring and training. Compliance certification. Facility operational.

*The existing institutional infrastructure dramatically compresses the timeline compared to new construction or building conversion projects, which typically require 18-24 months before occupancy.*

**THE BOTTOM LINE**

**A purpose-built, 500-bed institutional facility — available today at **25 cents on the dollar** — with infrastructure in place and ready for rapid occupancy.**

---

**Contact for Information**

Patrick Roe  
Patrick@therise.group

Confidential — General Information

This document is for informational purposes only and does not constitute a binding offer. Buyers should conduct independent due diligence.