



VACANT INSTITUTIONAL FACILITY

*Former Claremont Custody Center: 76,650 SF Complex on 21.20 Acres
Adapted for Industrial Use and In Operational Condition*

185 W Gale Ave, Coalinga, CA 93210



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Property Slideshow](#)

Marcus & Millichap
PATEL YOZWIAK GROUP

OFFERING MEMORANDUM

HIGHLIGHTS // 185 W GALE AVENUE

- **FORMER INSTITUTIONAL FACILITY:** 76,650-SF facility on a massive 21.20 acre lot with concrete block and steel construction. Formerly served as the Claremont Custody Center from 1990-2011 housing inmates awaiting sentencing & relocation to federal & state prisons. Building has also been used as light industrial production facility and is zoned as light manufacturing.
- **FORMERLY USED AS CANNABIS PRODUCTION FACILITY :** The Property has been featured in Forbes, Rolling Stone & NBC News in 2021-22 for the story of its converted use in interviews with Bob Marley's son Damian Marley. With a functioning cannabis production facility in November 2021, the property appraised for \$20.2 million.
- **MULTIPLE POTENTIAL USES:** Potential uses for the property include: Detention center, private prison or rehabilitation facility, education or dormitory, cannabis or industrial manufacturing facility, distribution center, data center, trucking terminal and more.
- **\$1.9M IN UTILITY UPGRADES FROM 2017-18:** Renovations include upgraded, HVAC sprinkler systems and electrical with 3 new large power stations. The property is also on the Coalinga city water system.
- **MINIMAL CAPITAL EXPENDITURE REQUIRED TO RETURN TO OPERATIONAL STATUS:** Former 500 bed institutional facility has infrastructure in place for easy relaunch. Fencing, guard stations, housing units and secured corridors remain intact. Detention facility enhancements include 18'+ exterior & 20'+ interior perimeter fencing plus a sally port to securely transfer inmates
- **BELOW REPLACEMENT COST:** Built at a cost of \$12.4 million, replacement cost today is estimated at \$40 million.
- **STRATEGIC LOCATION:** Situated 15 miles from Interstate 5 with direct access to Highway 198. 3 miles from downtown Coalinga and 50 miles from downtown Fresno. Coalinga is 3 hours from both Los Angeles and San Francisco. Proximity to New Coalinga Municipal Airport, Pleasant Valley State Prison and Coalinga State Hospital. Pleasant Valley is a minimum-to-maximum security facility managed by the CA Dept. of Corrections & Rehabilitation (CDCR). The adjacent DSH is a massive, maximum-security psychiatric hospital that houses forensic & civilly committed patients.
- **CENTRAL CALIFORNIA AREA:** Coalinga is located in Fresno county. The main industries are agriculture, oil, cannabis, education and detention centers. The population of Fresno county exceeds 1 million and is projected to continue increasing.

PROPERTY PHOTOS // 185 W GALE AVENUE



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OFFERING SUMMARY // 185 W GALE AVENUE

\$5,990,000
LIST PRICE

\$78
PRICE/SF

PROPERTY DESCRIPTION

Year Built:	1991
Lot Size:	+/-21.20-Acres
GLA:	76,650-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel Number:	070-041-52S
Zoning:	MBL (Light Manufacturing Business District)

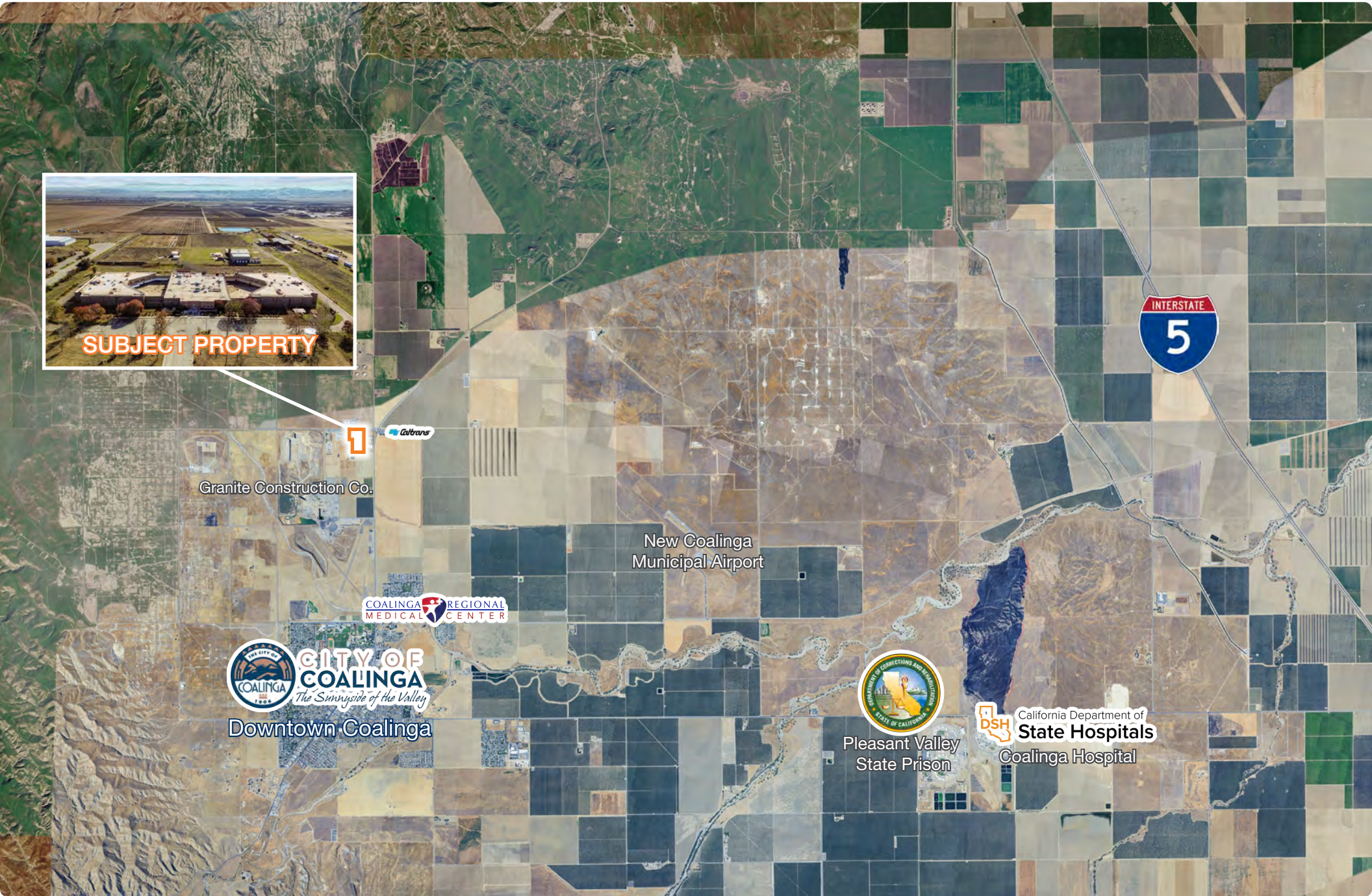
ZONING DESCRIPTION

Zoning Category:	Light Manufacturing/Business District
Intent:	To provide areas for a mix of light industrial, secondary office, bulk retail, and service uses. This district allows for uses such as, warehouse, mini-storage, research and development, wholesale, bulk retail, and office space with limited customer access. This district also allows for other uses, such as commercial recreation, distribution centers, or other uses that require large, warehouse-style buildings. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.
Permitted Uses:	Wide Range of Automotive Repair, General Retail, Industrial, Manufacturing, Self Storage, Warehouse Infrastructure and Office uses.
Max Height:	75'

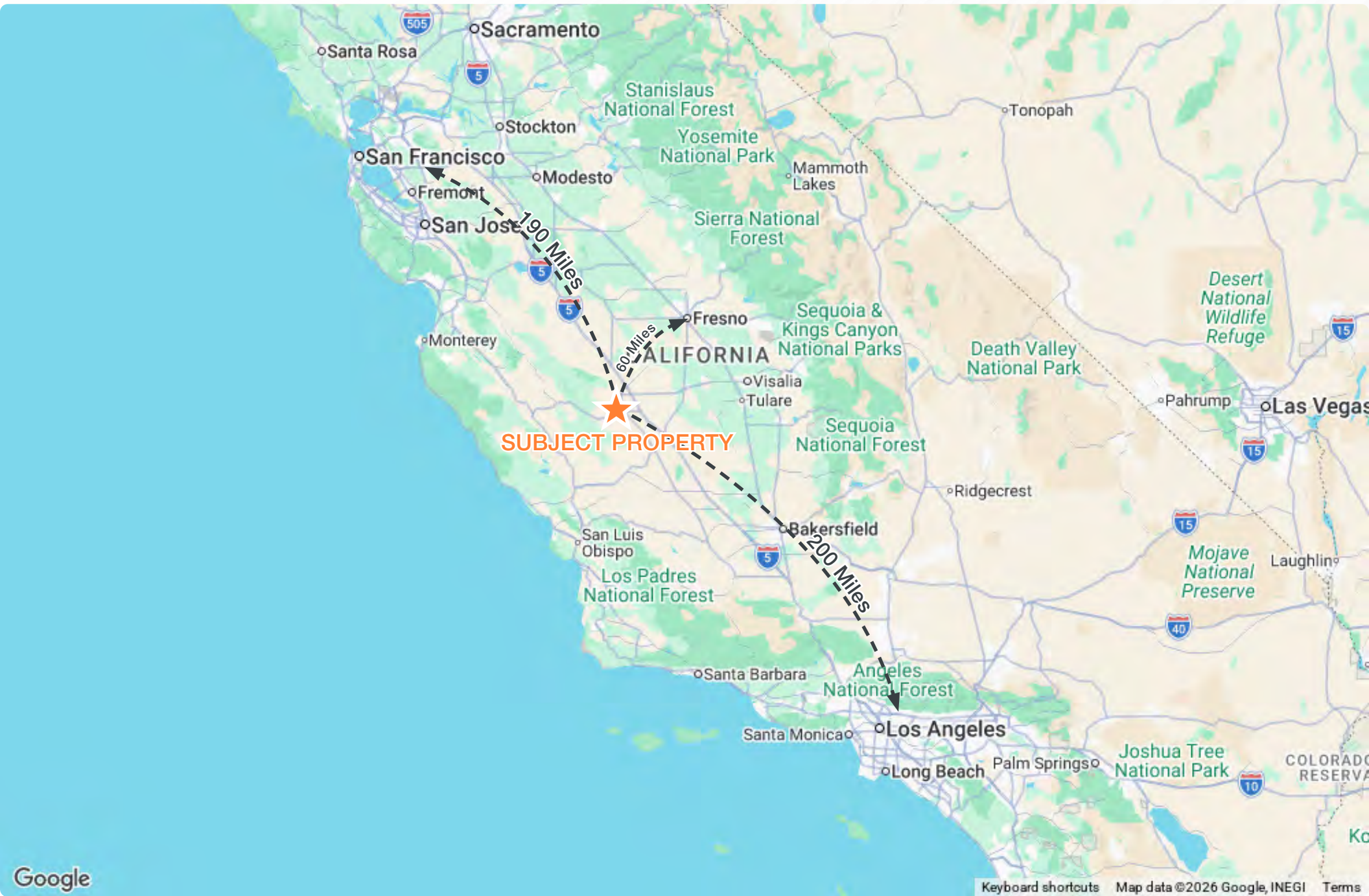


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AERIAL // COALINGA, CA

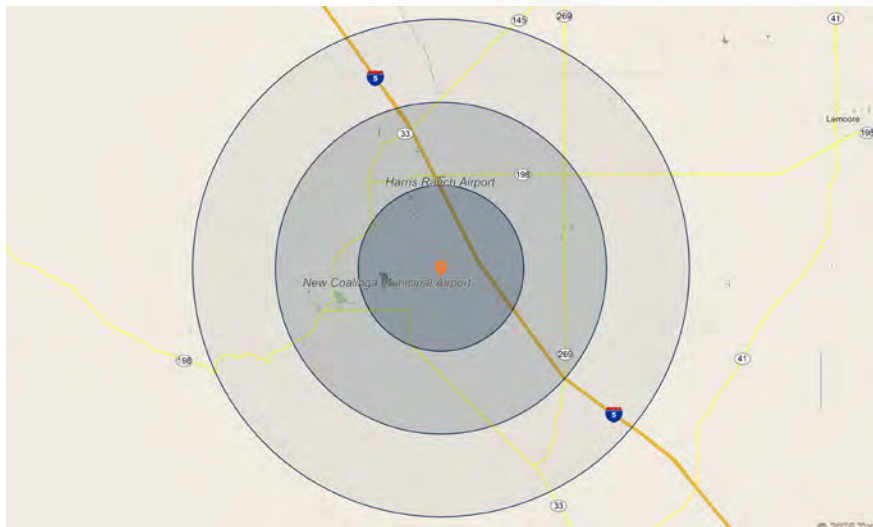


MAP VIEW // COALINGA, CA



DEMOGRAPHIC REPORT // COALINGA, CA

POPULATION	5 Miles	10 Miles	15 Miles
2030 Projection			
Total Population	4,557	23,948	34,045
2025 Estimate			
Total Population	4,546	23,801	33,654
2020 Census			
Total Population	4,642	24,653	34,775
2010 Census			
Total Population	5,509	25,654	35,675
Daytime Population			
2025 Estimate	3,309	20,131	27,284
HOUSEHOLDS	5 Miles	10 Miles	15 Miles
2030 Projection			
Total Households	47	6,272	9,189
2025 Estimate			
Total Households	47	6,200	9,046
Average (Mean) Household Size	2.6	3.0	3.2
2020 Census			
Total Households	47	6,062	8,771
2010 Census			
Total Households	48	5,637	8,125



HOUSEHOLDS BY INCOME	5 Miles	10 Miles	15 Miles
2025 Estimate			
\$200,000 or More	7.1%	6.6%	5.2%
\$150,000-\$199,999	3.1%	4.4%	4.1%
\$100,000-\$149,999	14.9%	15.9%	12.6%
\$75,000-\$99,999	13.6%	16.2%	16.3%
\$50,000-\$74,999	18.2%	15.6%	18.2%
\$35,000-\$49,999	13.0%	12.6%	15.5%
\$25,000-\$34,999	8.1%	6.9%	7.1%
\$15,000-\$24,999	9.2%	9.1%	9.0%
Under \$15,000	12.7%	12.7%	12.0%
Average Household Income	\$100,811	\$85,494	\$78,923
Median Household Income	\$91,828	\$68,488	\$63,831
Per Capita Income	\$22,626	\$25,557	\$23,289
POPULATION PROFILE	5 Miles	10 Miles	15 Miles
Population By Age			
2025 Estimate Total Population	4,546	23,801	33,654
Under 20	7.3%	28.4%	31.1%
20 to 34 Years	36.0%	25.5%	24.8%
35 to 39 Years	12.9%	8.3%	8.0%
40 to 49 Years	17.7%	13.5%	13.0%
50 to 64 Years	18.6%	15.8%	14.9%
Age 65+	7.6%	8.5%	8.2%
Median Age	37.0	32.0	30.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3,901	15,354	20,716
Elementary (0-8)	8.6%	21.7%	26.4%
Some High School (9-11)	30.0%	17.1%	16.8%
High School Graduate (12)	28.7%	23.1%	22.6%
Some College (13-15)	22.5%	20.9%	18.6%
Associate Degree Only	4.5%	6.7%	6.0%
Bachelor's Degree Only	3.0%	6.4%	6.0%
Graduate Degree	2.7%	4.0%	3.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	15.0	23.0	27.0

MARKET SUMMARY // FRESNO COUNTY, CA

FRESNO

Fresno County historically receives 300 days of sunshine a year. Its favorable weather has often earned it the title of Agricultural Capital of the World. More than 350 types of crops generate more than \$8 billion annually, with almonds and grapes being the most prolific crops. California State University, Fresno — which has nearly 25,000 students — helps the county maintain a median age that is notably below the national average. The city of Fresno is the largest municipality in the county, with 547,000 residents, followed by neighboring Clovis, which has a population of 127,000 people.

ECONOMY

- Some of the largest local employers are health care providers, including Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center and the Fresno VA Medical Center.
- Among the sizable agricultural companies with a local presence are Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California and Foster Farms.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno's 10,500-room hotel sector, supported by an established wine industry and national parks, benefits the region's economy, with annual occupancy at roughly 60 percent in 2024.

QUICK FACTS



POPULATION

1M

Growth 2024-2029*
1.9%



HOUSEHOLDS

330K

Growth 2024-2029*
2.3%



MEDIAN AGE

34.0

U.S. Median:
39.0

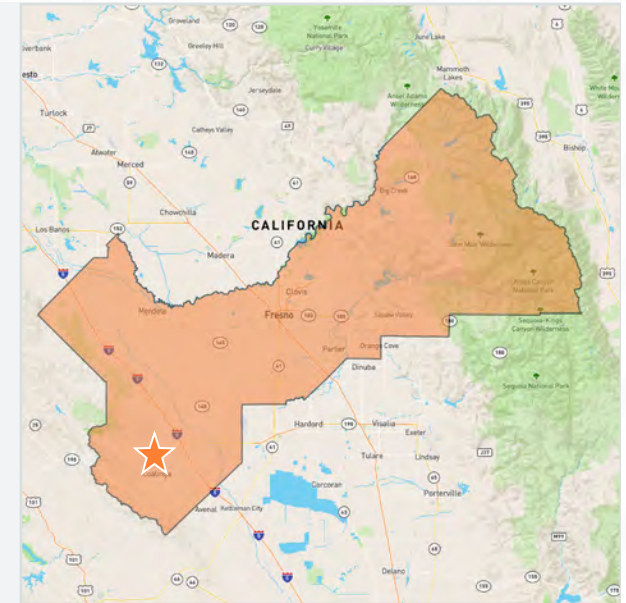


MEDIAN HOUSEHOLD INCOME

\$77,100

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



AGRICULTURE BASE

Favorable growing conditions uphold a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat. Companies in this sector are notable employers.



TRANSIT CONNECTORS

Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to local residents and tourists.



OUTDOOR-ORIENTED TOURISM

Fresno County's proximity to three national parks — Yosemite, Kings Canyon and Sequoia — reinforces the local tourism industry.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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