

CLAREMONT CUSTODY CENTER

185 W Gale Ave, Coalinga, CA 93210

500-Bed Turnkey Institutional Facility | 60 to 90 Day Reactivation

\$9,999,000

Approx. \$20,000 Per Bed

76,650 SF on 21.2 Acres

500

BEDS

\$20K

PER BED

60-90

DAYS TO REACTIVATE

76,650

SQUARE FEET

21.2

ACRES

THE OPPORTUNITY

A 500-bed turnkey custody facility priced at approximately **\$20,000 per bed**, positioned for 60 to 90 day reactivation. New-build correctional construction typically runs **\$150,000 to \$300,000+ per bed** and requires 3 to 5 years to deliver. This offering provides immediate capacity at a fraction of replacement cost, with purpose-built custody infrastructure already in place.

FACILITY SPECIFICATIONS

- Concrete block and steel construction
- Secured corridors and controlled-access circulation
- Barracks-style housing and guard stations
- Perimeter fencing and gatehouses
- Full fire sprinklers and alarms
- Upgraded electrical and improved HVAC
- Zoning: MBL (Light Mfg / Institutional)
- Year built 1990, single story
- Mid-block parcel, buffered from residential

INTENDED BUYER PROFILES

- Federal custody contractors
- ICE service providers and detention operators
- State and county overflow capacity
- Department of State Hospitals (DSH) adjacent
- Secure behavioral health and treatment
- Workforce housing for correctional or industrial
- Government and institutional contractors
- Specialized industrial / adaptive reuse
- Cannabis manufacturing (most recent prior use)

LOCATION CONTEXT

Centrally located in California, minutes from Interstate 5. The site sits within an **established institutional corridor**, with proximity to **Pleasant Valley State Prison** and **Coalinga State Hospital**, two major operating institutional assets. The community has long supported institutional employment and operations, providing a workforce base familiar with secure-facility staffing requirements.