

# OPERATIONAL 870 BED DETENTION CENTER IN SAN LUIS, AZ ADJACENT TO CALIFORNIA BORDER

406 N AVENUE D, SAN LUIS, AZ 85349

**\$140 PER DIEM BED  
RATE CURRENTLY**

**\$2.5M + OPPORTUNITY FOR  
MONTHLY GROSS REVENUES**

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# EXECUTIVE SUMMARY

ADDRESS:	406 North Avenue D
SALE PRICE:	Make Offer
PER DIEM:	\$140 Daily Rate
MONTHLY REVENUES:	\$2.5M + Opportunity
YEAR BUILT:	Building 1: 2007 Building 2: 2011
# OF BEDS:	Building 1: 450 Building 2: 420
# OF CELLS:	96
# OF DORM STYLE CELLS:	12 Bed Dorm - 10 16 Bed Dorm - 6 24 Bed Dorm - 5 32 Bed Dorm - 8 48 Bed Dorm - 4

Originally opened in 2007, the facility was originally opened in 2007, with a capacity of 450 beds. In 2011, the facility was expanded to include a new building with capacity increasing to a total of 870 beds. The original building was constructed by Hale Mills Construction, while the 2011 building / expansion was done by McKinnis Brothers Construction & Grace Hebert Architects.

The facility includes approximately 96 single-bed cells and a mix of dormitory-style housing units accommodating 12, 24, and 48 detainees. Connected to City of San Luis water and sewer services, the property is fully equipped with a commercial kitchen, laundry facilities, medical and intake areas, virtual immigration hearing rooms, commissary, barber shop, staff offices and training areas, control rooms, and eight outdoor recreation yards.

Full occupancy requires approximately 204 employees, including medical, maintenance, food-service, correctional, and administrative personnel, with staffing levels adjusted based on population. The U.S. Marshals Service and ICE are the facility's primary contracting agencies and account for the majority of revenue. The facility is contractually required to reserve 100 beds for ICE at all times, while the Marshals Service maintains placement priority. Additional detainees are placed by U.S. Customs and Border Protection, with recent populations originating from the San Diego, Yuma, Calexico, San Luis, and San Ysidro border sectors and ports of entry.

Growing demand for detention capacity may provide future occupancy opportunities, particularly as federal agencies seek alternatives to New Mexico facilities following state restrictions on detention contracts and as California continues to face detention-capacity constraints and immigration court backlogs.



# PROPERTY OVERVIEW

The facility originally opened in 2007 and is reported to be in solid condition. A 2011 expansion increased capacity from approximately 450 to 870 beds through an adjacent structure connected to the main building by an outdoor walkway. Housing consists of roughly 96 single-bed cells and dormitory-style units accommodating 12, 24, and 48 detainees, with assignments used as part of a de-escalation strategy. The facility is connected to City of San Luis water and sewer and includes a full complement of operational infrastructure: a commercial kitchen with walk-in refrigeration, freezer, and dry storage; dedicated laundry facilities with four industrial washers and three industrial dryers; a medical area with examination, recovery, suicide-watch, and negative-pressure isolation rooms; intake space; virtual immigration hearing rooms; a barber shop; commissary; staff training and break areas; agency offices; two control rooms; and eight outdoor recreation areas.

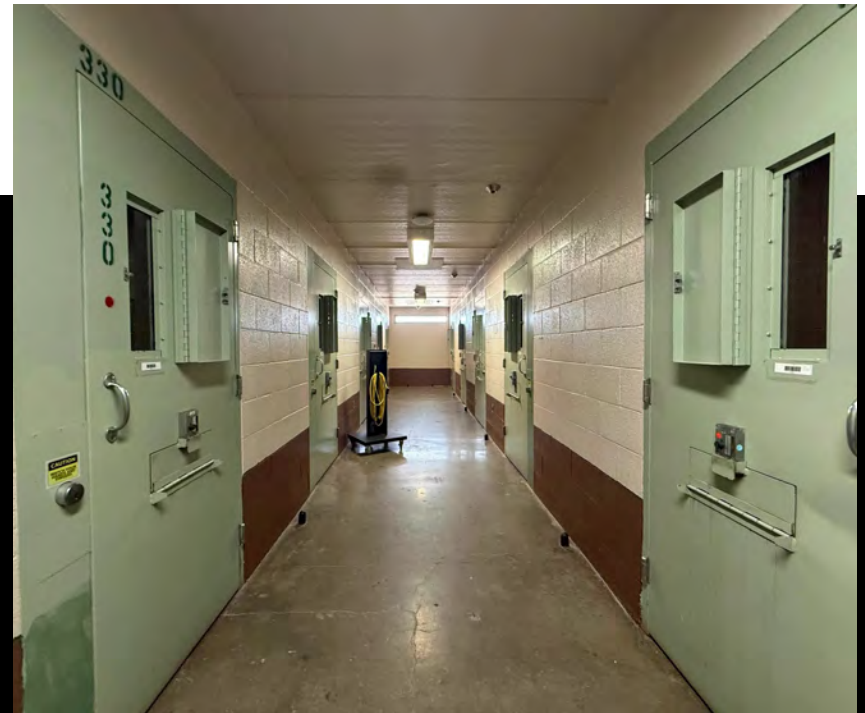
Full occupancy requires approximately 204 employees, including 24 medical personnel, four maintenance staff, and five food-service employees, with the remainder being correctional and operational staff. Staffing scales with average occupancy, travel nurse dependency has been eliminated, and costs have normalized. On the revenue side, the U.S. Marshals Service and ICE are the two primary contracting agencies and together account for the substantial majority of facility revenue. The facility is contractually required to maintain 100 beds reserved for ICE at all times, with the Marshals holding placement priority. Smaller populations are also placed by U.S.

Customs and Border Protection, with recent placements tied to the San Diego, Yuma, Calexico, San Luis, and San Ysidro border sectors and ports of entry. Each agency pays separately under its applicable contract. Notably, New Mexico legislation restricting local participation in detention contracts has begun pushing federal agencies to secure beds out of state, representing a potential additional demand source for the facility. Management also expects that California court backlogs and limited in-state detention capacity could drive increased demand from California-related ICE detainees over time.

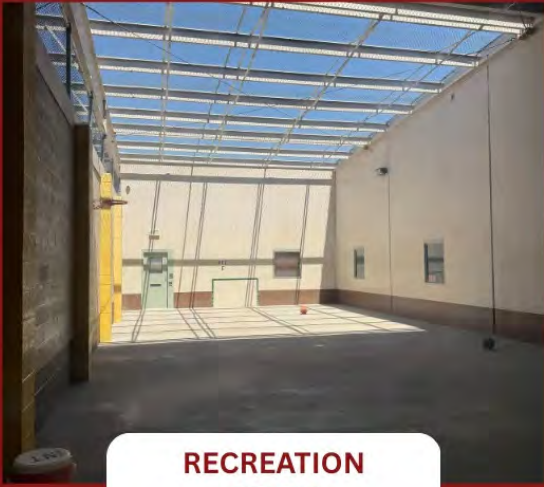
# SUBMARKET OVERVIEW

The San Luis Regional Detention Center is strategically located in San Luis, a growing border community situated at the southwestern corner of Arizona along the U.S.-Mexico border. Directly adjacent to San Luis Río Colorado, the city serves as a key international gateway for cross-border commerce, transportation, and government operations. The property's location provides convenient access to major transportation corridors and border infrastructure, making it an important component of regional immigration and detention operations.

The facility is positioned to serve a broad geographic area, drawing detainees from multiple border sectors and ports of entry throughout the Southwest, including San Diego, Yuma, Calexico, San Luis, and San Ysidro. This centralized location enhances operational efficiency for federal agencies by providing detention capacity within close proximity to some of the busiest border crossings in the United States. Additionally, the property's location within the Yuma County region benefits from established governmental infrastructure, a stable workforce base, and continued investment in border security and international trade activities.



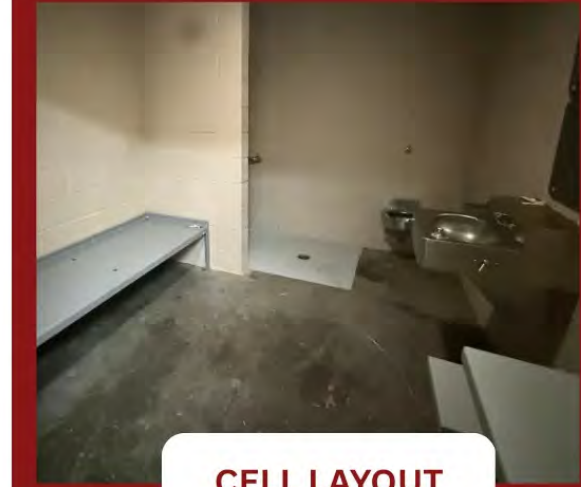
# INTERIOR PHOTOS



**RECREATION  
SPACE**



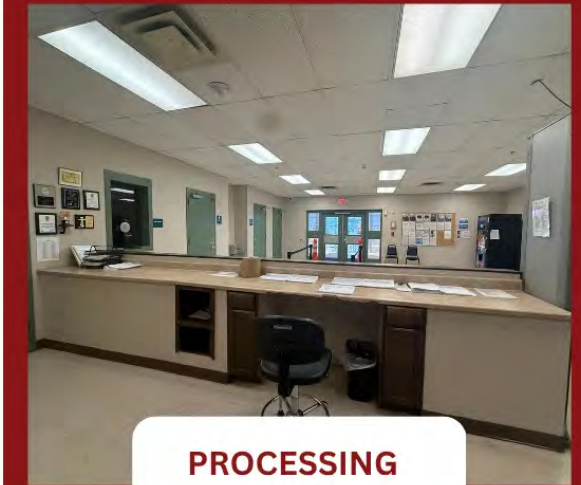
**KITCHEN**



**CELL LAYOUT**



**EXTERIOR AREA**



**PROCESSING  
AREA**



**INTERIOR  
HALLWAY**

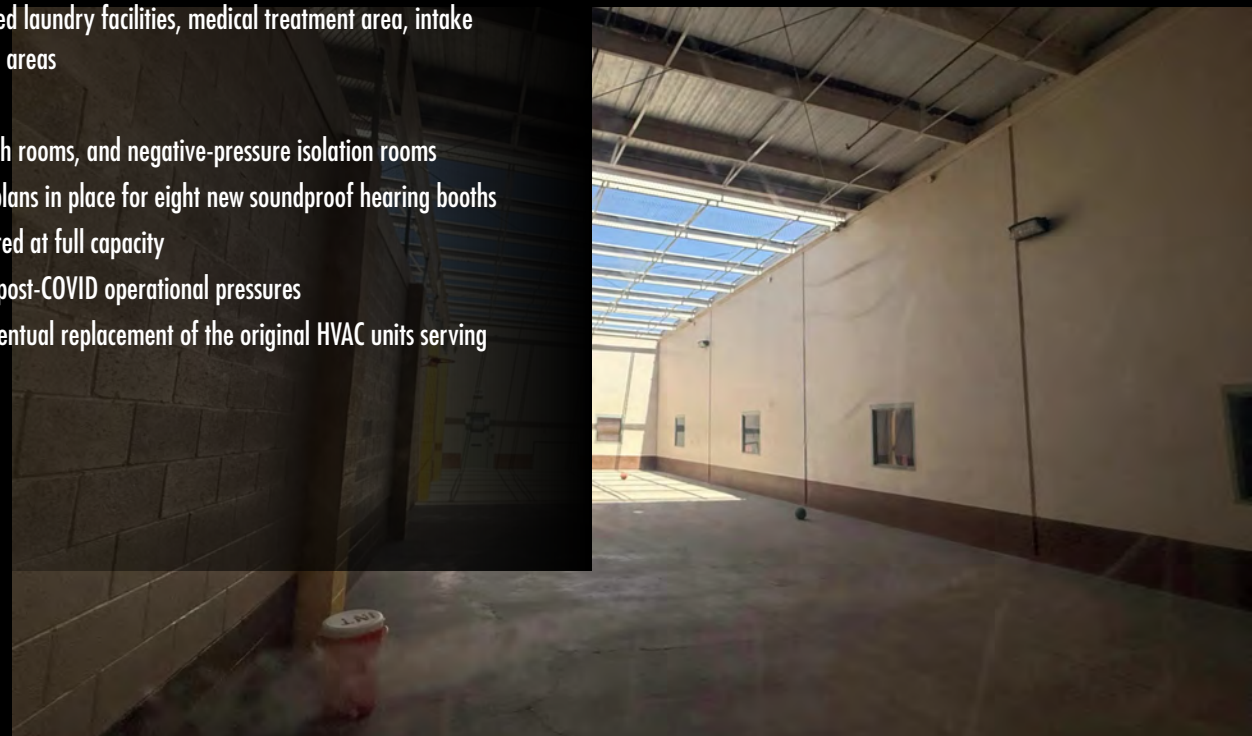
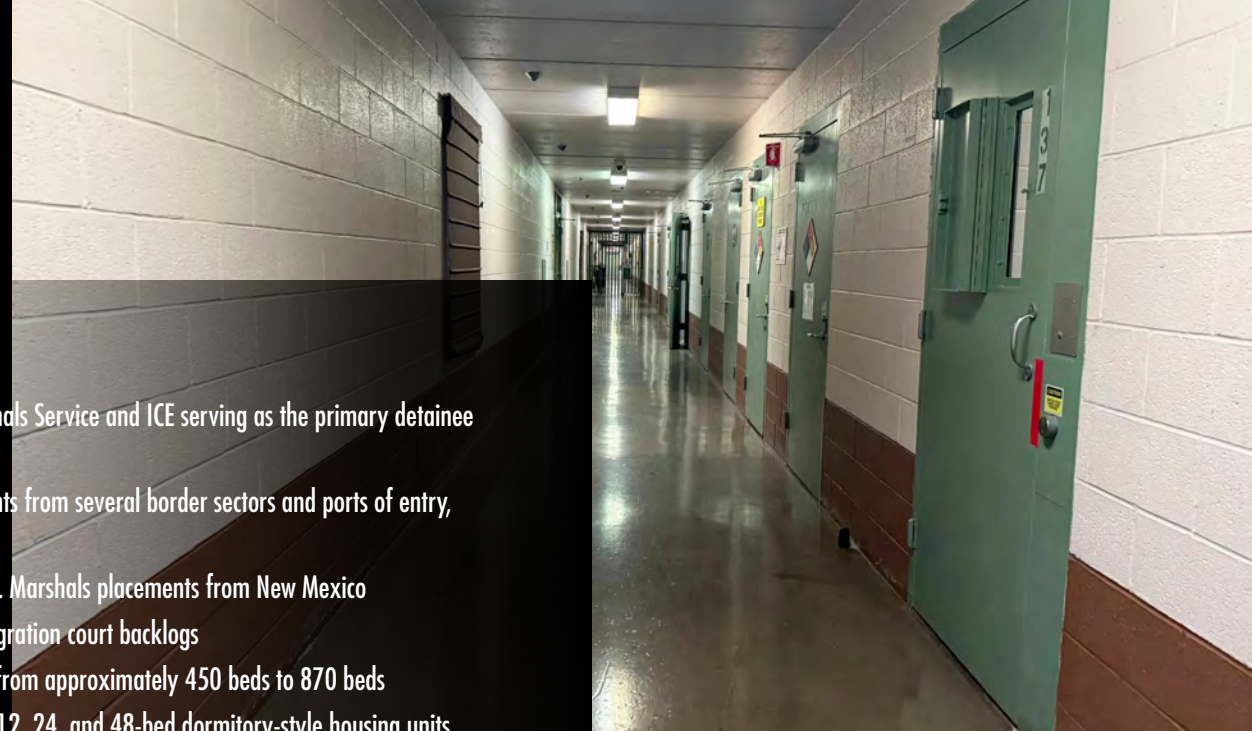
# LOCATION MAP



# HIGHLIGHTS

## SALE HIGHLIGHTS

- 870-bed detention facility
- Current population supported by multiple federal agencies, with the U.S. Marshals Service and ICE serving as the primary detainee sources
- Additional demand generated by U.S. Customs and Border Protection placements from several border sectors and ports of entry, including San Diego, Yuma, Calexico, San Luis, and San Ysidro
- Positioned to benefit from out-of-state detention demand, including recent U.S. Marshals placements from New Mexico
- Potential for longer-term occupancy from ICE detainees tied to California immigration court backlogs
- Facility originally opened in 2007 and expanded in 2011, increasing capacity from approximately 450 beds to 870 beds
- Diverse housing configuration includes approximately 96 single-bed cells plus 12, 24, and 48-bed dormitory-style housing units
- Fully operational detention infrastructure includes commercial kitchen, dedicated laundry facilities, medical treatment area, intake space, commissary, virtual hearing rooms, staff offices, and outdoor recreation areas
- Connected to City of San Luis water and sewer services
- On-site medical area includes examination rooms, recovery space, suicide-watch rooms, and negative-pressure isolation rooms
- Facility currently handles up to 30 virtual immigration hearings per day, with plans in place for eight new soundproof hearing booths
- Staffing needs scale with occupancy, with approximately 204 employees required at full capacity
- Travel nurse reliance has ended, and staffing costs have normalized following post-COVID operational pressures
- Long-term capital needs appear limited, with the primary future item being eventual replacement of the original HVAC units serving the main building





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FOR MORE INFORMATION VISIT  
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