

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

\$12M

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

70% 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)	~\$12M
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+	~\$24,000

The math is simple: Acquire a purpose-built institutional facility for **\$24,000 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 30¢ on the dollar — with infrastructure in place and ready for rapid occupancy.

Contact for Information

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