



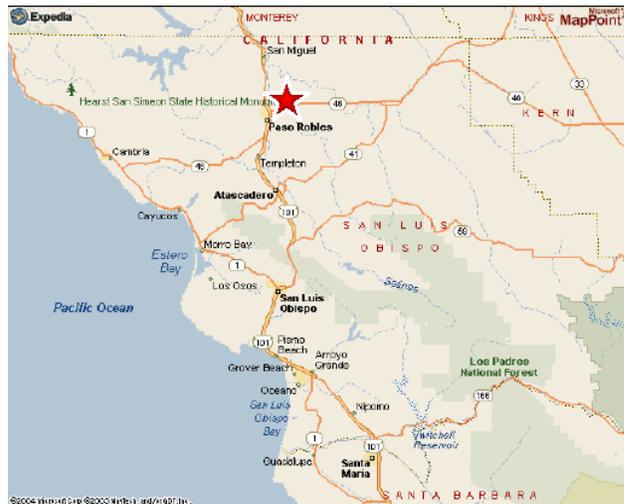
EL PASO DE ROBLES SCHOOL

RP #: 1574
 Address: El Paso de Robles Youth Correctional Facility
 4545 Airport Road
 Paso Robles, CA 93446
 San Luis Obispo County
 Agency: Youth Authority
 Parcel Size: 200 acres



This property is currently the site of a prison for youthful offenders. The ward population has declined from 847 in 1993 to 603 in 2002. The Corrections Independent Review Panel report published in June 2004 recommended that this facility be closed and the wards be transferred to the Ventura Youth Correctional Facility.

Should the facility be closed and the property sold, the expected reuse would be for industrial development. This property has a very good mid-coast location with easy freeway and airport access.



ESTIMATED VALUE

UNENTITLED PROPERTY (Land Only)		ENTITLED PROPERTY (Land and Building)	
Price Per Square Foot:	\$1.00–\$1.25	Price Per Square Foot:	\$2.00–\$2.50
Price Per Acre:	\$43,560–\$55,000	Price Per Acre:	\$87,000–\$109,000
Total Value:	\$8,700,000–\$11,000,000	Total Value:	\$17,400,000–\$22,000,000
		Comments: The highest and best use for this site is likely to be industrial development.	