



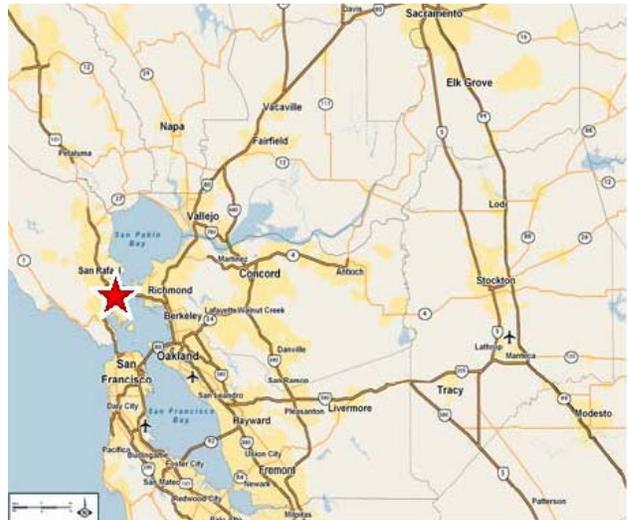
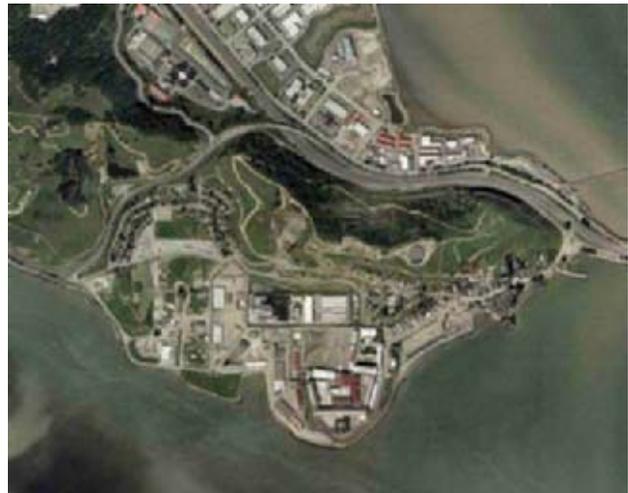
SAN QUENTIN STATE PRISON

RP #: 52
 Address: San Quentin, CA
 Marin County
 Agency: Department of Corrections
 Parcel Size: 275 acres

San Quentin Prison is located in Marin County on 275 acres of premier waterfront property with commanding views of the San Francisco Bay. The facility lies at the intersection of Highway 101 and Interstate 580.

The site provides a unique opportunity for the state to help address fundamental regional issues such as transportation and housing. Depending on the level of redevelopment of the site permitted by local zoning officials and the resultant value of the property, it may be possible to redevelop the property and to use the land sales proceeds to relocate to another lower cost location at a net savings to the state.

The rezoning and entitlements provided by Marin County would be the single greatest factor determining the potential reuse and market value of the property. In addition, the age of the on-site buildings would require a comprehensive historic assessment and environmental review. The highest and best use is as mixed-use development anchored by residential property.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$4.00	Price Per Square Foot:	\$46.00–\$64.00
Price Per Acre:	\$180,000	Price Per Acre:	\$2,000,000–\$2,800,000
Total Value:	\$50,000,000	Total Value:	\$500,000,000–\$750,000,000