



-PARTIALLY UNDERUTILIZED- ATASCADERO STATE HOSPITAL

RP #: 788
 Address: Atascadero State Hospital
 1033 El Camino Real
 Atascadero, CA 93422
 San Luis Obispo County
 Agency: Mental Health
 Underused Parcel: 319 acres
 Total Parcel: 653 acres

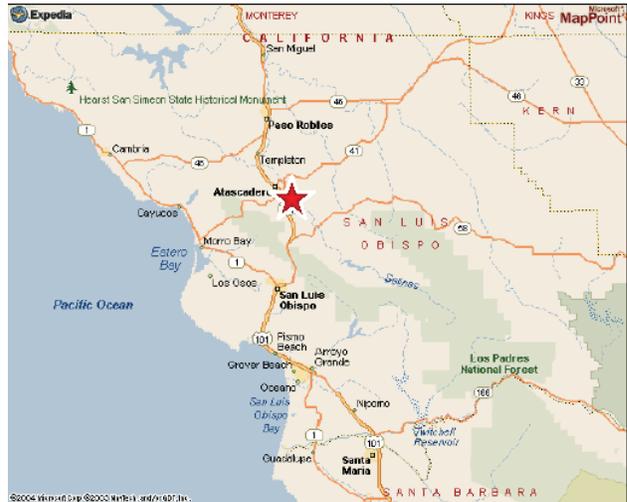


Atascadero State Hospital is an all male, maximum security, psychiatric hospital with a capacity of 1,239 beds.

There is a 319 acre agricultural lease that expires in 2005 and the property appears to be excess to the hospital's needs.

This property is located in the Atascadero area, which has experienced considerable growth in its residential base during the past ten years; retirement housing has been especially popular. Located reasonably close to the 101 Freeway, this site would provide good access and is well positioned in a growing area.

Obtaining an adequate water supply for new residential and commercial projects is a primary concern.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$0.34-\$0.46	Price Per Square Foot:	\$0.92-\$1.38
Price Per Acre:	\$15,000-\$20,000	Price Per Acre:	\$40,000-\$60,000
Total Value:	\$4,700,000-\$6,400,000	Total Value:	\$12,800,000-\$19,000,000