



## -PARTIALLY UNDERUTILIZED- CALIFORNIA INSTITUTION FOR MEN—CHINO

RP #: 50  
 Address: California Institution for Men  
 14901 Central Avenue  
 Chino, CA 91710  
 San Bernardino County

Agency: Corrections  
 Underused Parcel: 400–500 acres  
 Total Parcel: 2,242 acres



The property is currently used for prison purposes. The Department of General Services is currently in the process of selling 470 acres of surplus property at this site and there may be an additional 400-500 acres of land available for sale if the prison can be connected to the local sewer system, thereby eliminating the need for on-site sewage treatment, and if the outdoor firing range can be converted to an indoor facility.

Highest and best use would be for industrial or residential development. The location of the site is desirable with good freeway access. Continued eastward migration is creating strong demand for land and development throughout the Chino area.

### ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$3.50–\$4.00	Price Per Square Foot: \$4.50–\$5.00
Price Per Acre: \$152,500–\$174,000	Price Per Acre: \$196,000–\$218,000
Total Value: \$61,000,000–\$87,000,000	Total Value: \$78,400,000–\$109,000,000
Comments: Surrounding properties have recently been entitled for industrial development. This community is receptive to continued industrial development.	Comments: Demand for entitled land would be strong since there is little supply of land for development in this area.