



-PARTIALLY UNDERUTILIZED- METROPOLITAN STATE HOSPITAL

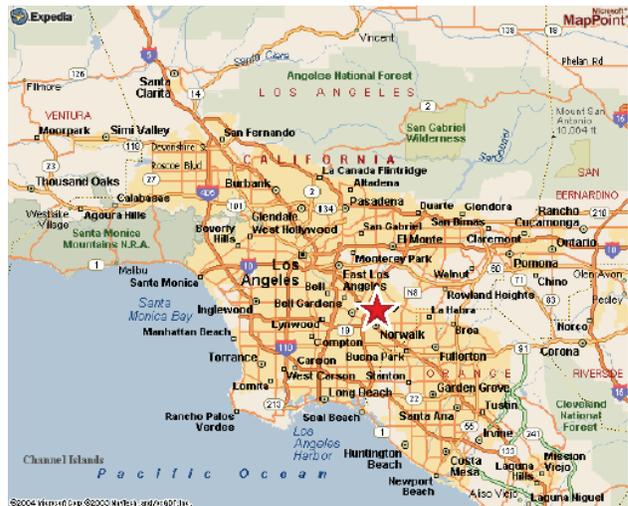
RP #: 792
 Address: Metropolitan State Hospital
 11400 South Norwalk Blvd.
 Norwalk, CA 90650
 Los Angeles County
 Agency: Mental Health
 Underused Parcel: 30 acres
 Total Parcel: 118 acres



This facility houses 900 patients and provides a continuum of care including: Acute Care, Intermediate/Subacute Care, Psychiatric Rehabilitation, and Nursing.

There appear to be approximately 30 acres of underutilized property at this site.

This site is well located within the city of Norwalk. It is surrounded by Norwalk Blvd. and Bloomfield Ave. and is very close to the I-5 Freeway providing easy access to the greater Los Angeles County.



ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$13.75	Price Per Square Foot: \$36
Price Per Acre: \$600,000	Price Per Acre: \$1,600,000
Total Value: \$18,000,000	Total Value: \$47,000,000
Comments: Highest and best use is residential development.	Comments: There would be strong demand from residential developers for this site. Expected average density would be 10 homes per acre, allowing 25% dedication to public/recreation space.