



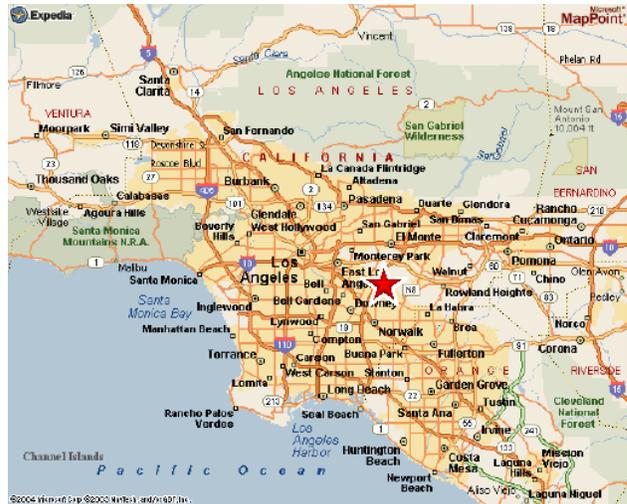
FRED C. NELLES YOUTH CORRECTIONAL FACILITY

RP #: 1569
 Address: Fred C. Nelles Youth Correctional Facility
 11850 E. Whittier Blvd.
 Whittier, CA 90601
 Los Angeles County
 Agency: Youth Authority
 Parcel Size: 68 acres



This property is centrally located in the City of Whittier on Whittier Blvd. within close proximity to the 605 freeway. This facility is one of 10 institutions in California providing housing, educational and rehabilitation programs and services to juvenile offenders. The site contains a church, infirmary, gymnasium, swimming pool, auditorium and school.

The Youth Authority plans to close this facility and the property is included in the 2004 surplus property bill (SB 1752). Other legislation pertaining to this property include AB 1842 (Calderon) and AB 2508 (Bermudez) which both propose to sole source the sale of the property to the City of Whittier. The City of Whittier appears to be confident that they will obtain the property and has already gone through a RFQ process to select a developer for the property. It is recommended that this process be opened to competitive bidding in order to maximize value to the state.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$20	Price Per Square Foot:	\$29
Price Per Acre:	\$870,000	Price Per Acre:	\$1,265,000
Total Value:	\$60,000,000	Total Value:	\$90,000,000
		Comments: The city is open to new residential development. There has been little recent residential development in the City of Whittier. Demand for the site would be strong. Expected densities would be 10 homes/acre overall.	