



-PARTIALLY UNDERUTILIZED- PATTON STATE HOSPITAL

RP #: 794
 Address: 3102 East Highland Avenue
 San Bernadino, CA
 San Bernardino County
 Agency: Mental Health
 Underutilized Parcel: 102 acres
 Total Parcel: 282 acres



Patton State Hospital is a psychiatric hospital for individuals committed by the judicial system.

Approximately 102 acres of the 282 acre property have been declared surplus by the legislature and are encumbered by two ground leases, one for 77 acres and the other for 25 acres.

General Services is in the process of terminating both leases. It is recommended that the sale of these 102 surplus acres be explored.

With the strength of the new housing market in San Bernardino county, it is likely that single family residential development would be the highest and best use for this property.

ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$3.50	Price Per Square Foot:	\$5.00
Price Per Acre:	\$152,000	Price Per Acre:	\$218,000
Total Value:	\$15,500,000	Total Value:	\$22,200,000