

# RIVERSIDE HEALTHCARE CAMPUS OPPORTUNITY

## CONNECTED WITH NATURE, CARE AND PEOPLE.

Canyon Springs nurtures wellness, provides holistic support, and advances the delivery of health services in a restorative campus environment. The campus includes an acute care hospital, medical office buildings, ambulatory surgery center, senior living community, assisted living adjacent to memory care and skilled nursing, as well as, complementary retail, hospitality and restaurants.

**PHASE 1 MEDICAL OFFICE BUILDINGS AVAILABLE.  
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CANYON SPRINGS

# WELL BEING. WELL PLANNED.

## DESIGNED FOR WELLNESS.

At Canyon Springs, efficient buildings and holistic services meet nature in a campus environment that places people first and promotes wellness. Abundant landscape, experiential textures and outdoor spaces encourage movement, exploration, interaction, meditation and ultimately, social and physical wellbeing. A campus designed for providers to heal and the community to thrive.

## IDEAL LOCATION FOR CARE.

Situated at the confluence of the 215 and 60 freeways. An ideal location to provide care to the entire Inland Empire Region and to establish a presence in a market with a shortage of acute care beds, outpatient services, and physicians.

## LARGE PRIMARY SERVICE AREA.

Growing market with a primary service area population of 550,000+.

## BALANCED PAYOR MIX.

Conducive to all contracting strategies; Medicare, Medi-Cal, Private Pay or a targeted mix of each.

## CAPTURE PATIENT VOLUME.

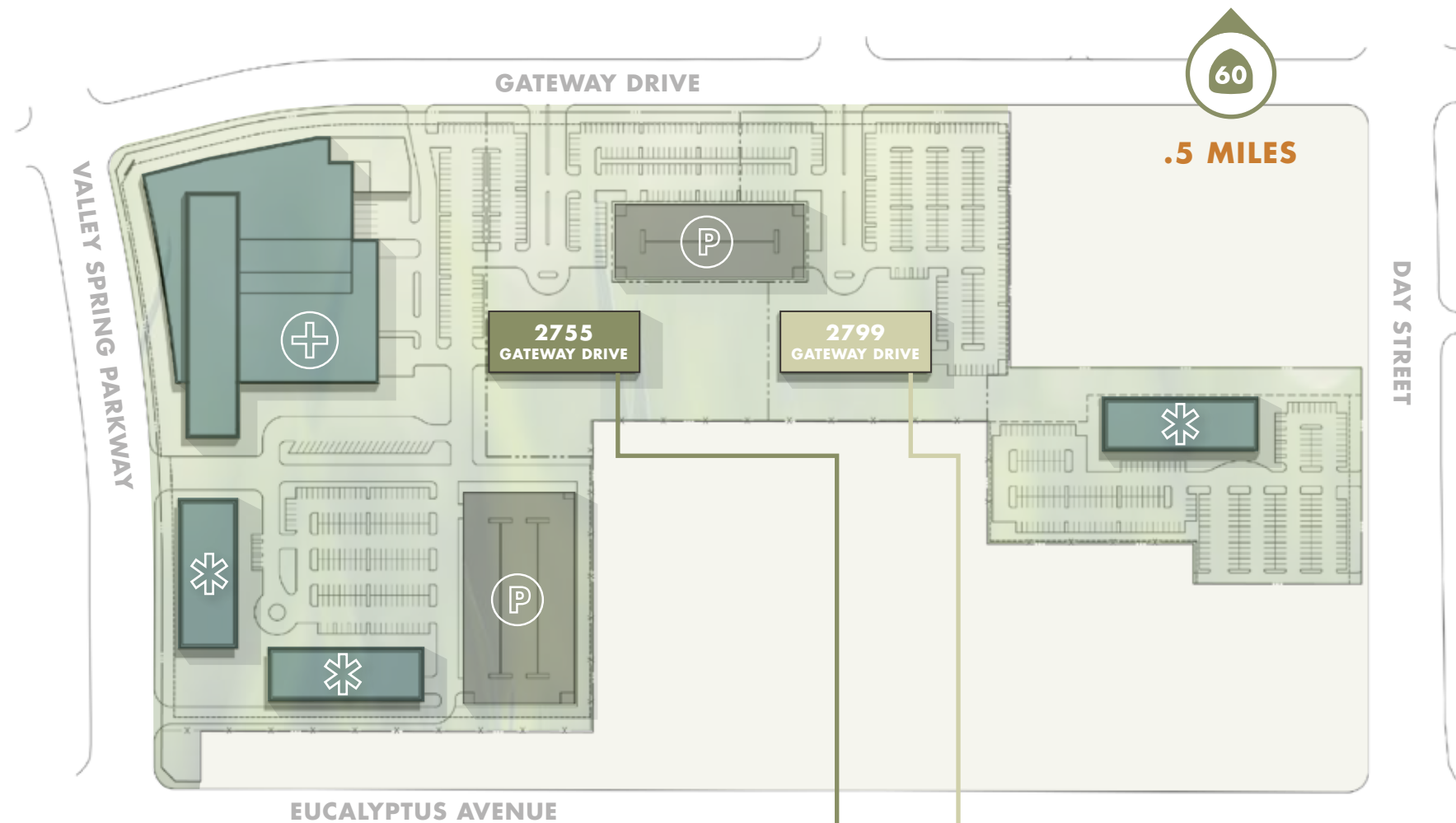
Serves a market without a dominant healthcare provider, making Canyon Springs an ideal expansion location to capture new patients and patient volume leaking outside the immediate service area; almost 30% of inpatients leave the market for care.

## FAVORABLE INCOME DEMOGRAPHIC.

Approximately 65,000 households earning \$75,000 or more within 20 minutes of the campus and conveniently accessible from the mature and desirable residential communities flanking Alessandro Boulevard between the 215 and 91 freeways.

## RESEARCH, TRAINING & COLLABORATION.

Great proximity to the UC Riverside School of Medicine with a wide array of research, training, and collaboration opportunities for all Canyon Springs healthcare providers.



**.2 MILES**

## COMPLEMENTARY HOSPITALITY & RETAIL



**2755 GATEWAY DRIVE**  
75,000 SF | 3-Story

**2799 GATEWAY DRIVE**  
75,000 SF | 3-Story

- OSHPD-3 CAPABLE
- WARM SHELL
- 15' FLOOR-TO-FLOOR HEIGHT 1ST FLOOR
- 14' FLOOR-TO-FLOOR HEIGHT 2ND & 3RD FLOOR
- LINEAR ACCELERATOR FOOTPRINT RESERVED
- 5.5:1000 PARKING
- COVERED PARKING AVAILABLE
- EV CHARGING OPTION

DEVELOPED BY



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