



# **RIVERSIDE HEALTHCARE CAMPUS OPPORTUNITY**



CANYON SPRINGS

**PROMENADE WALKS,  
MEDITATION GARDENS,  
FARMER'S MARKET.**

**EFFICIENT BUILDINGS,  
SUSTAINABLE CHOICES,  
ENRICHING PROGRAMS.**

**FAMILIES CONNECTING,  
PROVIDERS HEALING,  
COMMUNITY THRIVING.**





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## **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.

## **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+.

## **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.



ZIP	NAME	2010 POPULATION	2015 POPULATION	2020 POPULATION	HH MEDIAN INCOME	MEDIAN AGE
92501	Riverside	20,951	22,780	25,129	48,367	31.1
92506	Riverside	43,985	47,831	52,767	80,137	40.2
92507	Riverside	51,167	55,642	61,370	42,591	26.9
92508	Riverside	34,417	37,438	41,286	94,787	34
92518	March Air Reserve Base	1,154	1,251	1,385	69,565	62
92521	Riverside	6,696	7,283	8,030	20,214	19
92551	Moreno Valley	31,145	33,870	37,363	52,393	27.4
92553	Moreno Valley	73,140	79,556	87,733	43,110	28.4
92555	Moreno Valley	39,456	42,915	47,333	72,341	31.1
92557	Moreno Valley	50,299	54,703	60,343	61,619	32
92570	Perris	54,459	59,218	65,338	43,785	30.7
92571	Perris	52,621	57,225	63,119	50,925	26.4
		459,490	499,712	551,196		
			8.80%	10.30%		

## **CAPTURE PATIENT VOLUME.**

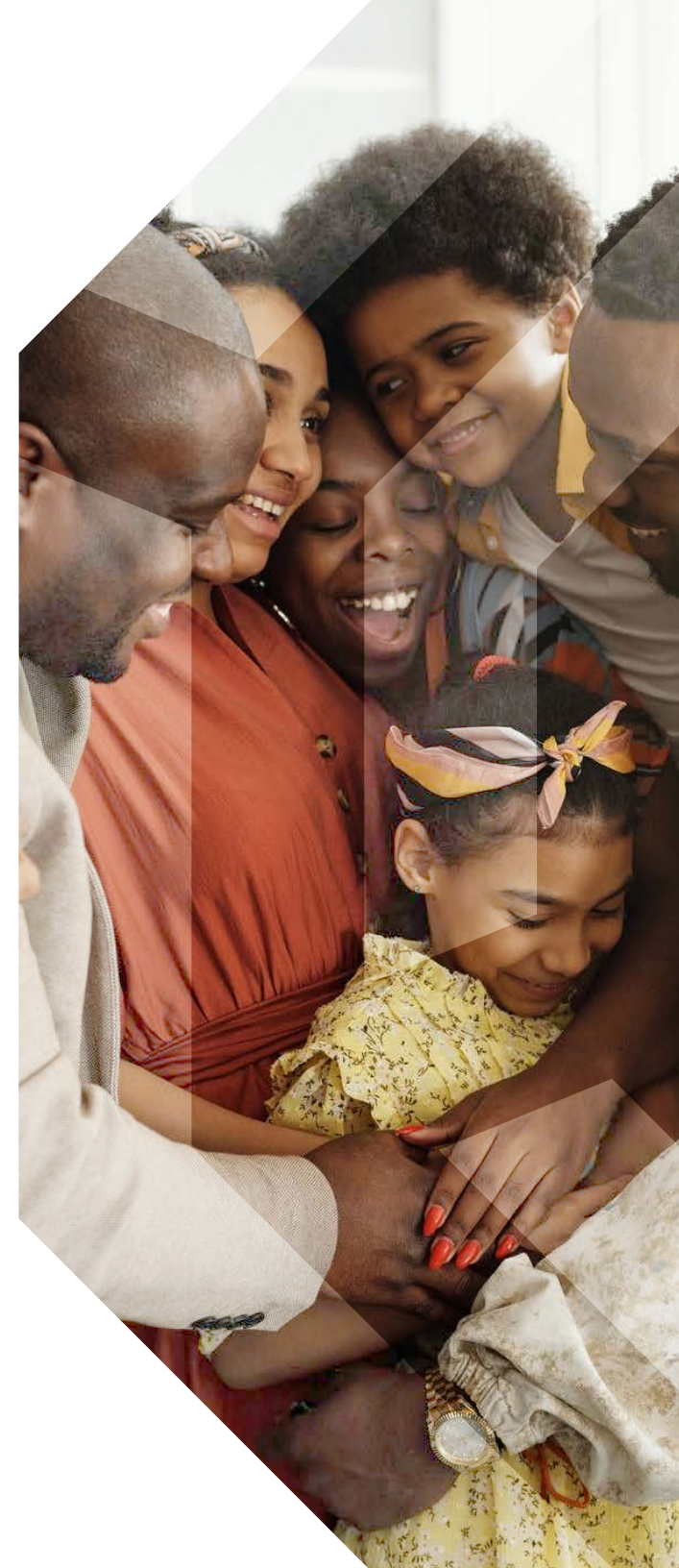
Serves a market without a dominant healthcare provider, making Canyon Springs an ideal expansion location to capture new patients and patient volume leaking outside the immediate service area; almost 30% of inpatients leave the market for care.

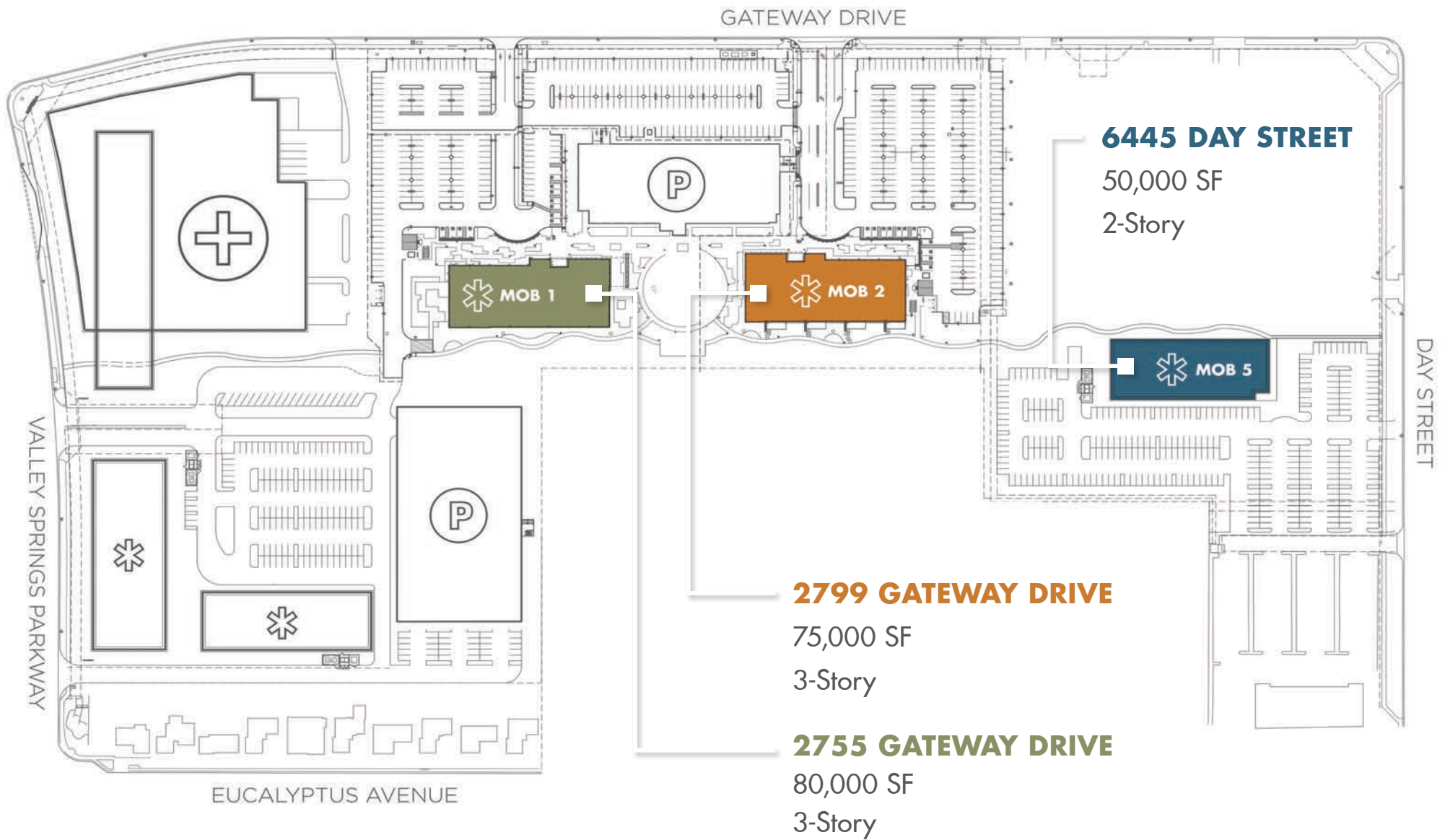
## **BALANCED PAYOR MIX.**

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

## **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.





# WELL BEING, WELL PLANNED.

Intentional site planning layered with environmentally appropriate landscape create a campus ready to deliver buildings, care, and community.

## CLEAR ARRIVAL AND CIRCULATION.

A signalized campus entrance provides a sense of arrival and starts the campus experience. The site is planned with clear circulation to support wayfinding, including direct access to parking structures.

## CAMPUS FOR COMMUNITY.

The site plan fosters connectivity with a campus-wide promenade, brings the community together with event space at the centralized paseo, and engages with integrated experiences and public art space including a tiled maze at the paseo and promenade intersection.

## PRESERVING THE CULTURAL LANDSCAPE.

Citrus groves along the promenade contribute to the restorative landscape, reflect the site's history and development of Riverside.

## SUSTAINABLE SITE SOLUTIONS.

A natural approach to campus sustainability with stormwater retention program utilizing unobtrusive methods, native plants and environmentally appropriate regional landscape throughout, and trees planted for southern facades.

## ABUNDANT OUTDOOR AMENITIES.

The site plan and landscape architecture provide a variety of quiet or active outdoor engagement opportunities. Shaded elements support group collaboration and active space. Ground-level tenant suites include private outdoor meeting patios. A combination of soft and defined landscape elements create "moments" and freedom for play as part of the landscape.



## HEALING POWER OF NATURE

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.



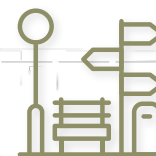
ACTIVITY LAWN



HISTORICAL  
WALKWAY



CITRUS GROVE



COMMUNITY  
CONNECTIVITY

GATEWAY DRIVE

VALLEY SPRINGS PKWY

DAY STREET



MEDITATIVE  
MAZE



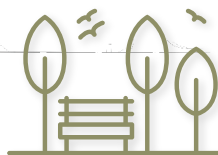
EVENT  
COURTYARD



CAMPUS  
PROMENADE



ENGAGING  
ARCHITECTURE



POCKET GARDENS



# BUILDINGS DESIGNED FOR WELLNESS

Medical buildings designed for providers to heal and the community to thrive.

## OPTIMIZE CLINICAL LAYOUT.

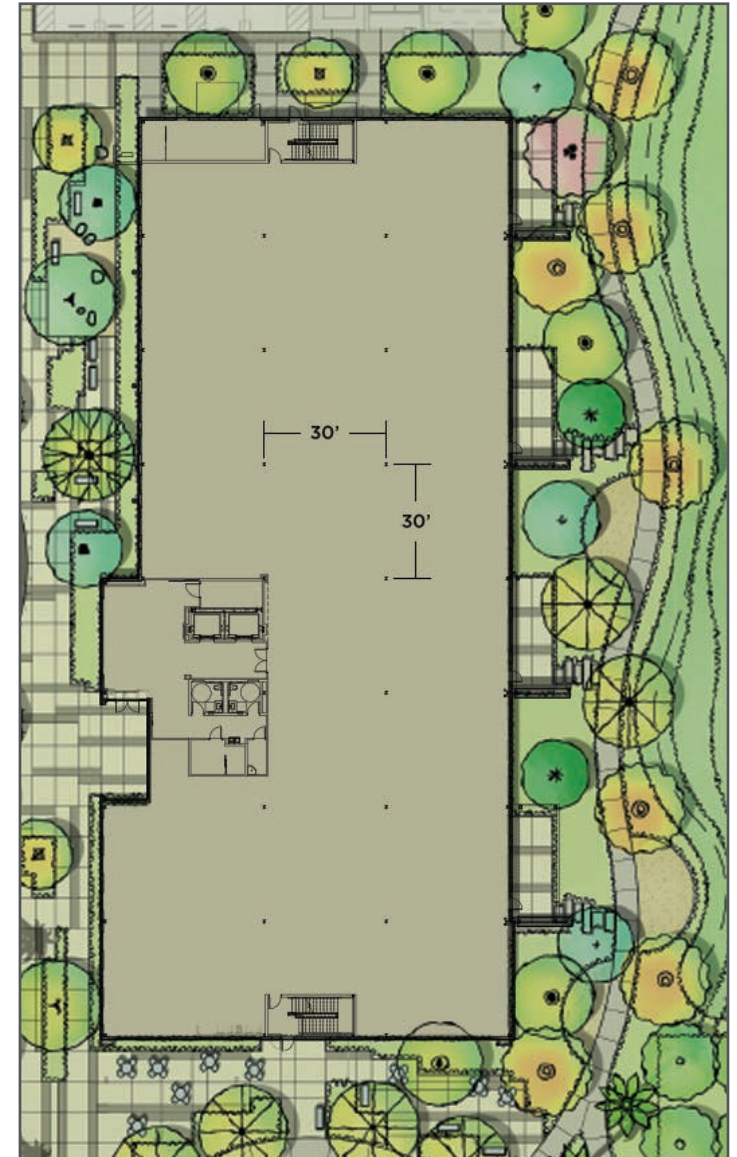
Medical office building core is consolidated and offset allowing for an unimpeded central floor plate ideal for a variety of medical uses. Floor plates support a flexible 10' module to optimize clinical layout. Future linear accelerator is also integrated into the site and building shell design.

## BIOPHILIC DESIGN BENEFITS.

Defined entries with tall, open lobby atriums provide an abundance of natural light and integrated biophilic elements. Ground-level tenants have private outdoor meeting patios to continue the connection with nature, contribute to employee engagement and workplace strategies. Biophilic design can reduce stress, enhance clarity of thought and expedite healing.

## MODERN AND WARM AESTHETIC.

Building façade design juxtaposes modern aesthetic with warmth and texture of the natural environment. Thoughtful architecture such as layers of depth in the building facades capture varying sunlight throughout the day.



# MOB1

2755 GATEWAY DRIVE

80,000 SF 3-Story

PERMIT IN PROCESS



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## FEATURES

- OSHPD 3 and I-2.1 occupancy 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

# MOB2 2799 GATEWAY DRIVE

75,000 SF 3-Story



## UNDER CONSTRUCTION



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A modern interior lounge area with green armchairs, a patterned rug, and a large decorative wall panel. The space is bright and open, with a high ceiling and large windows. The furniture is contemporary, and the overall design is clean and professional.

## FEATURES

- OSHPD 3 and I-2.1 occupancy capable
- Warm shell
- 15' Floor-to-floor height 1st Floor
- 14' Floor-to-floor height 2nd & 3rd floor
- 5.5:1000 parking
- Covered parking available
- EV charging option
- Private outdoor meeting patios for ground-level tenants





## MISSION

Canyon Springs provides the community with health and wellness services in a restorative campus environment through partnerships committed to excellence of care.

## VISION

To be the region's health and wellness destination delivering high quality holistic care.

## VALUES

### EXPERIENCE

The environment places people first and promotes wellbeing.

### EXCELLENCE

All partners are committed to the highest standards, delivering the best in patient care.

### COLLABORATION

Purposeful communication and integration by partners, forming a community for treating the whole person.

### DIVERSITY

Respect and reflect the culture and needs of each person within the community we serve.



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**WELL BEING.  
WELL PLANNED.**





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