



**Westgate  
Campus**

# A Groundbreaking Pharma, R&D and Aerospace Opportunity

FONTANA, CA

**CBRE**

 **LDM**  
COMMERCIAL

# Welcome to Westgate Campus

a groundbreaking development consisting of approximately 800 acres designed for the future of pharma manufacturing, R&D and aerospace. This vibrant community will offer a mix of modern multi-family housing, inviting retail spaces, and large-scale manufacturing facilities, all alongside cutting-edge research and development centers and medical facilities.



Discover a dynamic environment featuring on-site retail, restaurants, an entertainment center and hotel



Conveniently located near Falcon Ridge Town Center offering plenty of shopping and dining options



Easy access to the Interstate I-15 and 210 freeway and 9 miles (15-minute drive) to the Ontario International Airport



Ample parking available, thoughtfully designated for R&D, restaurant, and retail spaces

Rendering - Medical Office Campus (PA27)



A Blank Slate: Pioneering a New Era in  
Pharma/R&D/Aerospace



# Project Overview

## MEDICAL OFFICE BUILDINGS (PA31)

MOB1	250,000 SF
Conventional Office Building	300,000 SF
Manufacturing & Office	350,000 SF
<b>Total</b>	<b>TBD</b>

### Parking Ratios:

3 / 1,000

## MEDICAL OFFICE CAMPUS (PA27)

MOB 1	104,000 SF
MOB 2	104,000 SF
<b>Total</b>	<b>208,000 SF</b>

### Parking Ratios:

1,040 Stalls / 5.0 / 1,000

## DEVELOPMENT CAMPUS (PA41)

Building Type	SF
R&D Buildings	100,000 SF
Pharma R&D w/Warehouse	250,000 SF
Pharma Refrig. Distributon Center	50,000 SF
Restaurant	20,000 SF
Retail	32,000 SF
<b>Total</b>	<b>452,000 SF</b>

### Parking Ratios:

**R&D:** 1,600 cars (4/1,000)

**Restaurant:** 200 cars (10/1,000)

**Retail:** 160 cars (5/1,000)



# A Closer Look

MEDICAL OFFICE BUILDINGS (PA31)



DEVELOPMENT CAMPUS (PA41)



# Among Industry Leaders



# The Landscape

## Cost-Effective Operations:

San Bernardino County offers more affordable real estate and lower operational costs than nearby Los Angeles and Orange County, appealing to budget-conscious R&D related companies.

## Strategic Location:

The county's easy access to major highways and proximity to Ontario International Airport and LAX enhances logistics and collaboration for businesses.

## Growing Life Sciences Ecosystem:

A mix of startups and established firms fosters a collaborative life sciences sector, promoting innovation.

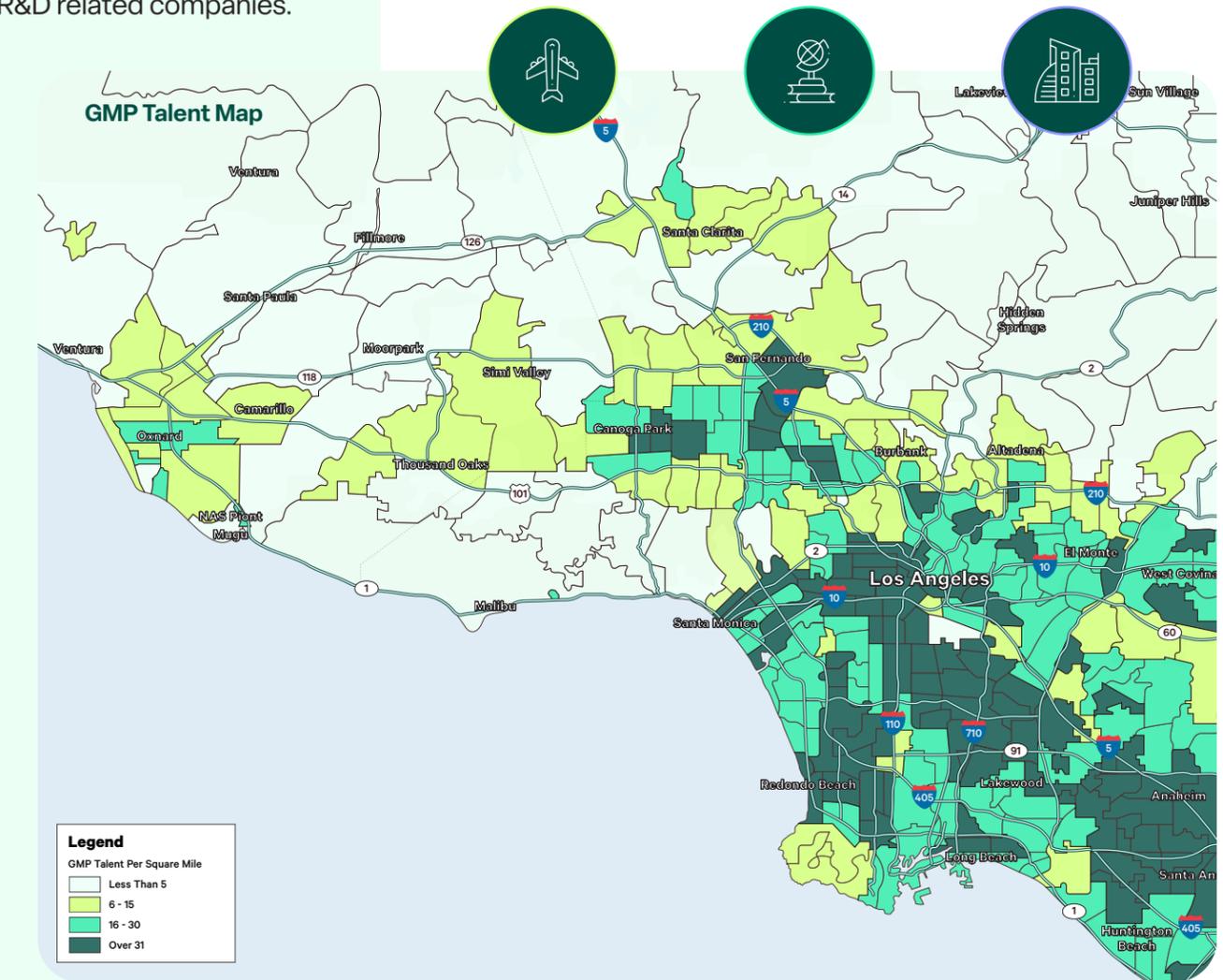
## Access to Talent:

Local educational institutions like UC Riverside, Azusa Pacific University, University of Redlands, Loma Linda University and University of La Verne supply skilled talent, while proximity to Los Angeles broadens the talent pool.

**Ontario International Airport**  
10-Minute Drive

**University of Redlands/  
Loma Linda University/  
University of La Verne/  
UC Riverside**  
20-Minute Drives

**Downtown Los Angeles**  
1-Hour Drive





## Westgate Campus

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