



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.**





CANYON SPRINGS





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 will include an acute care hospital, medical office buildings, ambulatory surgery center, a senior living community with a complementary continuum of care, and post-acute care facilities, 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.

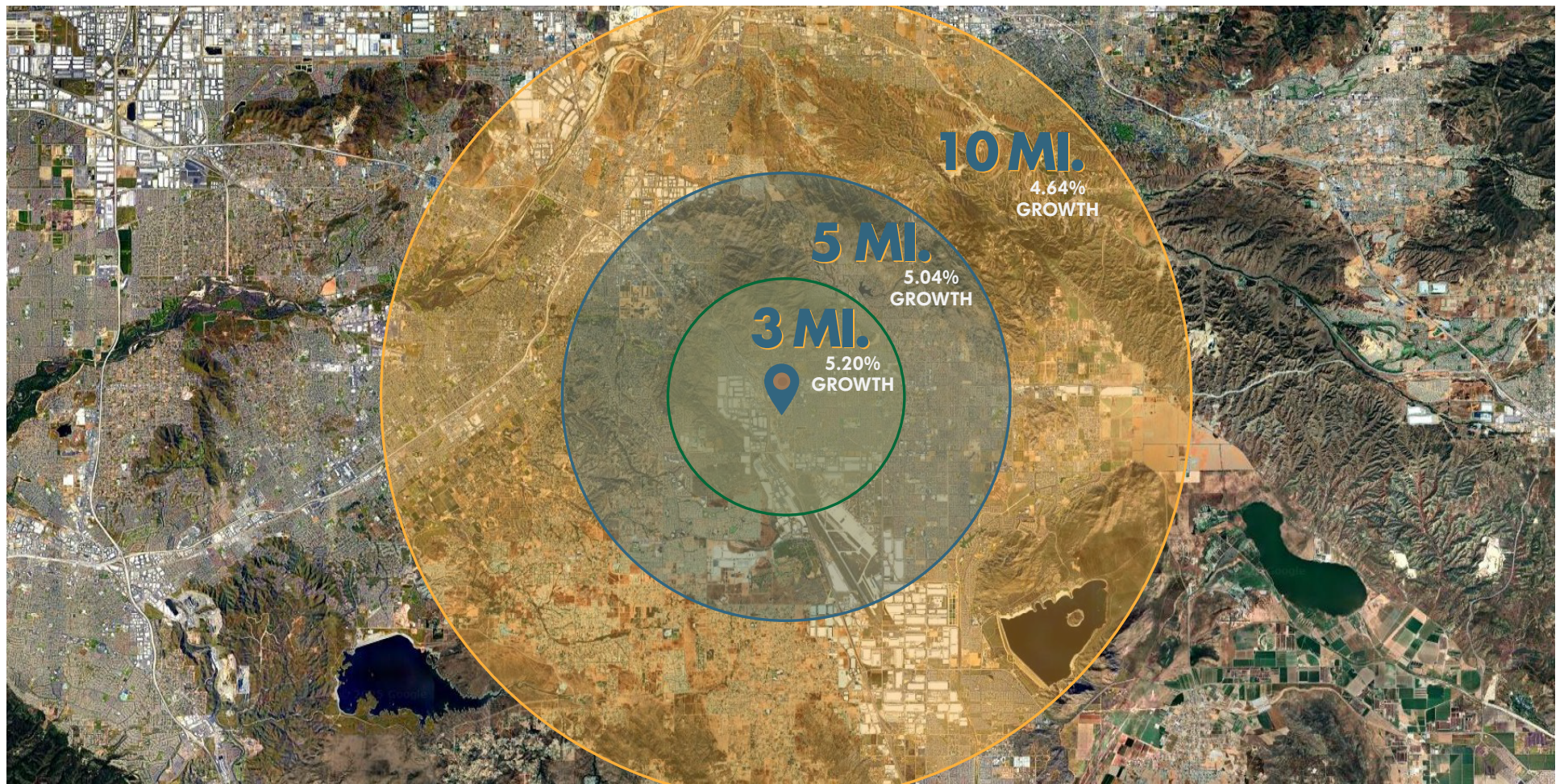
Growing market with a primary service area population approaching 700,000.

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.



PROXIMITY	2020 CENSUS	2024 ESTIMATE	2029 PROJECTION	2024-29 EST. GROWTH	HH MEDIAN INCOME	MEDIAN AGE
3 Mile	95,869	95,576	100,542	5.20%	90,371	32.60
5 Mile	251,039	248,649	261,192	5.04%	99,598	34.70
10 Mile	673,477	673,120	704,369	4.64%	98,933	35.50



CAPTURE PATIENT VOLUME.

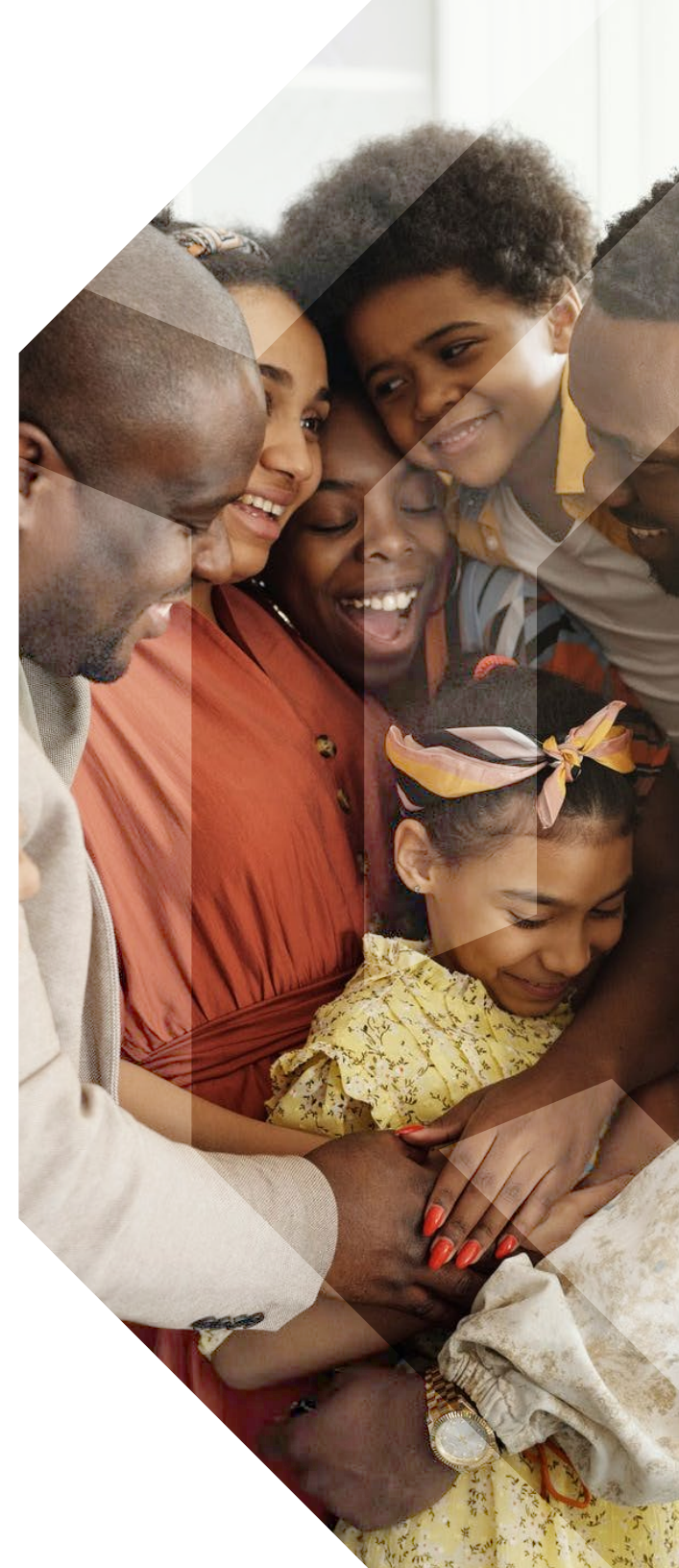
Serves a market without a dominant healthcare provider, making Canyon Springs an ideal expansion location to capture new patients and patient volume leaking outside the immediate service area; almost 30% of inpatients leave the market for care.

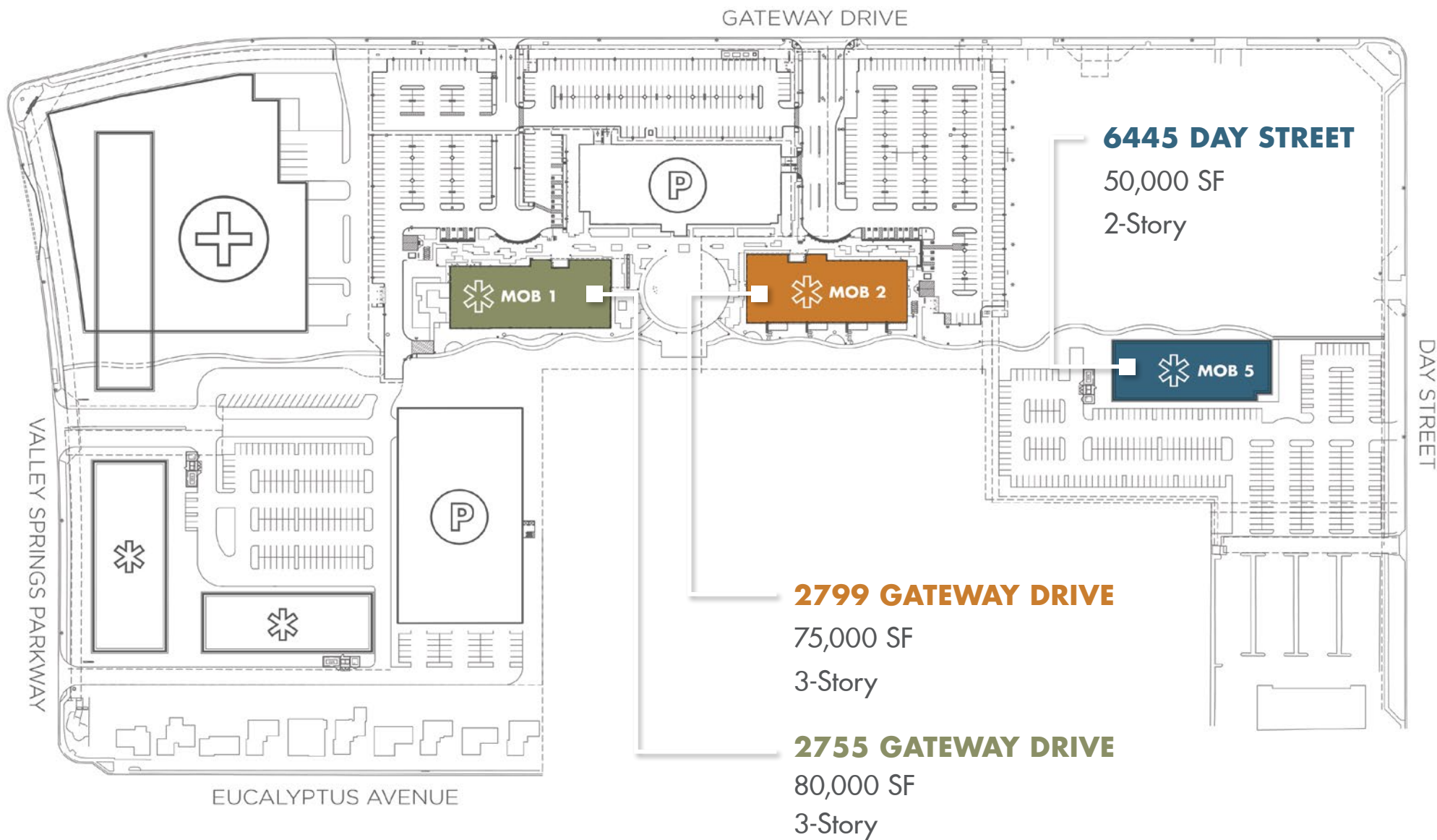
BALANCED PAYOR MIX.

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 storm water 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.



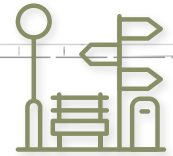
ACTIVITY LAWN



HISTORICAL
WALKWAY



CITRUS GROVE



COMMUNITY
CONNECTIVITY

GATEWAY DRIVE

VALLEY SPRINGS PKWY

DAY STREET



MEDITATIVE
MAZE



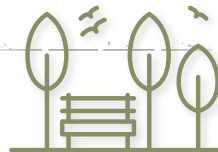
EVENT
COURTYARD



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.

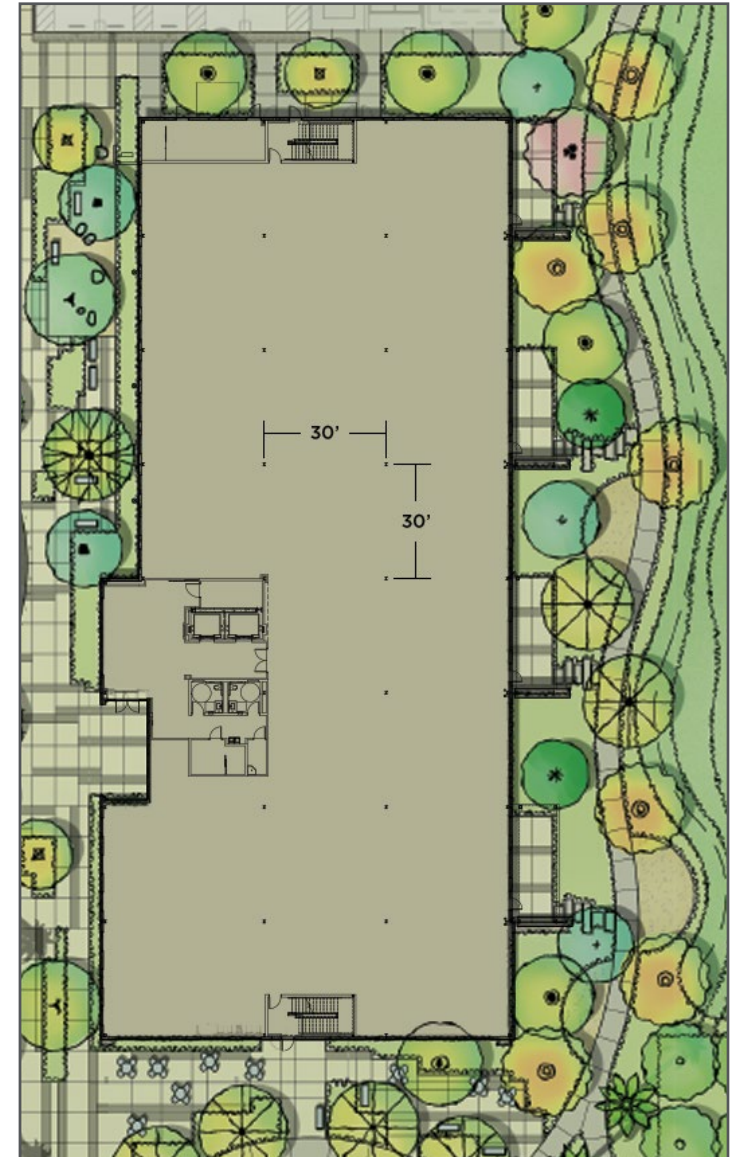
Medical office building core is consolidated and offset allowing for an unimpeded central floor plate ideal for a variety of medical uses. Floor plates support a flexible 10' module to optimize clinical layout. Future linear accelerator is also integrated into the site and building shell design.

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



CANYON SPRINGS



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

OPEN - NOW LEASING



CANYON SPRINGS



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.**





FOR INFORMATION, PLEASE CONTACT:



BRYCE STAFFORD

bstafford@strategicmedicalproperties.com

949-525-7963

JASON COOKE

jcooke@strategicmedicalproperties.com

949-633-5360

DEVELOPED BY

