

A rendering of the Westgate Medical Campus, featuring two modern, multi-story white buildings with large windows. The buildings are surrounded by landscaped grounds with trees and a paved plaza. A dark car is parked in the foreground. The sky is blue with light clouds.

# WESTGATE

## WESTGATE MEDICAL CAMPUS



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# Property HIGHLIGHTS



**(2) Four Story**  
Buildings



**±104,000 SF**  
EACH



**±17.41 AC**  
Campus



**5:1,000 SF**  
Parking



**210 FWY**  
**15 FWY**  
INTERCHANGE



**Sustainable**  
Design

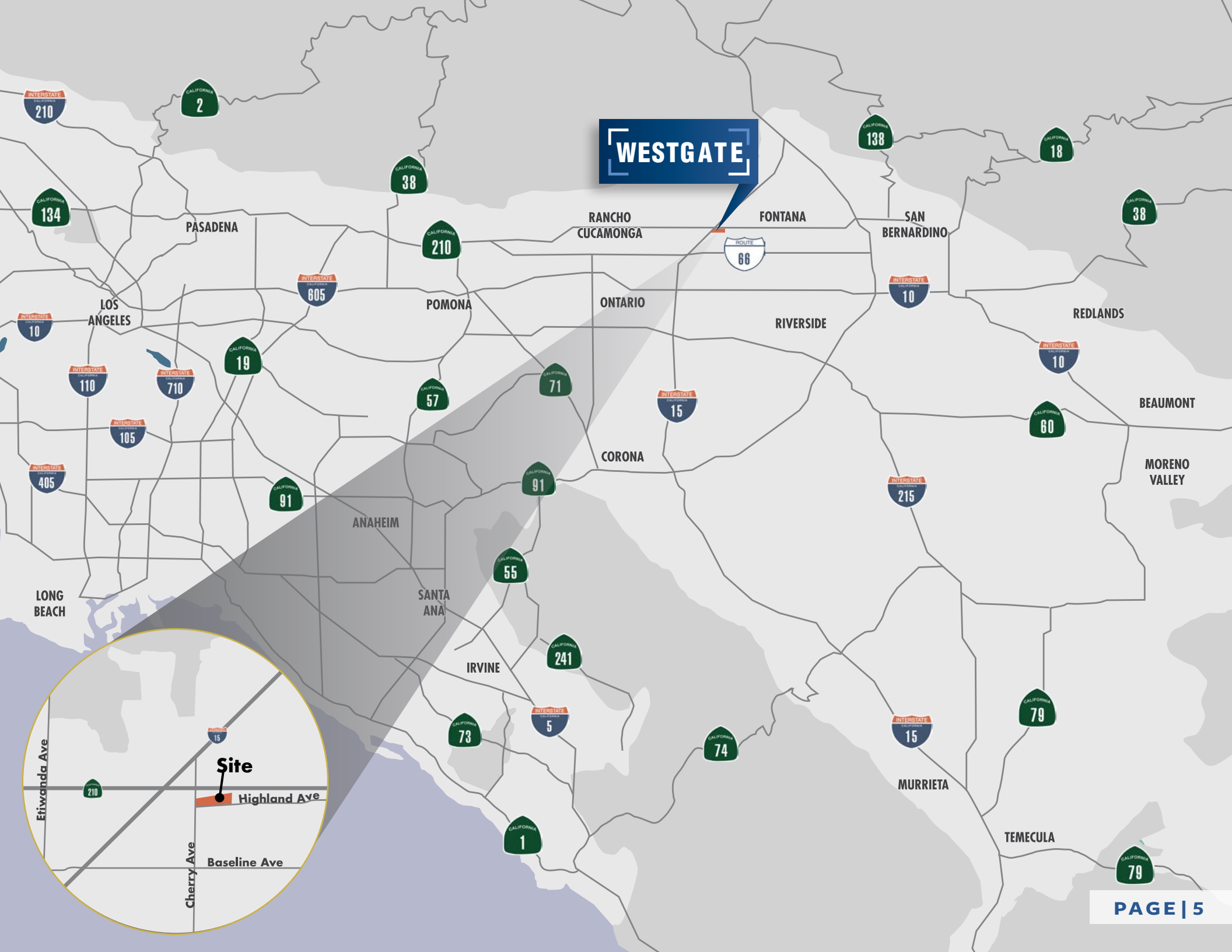
The Westgate Medical Campus enjoys a prime location at the intersection of the 15 FWY and 210 HWY, offering exceptional visibility and accessibility to its 208,000 SF of medical outpatient space. Spanning 17.41 net acres, the site boasts access points from both San Sevaine Rd. and S. Highland Ave., connected by meticulously landscaped driveways leading to a spacious drop-off area adjacent to two 4-story buildings. Rows of parking line the main east-west drive, facilitating easy navigation throughout the campus while ensuring pedestrian safety with shaded walkways in each row's median. Approaching the building entrances, pedestrians are greeted by a serene reflecting pond and meandering creek, enhancing the natural ambiance of the surroundings. The

campus design prioritizes sustainability and user experience, with ample parking space at a ratio of 5 per 1,000 SF, totaling 1,040 spaces, slightly exceeding requirements. Additionally, phased construction plans prioritize essential infrastructure such as stormwater detention basins, with the west building (Building A) scheduled as the initial phase. A central courtyard, anchored by a ground-level café and adorned with shade structures and specimen trees, fosters outdoor dining and social interactions, enriching the overall community experience. With meticulous attention to detail and thoughtful design elements, the Westgate Medical Campus sets a new standard for modern healthcare facilities.






# WESTGATE




# Area HOSPITALS

WESTGATE



**H** Pomona Valley Health Medical Center  
±15.8 Miles



**H** San Antonio Regional Hospital  
±9.14 Miles



**ONTARIO**  
INTERNATIONAL AIRPORT




**VICTORIA**  
GARDENS




**ONTARIO MILLS**  
SHOPPING CENTER

FONTANA




**H** Kaiser Permanente Hospital  
±5.0 Miles




**H** Arrowhead Regional Medical Center  
±8.1 Miles



**H** Dignity Health San Bernardino Community Hospital  
±10.1 Miles



**H** Loma Linda University Medical Center  
±14.1 Miles



**H** Riverside Community Hospital  
±12.3 Miles

ONTARIO

SAN BERNARDINO

JURUPA VALLEY

RIVERSIDE

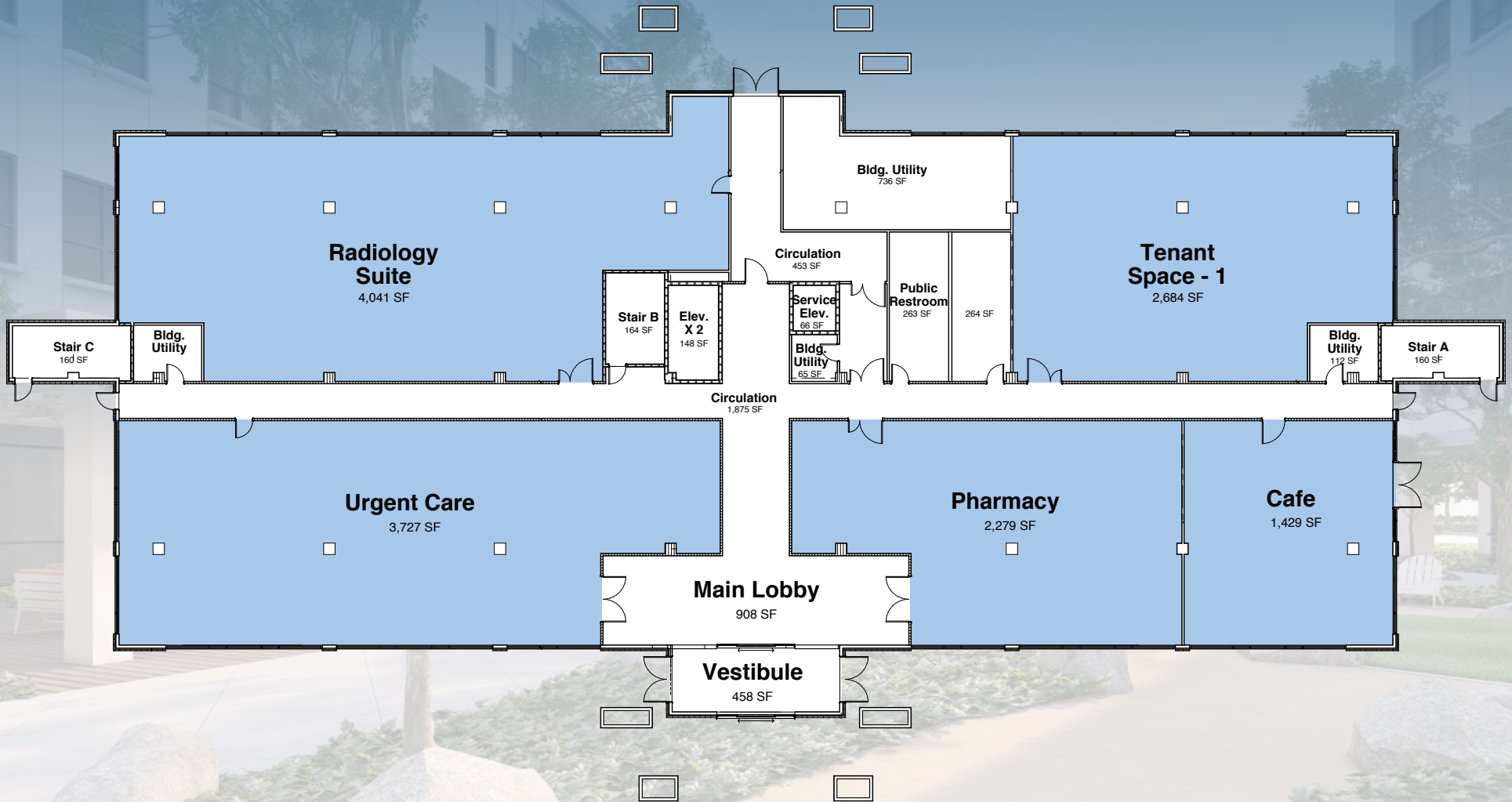


206,163 CPD



97,000 CPD

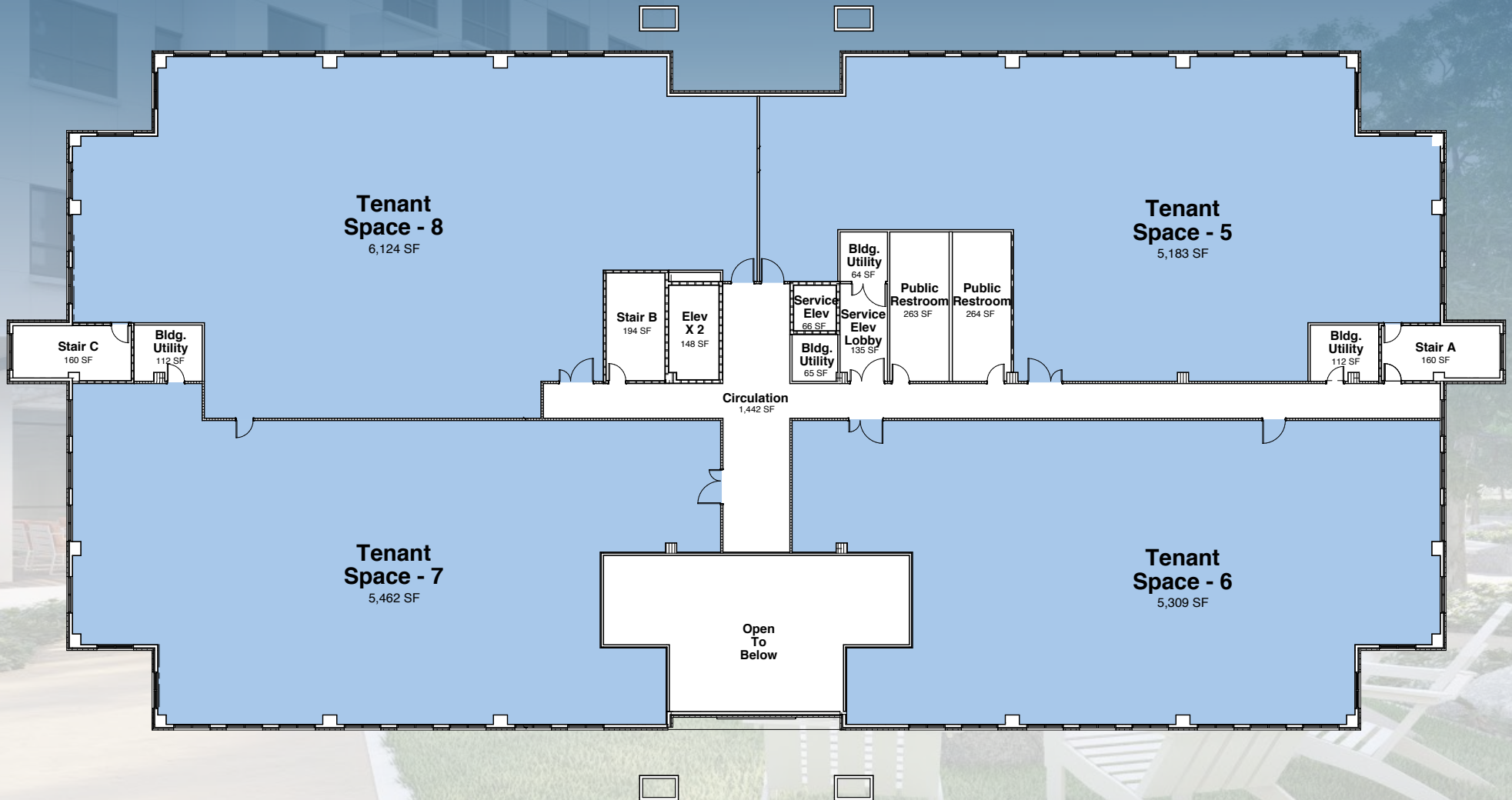
# Ground FLOOR PLAN





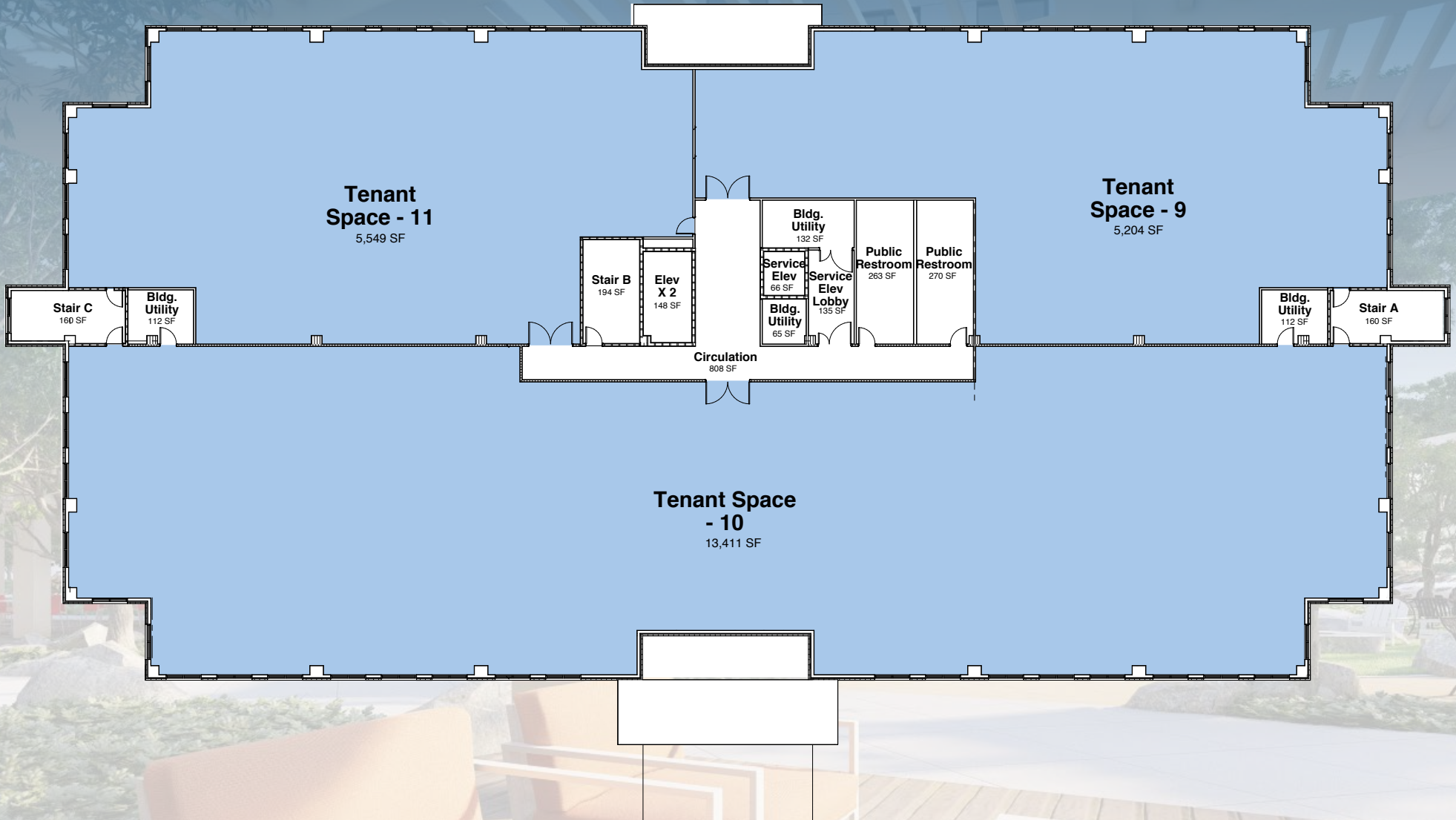
# 2nd

# FLOOR PLAN



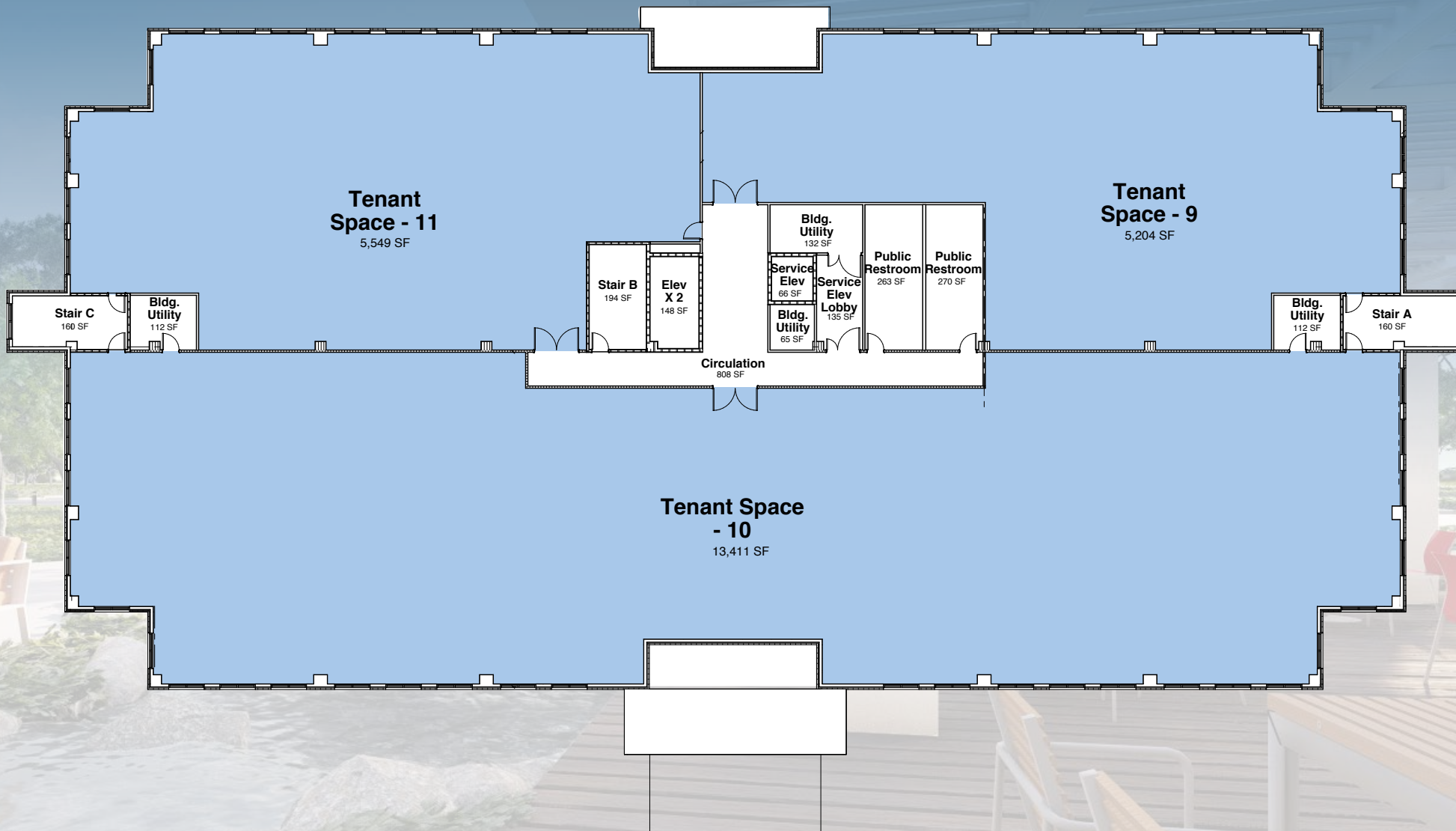
# 3rd

# FLOOR PLAN



4th

# FLOOR PLAN



# Stacking PLAN

**±27,600**  
4TH FLOOR

**±27,600**  
3RD FLOOR

**±27,500**  
2ND FLOOR

**±21,300**  
GROUND FLOOR

(2) Four Story  
Buildings  
±104,000 Each



## AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS

**\$152,040**

5 MILE RADIUS

**\$130,431**

10 MILE RADIUS

**\$113,752**

## MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS

**\$115,783**

5 MILE RADIUS

**\$101,454**

10 MILE RADIUS

**\$87,717**



## DEMOGRAPHICS

	3 MILES		5 MILES		10 MILES	
	AMOUNT	CAGR	AMOUNT	CAGR	AMOUNT	CAGR
POPULATION						
2010	103,936	--	249,955	--	771,565	--
2023	120,986	1.18%	277,131	0.80%	835,822	0.62%
2028	123,072	0.34%	280,446	0.24%	847,943	0.29%
HOUSEHOLD						
2010	27,994	--	66,716	--	212,737	--
2023	33,284	1.34%	77,417	1.15%	239,718	0.92%
2028	34,018	0.44%	78,772	0.35%	245,071	0.44%

## CENTRAL COUNTY

Service Line	2021 Volume	2026 Volume	2031 Volume	5Yr Growth	10Yr Growth
Psychiatry	312,134	364,443	377,475	16.6%	20.9%
Endocrinology	4,739	5,382	5,833	13.6%	23.1%
Vascular	36,427	40,874	45,579	12.2%	25.0%
Spine	4,481	4,960	5,474	10.3%	22.2%
Ophthalmology	193,824	213,045	231,432	9.9%	19.4%
Orthopedics	65,987	72,413	79,485	9.3%	20.5%
ENT	71,684	78,073	81,434	9.0%	13.3%
Physical Therapy/Rehab.	598,021	684,987	736,148	8.5%	23.1%
Cardiology	217,887	236,377	252,965	8.5%	16.1%
Pain Management	25,396	27,564	29,496	8.5%	16.1%

## EAST COUNTY

Service Line	2021 Volume	2026 Volume	2031 Volume	5Yr Growth	10Yr Growth
Psychiatry	293,604	340,993	351,188	16.7%	19.6%
Endocrinology	4,593	5,151	5,519	12.1%	20.2%
Vascular	36,637	40,329	44,020	10.1%	20.2%
Spine	4,399	4,908	5,227	9.3%	18.8%
Orthopedics	65,906	71,182	76,888	8.0%	16.3%
Ophthalmology	197,308	212,461	225,742	7.3%	14.4%
ENT	72,027	77,529	79,546	7.6%	10.4%
Physical Therapy/Rehab.	572,286	615,164	691,245	7.5%	20.8%
Pain Management	25,366	27,056	29,507	6.7%	12.4%
Miscellaneous Services	474,384	506,222	537,355	6.5%	13.3%

## I-15 COUNTY

Service Line	2021 Volume	2026 Volume	2031 Volume	5Yr Growth	10Yr Growth
Psychiatry	108,990	220,957	229,233	16.9%	21.3%
Endocrinology	2,946	3,309	3,554	12.3%	20.6%
Vascular	22,731	24,962	27,154	9.8%	19.5%
ENT	45,978	50,388	52,908	9.6%	15.1%
Spine	2,777	3,028	3,285	9.0%	18.3%
Orthopedics	41,331	45,054	48,580	7.9%	16.3%
Physical Therapy/Rehab.	366,439	395,215	445,501	7.9%	21.6%
Ophthalmology	121,407	130,644	138,649	7.6%	14.2%
Miscellaneous Services	297,571	379,247	342,226	7.3%	15.0%
Pain Management	15,967	16,988	17,844	6.4%	11.8%

## MID CITY

Service Line	2021 Volume	2026 Volume	2031 Volume	5Yr Growth	10Yr Growth
Psychiatry	144,242	168,629	177,172	16.9%	22.8%
Endocrinology	2,234	2,507	2,723	12.6%	21.9%
ENT	33,064	36,487	38,988	10.4%	17.9%
Vascular	17,799	19,626	21,450	10.3%	20.5%
Spine	2,151	2,354	2,565	9.5%	19.3%
Orthopedics	31,129	34,466	37,53	8.6%	18.2%
Ophthalmology	94,751	102,540	109,597	8.2%	15.7%
Physical Therapy/Rehab.	279,903	302,196	343,097	8.0%	22.6%
Miscellaneous Services	225,472	243,459	263,937	8.0%	12.1%
Cardiology	105,827	113,000	118,942	6.8%	12.4%

## NORTH COUNTY

Service Line	2021 Volume	2026 Volume	2031 Volume	5Yr Growth	10Yr Growth
Psychiatry	333,307	390,907	405,709	17.3%	21.2%
Endocrinology	5,215	5,906	6,380	13.2%	22.3%
Vascular	41,709	46,370	51,063	11.2%	22.4%
Spine	5,001	5,507	6,046	10.3%	20.9%
Orthopedics	75,015	81,737	88,999	9.0%	18.6%
Ophthalmology	224,711	242,164	261,459	8.7%	16.4%
Physical Therapy/Rehab.	649,184	704,598	798,261	8.5%	23.0%
ENT	83,477	90,295	92,809	8.2%	11.2%
Pain Management	28,805	31,009	32,942	7.3%	14.4%
Cardiology	248,381	266,979	282,634	7.5%	13.8%

## SOUTH COUNTY

Service Line	2021 Volume	2026 Volume	2031 Volume	5Yr Growth	10Yr Growth
Psychiatry	316,79/8	372,334	387,697	17.5%	22.4%
Endocrinology	4,726	5,414	5,914	14.5%	25.1%
Vascular	34,998	39,250	43,862	12.1%	25.3%
Spine	4,377	4,860	5,407	11.0%	23.5%
Orthopedics	66,183	72,582	79,754	9.7%	20.5%
Physical Therapy/Rehab.	595,914	652,302	745,385	9.5%	25.1%
Ophthalmology	188,105	205,785	223,682	9.4%	18.9%
Pain Management	24,847	27,030	29,173	8.8%	12.4%
ENT	74,957	81,424	84,425	8.6%	12.7%
Cardiology	11,636	12,634	13,447	8.6%	15.6%



## LON MAPES

Lon Mapes is the President & CEO of LDM Commercial. He has been providing commercial real estate consulting and brokerage services specializing in medical real estate for over 20 years. His mission is to create and manage healthcare real estate projects that make sense for all parties, using his in-depth knowledge of how revenue streams function within healthcare. Lon has negotiated leases for more than 1,200,000 SF of medical office space and over 1,000,000 SF of medical office sales. Lon also provides medical office development consulting services. He is passionate about facilitating an environment where healthcare providers can optimize their real estate strategy and deliver quality care to their patients. Prior to his healthcare real estate career, Lon worked in hospital finance and revenue for a prominent academic health system. Subsequently, he established a thriving managed care revenue auditing firm, serving hospitals nationwide. Lon holds an MBA in Entrepreneurial Studies from Louisiana State University and a Bachelor's in Business Administration and Accounting from Atlantic Union College. He has held a California Real Estate Broker's License since 2003.



## RYAN BORZOUEI

Ryan Borzouei is an accomplished real estate professional with over a decade of expertise in acquisitions, development, leasing, and asset management for private equity firms and institutional owners/operators. Currently serving as Vice President at LDM Commercial, he specializes in healthcare real estate services and is leading the underwriting of a 200,000 square foot medical office development in San Bernardino County. In his prior role at Sila Realty Trust, Ryan sourced and underwrote \$600 million in medical office investments, significantly contributing to the growth of the REIT's \$2.5 billion healthcare real estate portfolio. Possessing a strategic mindset, he has successfully managed multi-million dollar portfolios, advised on office dispositions for Bank of America, and demonstrated expertise in optimizing real estate footprints while reducing operational costs. Ryan holds an MBA in Real Estate Finance from the University of Southern California and a Bachelor's in Economics from the University of California, San Diego. Additionally, he is a licensed real estate broker in the state of California.



c|a architects is a healthcare design firm, located in Long Beach and San Diego, CA, providing full architectural and interior design services as well as space planning and master planning services.

From landmark medical campuses to intimate imaging suites, c|a ARCHITECTS has specialized in California healthcare design for the past 32 years. The firm continues to plan and design exceptional environments that promote healing while meeting the industry's planning, efficiency, and technical demands. Our team's architectural ingenuity, technical expertise and attention to detail consistently place our projects at the forefront of cutting-edge design.

c|a architects is a versatile team of 51 design professionals who unite innovative vision with detailed precision. While each member of our team offers a unique set of knowledge and skills, we work collaboratively on every project. This seamless integration of interconnected team members enables us to approach architectural design from many perspectives.

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