

WHERE HEALTH & WELLNESS MEET





TheAurora.health

# PROJECT HIGHLIGHTS

On Palmdale Regional Medical Center campus, a UHS system hospital with 250 beds
Fully entitled and approved
12.13 acres
Flexible entitle with up to 4 story structures
Broad range of bold signage options with 14 freeway visibility



#### 420,000 SQUARE FEET COMPRISED OF:

Ρ

2 parking structures comprised of 2,100 covered spaces

Ψſ

Each building will be up to 4 stories



Walking paths culminating in a park and interior streets that will host marathon launches, farmers markets, and movies after dark

Sit down restaurants, fast casual health oriented dining



Fitness and wellness related retailers

1 Hotel

### SITE PLAN



- James C. Ledford Jr., Mayor

for everyone."

# AREA MAP

Tierra Subida Ave



# UHIS

Contex

Palmdale Blvd

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Palmdale Regional Medical Center "This is the future of healthcare in America. The Aurora Wellness Village brings together the world's finest physicians with everything from imaging and physical therapy to yoga and farmers markets ... a true integration of health and wellness."

- JOHN THOMAS President, Thomas Partners Properties

## THE AURORA WELLNESS VILLAGE COMPETITIVE LANDSCAPE

The current field of doctors, nurses, and healthcare providers are greatly outnumbered by Antelope Valley residents.

AURORA WELLNESS VILLAGE WILL PROVIDE AN ABUNDANCE OF OPPORTUNITIES AND HEALTH SYSTEMS TO

Intercept customer outmigration of over 40%-50% Capture existing healthcare revenues

In-migrate customer from outside the Antelope Valley

## DEMOGRAPHICS & AREA HIGHLIGHTS

Palmdale is one of Los Angeles' fastest growing cities. The healthy economy is reflected by a 125% growth in sales tax over the past decade. Palmdale will continue to grow as its relatively young, diverse, and well educated population flourishes and creates a tremendous demand for housing and services.

- Two blocks to Interstate 14: The Antelope Valley Freeway
- One mile to the Antelope Valley Mall
- Two blocks to 150 room Embassy Suites Hotel
- Consistently ranked in the top 25 fastest growing cities in America for the past 25 years
- Los Angeles County's fastest growing city; 31% population growth from 2000 to 2010
- Home to aerospace companies like Northrop Grumman, Lockheed Martin, Boeing, and British Aerospace Systems

Current Population*	181,517
Median Age*	32.1
Population By Origin Not Hispanic or Latino	41.44%
Population By Origin Hispanic	58.56%
Average Household Income*	\$80,047
Median Housing 93550	\$265,000
Median Housing 93551	\$390,000
Median Housing 93552	\$300,000
Education*	111,089
Workforce*	71,398

Source: Claritas via Environics Analytics

\*Combined zip codes 93550, 93551, 93552

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