



THE CENTER
at Riordan

92 ACRE INTEGRATIVE HEALTHCARE CAMPUS

SITE SIZE 92.74 Acres
ZONING Currently LI, Multifamily, CUP DP-124
PRICING Build-to-Suit, Ground Lease
and Sale Options. Contact Broker for Details.



SCAN OR CLICK
TO VIEW VIDEO



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THE DETAILS

The Center at Riordan (“The Center”) is a unique, integrative care medical development located on a beautiful, 92 ± acre nature preserve in Wichita, Kansas. The Center is anchored by the Riordan Clinic, a renowned, academic medical center founded on the principles of nutritional medicine. Riordan Clinic has been leading the world in integrative oncology and complex chronic illness care since 1975.

Nature contributes to the healing process. Hallmarks of The Center at Riordan include natural prairies, woods where deer, turkey, and other wildlife call home, water features, a stream flowing through the property, walking paths, nature observation areas, wildlife observation areas, restorative and regenerative farming demonstration plots, and more.

The vision for the Center at Riordan is to provide a single location for patients to access all the integrative care services needed to heal not only the cancer or complex chronic illness itself but also to address all the contributing factors that caused the individual to become susceptible to that cancer or complex illness....whole person, integrative care.





THE FACTS

WICHITA, KANSAS MSA

The Greater Wichita region is a region on the rise, regularly appearing at the top of national rankings across a wide range of industry and quality of life indicators. Following are a few of the accolades of recognition.

TOP 50 SUNNIEST CITIES IN THE U.S.

65% average number of days where it is sunny. (Nerdwallet, 2017)



TOP 15 CITY FOR THE BEST WORK-LIFE BALANCE

(SmartAsset, 2019)



#4 BEST VALUE CITY FOR RAISING A FAMILY

Ranked #4 in major cities where \$400,000 can purchase the largest amount of space. Quick commutes, low cost of living, and affordable cultural amenities. (Cheapism.com, 2022)

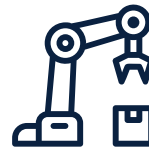


MOST AFFORDABLE CITY IN THE NATION FOR RENTERS

Wichita is the most affordable city with an average cost of \$746/month. (RentCafe, 2022)

#4 BEST CITY FOR MANUFACTURING JOBS

In a study that compared the top 50 cities where manufacturing is thriving the most, Wichita ranks first. (Kempler Industries, 2019)



WICHITA RANKED AS A TOP 5 CITY FOR LOW STARTUP COSTS

(SmartAsset, 2019)



#12 U.S. ADVANCED INDUSTRY HOTSPOT

for R&D and STEM-worker intensive industries powering regional and national economic success. (Lightcast, 2020)



13.8% LOWER CONSTRUCTION COST THAN NATIONAL AVERAGE

Wichita's 2022 Means Commercial Construction Cost Index was 86.2 – nearly 13.8% below the national average.



#7 FOR HAVING AN EQUITABLE ECONOMY

(Brookings, 2020)



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THE DEMAND

WE ARE LOOKING FOR THE FOLLOWING TYPES OF BUSINESSES:

- Research lab to advance the discipline of nutritional medicine and set the standard of care in integrative medicine.
- Medically supervised fitness facility with a focus on optimizing mitochondrial function, infrared sauna, hyperbaric oxygen, and cryotherapy.
- A wellness center focused on healing the emotional and psychological trauma associated with complex chronic illness.
- Non radiation and non invasive imaging and screening business.
- Regional, farm to table market, café, and demonstration kitchen providing access to the healthiest form of whole foods.
- Biological dentistry office.
- KAATSU for building bone density and muscle mass safely in aging and chronically ill populations.
- Holistic compounding pharmacy.
- Light industrial manufacturing and distribution for supplements, nutraceuticals, vitamin C and other nutrients.
- Boutique hotel concept to support extended patient stays, executive retreats, and integrative care conferences.
- Partnerships with residency programs and fellowships to train the next generation of integrative care providers.

**28 ACUTE CARE
AND FREESTANDING
SPECIALTY HOSPITALS**

**82 NURSING HOME
AND ASSISTED CARE
FACILITIES**

**10 FIRST-CLASS
YMCA BRANCH
LOCATIONS**

**6 KU SCHOOL OF MEDICINE
RANKINGS FOR NUMBER
OF FAMILY PRACTICE
PHYSICIANS TRAINED**

DEVELOPMENT PLAN - CONCEPT A



DEVELOPMENT PLAN - CONCEPT B



HIGHWAY K-96 & HILLSIDE
WICHITA, KS 67219



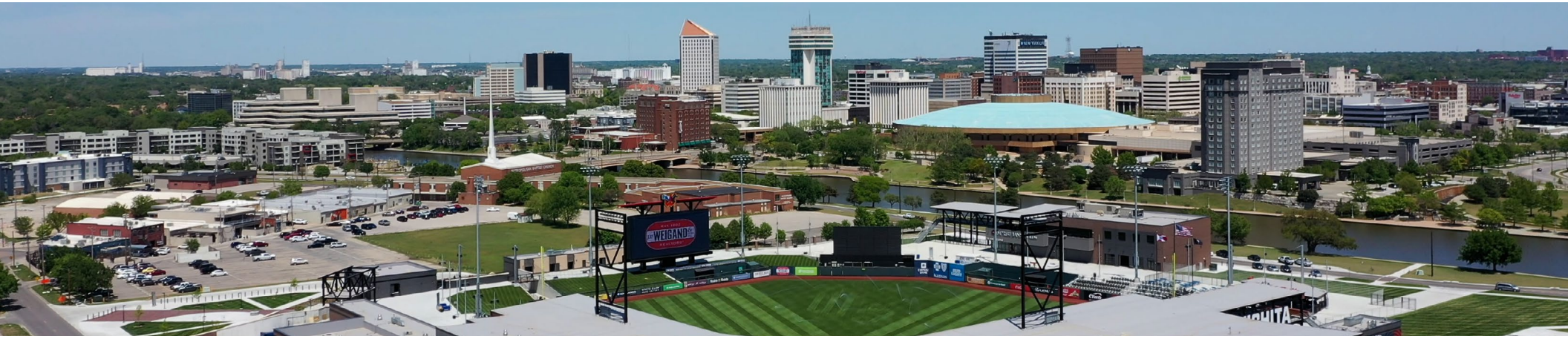
THE CENTER AT RIORDAN CAMPUS IS INTEGRATED INTO THE GREATER WICHITA COMMUNITY

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WICHITA, KS 67219



WICHITA AREA HOSPITALS AND SPECIALTY PRACTICES





WICHITA, KANSAS

Wichita is the largest city in the state of Kansas with a population of 397,532 in 2020. Located in Sedgwick County, Wichita is part of a larger metropolitan area comprised of five counties which, according to a 2022 estimate, had a population of 650,039.

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of “Air Capital of the World.” In addition, Wichita continues to attract new businesses. Integra Technologies, a provider of semiconductor packaging and other services, recently announced expansion plans – a capital investment of \$1.8 billion – creating nearly 2,000 high-paying jobs. A Wichita State University economic impact study estimates the expansion will create an additional 3,161 jobs through suppliers, construction labor, and other service positions.

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

WICHITA MSA

790,138

POPULATION

\$79,612

AVERAGE HOUSEHOLD INCOME

35.6

MEDIAN AGE

86%

EDUCATION (HIGH SCHOOL OR ABOVE)

19,503

TOTAL BUSINESSES

MAJOR EMPLOYERS

Spirit AeroSystems, Inc. (13,000)
 Textron Aviation (9,350)
 McConnell Air Force Base (5,679)
 USD 259-Wichita (5,614)
 Ascension Via Christi (4,413)
 Koch Industries (3,100)
 City of Wichita (2,886)
 U.S. Government (2,830)
 Sedgwick County (2,521)
 State of Kansas (2,157)
 Wichita State University (2,035)
 Wesley Healthcare (2,030)
 Johnson Controls (1,629)

FOR MORE INFORMATION, CONTACT:



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT ONE OF THE BROKERS LISTED ABOVE FOR MORE INFORMATION.



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