



**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

CALIFORNIA

**COUNTY OF
SAN BERNARDINO**



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PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



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With 57 qualified Opportunity Zones throughout the region, the reinvestment of capital gains is one method for investors to spur economic development and job creation in our communities. Our sprawling County stretches 20,160 square miles with access to more than 23 million people.

At the heart of Southern California, San Bernardino County is one of the world's most dynamic and diverse economies, and continues to be recognized as the fastest growing region in the nation. With regional population expected to nearly double in the next 30 years, access to 6.5 million workers and a population younger than the national average, it's no wonder why Fortune 500 firms and innovative startups call San Bernardino County home.

TRANSFORM. INNOVATE. GROW.

SAN BERNARDINO COUNTY CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Amazon Fulfillment Center
Inland Empire Health Plan
Ontario International Airport
St. Mary's Medical Center
YRC Freight

MAJOR INDUSTRIES

Manufacturing
Logistics, Transportation &
Warehousing
Retail Trade
Wholesale Trade
Aerospace
Tourism & Outdoor Recreation
Healthcare & Social Assistance
Educational Services

At the heart of Southern California, San Bernardino County is one of the world's most dynamic and diverse economies.

With a regional population expected to nearly double in the next 30 years, access to 6.5 million workers, and a population younger than California and the national average, it's no wonder why Fortune 500 firms and innovative startups call our County home.

GENERAL COUNTY DEMOGRAPHICS

2,170,000

POPULATION

0.658% GROWTH

3.9

AVERAGE HOUSEHOLD SIZE

17.3%

POVERTY RATE

\$353,400

MEDIAN PROPERTY VALUE

8.21% GROWTH

\$63,857

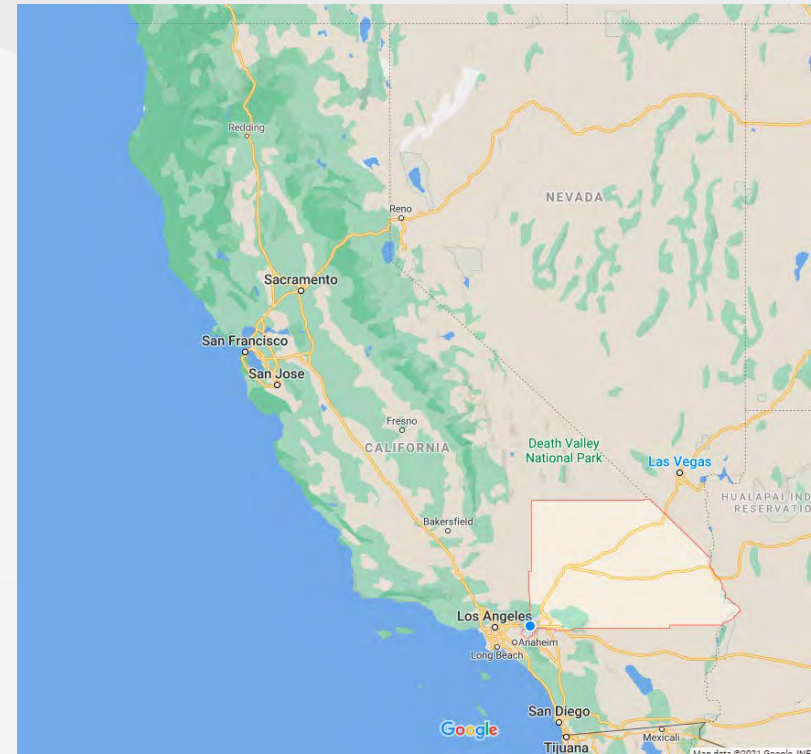
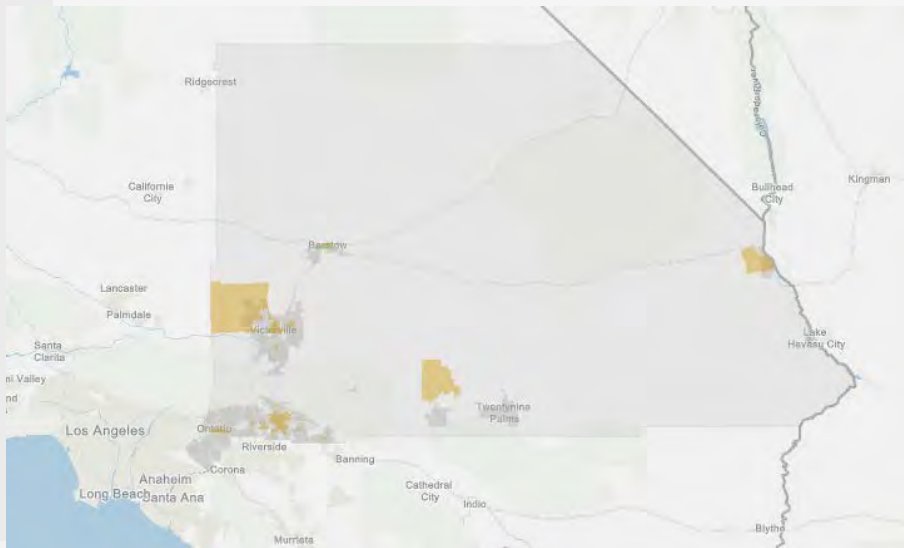
MEDIAN HOUSEHOLD INCOME

5.69% GROWTH

Source: datausa.io

OZ MAP & DEMOGRAPHICS

SAN BERNARDINO COUNTY
 OPPORTUNITY ZONE



OPPORTUNITY ZONE CENSUS TRACT 2020 DATA

331K

POPULATION

\$14,081

PER CAPITA INCOME

57

SAN BERNARDINO COUNTY
QUALIFIED OPPORTUNITY ZONES

28.6 YR

MEDIAN AGE

\$35,760

MEDIAN HOUSEHOLD INCOME

876

CALIFORNIA OPPORTUNITY ZONES

Source: Esri forecast data for 2020 and 2025 based on U.S. Census Bureau, Census 2010 Summary File 1.

UNINCORPORATED AREAS OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2018 DATA

◆ High Desert Region:

8.9K

POPULATION

\$29,933

MEDIAN HOUSEHOLD INCOME

◆ Inland Valley Region:

3.7K

POPULATION

\$31,754

MEDIAN HOUSEHOLD INCOME

◆ Morongo Basin Region:

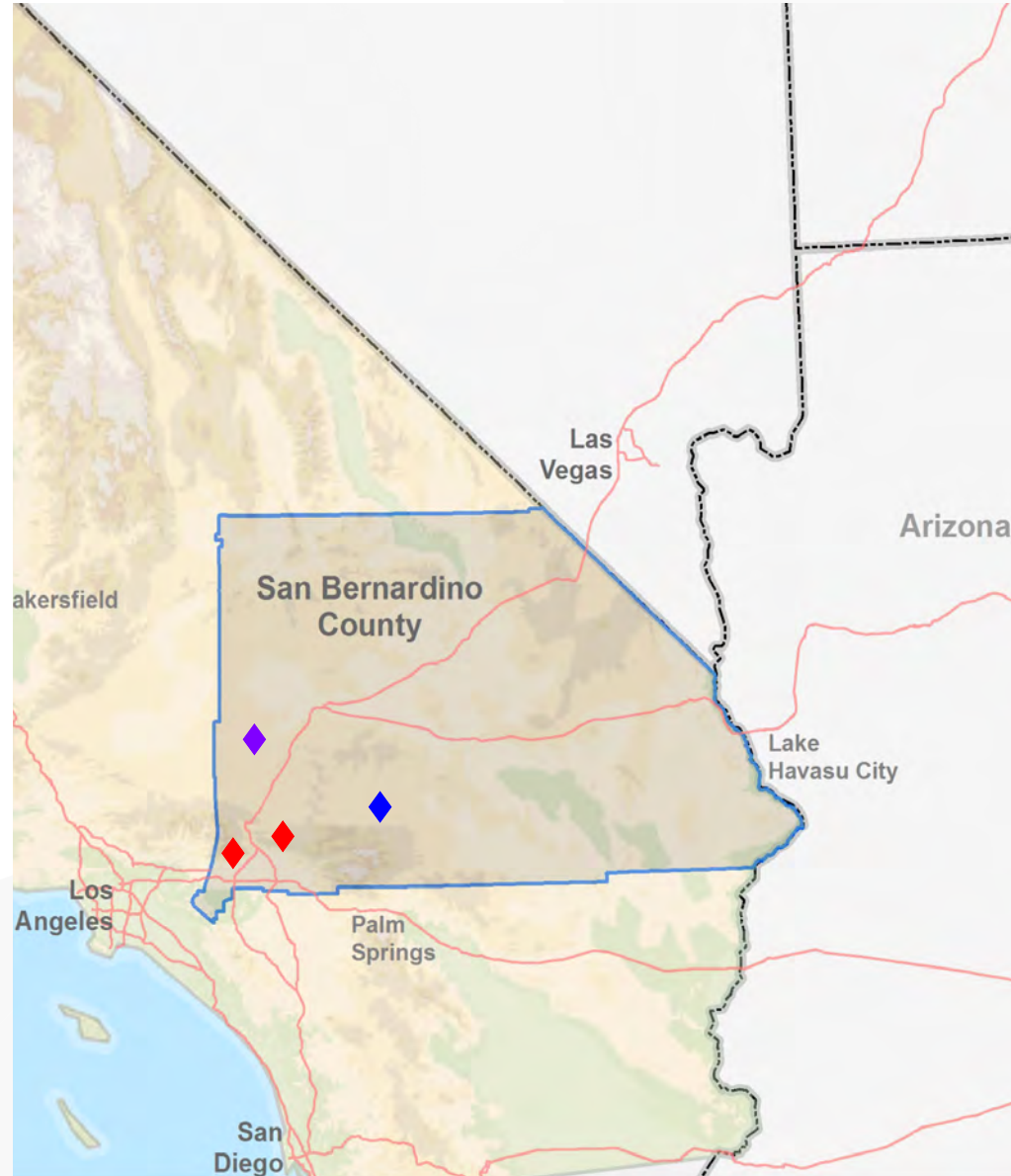
10.1K

POPULATION

\$46,210

MEDIAN HOUSEHOLD INCOME

Source: Esri



WELCOME



City of Adelanto
THE CITY
WITH UNLIMITED POSSIBILITIES



CALIFORNIA

CITY OF ADELANTO

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

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KEY ELEMENTS & TAX BENEFITS

INVESTMENT TIMELINE:

SIX MONTHS TO INVEST AND 31 MONTHS TO REACH SUBSTANTIAL IMPROVEMENT.

INVESTMENT INTO A QUALIFIED OPPORTUNITY FUND (QOF)

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.

PERMANENT TAX EXCLUSION OF 10% TAXABLE GAIN FOR INVESTMENTS HELD FIVE YEARS

A step up in basis for capital gains reinvested into an Opportunity Fund and held for a minimum of five years before 2026.



PERMANENT TAX EXCLUSION OF 100% OF TAXABLE GAIN

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years. This exclusion applies to the gains accrued from an investment in an opportunity fund, and not the original gains invested into an opportunity fund.



ADELANTO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

The Boring Company (Elon Musk)
General Atomics
Northwest Pipes
Commercial Wood Products
Copart, Inc.
Value Windows
Adelanto School District
Dae Won Food

MAJOR INDUSTRIES

Transportation
Retail trade
Health Care
Manufacturing
Cannabis

Adelanto was founded in 1915 by E. H. Richardson, the inventor of what became the Hotpoint Electric Iron. Acres of deciduous fruit trees once grew in the city, which became known in the state for its fresh fruit and cider. The orchards thrived until the Great Depression, when they were replaced by poultry ranches.



GENERAL CITY DEMOGRAPHICS

35.2 K

POPULATION

1.72% GROWTH

3.9

AVERAGE HOUSEHOLD SIZE

38.5%

POVERTY RATE

\$151,600

MEDIAN PROPERTY VALUE

16.7% GROWTH

\$34,446

MEDIAN HOUSEHOLD INCOME

16.2% GROWTH

Source: datausa.io

MORE ABOUT ADELANTO

DID YOU KNOW....

ADELANTO HAS A PRIVATE SECTOR DRIVEN LAND USE DEPARTMENT (BUILDING AND SAFETY DIVISION, PLANNING DIVISION, ENGINEERING DIVISION).

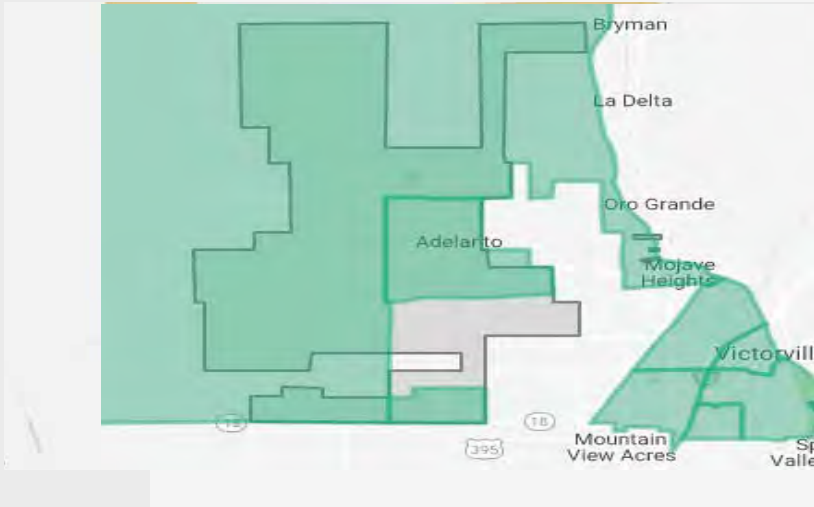


Adelanto continued as a "community services district" until 1970, when the city incorporated, and Adelanto became San Bernardino County's smallest city. The name Adelanto means 'Progress' or 'Advance' in Spanish, and was first given to the post office that was established on the site in 1917.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- ADELANTO CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

17.5K

POPULATION

\$11,548

PER CAPITA INCOME

26.4 YR

MEDIAN AGE

\$34,555

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

PLEASE CONTACT YOUR REAL ESTATE BROKER OR FINANCIAL ADVISOR FOR AVAILABLE DEALS. IN ADDITION, PLEASE JOIN THE CONVERSATION AT NO COST ON OUR SPONSORED DIGITAL PLATFORM.

CURRENT DEALS, AVAILABLE RFPS, AND FURTHER BUSINESS INVESTMENT OPPORTUNITIES MAY BE FOUND ON OUR DEDICATED PLATFORM AT:

[HTTPS://OPPSITES.COM/CITIES/ADELANTO-CA](https://oppsites.com/cities/adelanto-ca)

ADELANTO CITY CENTER

NWC of Highway 395 & Air Expressway

Type: Development

Retail Construction

Size: 60,000 SF

48 acre, mixed-use project

Location: The heart of Adelanto's downtown hub



RETAIL SPACE

11419 BARTLETT AVE

Type: Freestanding Retail

Built In: 1960

Size: 998 SF

Price: \$173,000

Price/SF: \$173.35

Leased: 100%



CURRENTLY AVAILABLE DEALS

RESIDENTIAL LAND

11350 BROCKMAN AVE

Type: Land

Sale Type: Investment

Size: 10,454 SF

Price: \$22,500

Price/SF: \$18.69

Walk Score: Car-Dependent (28)



COMMERCIAL LAND

ALDEN & PEARMAIN

Type: Land

Zoning: ADD + CANNABIS

Size: 212,572 SF

Price: \$120,000

Price/SF: \$0.56

Walk Score: Car-Dependent (0)



INDUSTRIAL LAND

RANCHO RD & RACoon AVE

Type: Land

Sale Type: Investment

Size: 122,839 SF

Price: \$1,965,424

Price/SF: \$16.00

Walk Score: Car-Dependent (0)





CALIFORNIA

TOWN OF APPLE VALLEY

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

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APPLE VALLEY CROSSROADS OF OPPORTUNITY

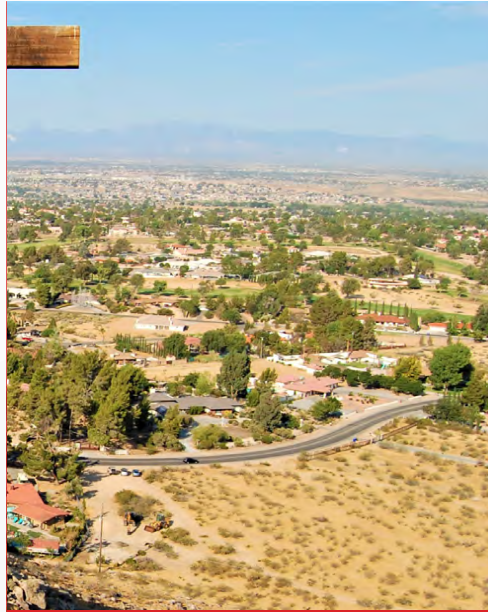
MAJOR EMPLOYERS

St. Mary Medical Center
Apple Valley School District
Walmart Distribution
Big Lots Distribution

MAJOR INDUSTRIES

Retail Trade
Health Care
Educational Services
Transportation

Apple Valley is emerging as one of Southern California's premier residential communities offering abundant recreation activities, quality schools, distinctive housing, and a rapidly growing professional and business community. We are proud of our community and work hard to ensure "A Better Way of Life" for the residents who call it home.



GENERAL TOWN DEMOGRAPHICS

71.9 K

POPULATION

0.645% GROWTH

2.9

AVERAGE HOUSEHOLD SIZE

18.1%

POVERTY RATE

\$215,800

MEDIAN PROPERTY VALUE

11.2% GROWTH

\$50,907

MEDIAN HOUSEHOLD INCOME

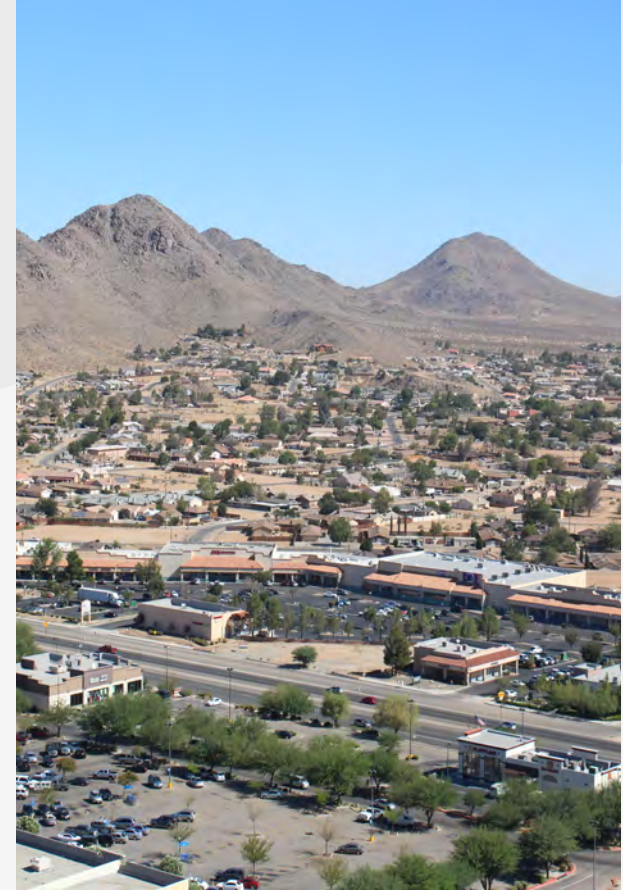
7.32% GROWTH

Source: datausa.io

MORE ABOUT APPLE VALLEY

DID YOU KNOW....

ACCORDING TO THE LATE MARY HAMPTON, LOCAL HISTORIAN, THE NAME AROSE FROM THE ABUNDANCE OF APPLE ORCHARDS THAT EXISTED HERE IN THE 1920S.

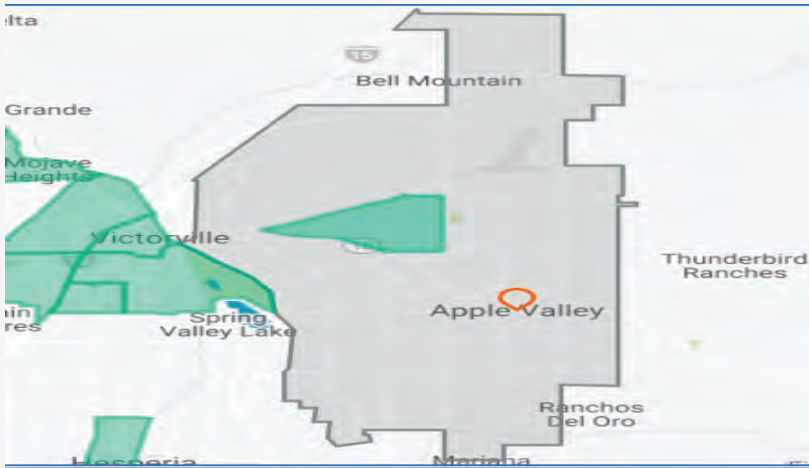


Apple Valley is laying a foundation for future prosperity through its overall economic development program. Current plans include recruiting businesses to the new industrial park surrounding the Apple Valley Airport, and to the commercial locations in Town having the highest potential for development. Apple Valley offers both established and new businesses an unequalled climate for success.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- APPLE VALLEY TOWN
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

7.6K

POPULATION

\$19,751

PER CAPITA INCOME

31.8 YR

MEDIAN AGE

\$37,538

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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MULTI-FAMILY RESIDENTIAL

20138 CARLISLE RD

Type: Apartments
Sale Type: Investment
Size: 5,752 SF GBA

Price: \$700,000
Price/SF: \$121.70
Built in: 1985



MULTI-FAMILY RESIDENTIAL

20158 RIMROCK RD

Type: Apartments
Sale Type: investment
Size: 5,061 SF GBA

Price: \$899,000
Price/SF: \$177.63
Built in: 1958



CURRENTLY AVAILABLE DEALS

OFFICE SPACE

18400 US HIGHWAY 18

Type: Class C Office
Sale Type: Investment
Size: 6,800 SF RBA

Price: \$2,100,000
Built in: 2011
Leased: 100%



COMMERCIAL LAND

0 OUTER HWY 18

Type: Land
Sale Type: Investment
Size: 48,787 SF

Price: \$349,800
Price/SF: \$7.17
Zoning: C-G



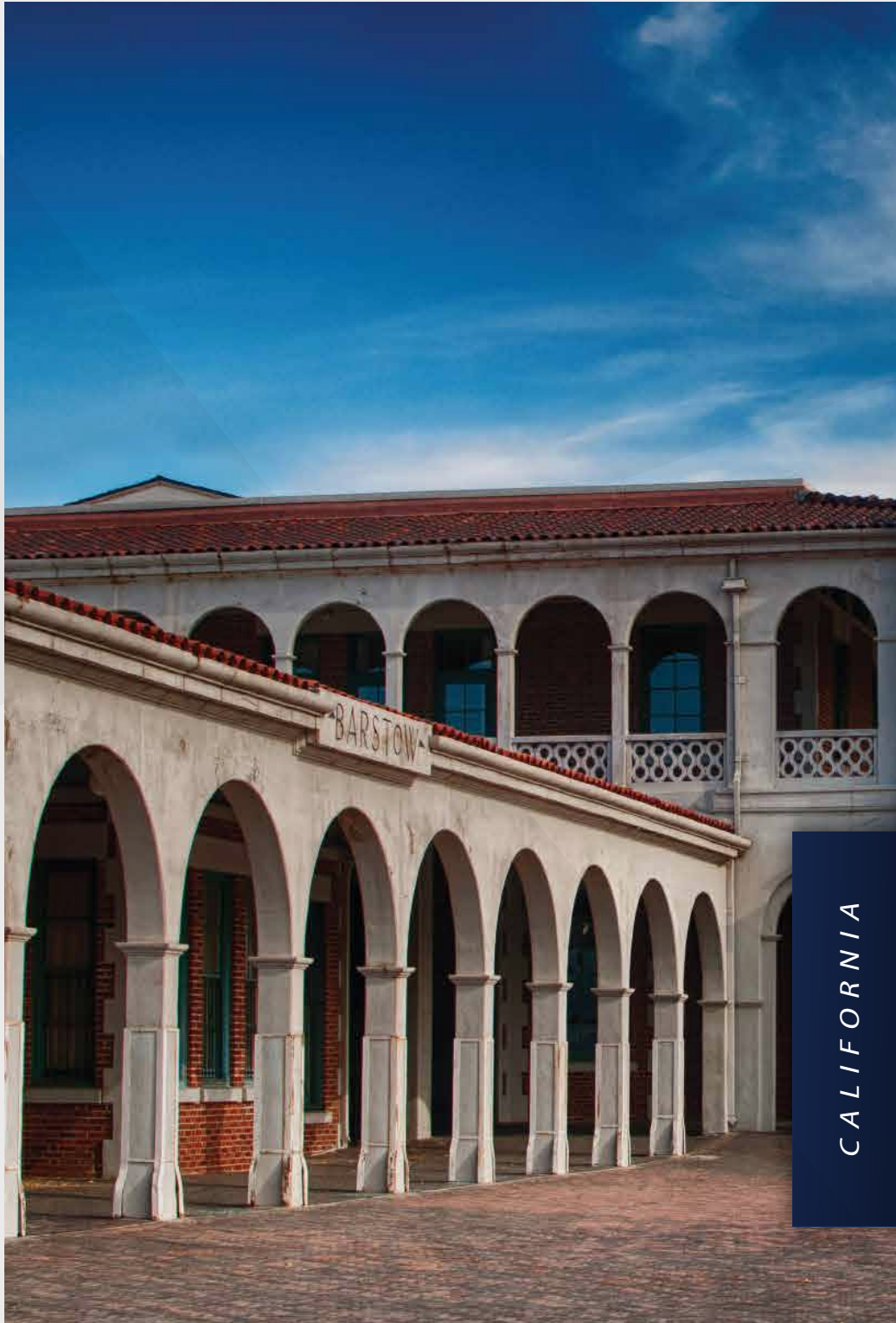
COMMERCIAL LAND

20198 ZUNI RD

Type: Land
Sale Type: Investment
Size: 45,302 SF

Price: \$70,000
Price/SF: \$1.55
Zoning: RM





CALIFORNIA

CITY OF BARSTOW

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



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BARSTOW CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Ft. Irwin Training Center
Marine Corps Logistics Base
BNSF Railroad
Barstow School District

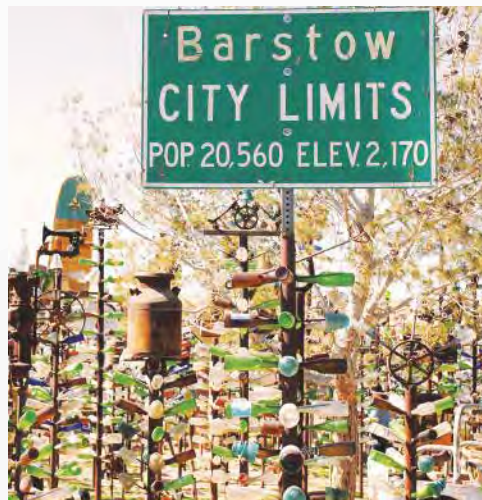
MAJOR INDUSTRIES

Food Services
Retail Trade
Public Administration
Educational Services

The City of Barstow is a progressive High Desert community with small-town advantages that preserves and promotes a quality environment in which to live, work and play.

THE CITY OF BARSTOW IS DEDICATED TO:

Providing quality public services
Promoting economic development
Expanding housing, education and recreation
Celebrating our diverse cultural history
Creating pride in our community



GENERAL CITY DEMOGRAPHICS

23.8K

POPULATION

0.73% GROWTH

2.8

AVERAGE HOUSEHOLD SIZE

36.4%

POVERTY RATE

\$107,100

MEDIAN PROPERTY VALUE

7.21% GROWTH

\$50,366

MEDIAN HOUSEHOLD INCOME

Source: esri & datausa.io

MORE ABOUT BARSTOW

DID YOU KNOW....

BARSTOW IS HOME
TO THE WORLDS
OLDEST DEL TACO.

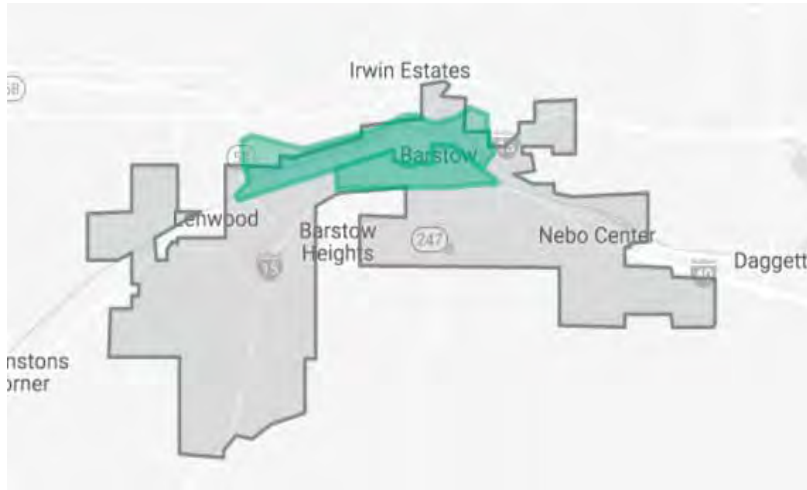


T
Barstow is a major
transportation center for
the Inland Empire. Several
major highways including
Interstate 15, Interstate 40,
California State Route 58,
and U.S. Route 66 converge
in the city.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- BARSTOW CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

11.1K
POPULATION

\$16,395
PER CAPITA INCOME

30 YR
MEDIAN AGE

\$32,492
MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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WWW.OPPSITES.COM/CITIES/BARSTOW-CA

DEVELOPMENT SPACE

THE SHOPS AT SPANISH TRAIL

Type: Mixed-Use

Sale Type: Investment

Size: 801,000± SF

OZ on over ±30.68 acres

Potential Land Uses: Highway

Commercial, Retail



RETAIL space

504 E. VIRGINIA WAY

Barstow Road Center

Retail Opportunity

Along Interstate 15

For Lease

At the heart of the

Barstow trade area



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1161 WEST MAIN STREET

Type: Land

Sale Type: Investment

Size: 47,044 SF

Price: \$124,990

Price/SF: \$2.66

Zoning: Commercial



CAR WASH INVESTMENT

2351 WEST MAIN STREET

Type: Car Wash

CAP: 8.18%

Size: 10,000 SF GLA

Price: \$2,200,000 | \$220.00/SF

Built In: 1980

Leased: 100%



OFFICE SPACE

801 EAST MOUNTAIN VIEW ST

Type: Office

CAP: 7.5%

Size: 7,502 SF RBA

Price: \$750,000 | \$99.97/SF

Built In: 1975

Leased: 100%





CALIFORNIA

CITY OF COLTON

COUNTY OF SAN BERNARDINO

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COLTON CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Arrowhead Regional Medical Center
Ashley Furniture Industries
H.C. Brill
Kaiser Foundation Hospitals

MAJOR INDUSTRIES

Retail Trade
Health Care
Manufacturing
Transportation

The City of Colton is proud of its growing role as a center for new business, residential, and employment opportunities in the County of San Bernardino. A comprehensive transportation network, available underdeveloped land, a skilled, ready-to-work labor pool, and a viable partnership between business, city, and county government contributes vitality to an already established commerce.



GENERAL CITY DEMOGRAPHICS

54.2 K

POPULATION

0.639% GROWTH

3.4

AVERAGE HOUSEHOLD SIZE

18.3%

POVERTY RATE

\$212,100

MEDIAN PROPERTY VALUE

11.9% GROWTH

\$47,256

MEDIAN HOUSEHOLD INCOME

7.48% GROWTH

Source: datausa.io

MORE ABOUT COLTON

DID YOU KNOW....

COLTON IS THE SITE OF COLTON CROSSING, WHICH WAS ONE OF THE BUSIEST AT-GRADE RAILROAD CROSSINGS IN THE UNITED STATES.

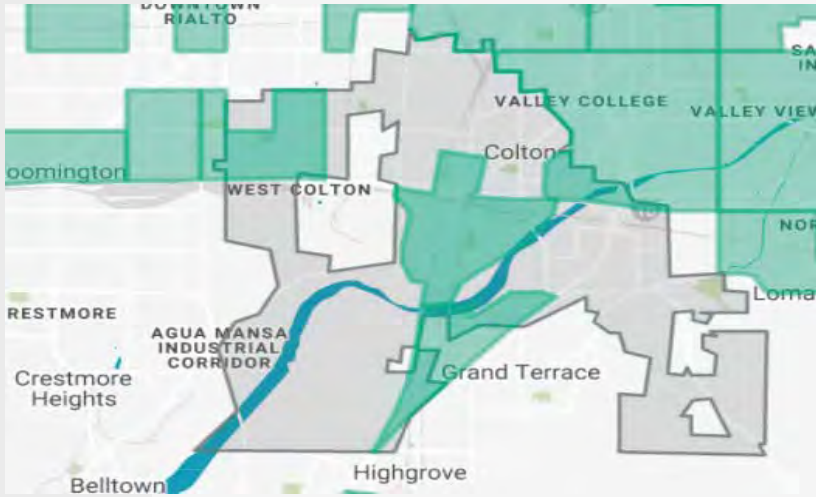


The city is focused on the high quality of living, education, job creation, community health, public safety, housing, retail, recreation, arts and culture, and infrastructure for development that is sustainable over time. Colton will be a destination for visitors and a home for anyone seeking a sense of community and a high quality of life.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- COLTON CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.7K

POPULATION

\$12,986

PER CAPITA INCOME

28.7 YR

MEDIAN AGE

\$38,104

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



COLTON OPPORTUNITY ZONES

CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/COLTON-CA](https://oppsites.com/cities/colton-ca)

RETAIL BUILDING

100 E VALLEY BLVD.

Type: Freestanding Retail
Redevelopment Project
Size: 18,028 SF Avail.

Price: \$2,600,000
Built in: 1968
Est. Rent: \$15.59-19.05



OFFICE

128 E. G ST

Type: Office
Sale Type: Owner User
Size: 14,810sf

Price: \$799,000
Price/SF: \$92.80
Built in: 1940



CURRENTLY AVAILABLE DEALS

SERVICE

12229-47 LA CADENA DR

Type: Industrial

Sale Type: Owner User

Size: 3,570 SF RBA

Price: \$1,200,000

Built in: 1952

Leased: 100%



INDUSTRIAL LAND

345 E M ST

Type: Land

Sale Type: Owner User

Size: 57,934 SF

Price: \$785,000

Price/SF: \$13.55

Zoning: Industrial



COMMERCIAL LAND

300 SPERRY DR

Type: Land

Sale Type: Investment

Size: 20,908SF

Price: \$400,000

Price/SF: \$19.13

Zoning: Commercial





CALIFORNIA

CITY OF FONTANA

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



San Bernardino County is committed to supporting sustainable growth driven by collaboration. This investment prospectus will showcase the crossroads of opportunity that capitalize on the diversity of our residents, our geography and our economy. It is our vision to see a vibrant economy within our region which continues to attract investors who are looking to be catalysts of change.

With 57 qualified Opportunity Zones throughout the region, the reinvestment of capital gains is one method for investors to spur economic development and job creation in our communities. Our sprawling County stretches 20,160 square miles with access to more than 23 million people.

At the heart of Southern California, San Bernardino County is one of the world's most dynamic and diverse economies, and continues to be recognized as the fastest growing region in the nation. With regional population expected to nearly double in the next 30 years, access to 6.5 million workers and a population younger than the national average, it's no wonder why Fortune 500 firms and innovative startups call San Bernardino County home.

TRANSFORM. INNOVATE. GROW.

KEY ELEMENTS & TAX BENEFITS

INVESTMENT TIMELINE:

SIX MONTHS TO INVEST AND 31 MONTHS TO REACH SUBSTANTIAL IMPROVEMENT.

INVESTMENT INTO A QUALIFIED OPPORTUNITY FUND (QOF)

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.

PERMANENT TAX EXCLUSION OF 10% TAXABLE GAIN FOR INVESTMENTS HELD FIVE YEARS

A step up in basis for capital gains reinvested into an Opportunity Fund and held for a minimum of five years before 2026.



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FONTANA CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Kaiser Hospital
Fontana Unified School District
City of Fontana
Target(Dayton/Hudson)

MAJOR INDUSTRIES

Retail Trade
Health Care
Transportation
Manufacturing

Since the year 2000, Fontana has been one of the fastest growing cities in Southern California (Los Angeles Times). During these years, new ideas and concepts were realized. Fontana constructed the largest library in San Bernardino County, built state-of the art facilities, and parks that are unparalleled by any city around. A renovated performing arts theater, a multi-regional mixed use trail, a newly renovated police station and a new fire station grace the downtown area. The City has developed a safe community, with development, facilities, and services to provide the quality of life residents expect and deserve.



GENERAL CITY DEMOGRAPHICS

214K

POPULATION

0.639% GROWTH

4.3

AVERAGE HOUSEHOLD SIZE

14.3%

POVERTY RATE

\$351,000

MEDIAN PROPERTY VALUE

\$70,789

MEDIAN HOUSEHOLD INCOME

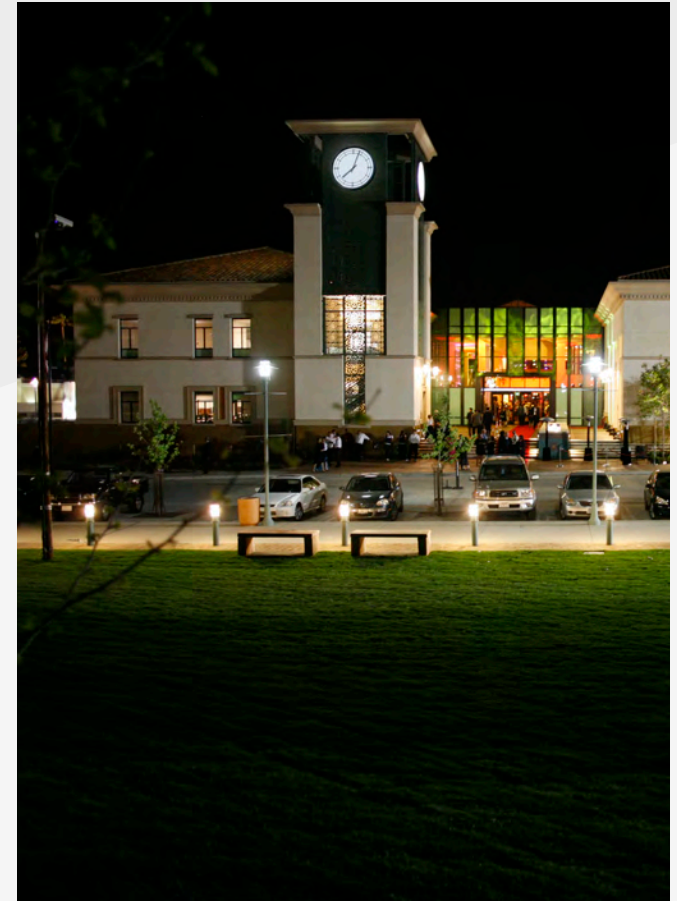
3.64% GROWTH

Source: datausa.io

MORE ABOUT FONTANA

DID YOU KNOW....

DUE TO ITS GEOGRAPHIC LOCATION, THE CITY IS IDENTIFIED AS "...THE CROSSROADS OF THE INLAND EMPIRE"

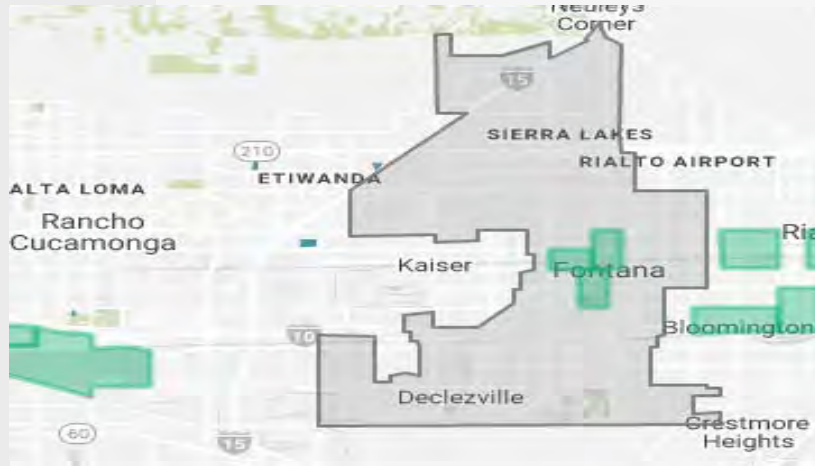


Nestled against the San Bernardino Mountains, Fontana is a modern city that offers its residents and visitors a wealth of community activities, combined with a thriving local economy and central, easy access to major business centers.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- FONTANA CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

14K

POPULATION

\$11,530

PER CAPITA INCOME

25.3 YR

MEDIAN AGE

\$34,969

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/FONTANA-CA](https://oppsites.com/cities/fontana-ca)

RETAIL SPACE

16766 ARROW BLVD

Type: Retail

Sale Type: Owner User

Size: 6,534 SF

Price: \$850,000

Price/SF: \$151.79

Leased: 100%



RETAIL SPACE

8891 SIERRA AVE

Type: Storefront

Sale Type: Investment

Size: 5,227SF

Price: \$1,998,000

Price/SF: \$1,178.76

Leased: 100%



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

VALENCIA AVE & JUNIPER AVE

Type: Land

Sale Type: Investment

Size: 14,401 SF

Price: \$210,826

Price/SF: \$14.64

Walk Score: Very Walkable (74)



COMMERCIAL LAND

16580 MERRIL AVE

Type: Retail Land

Zoning: C-2

Size: 37,462 SF

Price: \$700,000

Price/SF: \$18.69

Walk Score: Very Walkable (71)



COMMERCIAL LAND

0 JUNIPER AVE

Type: Land

Sale Type: Investment

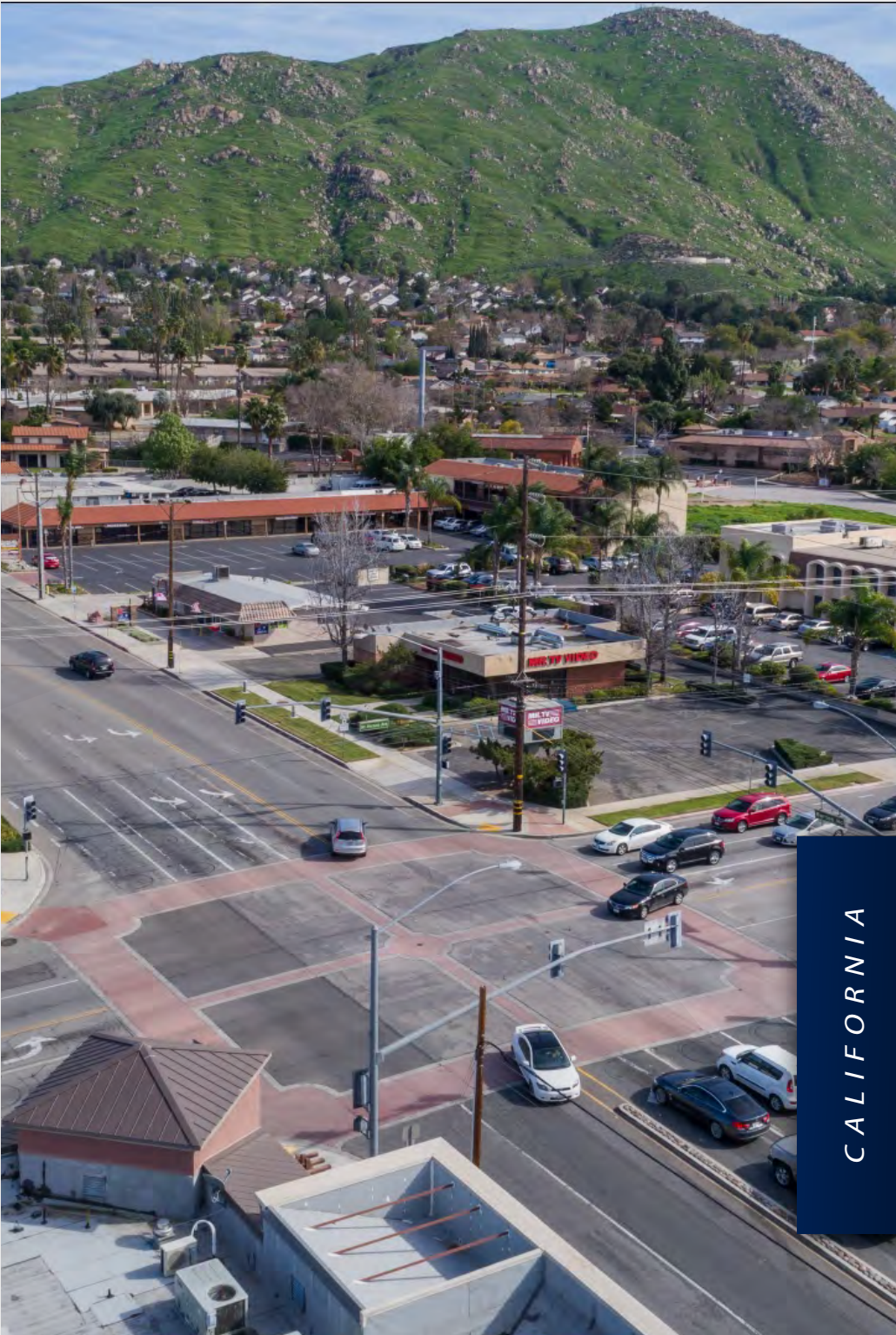
Size: 43,560 SF

Price: \$699,000

Price/SF: \$16.05

Walk Score: Very Walkable (75)





CALIFORNIA

CITY OF GRAND TERRACE

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

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GRAND TERRACE CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Keystone NPS LLC
Riverside-San Bernardino
County Indian Health, Inc.
Psg California LLC
Universal Health Services

MAJOR INDUSTRIES

Health Care
Educational Services
Retail Trade
Manufacturing

Grand Terrace, which is referred to as the 'Blue Mountain City' is located in San Bernardino County on the I-215 corridor and is strategically situated between the cities of Riverside and San Bernardino. Major improvements are nearly complete on I-215, which will dramatically enhance Grand Terrace's easy access to the Southern California freeway system.



GENERAL CITY DEMOGRAPHICS

12.4 K

POPULATION

0.371% GROWTH

2.7

AVERAGE HOUSEHOLD SIZE

8.9%

POVERTY RATE

\$368,000

MEDIAN PROPERTY VALUE

\$71,788

MEDIAN HOUSEHOLD INCOME

Source: datausa.io

MORE ABOUT GRAND TERRACE

DID YOU KNOW....

GRAND TERRACE IS KNOWN FOR ITS EXCEPTIONAL QUALITY OF LIFE AND WAS RANKED BY MONEY MAGAZINE AS ONE OF THE TOP 100 SMALL CITIES IN THE NATION (2007).

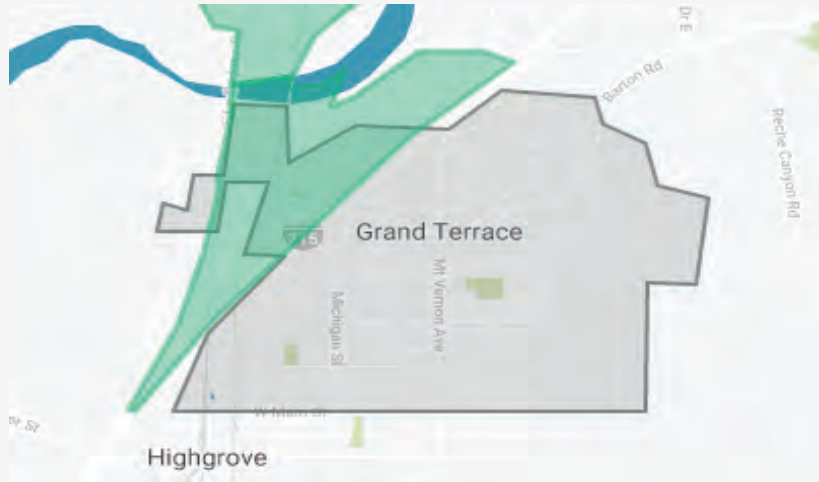


With plenty of irrigation water, Grand Terrace rapidly became an agricultural community featuring fine, quality citrus. However, the severe "freeze" of 1913 destroyed many groves. Walnuts, a hardier tree, were planted as replacements along with peaches as a quick-profit crop.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- GRAND TERRACE CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

3.4K

POPULATION

\$17,432

PER CAPITA INCOME

27.2 YR

MEDIAN AGE

\$35,243

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



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[HTTPS://OPPSITES.COM/CITIES/GRANDTERRACE-CA](https://oppsites.com/cities/grandtelligence-ca)

MULTI-FAMILY RESIDENTIAL

22113 GRAND TERRACE RD

Type: Mobile Home Park

CAP: 7.45%

Size: 21 Units | 1,289 SF GBA

Price: \$ 2,600,000

Price/Unit: \$123,809

Built in: 1959



COMMERCIAL LAND

2220 BARTON RD

Type: Commercial Land

Not in OZ

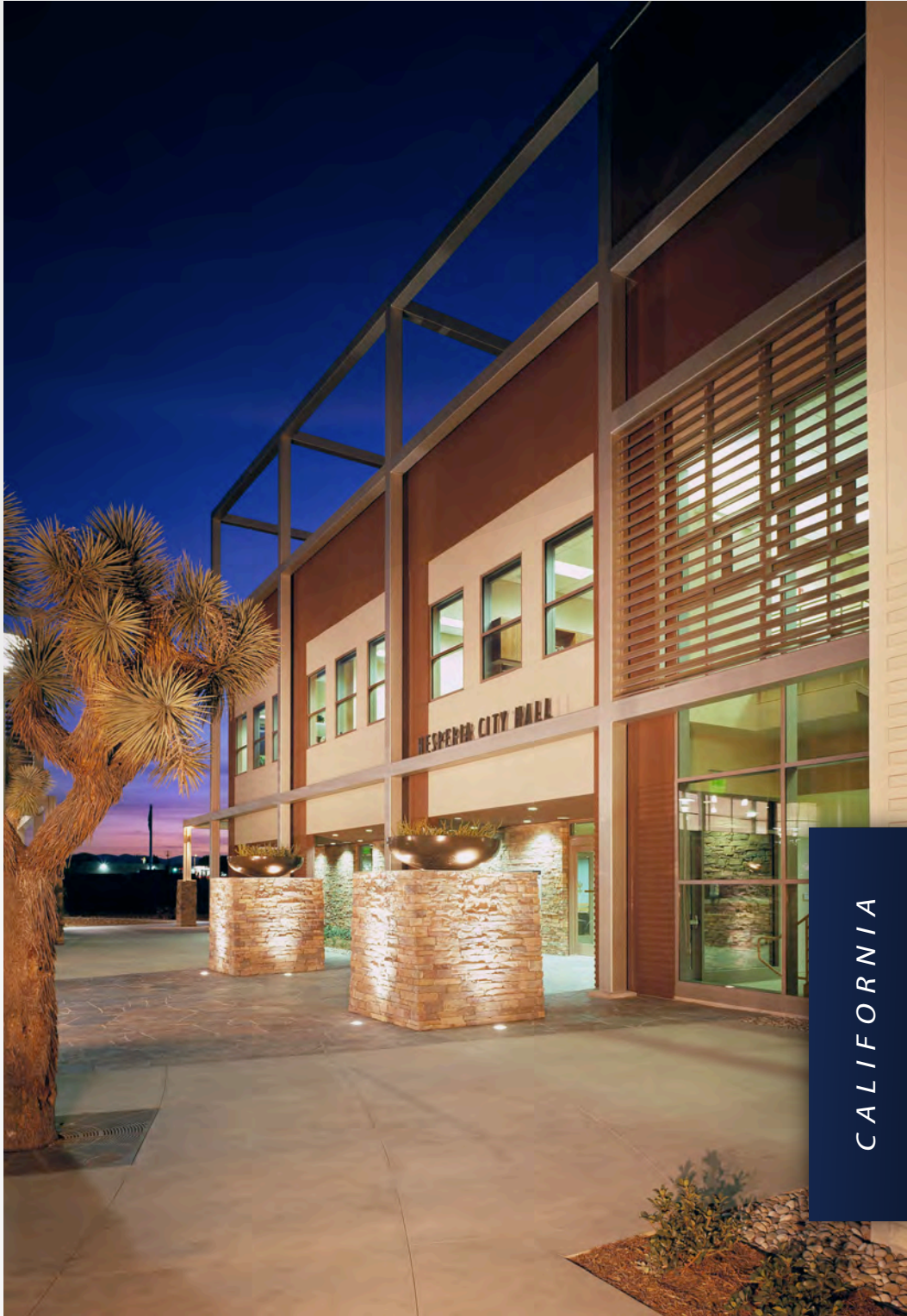
Size: 137,649 SF

Walk Score: Car-Dependent(46)

Stater Bros. Anchored Center

Type: Investment or Owner User





CALIFORNIA

CITY OF HESPERIA

COUNTY OF SAN BERNARDINO

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INVESTMENT PROSPECTUS**

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HESPERIA CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Arizona Pipeline Company
Robar Enterprises, Inc.
Ascon Recycling Co
Target Stores, Inc.

MAJOR INDUSTRIES

Retail Trade
Construction
Transportation
Manufacturing

Hesperia has become known for affordable housing, a pleasant desert climate, clean air, beautiful scenery and sunsets, and a hometown essence. Hesperia is dedicated to enhancing their safe, friendly community, while blending a rural lifestyle with progress and responsible growth.



GENERAL CITY DEMOGRAPHICS

94.5K

POPULATION

0.568% GROWTH

3.4

AVERAGE HOUSEHOLD SIZE

22.5%

POVERTY RATE

\$199,200

MEDIAN PROPERTY VALUE

15.3% GROWTH

\$52,120

MEDIAN HOUSEHOLD INCOME

7.06% GROWTH

Source: Buxton & datausa.io

HESPERIA OPPORTUNITY ZONES

MORE ABOUT HESPERIA

DID YOU KNOW....

HESPERIA'S PAST IS RICH WITH THE HISTORY OF THE MOJAVE INDIAN TRIBE, SPANISH SETTLERS AND THE WESTWARD TRAVELERS OF THE MORMON TRAIL.



Hesperia is a city in the Mojave Desert, and the California Aqueduct traverses the area. Much of the native flora of Hesperia is classified as California desert vegetation, dominated by junipers, Joshua trees, and sagebrush.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- HESPERIA CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

5K

POPULATION

\$11,567

PER CAPITA INCOME

27 YR

MEDIAN AGE

\$34,698

MEDIAN HOUSEHOLD INCOME

Source: Buxton 2021 Opportunity Zone report.



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COMMERCIAL LAND

HESPERIA RD

Type: Land

Sale Type: Investment

Size: 1,004,929 SF

Price: \$1,400,000

Price/SF: \$1.39

Walk Score: Car-Dependent (18)



COMMERCIAL LAND

16160 MAIN ST

Type: Land

Sale Type: Investment

Size: 5,602 sf

Price: \$59,950

Price/SF: \$10.70

Zoning: Commercial



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

NWC HESPERIA RD & CAJON

Type: Land

Price: \$98,000

Sale Type: Investment

Price/SF: \$6.25

Size: 15,682 SF

Zoning: Neighborhood Commercial



RESIDENTIAL LAND

397-181-17 DANBURY AVE - 13 APPROVED LOTS

Type: Land

Price: \$525,000

Conditions: Build to Suit

Price/SF: \$1.35

Size: 389,862 SF

Zoning: Single Family



RESIDENTIAL LAND

MESA LINDA

Type: Land

Price: \$99,900

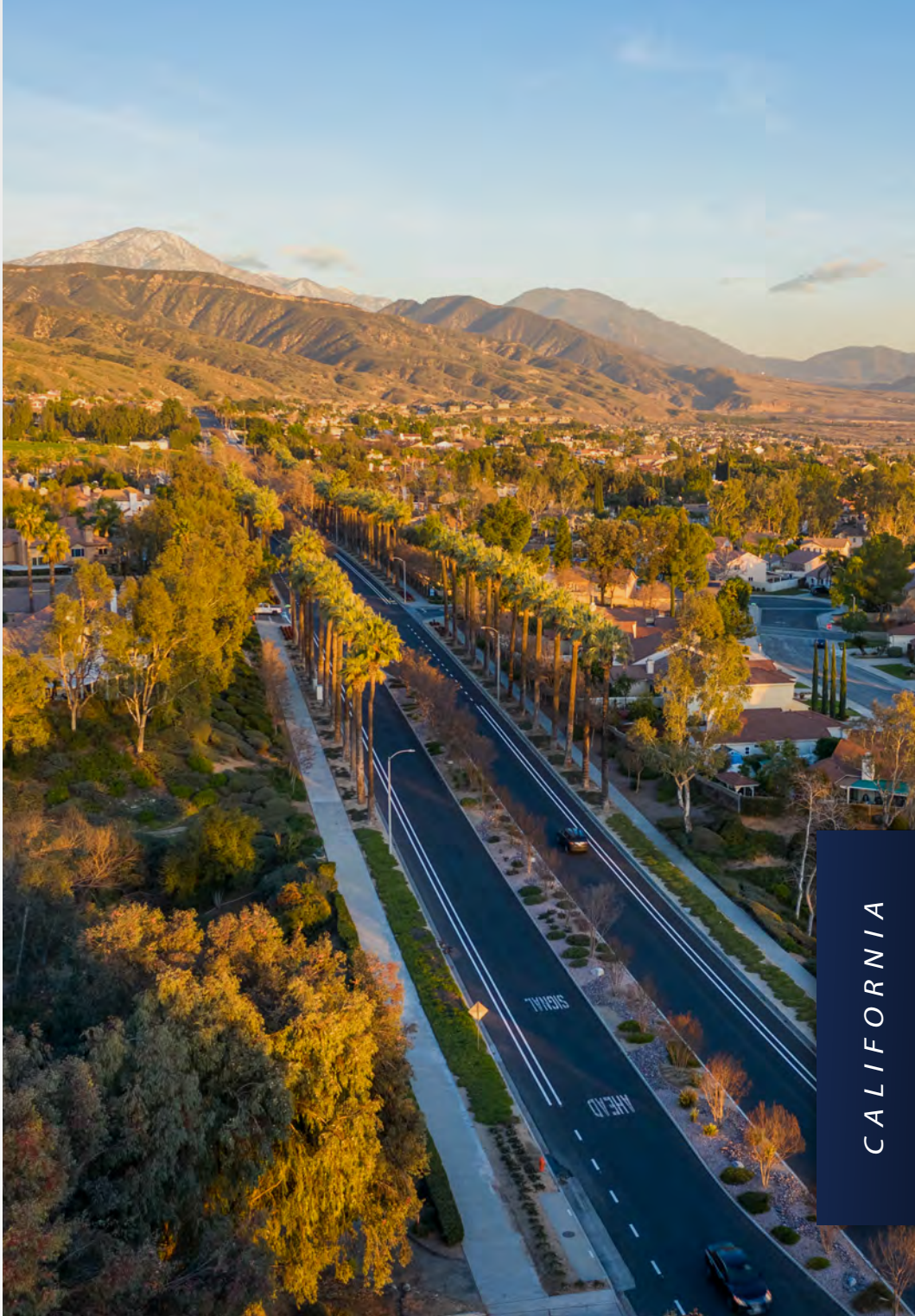
Zoning: R1

Price/SF: \$0.46

Size: 217,800 SF

Sale Type: Investment/Owner User





CALIFORNIA

CITY OF HIGHLAND

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



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HIGHLAND CROSSROADS OF OPPORTUNITY

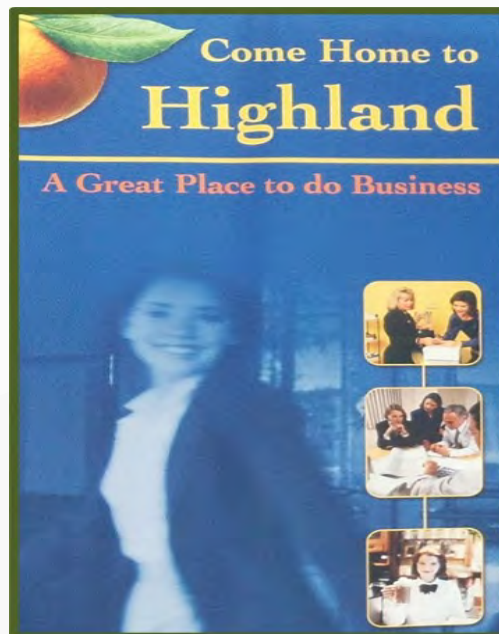
MAJOR EMPLOYERS

San Manuel Indian Casino
Beaver Medical Group, LP
Redlands Unified School District
San Bernardino
International Airport (Nearby)

The section of San Bernardino Valley known as Highland comprises a narrow belt of foothill slopes, skirting the southern base of the San Bernardino Mountains, and extending west over ten miles from the gorge of the Santa Ana River.

MAJOR INDUSTRIES

Health Care
Retail Trade
Educational Services
Accommodation
Food Services



GENERAL CITY DEMOGRAPHICS

54.7K

POPULATION

0.568% GROWTH

3.4

AVERAGE HOUSEHOLD SIZE

20.1%

POVERTY RATE

\$288,500

MEDIAN PROPERTY VALUE

7.25% GROWTH

\$55,130

MEDIAN HOUSEHOLD INCOME

7.06% GROWTH

Source: datausa.io

MORE ABOUT HIGHLAND

DID YOU KNOW....

SEVERAL FESTIVALS AND EVENTS TAKE PLACE IN HIGHLAND, INCLUDING THE HIGHLAND CITRUS HARVEST FESTIVAL AND DISCOVER HIGHLAND NIGHTS.



Highland's original townsite was founded in 1891, and the community soon became an important contributor to the citrus industry. Many of the buildings constructed during the town's early era are still in use, helping to preserve the sense of community and transition into the Highland of today.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- HIGHLAND CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

10.3K

POPULATION

\$11,527

PER CAPITA INCOME

26.3YR

MEDIAN AGE

\$32,438

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



WWW.CI.HIGHLAND.CA.US
WWW.SELECTSBCOUNTY.COM



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COMMERCIAL LAND

Palm Ave Messina St.

Type: Commercial Land

Sale Type: Investment

Size: 20,538 SF

Price: \$449,900

Price/SF: \$21.91

Zoning: MU



COMMERCIAL LAND

6909 VICTORIA AVE

Type: Retail

Not in OZ

Size: 113,256

Price: \$799,000

100% Leased

Sale Type: Investment





CALIFORNIA

CITY OF LOMA LINDA

COUNTY OF SAN BERNARDINO

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LOMA LINDA

CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Loma Linda University
Loma Linda Healthcare
Loma Linda Medical Center
Veteran Health Administration

MAJOR INDUSTRIES

Health Care
Educational Services
Retail Trade
Food Services

Loma Linda ("Beautiful Hill"), originally known as "Mound City," has a history of being a health-conscious community. Loma Linda has been a national center of health and wellness research for decades. The tradition of promoting food health has continued over the years. Loma Linda is home to the world famous Loma Linda University and Medical Center. The Loma Linda University Medical Center and Children's Hospital contain the largest neonatal intensive care unit in California.



GENERAL CITY DEMOGRAPHICS

23.9K

POPULATION

0.428% GROWTH

3.8

AVERAGE HOUSEHOLD SIZE

18.7%

POVERTY RATE

\$333,200

MEDIAN PROPERTY VALUE

14.3% GROWTH

\$52,310

MEDIAN HOUSEHOLD INCOME

1.79% GROWTH

Source: datausa.io



WWW.LOMALINDA-CA.GOV
WWW.SELECTSBCOUNTY.COM

MORE ABOUT LOMA LINDA

DID YOU KNOW....

IN 1993, LOMA LINDA BECAME THE FIRST "SMOKE-FREE" CITY IN SAN BERNARDINO COUNTY



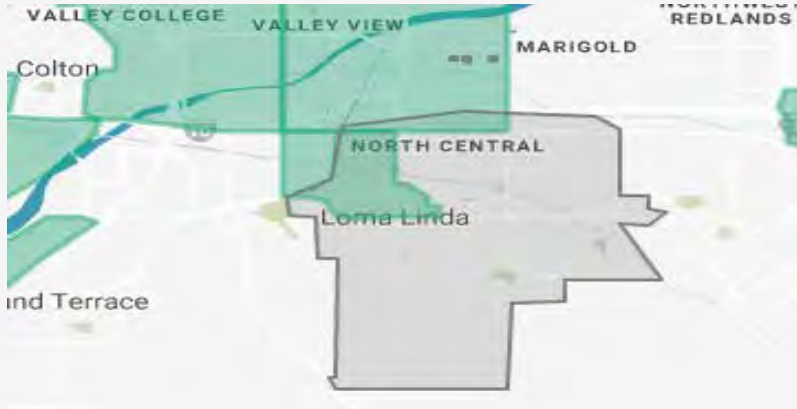
Loma Linda is located approximately 60 miles east of Los Angeles in San Bernardino County. While it is near the highly-developed job market of Los Angeles and Orange counties, it does provide a small town setting for your home, work or recreation. Adjacent to California's Interstate 10 freeway, Loma Linda is freeway close to beaches, mountains and desert resorts.



OPPORTUNITY ZONES

OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- LOMA LINDA CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.7K

POPULATION

\$20,376

PER CAPITA INCOME

29YR

MEDIAN AGE

\$34,677

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



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COMMERCIAL LAND

0281-091-23 E REDLANDS BLVD

Type: Land

Price: \$ 249,000

Sale Type: Owner User

Price/SF: \$17.86

Size: 13,939 SF

Zoning: EVC/GC



MULTIFAMILY

11067-11073 SAN JUAN ST

Type: Apartments

Price: \$ 1,800,000

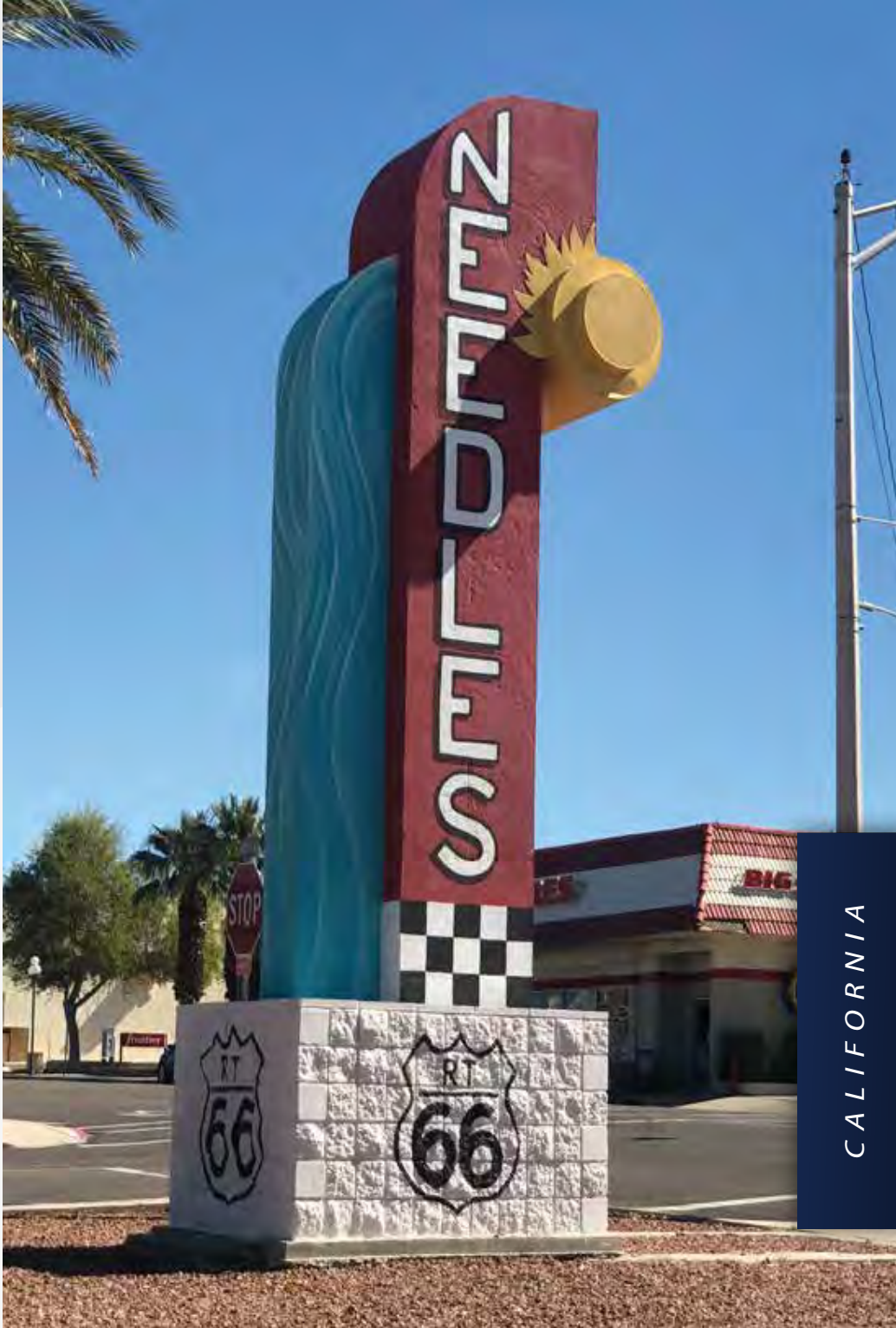
CAP: 5.54%

Built in: 1940

Size: 4,050 SF GBA | 8 units

Sale Type: Investment





CALIFORNIA

CITY OF NEEDLES

COUNTY OF SAN BERNARDINO

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INVESTMENT TIMELINE:

SIX MONTHS TO INVEST AND 31 MONTHS TO REACH SUBSTANTIAL IMPROVEMENT.

INVESTMENT INTO A QUALIFIED OPPORTUNITY FUND (QOF)

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.

PERMANENT TAX EXCLUSION OF 10% TAXABLE GAIN FOR INVESTMENTS HELD FIVE YEARS

A step up in basis for capital gains reinvested into an Opportunity Fund and held for a minimum of five years before 2026.



PERMANENT TAX EXCLUSION OF 100% OF TAXABLE GAIN

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NEEDLES CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Fort Mojave Tribal Council
BNSF
Colorado River Medical Center
Needles Unified

MAJOR INDUSTRIES

Food Services
Retail Trade
Transportation
Health Care

Needles, founded in 1883, is one of the oldest living communities on the Colorado River, rich in history and promise for the future. The fabric of it's past is intricately woven of influences of the river, the railroad, Old Trails Highway (later Route 66), the Mojave Indian Tribe, and pre-history – evidence of which abounds on the land.



GENERAL CITY DEMOGRAPHICS

5.2K
POPULATION

2.5
AVERAGE HOUSEHOLD SIZE

20.6%
POVERTY RATE

\$99,841
MEDIAN PROPERTY VALUE

\$39,856
MEDIAN HOUSEHOLD INCOME

Source: Environics Analytics

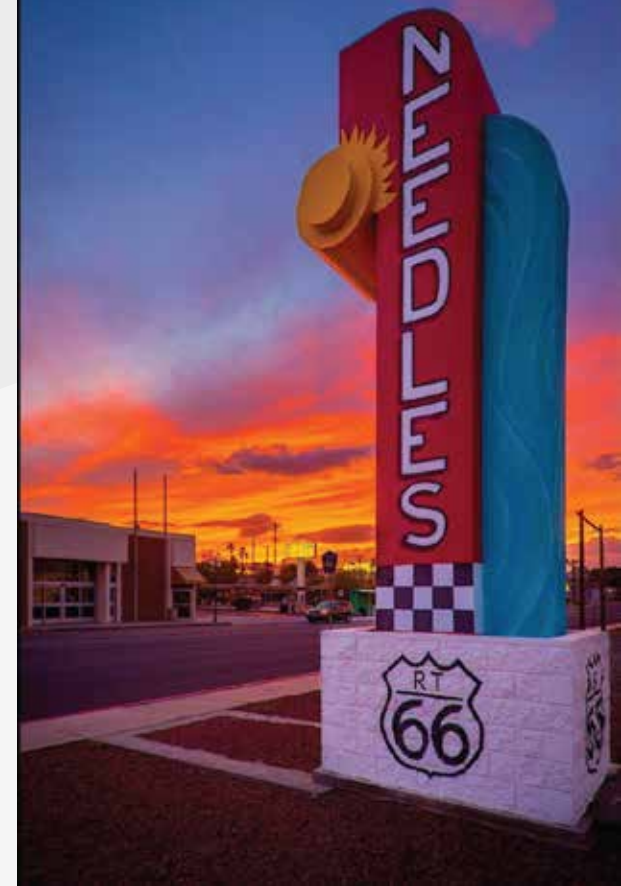
MORE ABOUT NEEDLES

DID YOU KNOW....

In the comic strip Peanuts, Snoopy's brother Spike lives in the desert outside Needles. Peanuts creator Charles Schulz lived in Needles as a boy.

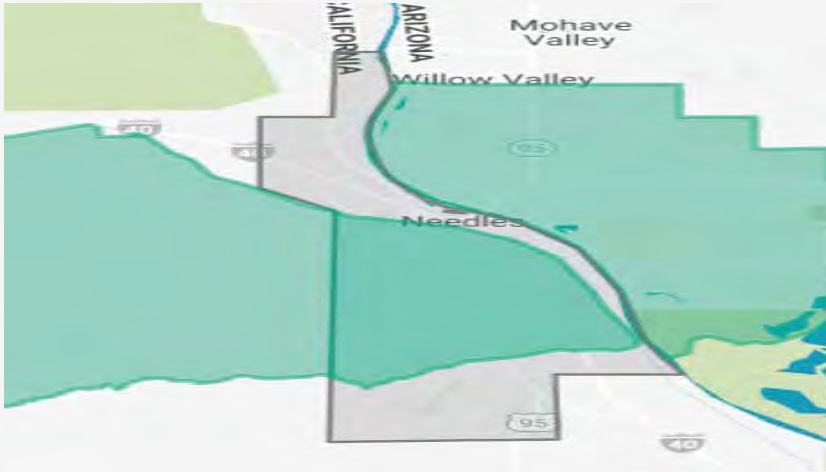


Needles was named after "The Needles", a group of pinnacles, mountain peaks in the Mohave Mountains on the Arizona side of the river to the south of the city. The large Mohave Native American community shares the nearby Fort Mojave Indian Reservation and the town. Needles is a gateway to the Mojave National Preserve.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- NEEDLES CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.2K

POPULATION

\$20,215

PER CAPITA INCOME

38YR

MEDIAN AGE

\$37,428

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/NEEDLES-CA](https://oppsites.com/cities/needles-ca)

OFFICE BUILDING

1300 BAILEY AVE

Type: Office

Sale Type: Owner User

Size: 7,695 SF Avail.

Price: \$620,000

Price/SF: \$80.57

Built in: 1992



COMMERCIAL LAND

1401 J ST

Type: Land

Sale Type: Investment

Size: 42,688 SF

Price: \$85,000

Price/SF: \$1.99

Walk Score: Car-Dependent



CURRENTLY AVAILABLE DEALS

MULTI-FAMILY RESIDENTIAL

304 W BROADWAY ST - PALMS APARTMENTS

Type: Apartments

Price: \$799,000

CAP: 10.5%

Built in: 1930

Size: 16 Units | 5,114 SF GBA

Sale Type: Investment



COMMERCIAL LAND

BAILEY AVE

Type: Commercial

Price: \$329,940

Sale Type: Investment

Price/SF: \$1.22

Size: 271,379 SF

Walk Score: Car-Dependent



COMMERCIAL LAND

LILLY HILL DR

Type: Land

Price: \$450,000

Sale Type: Investment

Price/SF: \$0.26

Size: 1,742,400

Walk Score: Car-Dependent





CALIFORNIA

CITY OF ONTARIO

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



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ONTARIO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS *Selected Listing*

Ontario International Airport
The Safariland Group
Sam's Club
UPS

Founded as a Model Colony, based on innovation, planned development, community service and family values, the City of Ontario has become the economic heart of the region. The City Council is committed to maintaining Ontario's leadership role in the Inland Empire by continuing to invest in the growth and evolution of the area's economy while providing a balance of jobs, housing, educational, and recreational opportunities for our residents in a safe, well-maintained community.



MAJOR INDUSTRIES

Retail Trade
Manufacturing
Health Care
Transportation
Supply Chain Logistics

GENERAL CITY DEMOGRAPHICS

171K

POPULATION

0.975% GROWTH

3.5

AVERAGE HOUSEHOLD SIZE

16.2%

POVERTY RATE

\$320,000

MEDIAN PROPERTY VALUE

2.64% GROWTH

\$57,544

MEDIAN HOUSEHOLD INCOME

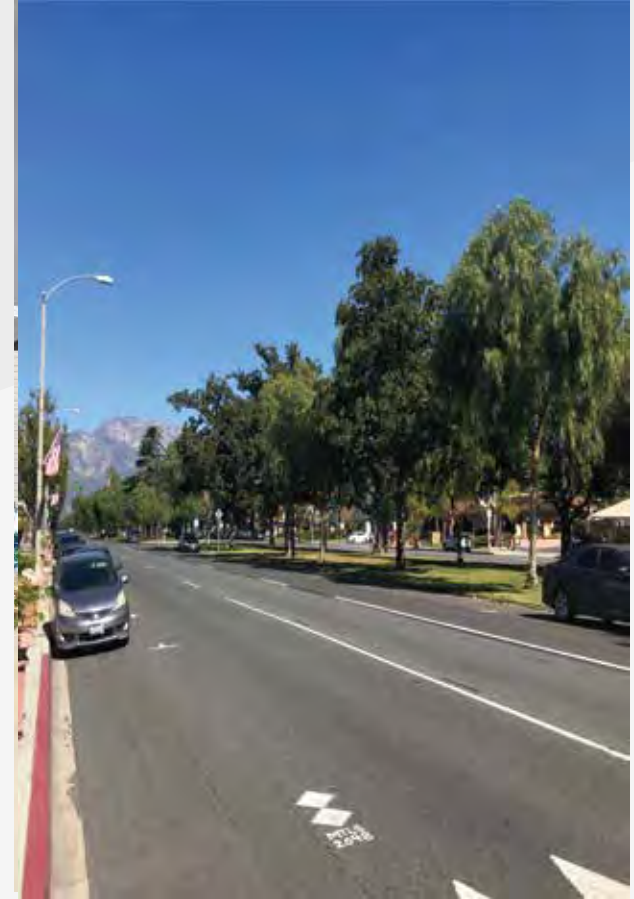
1.34% GROWTH

Source: datausa.io

MORE ABOUT ONTARIO

DID YOU KNOW....

CITY MOTTO:
SOUTHERN CALIFORNIA'S
NEXT URBAN CENTER

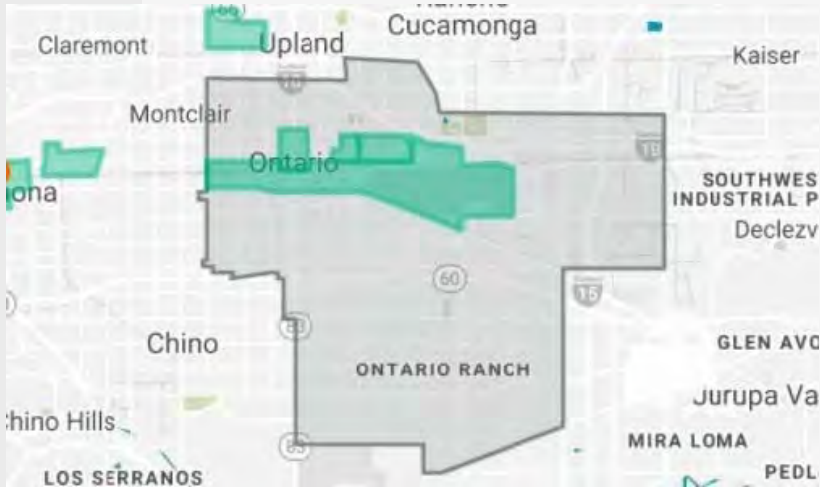


Ontario Sister Cities:
Brockville, Ontario, Canada -
Guamuchil, Sinaloa, Mexico -
Los Mochis, Sinaloa, Mexico -
Mocorito, Sinaloa, Mexico -
Winterthur, Switzerland -
Jieyang, China



OZ MAP DEMOGRAPHICS

- OPPORTUNITY ZONE
- ONTARIO CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

19.4K
POPULATION

\$14,215
PER CAPITA INCOME

27YR
MEDIAN AGE

\$41,076
MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



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[HTTPS://OPPSITES.COM/CITIES/ONTARIO-CA](https://oppsites.com/cities/ontario-ca)

INDUSTRIAL LAND

747-767 BROOKS ST

Type: Land

Price: \$ 899,000

Zoning: CC

Price/SF: \$19.29

Size: 46,609 SF

Walk Score: Somewhat Walkable(68)



RETAIL SPACE

406 S EUCLID AVE

Type: Freestanding Retail Price: \$475,800

Sale Type: Owner User Built in: 1920

Size: 2,240 SF Leased: 46.4%



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1207 E HOLT BLVD

Type: Land

Sale Type: Investment

Size: 47,045 SF

Price: \$1,400,000

Price/SF: \$29.76

Zoning: MU-2



INDUSTRIAL SPACE

617 SUNKIST ST

Type: Distribution

Sale Type: Owner User

Size: 104,933 SF

Price: \$799,990

Built in: 2021

Est. Rent: \$0.55 - 0.67/SF



COMMERCIAL LAND

957 E HOLT BLVD

Type: Land

Sale Type: Owner User

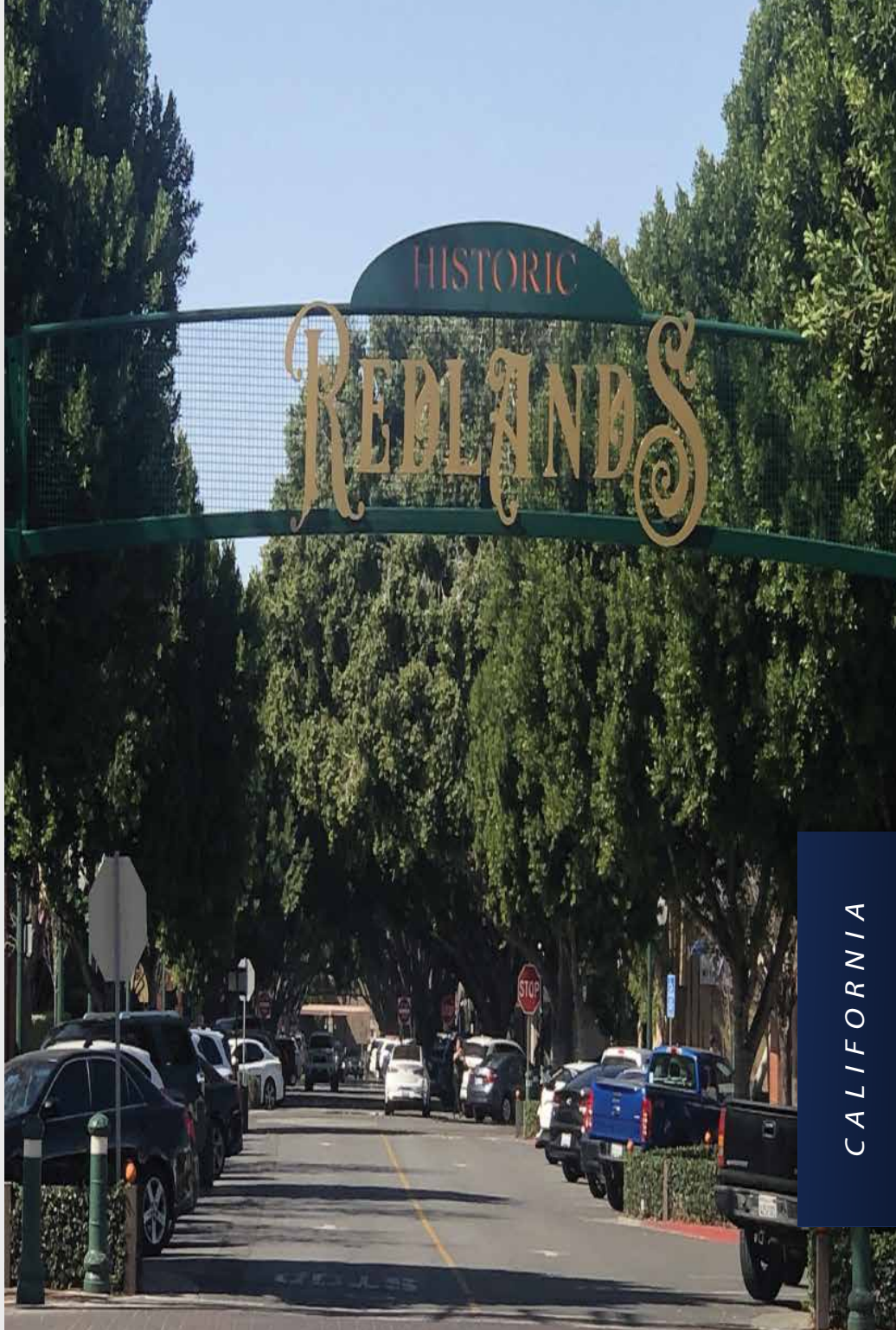
Size: 51,401 SF

Price: \$1,128,468

Price/SF: \$21.95

Zoning: MU-2





CALIFORNIA

CITY OF REDLANDS

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



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REDLANDS CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

ESRI
Redlands Unified School District
Redlands Community Hospital
US Postal Service

MAJOR INDUSTRIES

Health Care
Educational Services
Retail Trade
Technical Services

The early 20th century arrival of the Pacific Electric Railroad to the area brought a higher degree of prosperity to the city, which started becoming known also as a vacation destination. Much of the city's history is still in view today in downtown Redlands, whose State Street is largely comprised of beautiful historic buildings and locally-owned boutiques and shops.



GENERAL CITY DEMOGRAPHICS

72.2K
POPULATION

2.7
AVERAGE HOUSEHOLD SIZE

11.2%
POVERTY RATE

\$427,651
MEDIAN PROPERTY VALUE

\$74,993
MEDIAN HOUSEHOLD INCOME

Source: Esri

MORE ABOUT REDLANDS

DID YOU KNOW....

FOR MUCH OF ITS HISTORY REDLANDS WAS THE "WASHINGTON NAVEL ORANGE GROWING CAPITAL OF THE WORLD" WITH THE CITRUS INDUSTRY AS THE MAIN FOCUS OF ITS ECONOMY.

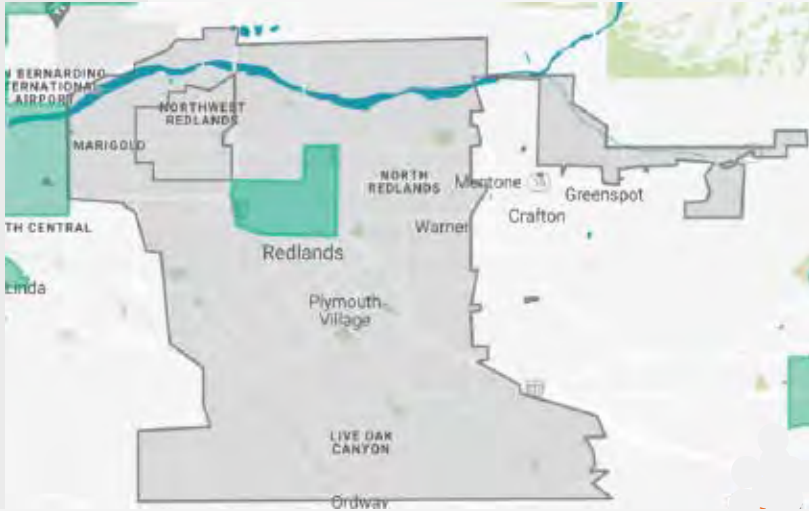


Redlands was known in 1900 as "The City of Millionaires" and later as "The City of Beautiful Homes." Founded in 1881 and incorporated in 1888, Redlands is a quintessential "big town" with a "small town" feel.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- REDLANDS CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

7.8K

POPULATION

\$15,893

PER CAPITA INCOME

29YR

MEDIAN AGE

\$43,209

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/REDLANDS-CA](https://oppsites.com/cities/redlands-ca)

OFFICE

837 ORANGE ST

Type: Office

Sale Type: Owner User

Size: 6,904 SF

Price: \$ 470,000

Price/SF: 273.89

Built in: 1967



RETAIL

833 W COLTON AVE

Type: Freestanding Retail

Sale Type: Owner User

Size: 2,300 SF GLA

Price: \$698,000

Price/SF: \$303.48

Built in: 1963



CURRENTLY AVAILABLE DEALS

SPECIALTY BUILDING

601 LAWTON ST

Type: Lodge/ Meeting Hall

Sale Type: Owner User

Size: 6,600 SF GLA

Price: \$1,500,000

Built in: 1950

Leased: 3%



COMMERCIAL LAND

900 NEW YORK ST

Type: Land

Sale Type: Investment

Size: 811,501

Price: \$20,288,070

Price/SF: \$25.00

Walk Score: Car-Dependent (46)



COMMERCIAL LAND

39 W COLTON AVE

Type: Land

Zoning: COM

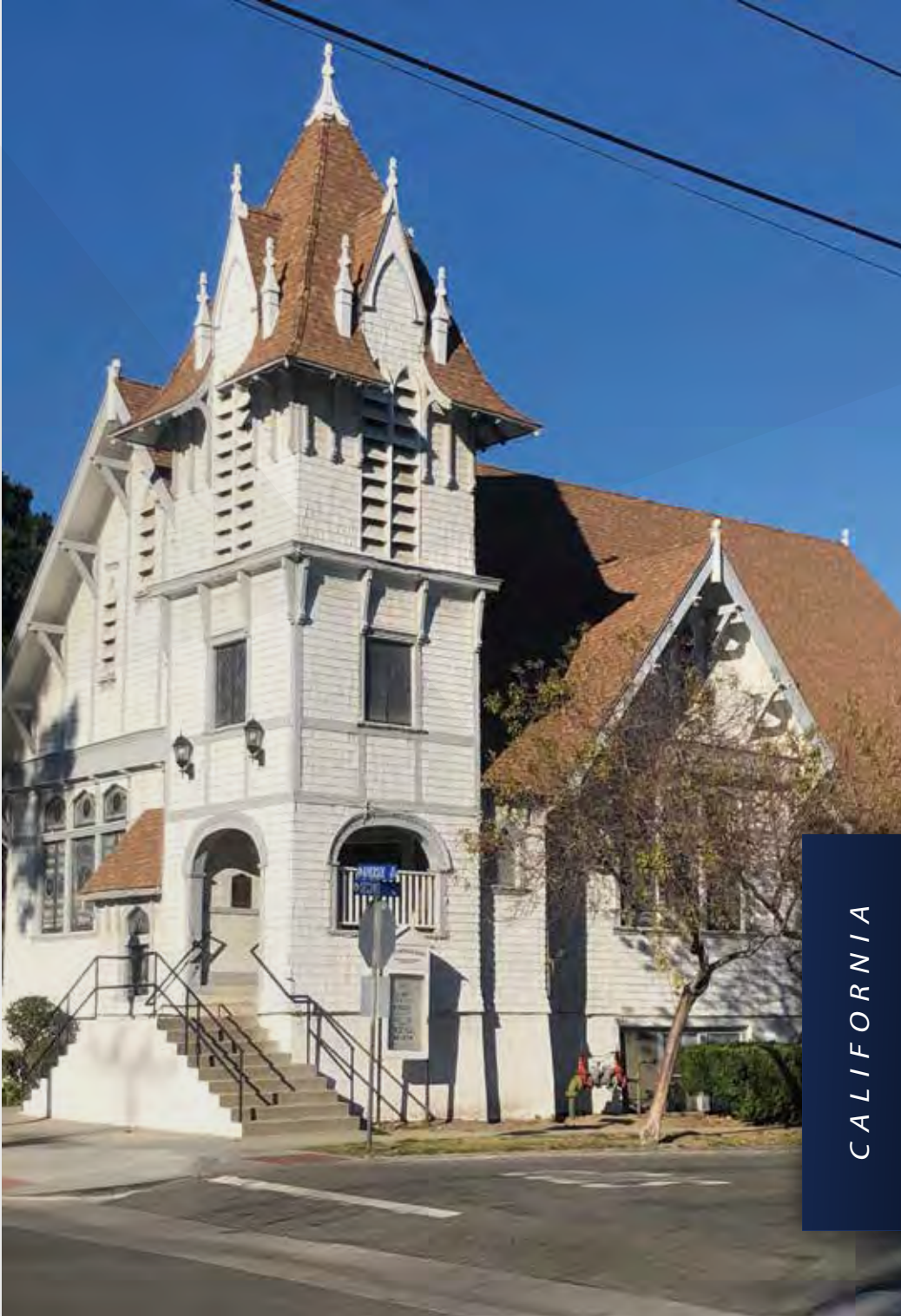
Size: 13,560 SF

Price: \$329,000

Price/SF: \$24.26

Walk Score: Walker's Paradise (93)





CALIFORNIA

CITY OF RIALTO

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



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RIALTO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Rialto Unified School District
FedEx- Ground
Target- Distribution
Staples- Distribution
Amazon- Fulfillment

MAJOR INDUSTRIES

Retail Trade
Transportation
Health Care
Manufacturing

Rialto's town site was laid out in 1887 by the Semi-Tropic Land and Water Company, after the Santa Fe Railroad was extended between San Bernardino and Los Angeles.

Rialto is home to four major regional distribution centers: Staples Inc., which serves stores across the entire West Coast of the United States, Under Armour and Target in the northern region of the city.



GENERAL CITY DEMOGRAPHICS

102.7K

POPULATION

0.283% GROWTH

3.9

AVERAGE HOUSEHOLD SIZE

17.9%

POVERTY RATE

\$260,200

MEDIAN PROPERTY VALUE

10.2% GROWTH

\$54,962

MEDIAN HOUSEHOLD INCOME

5% GROWTH

Source: datausa.io

MORE ABOUT RIALTO

DID YOU KNOW....

ONE OF THE UNITED
STATE'S LARGEST
FIREWORKS COMPANIES,
PYRO SPECTACULARS, IS
ALSO HEADQUARTERED
IN RIALTO.

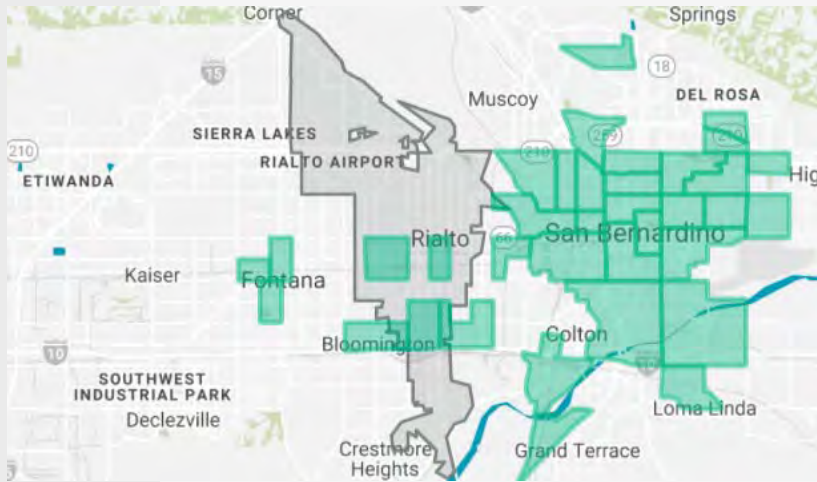


Rialto was formerly
home to the US Army
Rialto Ammunition
Storage point which
was used during World
War II to support
operations in the Pacific
theater.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- RIALTO NAME
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

8.4K

POPULATION

\$13,304

PER CAPITA INCOME

26YR

MEDIAN AGE

\$33,240

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



RIALTO OPPORTUNITY ZONES

CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/RIALTO-CA](https://oppsites.com/cities/rialto-ca)

INDUSTRIAL LAND

165 S SPRUCE AVE

Type: Land

Sale Type: Investment

Size: 129,373 SF

Price: \$ 3,104,957

Price/SF: \$24.00

Zoning: M-2



RETAIL SPACE

101 S RIVERSIDE AVE

Type: Storefront Retail

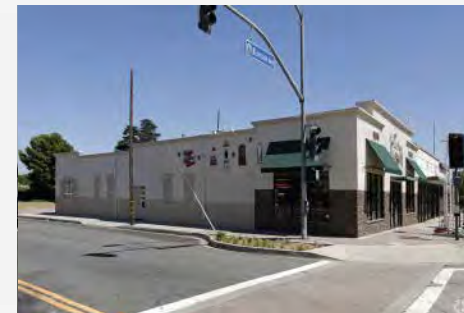
Sale Type: Investment

Size: 4,792 SF

Price: \$799,000

Built in: 1960

Leased: 100%



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

SE VALLEY & WILLOW BLVD

Type: Land

Sale Type: Owner User

Size: 138,085 SF

Price: \$3,200,000

Price/SF: \$23.17

Zoning: F-C, Freeway Commercial



OFFICE SPACE

135-149 W RIALTO AVE

Type: Office

Sale Type: Investment

Size: 1,500 SF Avail.

Price: \$1,000,000

Built in: 1977

Leased: 82.4%



COMMERCIAL LAND

O DATE AVE - VACANT CORNER LOT

Type: Land

Sale Type: Owner User

Size: 24,394 SF

Price: \$350,000

Price/SF: \$14.35

Walk Score: Somewhat walkable(65)





CALIFORNIA

CITY OF
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COUNTY OF SAN BERNARDINO

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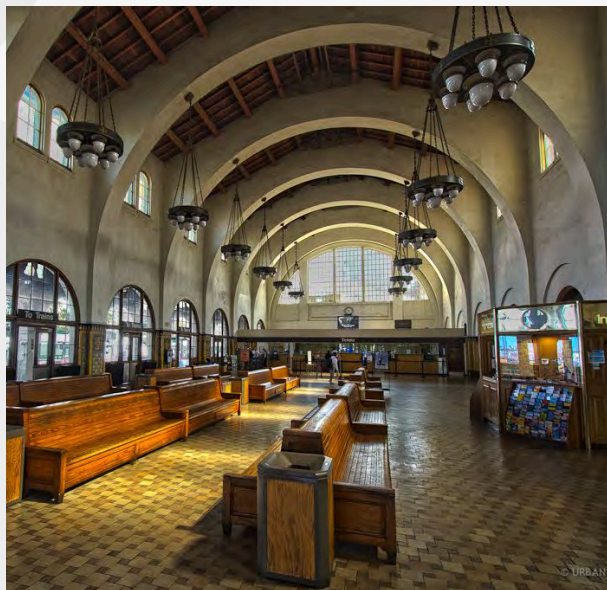
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SAN BERNARDINO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

BNSF Railway Company
Cal State University, San Bernardino
SB Community Hospital SB County
Superintendent
of Schools

MAJOR INDUSTRIES

Retail Trade
Health Care
Warehousing
Educational Services

Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino. The job of the City of San Bernardino is to create, maintain, and grow economic value in the community.

San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.



GENERAL CITY DEMOGRAPHICS

212.2K

POPULATION

0.313% GROWTH

3.4

AVERAGE HOUSEHOLD SIZE

30.6%

POVERTY RATE

\$202,100

MEDIAN PROPERTY VALUE

14.3% GROWTH

\$41,027

MEDIAN HOUSEHOLD INCOME

6.69% GROWTH

Source: datausa.io

MORE ABOUT SAN BERNARDINO

DID YOU KNOW....

SAN BERNARDINO IS THE 17TH-LARGEST CITY IN CALIFORNIA AND THE 100TH-LARGEST CITY IN THE UNITED STATES.

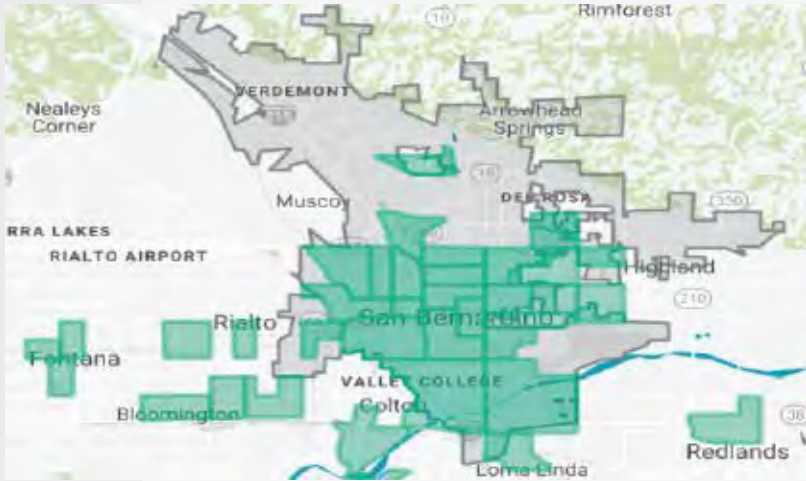


The City of San Bernardino is a community rich in history and cultural diversity. Influences of Native Americans, Mexican settlers, Spanish missionaries and Mormon emigrants can still be seen throughout the City today.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- SAN BERNARDINO CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

133.8K **\$12,636**
POPULATION PER CAPITA INCOME

28YR **\$35,226**
MEDIAN AGE MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



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RETAIL SPACE

424 ORANGE SHOW RD

Type: Freestanding Retail

Sale Type: Owner User

Size: 30,000 SF GLA

Price: \$3,600,000

Built in: 1968

Leased: 100%



MULTI-FAMILY

220 E BASE LINE ST

Type: Apartments

CAP: 7.03%

Size: 15,742 SF GBA | 22 Units

Price: \$3,200,000 | \$145,454/Unit

Built in: 1987

Percent Vacant: 4.6%



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1510 W BASE LINE ST

Type: Land

Sale Type: investment

Size: 117,264

Price: \$1,200,000

Price/SF: \$10.23

Redevelopment Project



INDUSTRIAL LAND

738 E NORMAN RD

Type: Land

Sale Type: Investment

Size: 50,529 SF

Price: \$1,515,870

Price/SF: \$30.00

Walk Score: Car-Dependent (14)



OFFICE SPACE

2050 MASSACHUSETTS AVE

Type: Office

Sale Type: Investment

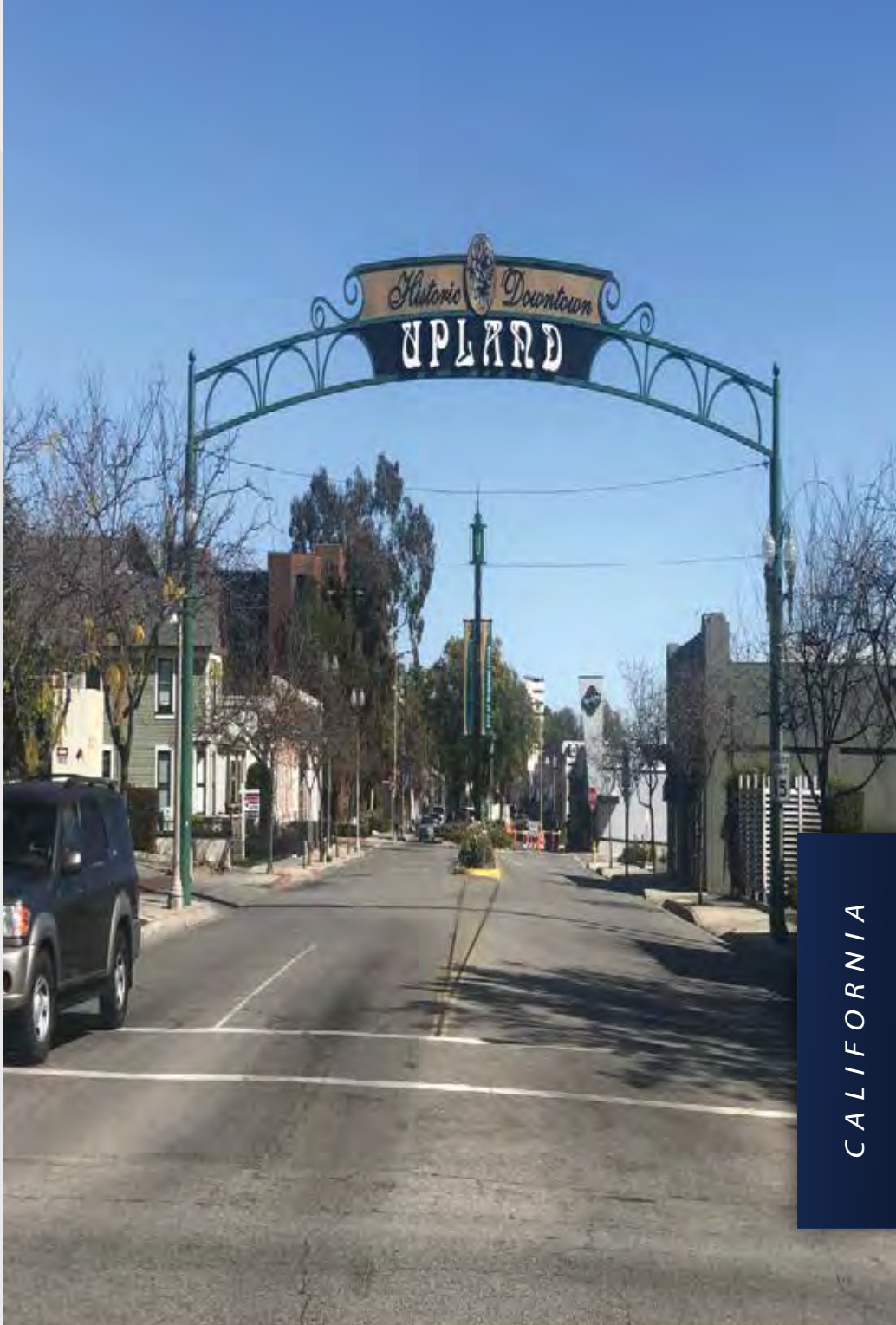
Size: 33,793 SF RBA

Price: \$5,500,000

Built in: 1991

Leased: 100%





CALIFORNIA

CITY OF UPLAND

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



San Bernardino County is committed to supporting sustainable growth driven by collaboration. This investment prospectus will showcase the crossroads of opportunity that capitalize on the diversity of our residents, our geography and our economy. It is our vision to see a vibrant economy within our region which continues to attract investors who are looking to be catalysts of change.

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KEY ELEMENTS & TAX BENEFITS

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SIX MONTHS TO INVEST AND 31 MONTHS TO REACH SUBSTANTIAL IMPROVEMENT.

INVESTMENT INTO A QUALIFIED OPPORTUNITY FUND (QOF)

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.

PERMANENT TAX EXCLUSION OF 10% TAXABLE GAIN FOR INVESTMENTS HELD FIVE YEARS

A step up in basis for capital gains reinvested into an Opportunity Fund and held for a minimum of five years before 2026.



PERMANENT TAX EXCLUSION OF 100% OF TAXABLE GAIN

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UPLAND CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

San Antonio Regional Hospital
Upland Unified School District
City of Upland
Walmart
Home Depot
Lewis Group
Target
Holliday Rock Company

Already a big citrus production area at the time of its incorporation in 1906, Upland (originally named North Ontario) took shape as a small rural town grounded in an agricultural base. As the 20th century unfolded, the city developed into a residential and retail community, keeping its country and urban flavor while absorbing the cultural influence of its large neighbor to the west, Los Angeles.



MAJOR INDUSTRIES

Health Care
Retail Trade
Educational Services
Manufacturing

GENERAL CITY DEMOGRAPHICS

78.8K
POPULATION

2.8
AVERAGE HOUSEHOLD SIZE

12.5%
POVERTY RATE

\$525,700
MEDIAN PROPERTY VALUE

\$72,782
MEDIAN HOUSEHOLD INCOME

Source: State Department of Finance

MORE ABOUT UPLAND

DID YOU KNOW....

Nicknamed "The City of Gracious Living," Upland today is a diversified city which still retains its original small town charm.

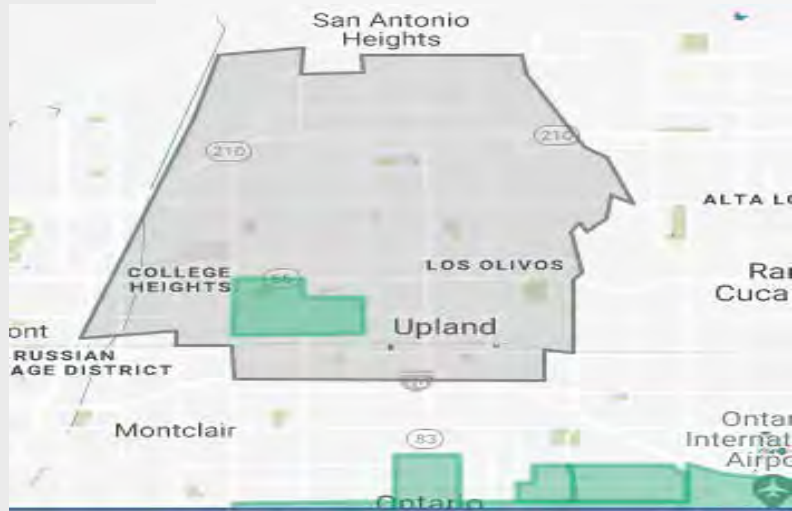


Upland is located at the foot of the San Gabriel Mountains on an east-west trail that was used by the Indians and Spanish missionaries, part of what is now known as the Old Spanish Trail.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- UPLAND CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

6.9K

POPULATION

\$12,636

PER CAPITA INCOME

32YR

MEDIAN AGE

\$53,744

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/UPLAND-CA](https://oppsites.com/cities/upland-ca)

INDUSTRIAL SPACE

289 N MCARTHUR WAY

Type: Warehouse

Tenancy: Single

Size: 12,230 SF

Price: —

Built in: 2000

Leased: 100%



OFFICE SPACE

700 N MOUNTAIN AVE

Type: Office

Sale Type: Owner User

Size: 5,200 SF Available

Price: \$ 2,400,000

Built in: 1975

Leased: 8.77%





CALIFORNIA

CITY OF VICTORVILLE

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



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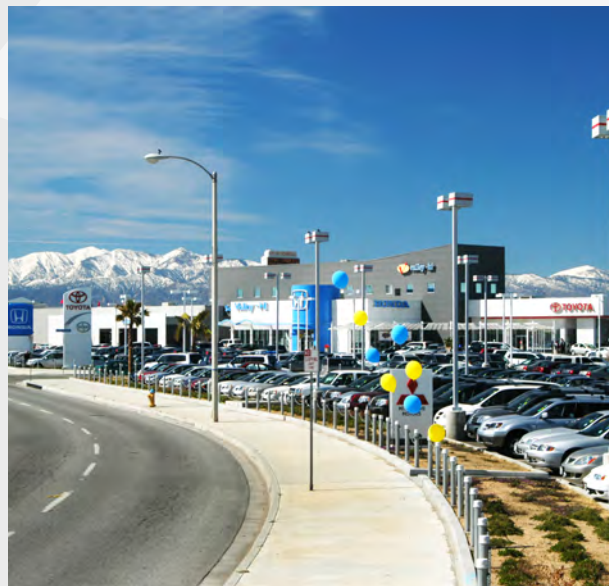
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VICTORVILLE CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

ComAv
Costco
Desert Valley Hospital
Goodyear Tire & Rubber Co.
Newell Brands
Victor Valley College

MAJOR INDUSTRIES

Aerospace
Educational Services
Health Care
Manufacturing
Retail Trade
Warehousing

Located in Southern California at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region. Victorville is a growing, vibrant community that is home to some of the area's largest employers.



GENERAL CITY DEMOGRAPHICS

128.4K
POPULATION

3.5
AVERAGE HOUSEHOLD SIZE

22.8%
POVERTY RATE

\$205,300
MEDIAN PROPERTY VALUE
15.6% GROWTH

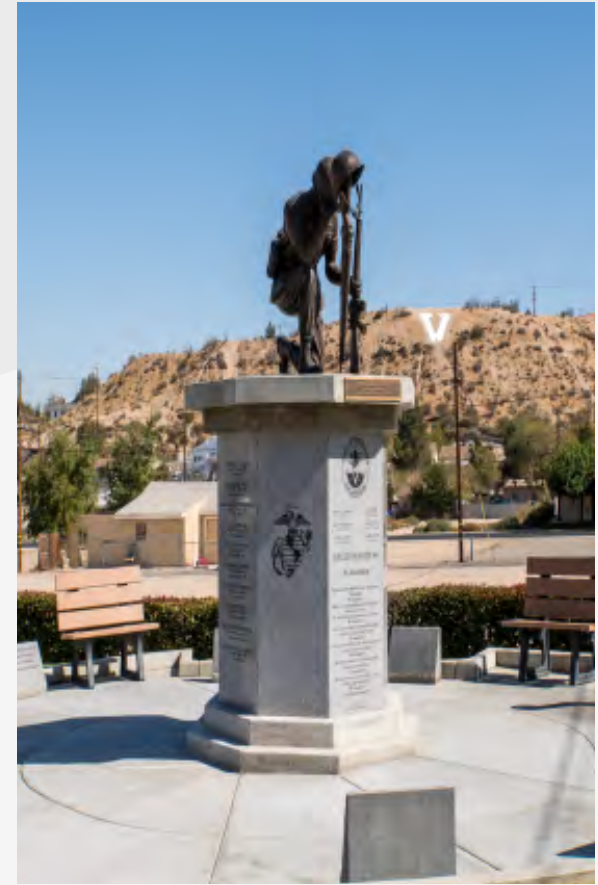
\$55,025
MEDIAN HOUSEHOLD INCOME

Source: esri & datausa.io

MORE ABOUT VICTORVILLE

DID YOU KNOW....

IN 1926, U.S. ROUTE 66 WAS ESTABLISHED LINKING ILLINOIS WITH CALIFORNIA. 7TH AND D STREETS ARE A PART OF THE HISTORIC ROUTE.

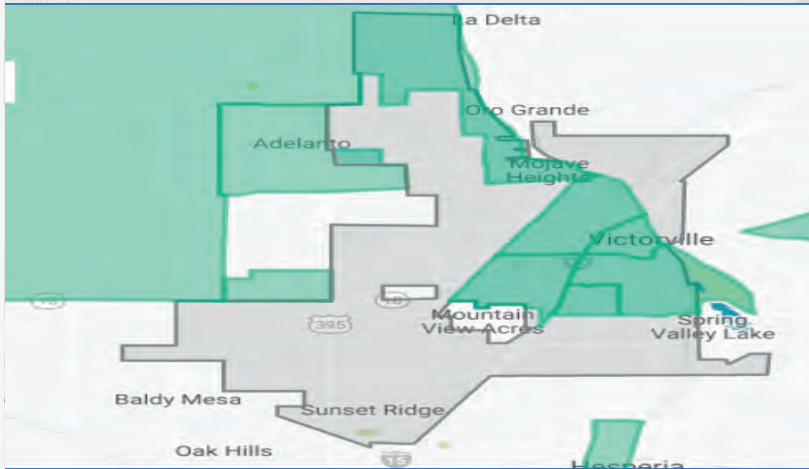


Clean air, abundant mountain vistas, family-friendly recreational activities, spectacular sunsets and breathtaking night skies entice locals and visitors alike to fall in love with the city. It is within a few hours of SoCal beaches, National Parks, mountain retreats, and other major attractions; and LAX is less than 90 miles away.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- VICTORVILLE CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

37.8K
POPULATION

\$15,350
PER CAPITA INCOME

29YR
MEDIAN AGE

38,935
MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



CURRENTLY AVAILABLE DEALS

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[HTTPS://OPPSITES.COM/CITIES/VICTORVILLE-CA](https://oppsites.com/cities/victorville-ca)

MULTIPLE PROPERTIES FOR DEVELOPMENT

OLD TOWN REVITALIZATION

Type: Affordable Housing and Mixed Use Development Opportunity
Price: Development Opportunity/Partnership

RFP listing: vv.city/bids
Size: Varies



COMMERCIAL LAND

PALMDALE RD

Type: Land
Sale Type: Investments
Size: 804,989

Price: \$2,570,000
Price/SF: \$3.19
Zoning: Commercial



CURRENTLY AVAILABLE DEALS

INDUSTRIAL LAND

CHOLAME RD

Type: Land

Sale Type: Investment

Size: 20,038 SF

Price: \$149,000

Price/SF: \$7.44

Zoning: IP



RETAIL SPACE

14425 7TH ST

Type: Storefront Retail/Office

Leased: 42%

Size: 8,965 SF GLA

Price: \$1,000,000

Price/SF: \$111.55

Built in: 1974



OFFICE SPACE

15480 RAMONA AVE

Type: Office

Sale Type: Investment

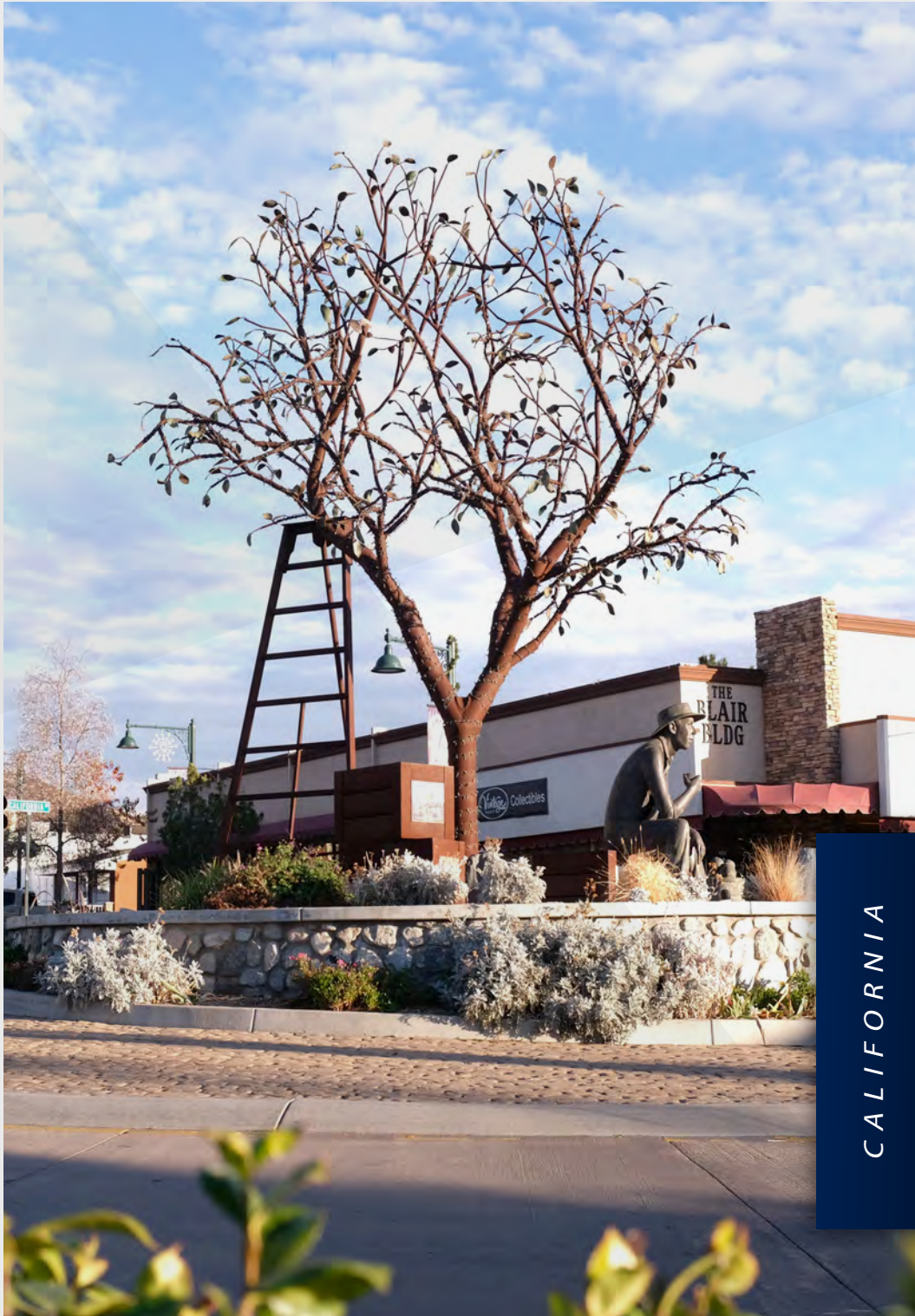
Size: 26,130 SF RBA

Price: \$6,000,000

Built in: 1991

Leased: 7.51%





CALIFORNIA

CITY OF YUCAIPA

COUNTY OF SAN BERNARDINO

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INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



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YUCAIPA CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Braswell's Garden
Sorenson Engineering
The Yucaipa Companies
Cedar Operations

MAJOR INDUSTRIES

Health Care
Retail Trade
Educational Services
Construction

The City of Yucaipa applies a sensitive balance of growth, technology, and regard for the environmental, cultural and rural aspects of the area to community planning. Their initiatives focus on developing infrastructures, buildings and sites; uptown revitalization; and creation of a strong regional identity to market the area, all intended to facilitate new investment and development in the community.



GENERAL CITY DEMOGRAPHICS

53.1K

POPULATION

0.501% GROWTH

2.8

AVERAGE HOUSEHOLD SIZE

14.5%

POVERTY RATE

\$275,600

MEDIAN PROPERTY VALUE

14% GROWTH

\$58,166

MEDIAN HOUSEHOLD INCOME

4.43% GROWTH

Source: datausa.io

MORE ABOUT YUCAIPA

DID YOU KNOW....

STATER BROS.
MARKET WAS
FOUNDED IN
YUCAIPA

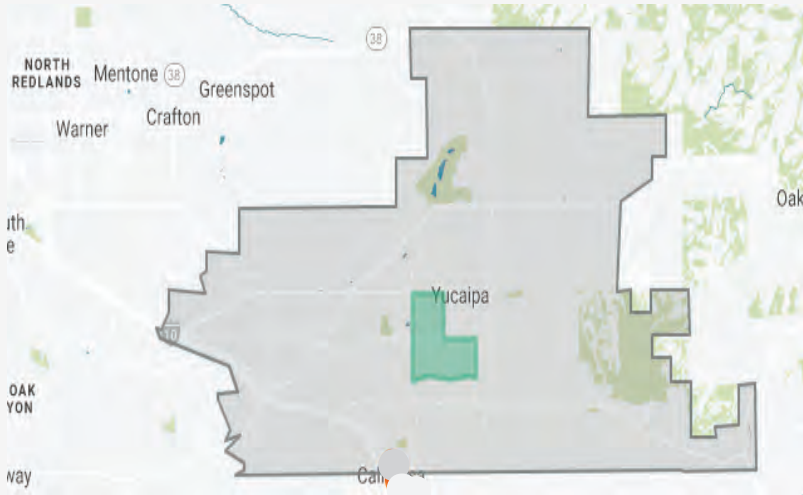


Yucaipa is a mature, well-established community nestled in the foothills of the San Bernardino Mountains. Residents enjoy cleaner air and cooler temperatures as a result of the higher elevations, and a comprehensive approach to community safety has produced one of the lowest rates of crime for comparably sized cities anywhere in the State.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- YUCAIPA CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.8K

POPULATION

\$16,853

PER CAPITA INCOME

38YR

MEDIAN AGE

\$32,497

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



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[HTTPS://OPPSITES.COM/CITIES/YUCAIPA-CA](https://oppsites.com/cities/yucaipa-ca)

COMMERCIAL LAND

32085 YUCAIPA BLVD

Type: Land

Not in OZ

Size: 74,488 SF

Price: \$1,125,000

Price/SF: \$15.10

Zoning: CG



INDUSTRIAL SPACE

12137 2ND ST

Type: Warehouse

Not in OZ

Size: 6,240 SF RBA

Price: \$1,495,000

Price/SF: \$239.58

Leased: 100%



CITY/COUNTY OPPORTUNITY ZONE CONTACTS

ADELANTO

Jessie Flores
City Manager
760.246.2300
jflores@ci.adelanto.ca.us

APPLE VALLEY

Orlando Acevedo
Assistant Director, Economic
Development and Housing
760.240.7915
oacevedo@applevalley.org
select@applevalley.org

BARSTOW

Amanda Hernandez
Economic Development
Administrator
760.255.5109
ahernandez@barstowca.org

COLTON

Arthur W. Morgan
Economic Development Manager
909.370.5170
amorgan@coltonca.gov

Christy Elshof
Economic Development
Project Manager
909.370.6176

FONTANA

Jerry Edgett
Economic Development Project
Manager
909.350.6741
jedgett@fontana.org

GRAND TERRACE

G. Harold Duffey
City Manager
909.824.6621 ext. 240
hduffey@grandterrace-ca.gov

HESPERIA

Coleen Godfrey
Economic Development
760.947.1000
cgodfrey@cityofhesperia.us

April Antonio
Economic Development
760.947.1909
aantonio@cityofhesperia.us

HIGHLAND

Lawrence A. Mainez
Community Development Director
909.864.8732 ext. 215
lmainez@cityofhighland.org

LOMA LINDA

T Jarb Thaipejr
City Manager
909.799.2810
jthaipejr@lomalinda-ca.gov

Konrad Bolowich
Assistant City Manager
909.799.2895
kbolowich@lomalinda-ca.gov

NEEDLES

Rick Daniels
City Manager
760.326.2113 ext. 113
rdaniels@cityofneedles.com

Patrick Martinez
Director of Development Services
760.326.2113
pmartinez@cityofneedles.com

ONTARIO

Jennifer McClain Hiramoto
Economic Development Director
909.395.2295
jhiramoto@ontarioca.gov

REDLANDS

Brian Desatnik
Development Services Director
909.798.7555
bdesatnik@cityofredlands.org

Cruz Esparza
Economic Development Manager
909.335.4755 ext. 1
cesparza@cityofredlands.org

RIALTO

Karen Peterson
Interim Community Development
Manager 909.421.7240
kpeterson@rialtoca.gov

SAN BERNARDINO

Michael Huntley
Director of Community & Economic
Development
909.384.5357
huntley_mi@sbcity.org
Stephanie Sanchez
Economic Development Specialist
909.384.5357
sanchez_stephanie@sbcity.org

UPLAND

Liz Chavez
Development Services Manager
909.931.4146
lhavez@ci.upland.ca.us
Melecio Picazo
Economic Development Coordinator
909.931.4317
mpicazo@ci.upland.ca.us

VICTORVILLE

Lesyenia Marin-Pineda
Economic Development Manager
760.955.4823
lmarin@ci.victorville.ca.us

YUCAIPA

Caroline Velarde
Housing & Economic Development
Analyst
cvelarde@yucaipa.org

SAN BERNARDINO COUNTY

Richard Vaughn
Interim Economic Development Manager
909.387.4460
richard.vaughn@eda.sbcounty.gov

Jennifer De La Mora
Economic Development Coordinator
909.387.4388
jennifer.delamora@eda.sbcounty.gov

BOARD OF SUPERVISORS

Economic Development

385 North Arrowhead Avenue, 3rd Floor

San Bernardino, CA 92415-0043

P. 909.387.4700

F. 909.387.4415



Col. Paul Cook (Ret.)
FIRST DISTRICT



Janice Rutherford
SECOND DISTRICT



Dawn Rowe
Vice Chair
THIRD DISTRICT



Curt Hagman
Chairman
FOURTH DISTRICT



Joe Baca, Jr.
FIFTH DISTRICT

Leonard X. Hernandez
CHIEF EXECUTIVE OFFICER

Soua Vang
INTERIM ECONOMIC DEVELOPMENT DIRECTOR