TOWN OF
APPLE VALLEY
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE INVESTMENT PROSPECTUS
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.**
**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.

WWW.APPLEVALLEY.ORG
WWW.SELECTSBCOUNTY.COM

APPLE VALLEY OPPORTUNITY ZONES
Appleton 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.

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

MAJOR INDUSTRIES
Retail Trade
Health Care
Educational Services
Transportation

71.9K
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: data from 3
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 CENSUS TRACT 2019 DATA

7.6K
POPULATION

$19,751
PER CAPITA INCOME

31.8 YR
MEDIAN AGE

$37,538
MEDIAN HOUSEHOLD INCOME


WWW.APPLEVALLEY.ORG
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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/APPLEVALLEY-CA

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

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APPLE VALLEY OPPORTUNITY ZONES
CURRENTLY AVAILABLE DEALS

OFFICE SPACE

18400 US HIGHWAY 18
Type: Class C Office
Sale Type: Investment
Price: $2,100,000
Built in: 2011
Size: 6,800 SF RBA
Leased: 100%

COMMERCIAL LAND

0 OUTER HWY 18
Type: Land
Sale Type: Investment
Price: $349,800
Price/SF: $7.17
Size: 48,787 SF
Zoning: C-G

COMMERCIAL LAND

20198 ZUNI RD
Type: Land
Sale Type: Investment
Price: $70,000
Price/SF: $1.55
Size: 45,302 SF
Zoning: RM
APPLE VALLEY
TOWN OFFICIALS

CURT EMICK
MAYOR

DOUG ROBERTSON
TOWN MANAGER

KARI LEON
MAYOR PRO TEM

ART BISHOP
TOWN COUNCIL MEMBER

LARRY CUSACK
TOWN COUNCIL MEMBER

SCOTT NASSIF
TOWN COUNCIL MEMBER

ORLANDO ACEVEDO
DIRECTOR OF BUSINESS DEVELOPMENT
OACEVEDO@APPLEVALLEY.ORG

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
FIRST DISTRICT SUPERVISOR

JANICE RUTHERFORD
SECOND DISTRICT SUPERVISOR

DAWN ROWE
VICE CHAIR
THIRD DISTRICT SUPERVISOR

CURT HAGMAN
CHAIRMAN
FOURTH DISTRICT SUPERVISOR

JOE BACA, JR.
FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER

SAN BERNARDINO
COUNTY

Economic Development

SEIZE YOUR OPPORTUNITY!