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.
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.

WWW.BARSTOWCA.ORG
WWW.SELECTSBCOUNTY.COM
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

Source: esri & datausa.io
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 CENSUS TRACT 2019 DATA

11.1K
POPULATION

$16,395
PER CAPITA INCOME

30 YR
MEDIAN AGE

$32,492
MEDIAN HOUSEHOLD INCOME

WWW.BARSTOWCA.ORG
WWW.SELECTSBCOUNTY.COM
# CURRENTLY AVAILABLE DEALS

**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

**504 E. VIRGINIA WAY**
- **Barstow Road Center**
- **Retail Opportunity**
- **Along Interstate 15**
  - For Lease
  - At the heart of the Barstow trade area

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**DEVELOPMENT SPACE**

**RETAIL space**

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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:

[www.oppsites.com/cities/barstow-ca](http://www.oppsites.com/cities/barstow-ca)

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**BARSTOW OPPORTUNITY ZONES**

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[www.barstowca.org](http://www.barstowca.org)
[www.selectsbcounty.com](http://www.selectsbcounty.com)
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%
BARSTOW
CITY OFFICIALS

DR. PAUL ANTHONY COURTNEY
MAYOR

JIM HART
CITY MANAGER

BARBARA ROSE
MAYOR PRO TEM

TIMOTHY SILVA
CITY COUNCIL MEMBER

MARILYN KRUSE
CITY COUNCIL MEMBER

JAMES NOBLE
CITY COUNCIL MEMBER
 DISTRICT 2

AMANDA HERNANDEZ
ECONOMIC DEVELOPMENT
AHERNANDEZ@BARSTOWCA.ORG

 BOARD OF SUPERVISORS

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FIRST DISTRICT SUPERVISOR

JANICE RUTHERFORD
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CURT HAGMAN
CHAIRMAN
FOURTH DISTRICT SUPERVISOR

JOE BACA, JR.
FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER

Economic Development

SEIZE YOUR OPPORTUNITY!