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.
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.
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 CENSUS TRACT 2019 DATA

4.7K POPULATION
$12,986 PER CAPITA INCOME
28.7 YR MEDIAN AGE
$38,104 MEDIAN HOUSEHOLD INCOME

WWW.CI.COLTON.CA.US
WWW.SELECTSBCOUNTY.COM
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/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

WWW.CI.COLTONG.CA.US
WWW.SELECTSBCCOUNTY.COM
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
COLTON CITY OFFICIALS

FRANK NAVARRO
MAYOR

WILLIAM SMITH
CITY MANAGER

ERNEST CISNEROS
MAYOR PRO TEMP

DAVID TORO
CITY COUNCIL MEMBER

JOHN ECHEVARRIA
CITY COUNCIL MEMBER

LUIS GONZALEZ
CITY COUNCIL MEMBER

KENNETH KOPERSKI
CITY COUNCIL MEMBER

ISAAC SUCHIL
CITY COUNCIL MEMBER

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BOARD OF SUPERVISORS

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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

SEIZE YOUR OPPORTUNITY!