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.
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.
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.

DID YOU KNOW.... DUE TO ITS GEOGRAPHIC LOCATION, THE CITY IS IDENTIFIED AS “…THE CROSSROADS OF THE INLAND EMPIRE”
OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

14K
POPULATION

$11,530
PER CAPITA INCOME

25.3 YR
MEDIAN AGE

$34,969
MEDIAN HOUSEHOLD INCOME

WWW.FONTANA.ORG
WWW.SELECTSBSCOUNTY.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/FONTANA-CA

16766 ARROW BLVD
Type: Retail
Sale Type: Owner User
Size: 6,534 SF
Price: $850,000
Price/SF: $151.79
Leased: 100%

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)
FONTANA
CITY OFFICIALS

ACUANETTA WARREN
MAYOR

JOHN ROBERTS
CITY COUNCIL MEMBER

JERRY EDGETT
ECON. DEV. PROJECT MANAGER
JEDGETT@FONTANA.ORG

MARK DENNY
CITY MANAGER

JESSE SANDOVAL
CITY COUNCIL MEMBER

PHILIP W. COTHRAH
MAYOR PRO TEM

PETER A. GARCIA
CITY COUNCIL MEMBER

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

ECONOMIC DEVELOPMENT

SEIZE YOUR OPPORTUNITY!