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.

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.

HESPERIA OPPORTUNITY ZONES

WWW.CITYOFHESPERIA.US
WWW.SELECTSB COUNTY.COM
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.

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

MAJOR INDUSTRIES
Retail Trade
Construction
Transportation
Manufacturing

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 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 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
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/HESPERIA-CA

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)

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
Sale Type: Investment
Size: 15,682 SF
Price: $98,000
Price/SF: $6.25
Zoning: Neighborhood Commercial

RESIDENTIAL LAND

397-181-17 DANBURY AVE - 13 APPROVED LOTS
Type: Land
Conditions: Build to Suit
Size: 389,862 SF
Price: $525,000
Price/SF: $1.35
Zoning: Single Family

RESIDENTIAL LAND

MESA LINDA
Type: Land
Zoning: R1
Size: 217,800 SF
Price: $99,900
Price/SF: $0.46
Sale Type: Investment/Owner User