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.
ONTOARIO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS (Selected Listing)
Ontario International Airport
The Safariland Group
Sam’s Club
UPS

MAJOR INDUSTRIES
Retail Trade
Manufacturing
Health Care
Transportation
Supply Chain Logistics

Founded as a Model Colony, based on innovation, planned development, community service and family values, the City of Ontario has become the economic heart of the region. The City Council is committed to maintaining Ontario’s leadership role in the Inland Empire by continuing to invest in the growth and evolution of the area’s economy while providing a balance of jobs, housing, educational, and recreational opportunities for our residents in a safe, well-maintained community.
MORE ABOUT ONTARIO

DID YOU KNOW....

CITY MOTTO:
SOUTHERN CALIFORNIA’S NEXT URBAN CENTER

Ontario Sister Cities:
Brockville, Ontario, Canada - Guamuchil, Sinaloa, Mexico - Los Mochis, Sinaloa, Mexico - Mocorito, Sinaloa, Mexico - Winterthur, Switzerland - Jieyang, China
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

19.4K
POPULATION

$14,215
PER CAPITA INCOME

27YR
MEDIAN AGE

$41,076
MEDIAN HOUSEHOLD INCOME

WWW.ONTARIOCA.GOV
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/ONTARIO-CA

INDUSTRIAL LAND

Type: Land
Zoning: CC
Size: 46,609 SF
Price: $899,000
Price/SF: $19.29
Walk Score: Somewhat Walkable(68)

RETAIL SPACE

406 S EUCLID AVE
Type: Freestanding Retail
Sale Type: Owner User
Size: 2,240 SF
Price: $475,800
Built in: 1920
Leased: 46.4%

ONTARIO OPPORTUNITY ZONES

WWW.ONTARIOCA.GOV
WWW.SELECTSBCOUNTY.COM
CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1207 E HOLT BLVD
Type: Land
Sale Type: Investment
Size: 47,045 SF
Price: $1,400,000
Price/SF: $29.76
Zoning: MU-2

INDUSTRIAL SPACE

617 SUNKIST ST
Type: Distribution
Sale Type: Owner User
Size: 104,933 SF
Price: $799,990
Built in: 2021
Est. Rent: $0.55 - 0.67/SF

COMMERCIAL LAND

957 E HOLT BLVD
Type: Land
Sale Type: Owner User
Size: 51,401 SF
Price: $1,128,468
Price/SF: $21.95
Zoning: MU-2

ONTARIO OPPORTUNITY ZONES
ONTARIO
CITY OFFICIALS

PAUL LEON
MAYOR

ALAN WAPNER
MAYOR PRO TEM

SCOTT OCHOA
CITY MANAGER

DEBRA DORST-PORADA
CITY COUNCIL MEMBER

JIM BOWMAN
CITY COUNCIL MEMBER

RUBEN VALENCIA
CITY COUNCIL MEMBER

JOHN P. ANDREWS
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JENNIFER MCLAIN HIRAMOTO
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BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
FIRST DISTRICT SUPERVISOR

JANICE RUTHERFORD
SECOND DISTRICT SUPERVISOR

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VICE CHAIR
THIRD DISTRICT SUPERVISOR

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CHAIRMAN
FOURTH DISTRICT SUPERVISOR

JOE BACA, JR.
FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER

ONTARIO OPPORTUNITY ZONES

Economic Development Agency

SEIZE YOUR OPPORTUNITY!

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