CITY OF
RIALTO
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE INVESTMENT PROSPECTUS
C A L I F O R N I A
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.
Rialto's town site was laid out in 1887 by the Semi-Tropic Land and Water Company, after the Santa Fe Railroad was extended between San Bernardino and Los Angeles. Rialto is home to four major regional distribution centers: Staples Inc., which serves stores across the entire West Coast of the United States, Under Armour and Target in the northern region of the city.

MAJOR EMPLOYERS
Rialto Unified School District
FedEx- Ground
Target- Distribution
Staples- Distribution
Amazon- Fulfillment

MAJOR INDUSTRIES
Retail Trade
Transportation
Health Care
Manufacturing

GENERAL CITY DEMOGRAPHICS

102.7K
POPULATION
0.283% GROWTH

3.9
AVERAGE HOUSEHOLD SIZE

17.9%
POVERTY RATE

$260,200
MEDIAN PROPERTY VALUE
10.2% GROWTH

$54,962
MEDIAN HOUSEHOLD INCOME
5% GROWTH

Source: datausa.io

WWW.YOURRIALTO.COM
WWW.SELECTSBCOUNTY.COM
MORE ABOUT RIALTO

DID YOU KNOW....
ONE OF THE UNITED STATE’S LARGEST FIREWORKS COMPANIES, PYRO SPECTACULARS, IS ALSO HEADQUARTERED IN RIALTO.

Rialto was formerly home to the US Army Rialto Ammunition Storage point which was used during World War II to support operations in the Pacific theater.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

8.4K
POPULATION

$13,304
PER CAPITA INCOME

26YR
MEDIAN AGE

$33,240
MEDIAN HOUSEHOLD INCOME

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/RIALTO-CA

INDUSTRIAL LAND

165 S SPRUCE AVE
Type: Land
Sale Type: Investment
Size: 129,373 SF
Price: $3,104,957
Price/SF: $24.00
Zoning: M-2

RETAIL SPACE

101 S RIVERSIDE AVE
Type: Storefront Retail
Sale Type: Investment
Size: 4,792 SF
Price: $799,000
Built in: 1960
Leased: 100%
## CURRENTLY AVAILABLE DEALS

### COMMERCIAL LAND

**SE VALLEY & WILLOW BLVD**

<table>
<thead>
<tr>
<th>Type: Land</th>
<th>Price: $3,200,000</th>
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</thead>
<tbody>
<tr>
<td>Sale Type: Owner User</td>
<td>Price/SF: $23.17</td>
</tr>
<tr>
<td>Size: 138,085 SF</td>
<td>Zoning: F-C, Freeway Commercial</td>
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</tbody>
</table>

### OFFICE SPACE

<table>
<thead>
<tr>
<th>Type: Office</th>
<th>Price: $1,000,000</th>
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</thead>
<tbody>
<tr>
<td>Sale Type: Investment</td>
<td>Built in: 1977</td>
</tr>
<tr>
<td>Size: 1,500 SF Avail.</td>
<td>Leased: 82.4%</td>
</tr>
</tbody>
</table>

### COMMERCIAL LAND

**0 DATE AVE - VACANT CORNER LOT**

<table>
<thead>
<tr>
<th>Type: Land</th>
<th>Price: $350,000</th>
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</thead>
<tbody>
<tr>
<td>Sale Type: Owner User</td>
<td>Price/SF: $14.35</td>
</tr>
<tr>
<td>Size: 24,394 SF</td>
<td>Walk Score: Somewhat walkable(65)</td>
</tr>
</tbody>
</table>
RIALTO CITY OFFICIALS

DEBORAH ROBERTSON
MAYOR

ED SCOTT
MAYOR PRO TEM

SEAN GRAYSON
ACTING CITY MANAGER

KARLA PEREZ
CITY COUNCIL MEMBER

RAFAEL TRUJILLO
CITY COUNCIL MEMBER

ANDY CARRIZALES
CITY COUNCIL MEMBER

DANIEL CASEY
SENIOR PLANNER
DCASEY@RIALTOCA.GOV

KAREN PETERSON
COMMUNITY DEV. MANAGER
KPETERSON@RIALTOCA.GOV

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
FIRST DISTRICT SUPERVISOR

JANICE RUTHERFORD
SECOND DISTRICT SUPERVISOR

DAWN ROWE
VICECHAIR
THIRD DISTRICT SUPERVISOR

CURT HAGMAN
CHAIRMAN
FOURTH DISTRICT SUPERVISOR

JOE BACA, JR.
FIFTH DISTRICT SUPERVISOR

LEONARD X. HERNANDEZ
CHIEF EXECUTIVE OFFICER

SAN BERNARDINO
COUNTY

Economic Development

SEIZE YOUR OPPORTUNITY!