SAN BERNARDINO COUNTY
OPPORTUNITY ZONE INVESTMENT PROSPECTUS
COUNTY OF SAN BERNARDINO
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</table>
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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.
At the heart of Southern California, San Bernardino County is one of the world's most dynamic and diverse economies.

With a regional population expected to nearly double in the next 30 years, access to 6.5 million workers, and a population younger than California and the national average, it's no wonder why Fortune 500 firms and innovative startups call our County home.

**General County Demographics**

- **Population**: 2,170,000
  - 0.658% Growth
- **Average Household Size**: 3.9
- **Poverty Rate**: 17.3%
- **Median Property Value**: $353,400
  - 8.21% Growth
- **Median Household Income**: $63,857
  - 5.69% Growth

**Major Employers**
- Amazon Fulfillment Center
- Inland Empire Health Plan
- Ontario International Airport
- St. Mary's Medical Center
- YRC Freight

**Major Industries**
- Manufacturing
- Logistics, Transportation & Warehousing
- Retail Trade
- Wholesale Trade
- Aerospace
- Tourism & Outdoor Recreation
- Healthcare & Social Assistance
- Educational Services
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2020 DATA

331K
POPULATION

$14,081
PER CAPITA INCOME

57
SAN BERNARDINO COUNTY QUALIFIED OPPORTUNITY ZONES

28.6YR
MEDIAN AGE

$35,760
MEDIAN HOUSEHOLD INCOME

876
CALIFORNIA OPPORTUNITY ZONES

UNINCORPORATED AREAS
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2018 DATA

High Desert Region:
- Population: 8,900
- Median Household Income: $29,933

Inland Valley Region:
- Population: 3,700
- Median Household Income: $31,754

Morongo Basin Region:
- Population: 10,100
- Median Household Income: $46,210

Source: Esri
City of Adelanto
THE CITY
WITH UNLIMITED POSSIBILITIES

CITY OF
ADELANTO
COUNTY OF SAN BERNARDINO

OPPORTUNITY ZONE
INVESTMENT PROSPECTUS
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**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.
Adelanto was founded in 1915 by E. H. Richardson, the inventor of what became the Hotpoint Electric Iron. Acres of deciduous fruit trees once grew in the city, which became known in the state for its fresh fruit and cider. The orchards thrived until the Great Depression, when they were replaced by poultry ranches.
Adelanto continued as a "community services district" until 1970, when the city incorporated, and Adelanto became San Bernardino County's smallest city. The name Adelanto means 'Progress' or 'Advance' in Spanish, and was first given to the post office that was established on the site in 1917.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

17.5K
POPULATION

$11,548
PER CAPITA INCOME

26.4 YR
MEDIAN AGE

$34,555
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/ADELANTO-CA

ADELANTO CITY CENTER

NWC of Highway 395 & Air Expressway
Type: Development Retail Construction
Size: 60,000 SF
48 acre, mixed-use project
Location: The heart of Adelanto’s downtown hub

RETAIL SPACE

11419 BARTLETT AVE
Type: Freestanding Retail
Built In: 1960
Size: 998 SF
Price: $173,000
Price/SF: $173.35
Leased: 100%
CURRENTLY AVAILABLE DEALS

RESIDENTIAL LAND

**11350 BROCKMAN AVE**
Type: Land  
Sale Type: Investment  
Size: 10,454 SF  
Price: $22,500  
Price/SF: $18.69  
Walk Score: Car-Dependent (28)

COMMERCIAL LAND

**ALDEN & PEARMAIN**
Type: Land  
Zoning: ADD + CANNABIS  
Size: 212,572 SF  
Price: $120,000  
Price/SF: $0.56  
Walk Score: Car-Dependent (0)

INDUSTRIAL LAND

**RANCHO RD & RACOON AVE**
Type: Land  
Sale Type: Investment  
Size: 122,839 SF  
Price: $1,965,424  
Price/SF: $16.00  
Walk Score: Car-Dependent (0)
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A step up in basis for capital gains reinvested into an Opportunity Fund and held for a minimum of five years before 2026.
Apple Valley is emerging as one of Southern California’s premier residential communities offering abundant recreation activities, quality schools, distinctive housing, and a rapidly growing professional and business community. We are proud of our community and work hard to ensure “A Better Way of Life” for the residents who call it home.
Apple Valley is laying a foundation for future prosperity through its overall economic development program. Current plans include recruiting businesses to the new industrial park surrounding the Apple Valley Airport, and to the commercial locations in Town having the highest potential for development. Apple Valley offers both established and new businesses an unequalled climate for success.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

7.6K POPULATION
$19,751 PER CAPITA INCOME
31.8 YR MEDIAN AGE
$37,538 MEDIAN HOUSEHOLD INCOME

Source: 2019 data from U.S. Census Bureau, Census 2010 Summary File 1.
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/APPLEVALLEY-CA

MULTI-FAMILY RESIDENTIAL

**20138 CARLISLE RD**
Type: Apartments
Sale Type: Investment
Size: 5,752 SF GBA
Price: $700,000
Price/SF: $121.70
Built in: 1985

MULTI-FAMILY RESIDENTIAL

**20158 RIMROCK RD**
Type: Apartments
Sale Type: Investment
Size: 5,061 SF GBA
Price: $899,000
Price/SF: $177.63
Built in: 1958
CURRENTLY AVAILABLE DEALS

OFFICE SPACE

18400 US HIGHWAY 18
Type: Class C Office
Sale Type: Investment
Size: 6,800 SF RBA
Price: $2,100,000
Built in: 2011
Leased: 100%

COMMERCIAL LAND

0 OUTER HWY 18
Type: Land
Sale Type: Investment
Size: 48,787 SF
Price: $349,800
Price/SF: $7.17
Zoning: C-G

COMMERCIAL LAND

20198 ZUNI RD
Type: Land
Sale Type: Investment
Size: 45,302 SF
Price: $70,000
Price/SF: $1.55
Zoning: RM
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The City of Barstow is a progressive High Desert community with small-town advantages that preserves and promotes a quality environment in which to live, work and play.

**THE CITY OF BARSTOW IS DEDICATED TO:**
- Providing quality public services
- Promoting economic development
- Expanding housing, education and recreation
- Celebrating our diverse cultural history
- Creating pride in our community

**MAJOR EMPLOYERS**
- Ft. Irwin Training Center
- Marine Corps Logistics Base
- BNSF Railroad
- Barstow School District

**MAJOR INDUSTRIES**
- Food Services
- Retail Trade
- Public Administration
- Educational Services

**GENERAL CITY DEMOGRAPHICS**

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>23.8K</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.8</td>
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<tr>
<td>Poverty Rate</td>
<td>36.4%</td>
</tr>
<tr>
<td>Median Property Value</td>
<td>$107,100</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$50,366</td>
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</tbody>
</table>

Source: esri & datausa.io
Barstow is a major transportation center for the Inland Empire. Several major highways including Interstate 15, Interstate 40, California State Route 58, and U.S. Route 66 converge in the city.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

11.1K Population
$16,395 Per Capita Income
30 YR Median Age
$32,492 Median Household Income

CURRENTLY AVAILABLE DEALS

**CURRENT DEALS, AVAILABLE RFPS, AND FURTHER BUSINESS INVESTMENT OPPORTUNITIES MAY BE FOUND ON OUR DEDICATED PLATFORM AT:**

WWW.OPPSITES.COM/CITIES/BARSTOW-CA

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**DEVELOPMENT SPACE**

**THE SHOPS AT SPANISH TRAIL**
- Type: Mixed-Use
- Sale Type: Investment
- Size: 801,000± SF
- OZ on over ±30.68 acres
- Potential Land Uses: Highway Commercial, Retail

**RETAIL SPACE**

**504 E. VIRGINIA WAY**
- Barstow Road Center Retail Opportunity
- Along Interstate 15
- For Lease
- At the heart of the Barstow trade area

**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.**

WWW.BARSTOWCA.ORG
WWW.SELECTSBCOUNTY.COM
<table>
<thead>
<tr>
<th>Project Type</th>
<th>Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size/Price Details</th>
<th>Zoning</th>
<th>Details</th>
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<tbody>
<tr>
<td>Commercial Land</td>
<td>1161 West Main Street</td>
<td>Land</td>
<td>Investment</td>
<td>47,044 SF $124,990</td>
<td>$2.66/ SF</td>
<td>Commercial</td>
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<tr>
<td>Car Wash Investment</td>
<td>2351 West Main Street</td>
<td>Car Wash</td>
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<td>10,000 SF G$2,200,000</td>
<td>$220.00/ SF</td>
<td>Commercial</td>
</tr>
<tr>
<td>Office Space</td>
<td>801 East Mountain View St</td>
<td>Office</td>
<td></td>
<td>7,502 SF RBA $750,000</td>
<td>$99.97/ SF</td>
<td>Commercial</td>
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</table>
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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

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CURRENTLY AVAILABLE DEALS

CURRENT DEALS, AVAILABLE RFPS, AND FURTHER BUSINESS INVESTMENT OPPORTUNITIES MAY BE FOUND ON OUR DEDICATED PLATFORM AT:

HTTPS://OPPSITES.COM/CITIES/COLON-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
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
CITY OF FONTANA
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE INVESTMENT PROSPECTUS
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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”
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

14K POPULATION
$11,530 PER CAPITA INCOME
25.3 YR MEDIAN AGE
$34,969 MEDIAN HOUSEHOLD INCOME

Source: Est. from Censuses 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.
# 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](https://oppsites.com/cities/fontana-ca)

### Retail Space

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size</th>
<th>Price</th>
<th>Price/SF</th>
<th>Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>16766 Arrow Blvd</td>
<td>Retail</td>
<td>Owner User</td>
<td>6,534 SF</td>
<td>$850,000</td>
<td>$151.79</td>
<td>100%</td>
</tr>
<tr>
<td>8891 Sierra Ave</td>
<td>Storefront</td>
<td>Investment</td>
<td>5,227SF</td>
<td>$1,998,000</td>
<td>$1,178.76</td>
<td>100%</td>
</tr>
</tbody>
</table>
# Currently Available Deals

<table>
<thead>
<tr>
<th>Commercial Land</th>
<th>Valencia Ave &amp; Juniper Ave</th>
<th>Fontana Opportunity Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type: Land</td>
<td>Price: $210,826</td>
<td></td>
</tr>
<tr>
<td>Sale Type: Investment</td>
<td>Price/SF: $14.64</td>
<td></td>
</tr>
<tr>
<td>Size: 14,401 SF</td>
<td>Walk Score: Very Walkable (74)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Land</th>
<th>16580 Merrill Ave</th>
<th>Fontana Opportunity Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type: Retail Land</td>
<td>Price: $700,000</td>
<td></td>
</tr>
<tr>
<td>Zoning: C-2</td>
<td>Price/SF: $18.69</td>
<td></td>
</tr>
<tr>
<td>Size: 37,462 SF</td>
<td>Walk Score: Very Walkable (71)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Land</th>
<th>0 Juniper Ave</th>
<th>Fontana Opportunity Zones</th>
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</thead>
<tbody>
<tr>
<td>Type: Land</td>
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<td>Sale Type: Investment</td>
<td>Price/SF: $16.05</td>
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</tr>
<tr>
<td>Size: 43,560 SF</td>
<td>Walk Score: Very Walkable (75)</td>
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</tbody>
</table>
CITY OF
GRAND TERRACE
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE INVESTMENT PROSPECTUS
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.

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TRANSFORM. INNOVATE. GROW.
**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**
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Grand Terrace, which is referred to as the ‘Blue Mountain City’ is located in San Bernardino County on the I-215 corridor and is strategically situated between the cities of Riverside and San Bernardino. Major improvements are nearly complete on I-215, which will dramatically enhance Grand Terrace’s easy access to the Southern California freeway system.

**MAJOR EMPLOYERS**
- Keystone NPS LLC
- Riverside-San Bernardino County Indian Health, Inc.
- Psg California LLC
- Universal Health Services

**MAJOR INDUSTRIES**
- Health Care
- Educational Services
- Retail Trade
- Manufacturing

**GENERAL CITY DEMOGRAPHICS**

- **Population**: 12.4K
- **Growth**: 0.371% growth
- **Average Household Size**: 2.7
- **Poverty Rate**: 8.9%
- **Median Property Value**: $368,000
- **Median Household Income**: $71,788

Source: datause in
With plenty of irrigation water, Grand Terrace rapidly became an agricultural community featuring fine, quality citrus. However, the severe "freeze" of 1913 destroyed many groves. Walnuts, a hardier tree, were planted as replacements along with peaches as a quick-profit crop.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

3.4K POPULATION

$17,432 PER CAPITA INCOME

27.2 YR MEDIAN AGE

$35,243 MEDIAN HOUSEHOLD INCOME

CURRENTLY AVAILABLE DEALS

MULTI-FAMILY RESIDENTIAL

**22113 GRAND TERRACE RD**
Type: Mobile Home Park  
CAP: 7.45%  
Size: 21 Units | 1,289 SF GBA  
Price: $2,600,000  
Price/Unit: $123,809  
Built in: 1959

COMMERCIAL LAND

**2220 BARTON RD**
Type: Commercial Land  
Not in OZ  
Size: 137,649 SF  
Walk Score: Car-Dependent(46)  
Stater Bros. Anchored Center  
Type: Investment or Owner User

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/GRANDTERRACE-CA
HESPERIA
CITY OF
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE
INVESTMENT PROSPECTUS
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KEY ELEMENTS & TAX BENEFITS

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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.
MORE ABOUT HESPERIA

**DID YOU KNOW....**
HESPERIA’S PAST IS RICH WITH THE HISTORY OF THE MOJAVE INDIAN TRIBE, SPANISH SETTLERS AND THE WESTWARD TRAVELERS OF THE MORMON TRAIL.

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](https://oppsites.com/cities/hesperia-ca)

<table>
<thead>
<tr>
<th>COMMERCIAL LAND</th>
<th>HESPERIA RD</th>
<th>16160 MAIN ST</th>
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<tbody>
<tr>
<td>Type: Land</td>
<td>Price: $1,400,000</td>
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<td>Price/SF: $1.39</td>
<td>Price/SF: $10.70</td>
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<tr>
<td>Size: 1,004,929 SF</td>
<td>Walk Score: Car-Dependent (18)</td>
<td>Zoning: Commercial</td>
</tr>
<tr>
<td>Price: $1,400,000</td>
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<tr>
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</tr>
</tbody>
</table>

**HESPERIA OPPORTUNITY ZONES**

[www.cityofhesperia.us](http://www.cityofhesperia.us)  [www.selectsbcounty.com](http://www.selectsbcounty.com)
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

**MESA LINDA**
Type: Land
Zoning: R1
Size: 217,800 SF
Price: $99,900
Price/SF: $0.46
Sale Type: Investment/Owner User
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The section of San Bernardino Valley known as Highland comprises a narrow belt of foothill slopes, skirting the southern base of the San Bernardino Mountains, and extending west over ten miles from the gorge of the Santa Ana River.
Highland’s original townsite was founded in 1891, and the community soon became an important contributor to the citrus industry. Many of the buildings constructed during the town’s early era are still in use, helping to preserve the sense of community and transition into the Highland of today.
OZ Map & Demographics

Oppportunity Zone Census Tract 2019 Data

10.3K Population
$11,527 Per Capita Income
26.3YR Median Age
$32,438 Median Household Income

CURRENTLY AVAILABLE DEALS

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CURRENT DEALS, AVAILABLE RFPS, AND FURTHER BUSINESS INVESTMENT OPPORTUNITIES MAY BE FOUND ON OUR DEDICATED PLATFORM AT: HTTPS://OPPSITES.COM/CITIES/HIGHLAND-CA

COMMERCIAL LAND

Palm Ave Messina St.
Type: Commercial Land
Sale Type: Investment
Size: 20,538 SF
Price: $449,900
Price/SF: $21.91
Zoning: MU

COMMERCIAL LAND

6909 Victoria Ave
Type: Retail
Not in OZ
Size: 113,256
Price: $799,000
100% Leased
Sale Type: Investment
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Loma Linda ("Beautiful Hill"), originally known as "Mound City," has a history of being a health-conscious community. Loma Linda has been a national center of health and wellness research for decades. The tradition of promoting food health has continued over the years. Loma Linda is home to the world famous Loma Linda University and Medical Center. The Loma Linda University Medical Center and Children’s Hospital contain the largest neonatal intensive care unit in California.

**MAJOR EMPLOYERS**
Loma Linda University
Loma Linda Healthcare
Loma Linda Medical Center
Veteran Health Administration

**MAJOR INDUSTRIES**
Health Care
Educational Services
Retail Trade
Food Services

**GENERAL CITY DEMOGRAPHICS**

- **POPULATION**
  - 23.9K
  - 0.428% GROWTH

- **AVERAGE HOUSEHOLD SIZE**
  - 3.8

- **POVERTY RATE**
  - 18.7%

- **MEDIAN PROPERTY VALUE**
  - $333,200
  - 14.3% GROWTH

- **MEDIAN HOUSEHOLD INCOME**
  - $52,310
  - 1.79% GROWTH

Source: databasenotes}

WWW.LOMALINDA-CA.GOV
WWW.SELECTSBCOUNTY.COM
Loma Linda is located approximately 60 miles east of Los Angeles in San Bernardino County. While it is near the highly-developed job market of Los Angeles and Orange counties, it does provide a small town setting for your home, work or recreation. Adjacent to California’s Interstate 10 freeway, Loma Linda is freeway close to beaches, mountains and desert resorts.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.7K
POPULATION

$20,376
PER CAPITA INCOME

29YR
MEDIAN AGE

$34,677
MEDIAN HOUSEHOLD INCOME

CURRENTLY AVAILABLE DEALS

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COMMERCIAL LAND

0281-091-23 E REDLANDS BLVD
Type: Land
Sale Type: Owner User
Size: 13,939 SF
Price: $249,000
Price/SF: $17.86
Zoning: EVC/GC

MULTIFAMILY

11067-11073 SAN JUAN ST
Type: Apartments
CAP: 5.54%
Size: 4,050 SF GBA | 8 units
Price: $1,800,000
Built in: 1940
Sale Type: Investment
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TRANSFORM. INNOVATE. GROW.
NEEDLES OPPORTUNITY ZONES

KEY ELEMENTS & TAX BENEFITS

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Needles, founded in 1883, is one of the oldest living communities on the Colorado River, rich in history and promise for the future. The fabric of its past is intricately woven of influences of the river, the railroad, Old Trails Highway (later Route 66), the Mojave Indian Tribe, and pre-history – evidence of which abounds on the land.
MORE ABOUT NEEDLES

DID YOU KNOW....
In the comic strip Peanuts, Snoopy’s brother Spike lives in the desert outside Needles. Peanuts creator Charles Schulz lived in Needles as a boy.

Needles was named after "The Needles", a group of pinnacles, mountain peaks in the Mohave Mountains on the Arizona side of the river to the south of the city. The large Mohave Native American community shares the nearby Fort Mojave Indian Reservation and the town. Needles is a gateway to the Mojave National Preserve.
**OZ MAP & DEMOGRAPHICS**

**OPPORTUNITY ZONE CENSUS TRACT 2019 DATA**

- **Population**: 4.2K
- **Median Age**: 38YR
- **Median Household Income**: $37,428
- **Per Capita Income**: $20,215

## 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.

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<thead>
<tr>
<th>Property Type</th>
<th>Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size</th>
<th>Price</th>
<th>Price/SF</th>
<th>Built in</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE BUILDING</td>
<td>1300 Bailey Ave</td>
<td>Office</td>
<td>Owner User</td>
<td>7,695 SF</td>
<td>$620,000</td>
<td>$80.57</td>
<td>1992</td>
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<tr>
<td>COMMERCIAL LAND</td>
<td>1401 J St</td>
<td>Land</td>
<td>Investment</td>
<td>42,688 SF</td>
<td>$85,000</td>
<td>$1.99</td>
<td>Car-Dependent</td>
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</tbody>
</table>
## CURRENTLY AVAILABLE DEALS

### MULTI-FAMILY RESIDENTIAL

**304 W BROADWAY ST - PALMS APARTMENTS**
- **Type:** Apartments
- **CAP:** 10.5%
- **Size:** 16 Units | 5,114 SF GBA
- **Price:** $799,000
- **Built in:** 1930
- **Sale Type:** Investment

### COMMERCIAL LAND

**BAILEY AVE**
- **Type:** Commercial
- **Sale Type:** Investment
- **Size:** 271,379 SF
- **Price:** $329,940
- **Price/SF:** $1.22
- **Walk Score:** Car-Dependent

**LILLY HILL DR**
- **Type:** Land
- **Sale Type:** Investment
- **Size:** 1,742,400
- **Price:** $450,000
- **Price/SF:** $0.26
- **Walk Score:** Car-Dependent
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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.

### Major Employers
- Ontario International Airport
- The Safariland Group
- Sam’s Club
- UPS

### Major Industries
- Retail Trade
- Manufacturing
- Health Care
- Transportation
- Supply Chain Logistics

### General City Demographics
- **Population**: 171K
  - 0.975% Growth
- **Average Household Size**: 3.5
- **Poverty Rate**: 16.2%
- **Median Property Value**: $320,000
  - 2.64% Growth
- **Median Household Income**: $57,544
  - 1.34% Growth

Source: Datausa.io
MORE ABOUTONTARIO

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

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https://oppsites.com/cities/ontario-ca

Industrial Land

**747-767 Brooks St**
- 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%
## Currently Available Deals

### Commercial Land

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size</th>
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<th>Price/SF</th>
<th>Zoning</th>
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<tbody>
<tr>
<td><strong>1207 E Holt Blvd</strong></td>
<td>1207 E Holt Blvd</td>
<td>Land</td>
<td>Investment</td>
<td>47,045 SF</td>
<td>$1,400,000</td>
<td>$29.76</td>
<td>MU-2</td>
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<tr>
<td><strong>617 Sunkist St</strong></td>
<td>617 Sunkist St</td>
<td>Distribution</td>
<td>Owner User</td>
<td>104,933 SF</td>
<td>$799,990</td>
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<tr>
<td><strong>957 E Holt Blvd</strong></td>
<td>957 E Holt Blvd</td>
<td>Land</td>
<td>Owner User</td>
<td>51,401 SF</td>
<td>$1,128,468</td>
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### Industrial Space

<table>
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<tr>
<th>Property</th>
<th>Address</th>
<th>Type</th>
<th>Sale Type</th>
<th>Size</th>
<th>Price</th>
<th>Built in</th>
<th>Est. Rent</th>
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<tbody>
<tr>
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<td>Distribution</td>
<td>Owner User</td>
<td>104,933 SF</td>
<td>$799,990</td>
<td>2021</td>
<td>$0.55 - 0.67/SF</td>
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[WWW.OntarioCA.Gov](http://WWW.OntarioCA.Gov)  
[WWW.SelectSBCounty.Com](http://WWW.SelectSBCounty.Com)
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.

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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)
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The early 20th century arrival of the Pacific Electric Railroad to the area brought a higher degree of prosperity to the city, which started becoming known also as a vacation destination. Much of the city’s history is still in view today in downtown Redlands, whose State Street is largely comprised of beautiful historic buildings and locally-owned boutiques and shops.
Redlands was known in 1900 as “The City of Millionaires” and later as “The City of Beautiful Homes.” Founded in 1881 and incorporated in 1888, Redlands is a quintessential “big town” with a “small town” feel.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

7.8K
POPULATION

$15,893
PER CAPITA INCOME

29YR
MEDIAN AGE

$43,209
MEDIAN HOUSEHOLD INCOME

Source: Est. forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 3.
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/REDLANDS-CA

OFFICE

837 ORANGE ST
Type: Office
Sale Type: Owner User
Size: 6,904 SF
Price: $470,000
Price/SF: 273.89
Built in: 1967

RETAIL

833 W COLTON AVE
Type: Freestanding Retail
Sale Type: Owner User
Size: 2,300 SF GLA
Price: $698,000
Price/SF: $303.48
Built in: 1963
CURRENTLY AVAILABLE DEALS

SPECIALTY BUILDING

601 LAWTON ST
Type: Lodge/ Meeting Hall
Sale Type: Owner User
Size: 6,600 SF GLA
Price: $1,500,000
Built in: 1950
Leased: 3%

COMMERCIAL LAND

900 NEW YORK ST
Type: Land
Sale Type: Investment
Size: 811,501
Price: $20,288,070
Price/SF: $25.00
Walk Score: Car-Dependent (46)

COMMERCIAL LAND

39 W COLTON AVE
Type: Land
Zoning: COM
Size: 13,560 SF
Price: $329,000
Price/SF: $24.26
Walk Score: Walker’s Paradise (93)
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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.
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

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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
Type: Land
Sale Type: Owner User
Size: 138,085 SF
Price: $3,200,000
Price/SF: $23.17
Zoning: F-C, Freeway Commercial

OFFICE SPACE

135-149 W RIALTO AVE
Type: Office
Sale Type: Investment
Size: 1,500 SF Avail.
Price: $1,000,000
Built in: 1977
Leased: 82.4%

COMMERCIAL LAND

0 DATE AVE - VACANT CORNER LOT
Type: Land
Sale Type: Owner User
Size: 24,394 SF
Price: $350,000
Price/SF: $14.35
Walk Score: Somewhat walkable(65)
CITY OF
SAN BERNARDINO
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE
INVESTMENT PROSPECTUS
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Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino. The job of the City of San Bernardino is to create, maintain, and grow economic value in the community. San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.
The City of San Bernardino is a community rich in history and cultural diversity. Influences of Native Americans, Mexican settlers, Spanish missionaries and Mormon emigrants can still be seen throughout the City today.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

133.8K  $12,636
POPULATION  PER CAPITA INCOME

28YR  $35,226
MEDIAN AGE  MEDIAN HOUSEHOLD INCOME

CURRENTLY AVAILABLE DEALS

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https://oppsites.com/cities/sanbernardino-ca

RETAIL SPACE

424 ORANGE SHOW RD
Type: Freestanding Retail
Sale Type: Owner User
Size: 30,000 SF GLA
Price: $3,600,000
Built in: 1968
Leased: 100%

MULTI-FAMILY

220 E BASE LINE ST
Type: Apartments
CAP: 7.03%
Size: 15,742 SF GBA | 22 Units
Price: $3,200,000 | $145,454/Unit
Built in: 1987
Percent Vacant: 4.6%
CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1510 W BASE LINE ST
Type: Land
Sale Type: Investment
Size: 117,264
Price: $1,200,000
Price/SF: $10.23
Redevelopment Project

INDUSTRIAL LAND

738 E NORMAN RD
Type: Land
Sale Type: Investment
Size: 50,529 SF
Price: $1,515,870
Price/SF: $30.00
Walk Score: Car-Dependent (14)

OFFICE SPACE

2050 MASSACHUSETTS AVE
Type: Office
Sale Type: Investment
Size: 33,793 SF RBA
Price: $5,500,000
Built in: 1991
Leased: 100%
CITY OF UPLAND
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE INVESTMENT PROSPECTUS
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Already a big citrus production area at the time of its incorporation in 1906, Upland (originally named North Ontario) took shape as a small rural town grounded in an agricultural base. As the 20th century unfolded, the city developed into a residential and retail community, keeping its country and urban flavor while absorbing the cultural influence of its large neighbor to the west, Los Angeles.
M O R E
A B O U T U P L A N D

DID YOU KNOW....
Nicknamed "The City of Gracious Living," Upland today is a diversified city which still retains its original small town charm.

Upland is located at the foot of the San Gabriel Mountains on an east-west trail that was used by the Indians and Spanish missionaries, part of what is now known as the Old Spanish Trail.
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

6.9K
POPULATION

$12,636
PER CAPITA INCOME

32YR
MEDIAN AGE

$53,744
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/UPLAND-CA](HTTPS://OPPSITES.COM/CITIES/UPLAND-CA)

<table>
<thead>
<tr>
<th><strong>INDUSTRIAL SPACE</strong></th>
<th><strong>OFFICE SPACE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>289 N M CARTHUR WAY</strong></td>
<td><strong>700 N MOUNTAIN AVE</strong></td>
</tr>
<tr>
<td><strong>Type:</strong> Warehouse</td>
<td><strong>Type:</strong> Office</td>
</tr>
<tr>
<td><strong>Tenancy:</strong> Single</td>
<td><strong>Sale Type:</strong> Owner User</td>
</tr>
<tr>
<td><strong>Size:</strong> 12,230 SF</td>
<td><strong>Size:</strong> 5,200 SF Available</td>
</tr>
<tr>
<td><strong>Price:</strong> —</td>
<td><strong>Price:</strong> $2,400,000</td>
</tr>
<tr>
<td><strong>Built in:</strong> 2000</td>
<td><strong>Built in:</strong> 1975</td>
</tr>
<tr>
<td><strong>Leased:</strong> 100%</td>
<td><strong>Leased:</strong> 8.77%</td>
</tr>
</tbody>
</table>
CITY OF
VICTORVILLE
COUNTY OF SAN BERNARDINO
OPPORTUNITY ZONE
INVESTMENT PROSPECTUS
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Located in Southern California at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region. Victorville is a growing, vibrant community that is home to some of the area's largest employers.
Clean air, abundant mountain vistas, family-friendly recreational activities, spectacular sunsets and breathtaking night skies entice locals and visitors alike to fall in love with the city. It is within a few hours of SoCal beaches, National Parks, mountain retreats, and other major attractions; and LAX is less than 90 miles away.
OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

37.8K POPULATION
$15,350 PER CAPITA INCOME
29YR MEDIAN AGE
38,935 MEDIAN HOUSEHOLD INCOME

Source: Forecasts are based on U.S. Census Bureau, Census 2010 Summary File 1.
CURRENTLY AVAILABLE DEALS

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MULTIPLE PROPERTIES FOR DEVELOPMENT

OLD TOWN REVITALIZATION
Type: Affordable Housing and Mixed Use Development Opportunity
Price: Development Opportunity/Partnership
RFP listing: vv.city/bids
Size: Varies

COMMERCIAL LAND

PALMDALE RD
Type: Land
Sale Type: Investments
Price: $2,570,000
Size: 804,989
Price/SF: $3.19
Zoning: Commercial

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

INDUSTRIAL LAND

CHOLAME RD
Type: Land
Sale Type: Investment
Size: 20,038 SF
Price: $149,000
Price/SF: $7.44
Zoning: IP

RETAIL SPACE

14425 7TH ST
Type: Storefront Retail/Office
Leased: 42%
Size: 8,965 SF GLA
Price: $1,000,000
Price/SF: $111.55
Built in: 1974

OFFICE SPACE

15480 RAMONA AVE
Type: Office
Sale Type: Investment
Size: 26,130 SF RBA
Price: $6,000,000
Built in: 1991
Leased: 7.51%
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The City of Yucaipa applies a sensitive balance of growth, technology, and regard for the environmental, cultural and rural aspects of the area to community planning. Their initiatives focus on developing infrastructures, buildings and sites; uptown revitalization; and creation of a strong regional identity to market the area, all intended to facilitate new investment and development in the community.
Yucaipa is a mature, well-established community nestled in the foothills of the San Bernardino Mountains. Residents enjoy cleaner air and cooler temperatures as a result of the higher elevations, and a comprehensive approach to community safety has produced one of the lowest rates of crime for comparably sized cities anywhere in the State.
OZ MAP & DEMOGRAPHICS

**Opportunity Zone Census Tract 2019 Data**

- **Population**: 4.8K
- **Per Capita Income**: $16,853
- **Median Age**: 38yr
- **Median Household Income**: $32,497

CURRENTLY AVAILABLE DEALS

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COMMERCIAL LAND

32085 YUCAIPA BLVD
Type: Land
Not in OZ
Size: 74,488 SF
Price: $1,125,000
Price/SF: $15.10
Zoning: CG

INDUSTRIAL SPACE

12137 2ND ST
Type: Warehouse
Not in OZ
Size: 6,240 SF RBA
Price: $1,495,000
Price/SF: $239.58
Leased: 100%
CITY/COUNTY OPPORTUNITY ZONE CONTACTS

ADELANTO
Jessie Flores
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LOMA LINDA
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KONRAD BOLOWICH
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PATRICK MARTINEZ
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kpeterson@rialtoca.gov

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JENIFER DE LA MORA
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WWW.SELECTSBCOUNTY.COM
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Joe Baca, Jr.
FIFTH DISTRICT

Leonard X. Hernandez
CHIEF EXECUTIVE OFFICER

Soua Vang
INTERIM ECONOMIC DEVELOPMENT DIRECTOR