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

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.

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 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.
VICTORVILLE
CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS
ComAv
Costco
Desert Valley Hospital
Goodyear Tire & Rubber Co.
Newell Brands
Victor Valley College

MAJOR INDUSTRIES
Aerospace
Educational Services
Health Care
Manufacturing
Retail Trade
Warehousing

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.

GENERAL CITY DEMOGRAPHICS

128.4K POPULATION
3.5 AVERAGE HOUSEHOLD SIZE
22.8% POVERTY RATE
$205,300 MEDIAN PROPERTY VALUE
15.6% GROWTH
$55,025 MEDIAN HOUSEHOLD INCOME

Source: esri & datausa.io

WWW.VICTORVILLECA.GOV
WWW.SELECTSBCounty.com
MORE ABOUT VICTORVILLE

DID YOU KNOW....
IN 1926, U.S. ROUTE 66 WAS ESTABLISHED LINKING ILLINOIS WITH CALIFORNIA. 7TH AND D STREETS ARE A PART OF THE HISTORIC ROUTE.

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.

WWW.VICTORVILLECA.GOV
WWW.SELECTSBCOUNTY.COM
OZ MAP & DEMOGRAPHICS

OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

37.8K
POPULATION

$15,350
PER CAPITA INCOME

29YR
MEDIAN AGE

38,935
MEDIAN HOUSEHOLD INCOME


WWW.VICTORVILLECA.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.

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
Price/SF: $3.19
Size: 804,989
Zoning: Commercial

Current deals, available RFPS, and further business investment opportunities may be found on our dedicated platform at: https://oppsites.com/cities/victorville-ca
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%
VICTORVILLE
CITY OFFICIALS

DEBRA JONES
MAYOR

LESLIE IRVING
MAYOR PRO TEM

KEITH MEZTLER
CITY MANAGER

SOPHIE SMITH
DEPUTY CITY MANAGER

ELIZABETH BECERRA
CITY COUNCIL MEMBER

BLANCA GOMEZ
CITY COUNCIL MEMBER

JENELE DAVIDSON
DEPUTY CITY MANAGER

LEYSENIA MARIN-PINEDA
ECONOMIC DEVELOPMENT
LMARIN@VICTORVILLECA.GOV

Economic Development
Department
(760) 955-5032
OPPORTUNITIES@VICTORVILLECA.GOV

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

San Bernardino
COUNTY

www.victorvilleca.gov
www.selectsbcounty.com

Economic Development

SEIZE YOUR OPPORTUNITY!