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 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.
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.
OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

4.8K POPULATION
$16,853 PER CAPITA INCOME
38YR MEDIAN AGE
$32,497 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/YUCAIPA-CA

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%

WWW.YUCAIPA.ORG
WWW.SELECTSBCOUNTY.COM
YUCAIPA
CITY OFFICIALS

GREG BOGH
MAYOR

BOBBY DUNCAN
MAYOR PRO TEM

DAVID AVILA
CITY COUNCIL MEMBER

JUSTIN BEAVER
CITY COUNCIL MEMBER

CAROLINE VELARDE
HOUSING & ECONOMIC DEV. ANALYST

JON THORP
CITY COUNCIL MEMBER

RAY CASEY
CITY MANAGER

CVELARDE@YUCAIPA.ORG

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Economic Development

SEIZE YOUR OPPORTUNITY!