

CALIFORNIA

CITY OF RIALTO

COUNTY OF SAN BERNARDINO

**OPPORTUNITY ZONE
INVESTMENT PROSPECTUS**

PRODUCED IN PARTNERSHIP WITH



PRODUCED IN COLLABORATION WITH



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.

RIALTO CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

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

MAJOR INDUSTRIES

Retail Trade
Transportation
Health Care
Manufacturing

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.



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

MORE ABOUT RIALTO

DID YOU KNOW....

ONE OF THE UNITED
STATE'S LARGEST
FIREWORKS COMPANIES,
PYRO SPECTACULARS, IS
ALSO HEADQUARTERED
IN RIALTO.

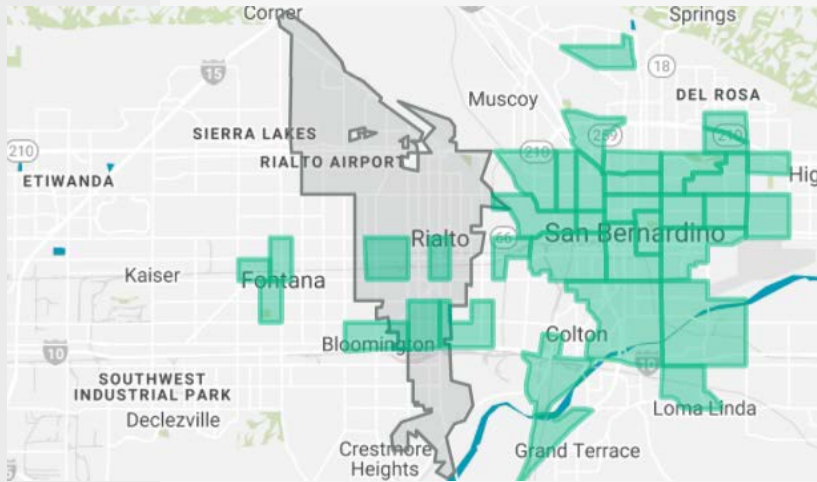


Rialto was formerly
home to the US Army
Rialto Ammunition
Storage point which
was used during World
War II to support
operations in the Pacific
theater.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- RIALTO NAME
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

8.4K

POPULATION

\$13,304

PER CAPITA INCOME

26YR

MEDIAN AGE

\$33,240

MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 2019 based on U.S. Census Bureau, Census 2010 Summary File 1.



RIALTO OPPORTUNITY ZONES

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](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

O 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)



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
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BOARD OF SUPERVISORS

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CHIEF EXECUTIVE OFFICER



Economic Development

SEIZE YOUR OPPORTUNITY!