

CALIFORNIA

CITY OF BARSTOW

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.



BARSTOW CROSSROADS OF OPPORTUNITY

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

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:

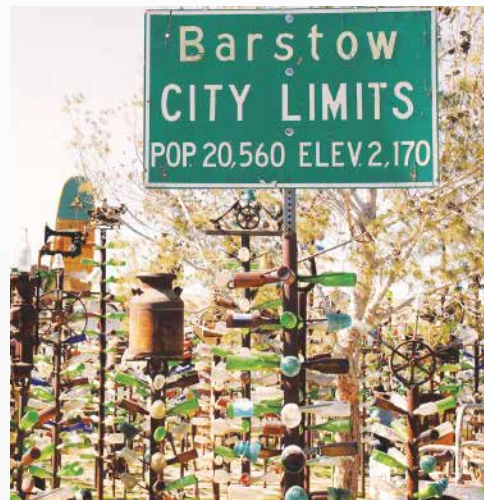
Providing quality public services

Promoting economic development

Expanding housing, education and recreation

Celebrating our diverse cultural history

Creating pride in our community



GENERAL CITY DEMOGRAPHICS

23.8K

POPULATION

0.73% GROWTH

2.8

AVERAGE HOUSEHOLD SIZE

36.4%

POVERTY RATE

\$107,100

MEDIAN PROPERTY VALUE

7.21% GROWTH

\$50,366

MEDIAN HOUSEHOLD INCOME

Source: esri & datausa.io

MORE ABOUT BARSTOW

DID YOU KNOW....

BARSTOW IS HOME
TO THE WORLDS
OLDEST DEL TACO.

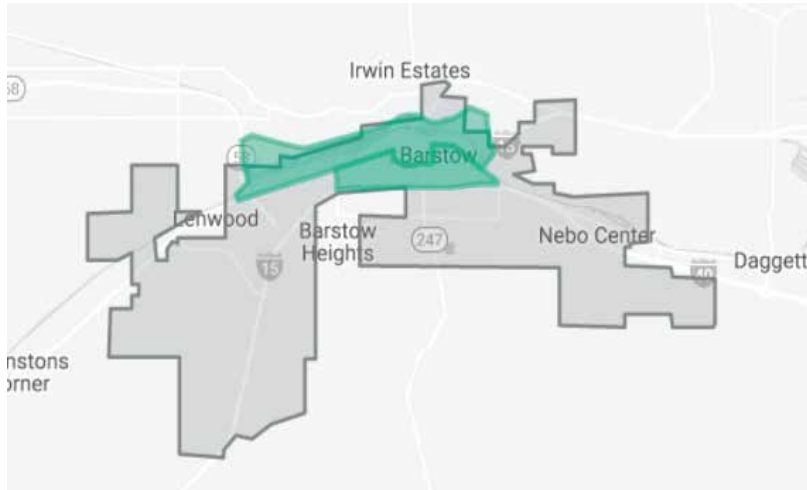


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Barstow is a major transportation center for the Inland Empire. Several major highways including Interstate 15, Interstate 40, California State Route 58, and U.S. Route 66 converge in the city.



OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- BARSTOW CITY
- SAN BERNARDINO COUNTY



OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

11.1K
POPULATION

\$16,395
PER CAPITA INCOME

30 YR
MEDIAN AGE

\$32,492
MEDIAN HOUSEHOLD INCOME

Source: Esri forecast data for 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:

WWW.OPPSITES.COM/CITIES/BARSTOW-CA

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

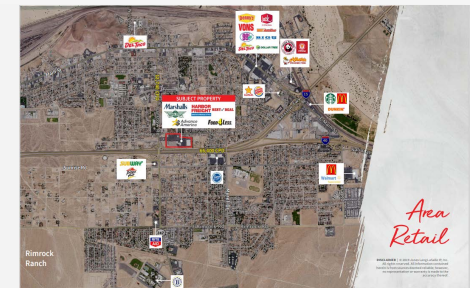
Retail Opportunity

Along Interstate 15

For Lease

At the heart of the

Barstow trade area



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

1161 WEST MAIN STREET

Type: Land

Sale Type: Investment

Size: 47,044 SF

Price: \$124,990

Price/SF: \$2.66

Zoning: Commercial



CAR WASH INVESTMENT

2351 WEST MAIN STREET

Type: Car Wash

CAP: 8.18%

Size: 10,000 SF GLA

Price: \$2,200,000 | \$220.00/SF

Built In: 1980

Leased: 100%



OFFICE SPACE

801 EAST MOUNTAIN VIEW ST

Type: Office

CAP: 7.5%

Size: 7,502 SF RBA

Price: \$750,000 | \$99.97/SF

Built In: 1975

Leased: 100%



BARSTOW CITY OFFICIALS

DR. PAUL ANTHONY COURTNEY
MAYOR

JIM HART
CITY MANAGER

BARBARA ROSE
MAYOR PRO TEM

TIMOTHY SILVA
CITY COUNCIL MEMBER

MARILYN KRUSE
CITY COUNCIL MEMBER

JAMES NOBLE
**CITY COUNCIL MEMBER
DISTRICT 2**

AMANDA HERNANDEZ
ECONOMIC DEVELOPMENT
AHERNANDEZ@BARSTOWCA.ORG

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



Economic Development

SEIZE YOUR OPPORTUNITY!