

CALIFORNIA

CITY OF HESPERIA

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.



HESPERIA CROSSROADS OF OPPORTUNITY

MAJOR EMPLOYERS

Arizona Pipeline Company
Robar Enterprises, Inc.
Ascon Recycling Co
Target Stores, Inc.

MAJOR INDUSTRIES

Retail Trade
Construction
Transportation
Manufacturing

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.



GENERAL CITY DEMOGRAPHICS

94.5K

POPULATION

0.568% GROWTH

3.4

AVERAGE HOUSEHOLD SIZE

22.5%

POVERTY RATE

\$199,200

MEDIAN PROPERTY VALUE

15.3% GROWTH

\$52,120

MEDIAN HOUSEHOLD INCOME

7.06% GROWTH

Source: Buxton & datausa.io

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.

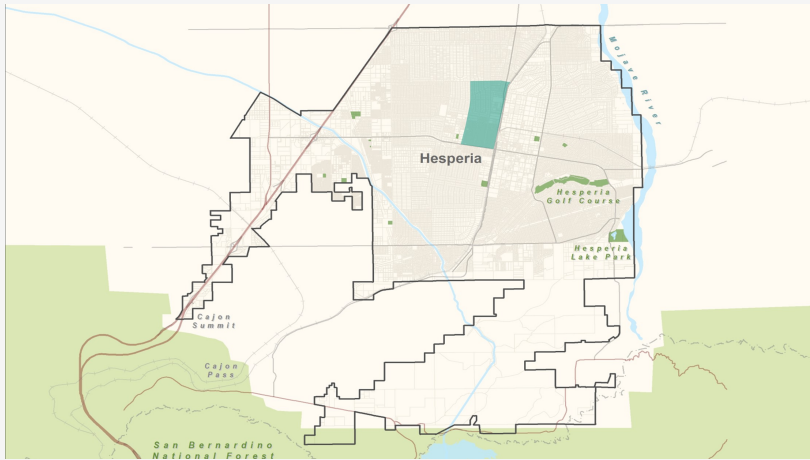


Hesperia is a city in the Mojave Desert, and the California Aqueduct traverses the area. Much of the native flora of Hesperia is classified as California desert vegetation, dominated by junipers, Joshua trees, and sagebrush.



OZ MAP & DEMOGRAPHICS

-  OPPORTUNITY ZONE
-  HESPERIA CITY
-  SAN BERNARDINO COUNTY



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.



WWW.CITYOFHESPERIA.US
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.

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)

COMMERCIAL LAND

HESPERIA RD

Type: Land

Sale Type: Investment

Size: 1,004,929 SF

Price: \$1,400,000

Price/SF: \$1.39

Walk Score: Car-Dependent (18)



COMMERCIAL LAND

16160 MAIN ST

Type: Land

Sale Type: Investment

Size: 5,602 sf

Price: \$59,950

Price/SF: \$10.70

Zoning: Commercial



CURRENTLY AVAILABLE DEALS

COMMERCIAL LAND

NWC HESPERIA RD & CAJON

Type: Land

Price: \$98,000

Sale Type: Investment

Price/SF: \$6.25

Size: 15,682 SF

Zoning: Neighborhood Commercial



RESIDENTIAL LAND

397-181-17 DANBURY AVE - 13 APPROVED LOTS

Type: Land

Price: \$525,000

Conditions: Build to Suit

Price/SF: \$1.35

Size: 389,862 SF

Zoning: Single Family



RESIDENTIAL LAND

MESA LINDA

Type: Land

Price: \$99,900

Zoning: R1

Price/SF: \$0.46

Size: 217,800 SF

Sale Type: Investment/Owner User



HESPERIA CITY OFFICIALS

CAMERON GREGG
MAYOR

BRIGIT BENNINGTON
MAYOR PRO TEM

LARRY BIRD
CITY COUNCIL MEMBER

REBEKAH SWANSON
CITY COUNCIL MEMBER

WILLIAM HOLLAND
CITY COUNCIL MEMBER

NILS BENTSEN
CITY MANAGER

COLEEN GODFREY
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Economic Development

SEIZE YOUR OPPORTUNITY!