



CALIFORNIA

# CITY OF VICTORVILLE

*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:

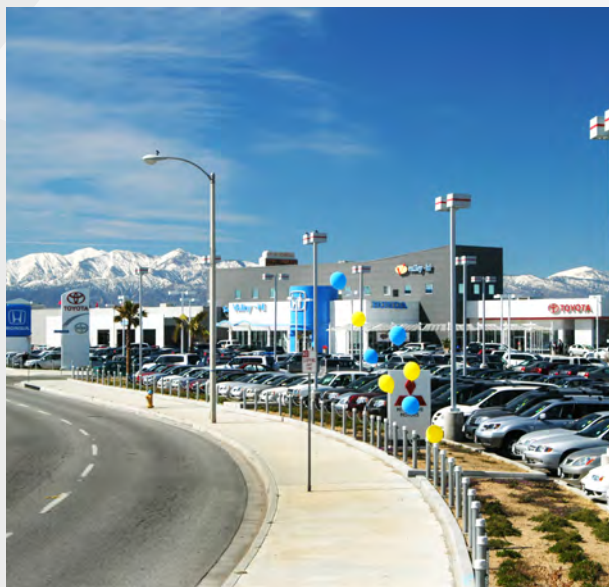
SIX MONTHS TO INVEST AND 31 MONTHS TO REACH SUBSTANTIAL IMPROVEMENT.

## 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.



# 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

# 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.

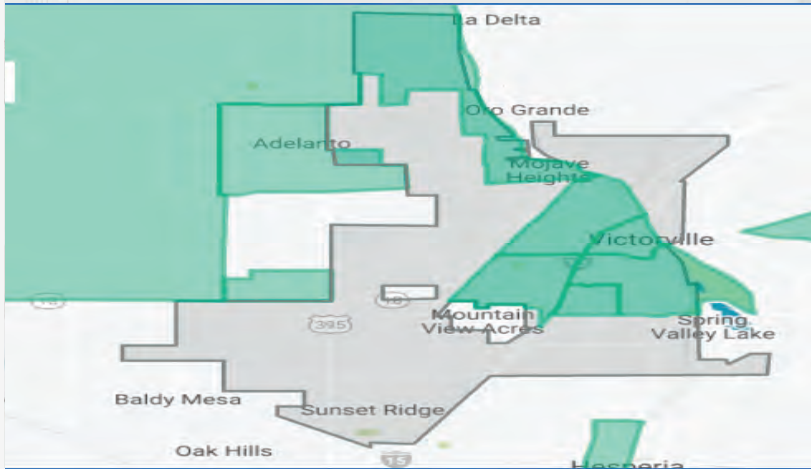


Clean air, abundant mountain vistas, family-friendly recreational activities, spectacular sunsets and breathtaking night skies entice locals and visitors alike to fall in love with the city. It is within a few hours of SoCal beaches, National Parks, mountain retreats, and other major attractions; and LAX is less than 90 miles away.



# OZ MAP & DEMOGRAPHICS

- OPPORTUNITY ZONE
- VICTORVILLE CITY
- SAN BERNARDINO COUNTY



## OPPORTUNITY ZONE CENSUS TRACT 2019 DATA

37.8K

POPULATION

\$15,350

PER CAPITA INCOME

29YR

MEDIAN AGE

38,935

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:

[HTTPS://OPPSITES.COM/CITIES/VICTORVILLE-CA](https://oppsites.com/cities/victorville-ca)

## MULTIPLE PROPERTIES FOR DEVELOPMENT

### OLD TOWN REVITALIZATION

Type: Affordable Housing and Mixed Use  
Development Opportunity  
Price: Development Opportunity/Partnership

RFP listing:  
[vv.city/bids](http://vv.city/bids)  
Size: Varies



## COMMERCIAL LAND

### PALMDALE RD

Type: Land  
Sale Type: Investments  
Size: 804,989

Price: \$2,570,000  
Price/SF: \$3.19  
Zoning: Commercial



# 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**

LESYENIA 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

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THIRD DISTRICT SUPERVISOR

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CHAIRMAN  
FOURTH DISTRICT SUPERVISOR

**JOE BACA, JR.**  
FIFTH DISTRICT SUPERVISOR

**LEONARD X. HERNANDEZ**  
CHIEF EXECUTIVE OFFICER



Economic Development

SEIZE YOUR OPPORTUNITY!