

2019 OZ INVESTMENT PROSPECTUS

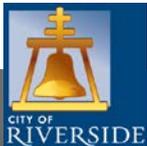
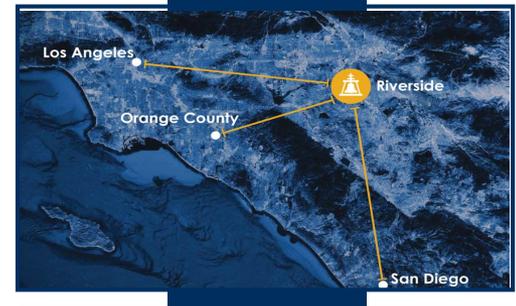


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Table of Contents

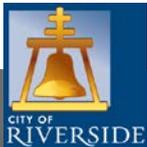
Prospectus Purpose	1
Riverside Introduction	2
Downtown Description	7
Riverside Opportunity Zone Geography	11
Investment Opportunities	13
Streamline Riverside	21

- Exhibit A: Downtown Development Map
- Exhibit B: Available Properties List
- Exhibit C: Riverside Labor Analysis
- Exhibit D: Inland Empire Business Activity Index

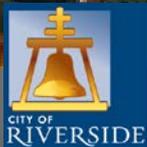


OZ PROSPECTUS PURPOSE

- 1. Help the City of Riverside market its Opportunity Zone to local, regional and national investors;**
- 2. Help the City of Riverside organize its investment opportunities to ensure the maximum economic impact; and**
- 3. Help the City of Riverside organize stakeholders around unified vision of economic growth**



CITY OF RIVERSIDE OVERVIEW

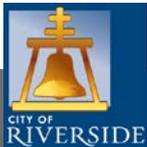




CITY OF RIVERSIDE

The City of Riverside is the largest city and the cultural, civic and economic heart of the Inland Southern California region, located approximately 60 miles (97 km) east of Los Angeles. With a population of 327,722, Riverside is the 58th-largest city in the United States, the 12th largest in California and the sixth in Southern California. Incorporated in 1883 as a Charter City, and soon after taking steps to establish its own Public Utility, Riverside has always had a distinct identity and innovative character that makes up its unique blend of historic charm and modern city lifestyle.

Riverside enjoys a rich heritage, reflected in the City's architecture, cuisine, culture, and civic life. The City has evolved from a quiet, agricultural colony into a dynamic, culturally diverse city with a growing urban core that is now a regional hub for higher education, technology, commerce, law, finance and culture. Riverside benefits from excellent freeway and rail access, high-speed fiber-optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport. And yet, the true uniqueness of Riverside continues to be its people, "Riversiders", and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.



Riverside is a historic city with a youthful population and innovative outlook. The median age in Riverside is 31.3 years. The City is home to four internationally recognized universities and colleges that support an estimated 65,000+ students. The University of California-Riverside, California Baptist University, La Sierra University, and Riverside Community College, as well as several accredited private colleges are preparing future workforce talent with specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Riverside's youngest citizens have opportunities as well, with public and private school options that offer a variety of career academies and STEM education choices.

While rich in history, Riverside maintains its position as the economic engine of the Inland Southern California region, ranking #1 among all cities in virtually every economic indicator; including number of jobs, number of businesses, and assessed valuation. Job growth in the City exceeded that of both the region and the state of California in 2018 and local unemployment is at a low 3.6%. Residential real estate is affordable when compared to coastal communities in Southern California, which favors strong consumer spending and disposable income. The award winning City continues to be recognized for its ongoing achievements and has been the contributing factor in the receipt of numerous regional and local awards. Riverside ranked 4th overall for minority entrepreneurs (Entrepreneur, 2017), sixth among top small business cities in the US (Biz2Credit, 2018) and Brookings yearly report ranked the Riverside metro area 14th for Top Metro Areas for Growth in 2018.

Today, Riverside is experiencing phenomenal growth. During the great recession, Riverside chose to invest over 1.5 billion in infrastructure improvements and community amenities; a decision that has served residents and businesses well, drawing private investment and public/private partnerships that are changing the economic landscape of the City. [Read here for more on Riverside's economic forecast.](#)



BY THE NUMBERS



12th
largest city
in **California**



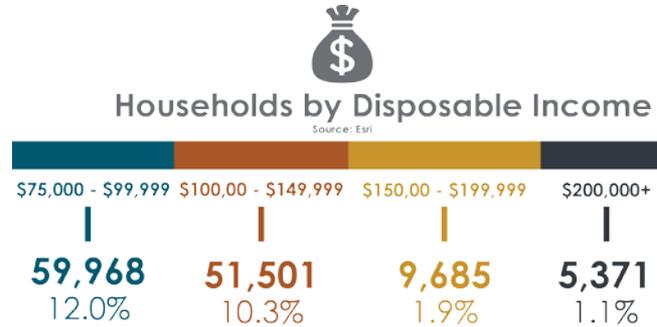
Fastest
growing region in
California



\$78,001
average income



31.3
median age



Families

City of Riverside

68,425

Source: American
Community Survey

2.7 Million

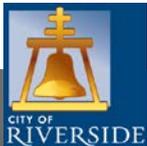
20-mile radius population



327,722 Riverside
2017



59th largest city
in **the US**



RIVERSIDE EDUCATES



23,278

Students

\$355.2 Million



10,486

Students

\$78.4 Million



La Sierra
UNIVERSITY

2,303

Students



21,247

Students

\$626 Million



12,020

Total Graduating Students



51,477

Enrolled College Students

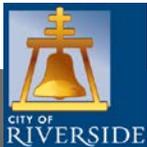


DOWNTOWN RIVERSIDE OVERVIEW

Downtown is the location of multiple attractions oriented toward arts and culture, including the Historic Mission Inn Hotel and Spa, Mission Inn Museum, the Riverside Metropolitan and Art Museums, the University of California – Riverside Arts Block, Culver Center for the Arts, the recently renovated Fox Performing Arts Center, Main Street Riverside, and the Riverside Municipal Auditorium. Special events in downtown include the annual Festival of Lights, which includes holiday decorations with more than three million lights along Mission Inn Avenue, horse-drawn carriage rides, and live entertainment. The Festival of Lights runs from late November through early January and draws an estimated 250,000 people

The downtown area has, of recent, undergone a major transformation with new projects and investment as part of the previously noted Riverside Renaissance initiative. The effort represented a significant investment in the quality and pride of the City and has ensured that Riverside is a city of choice for generations to come, as well as a catalyst for private investment. As a result of the initiative, Riverside has become a more attractive location for new job, retail, and entertainment opportunities.

As demonstrated in Exhibit “A”, Downtown Riverside has also benefited from more than \$1 billion in public and private investment with the completion of the 132,000-square-foot Citrus Tower office building; Riverside Community Hospital Expansion; Riverside Community College (RCC) Coil School for the Arts, Culinary Academy and District Office; Raincross Promenade apartments; new downtown Fire Station No. 1; 29,000-square-foot Riverside Convention Center expansion, 125-room Hyatt Hotel; Fox Performing Arts Theater renovation; Fox Entertainment Plaza and downtown Parking Garage No. 7; widening of Interstate 215 and 91 Freeways; and Riverside Municipal Auditorium renovation.

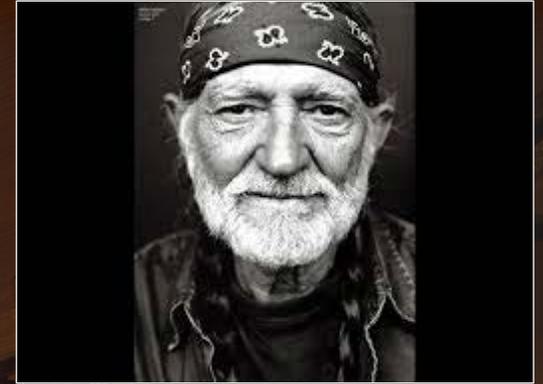


RIVERSIDE FOOD LAB



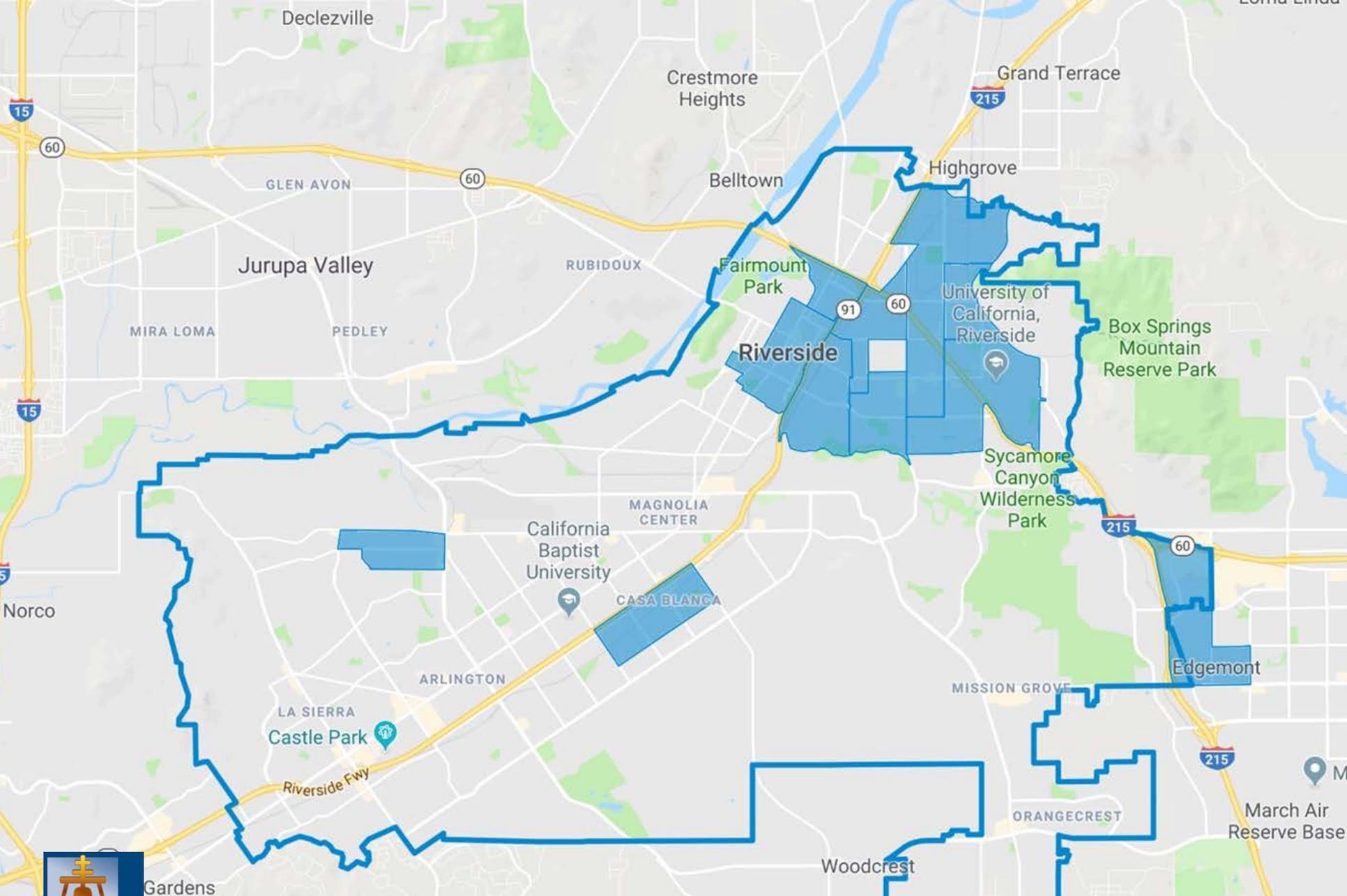
#6 Best New Food Hall

RIVERSIDE ENTERTAINS

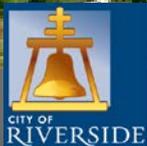


OPPORTUNITY ZONE GEOGRAPHY

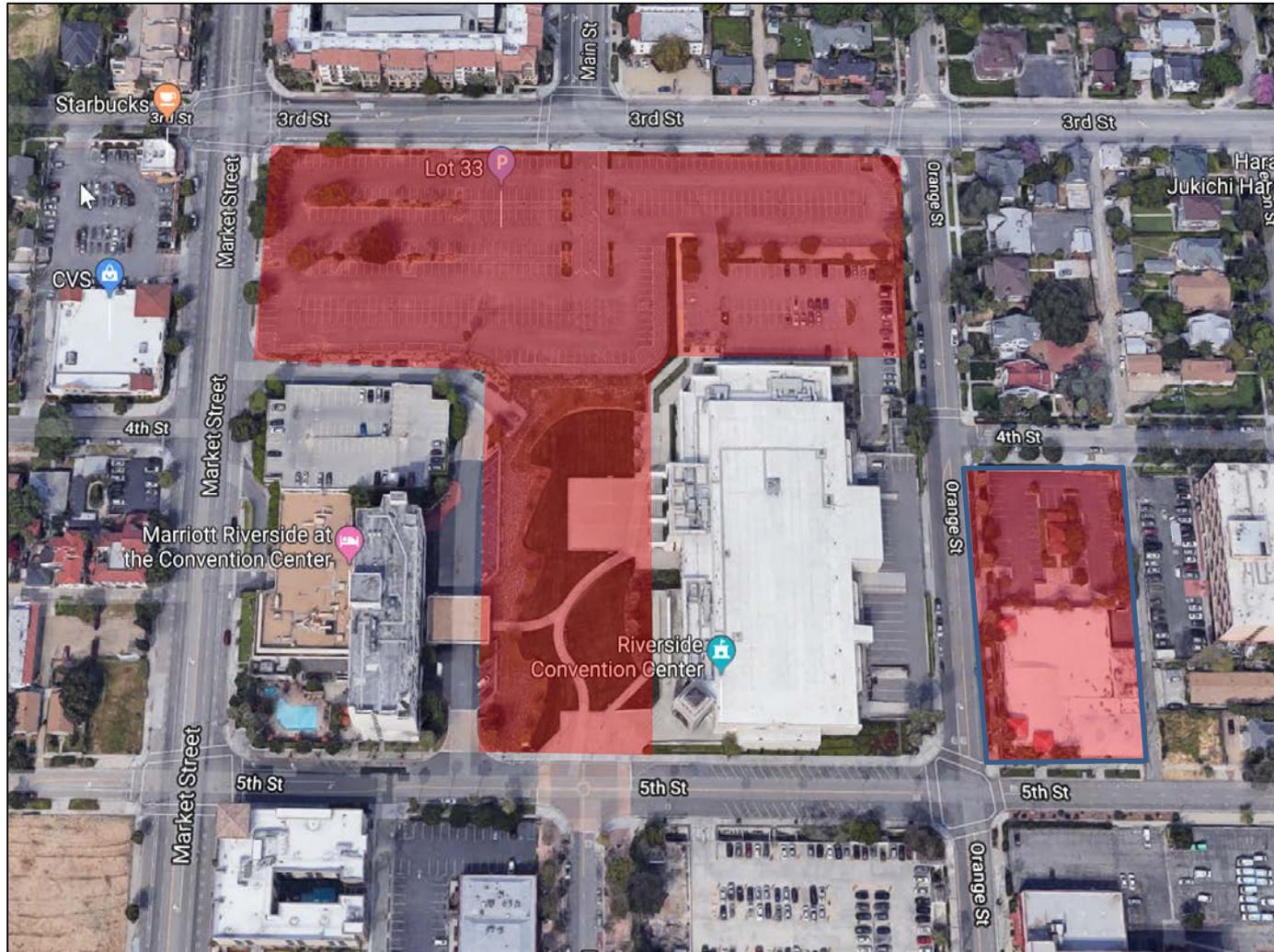




INVESTMENT OPPORTUNITIES

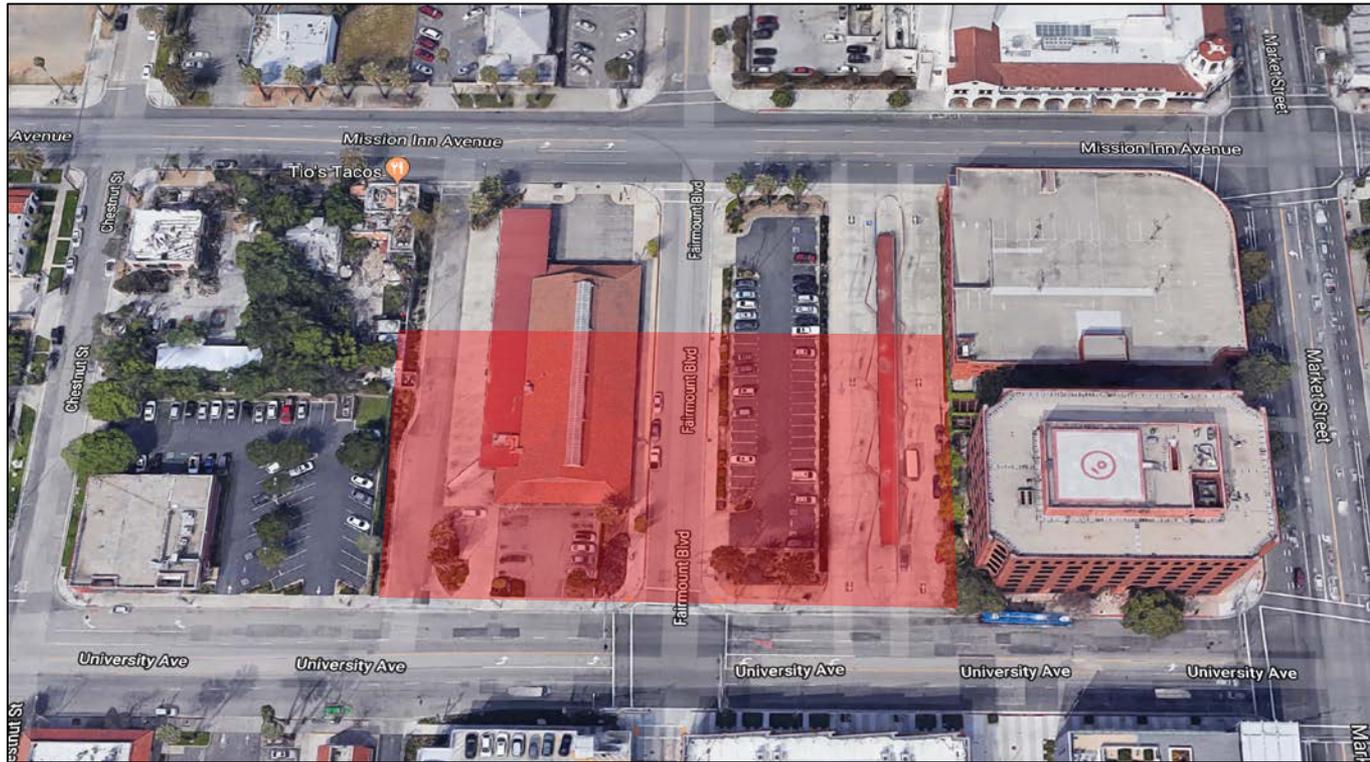


PUBLIC PARKING LOT 33



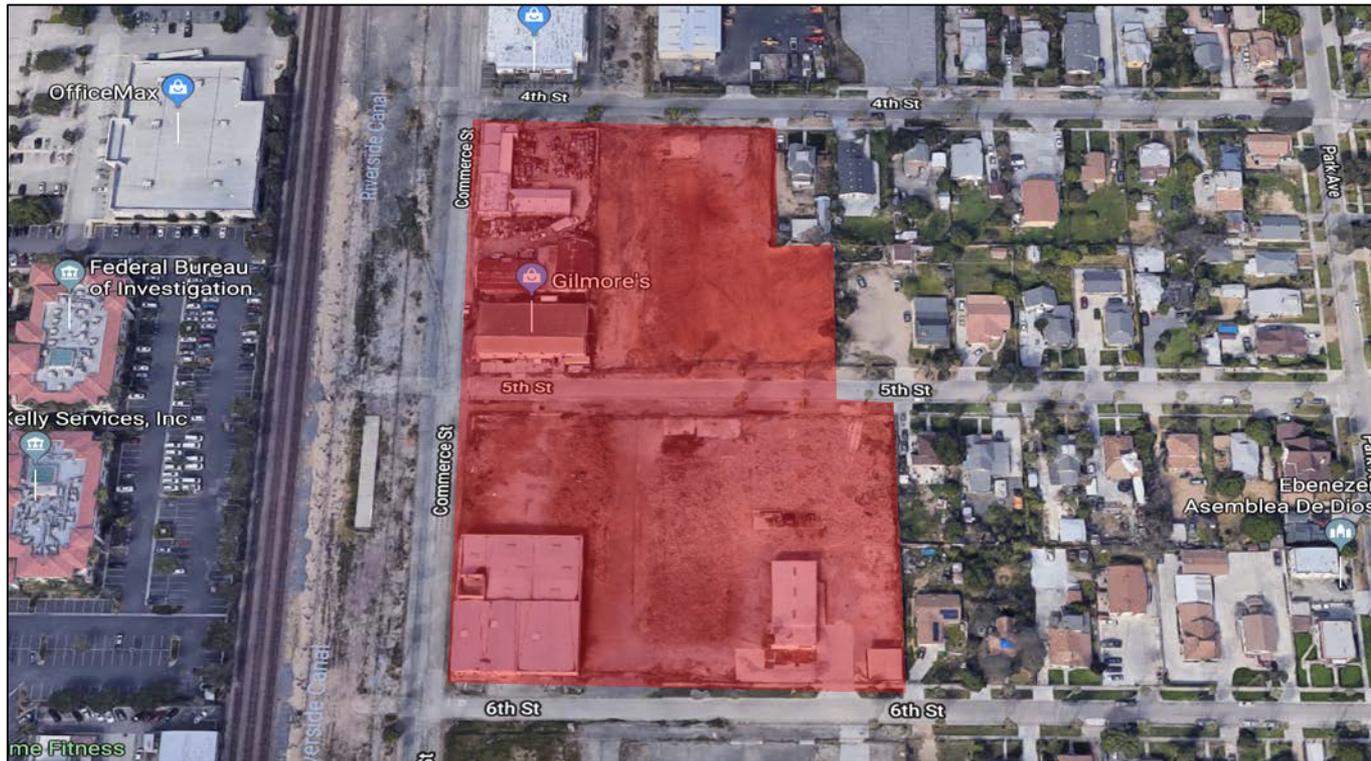
- Investment opportunity in downtown
- 7+ acres
- City-owned
- 100,000 SF Convention Center Expansion
- 2 new hotels
- 100+ residential units
- 100,000 SF new commercial

DOWNTOWN TERMINAL



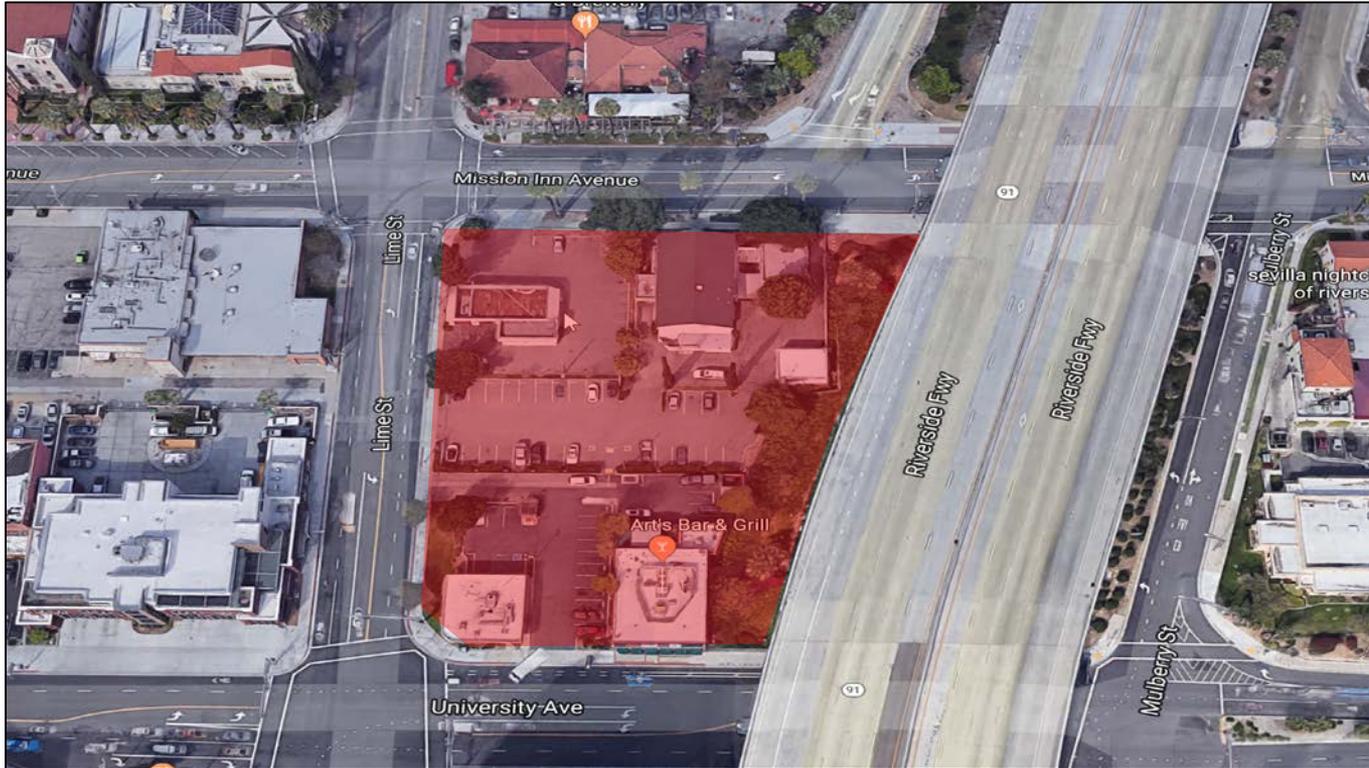
- 1.5 acre Development opportunity in Downtown
- City-owned and available for sale/development
- Zoned for commercial, residential or mixed use
- Directly adjacent to soon-to-be constructed new Library

OLD RIVERSIDE 6TH STREET



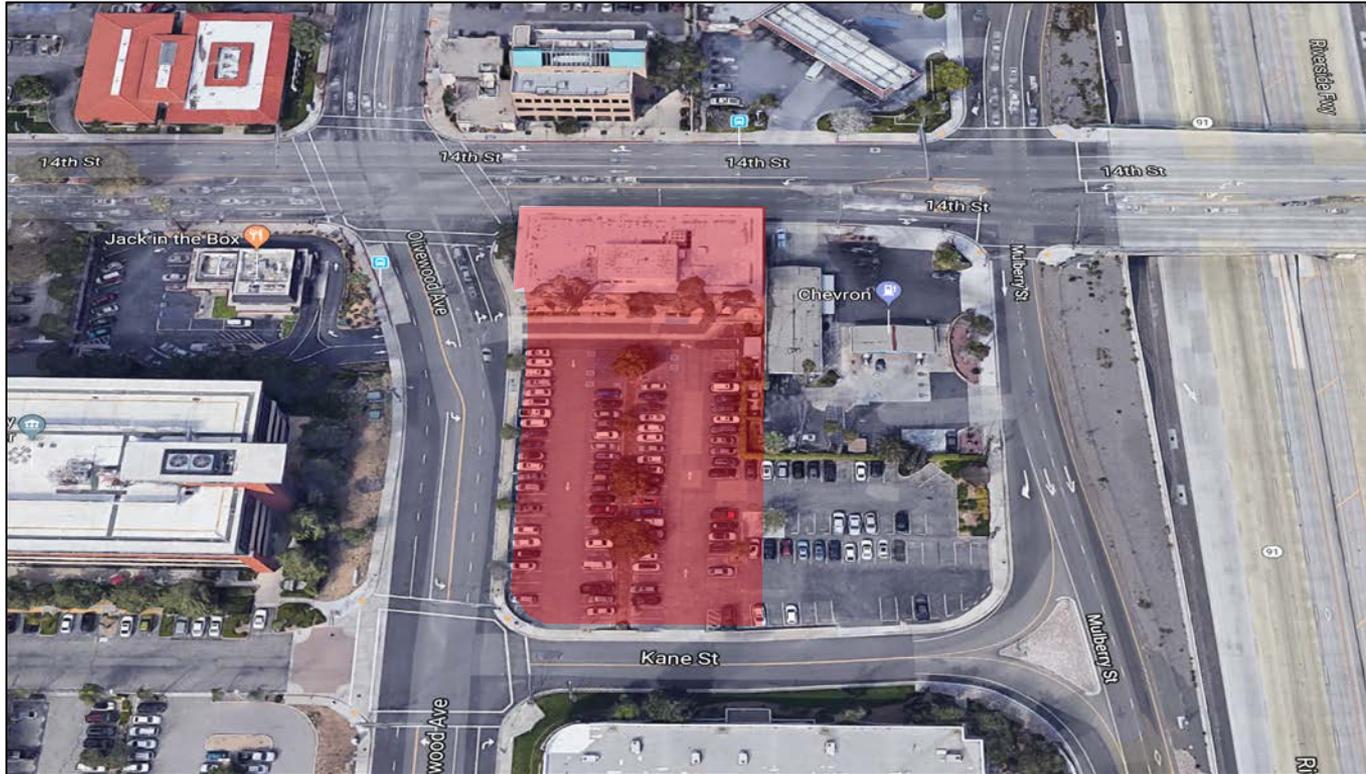
- **6.5 acre development opportunity adjacent to Downtown**
- **Privately-owned and available for purchase and development**
 - **Zoned for commercial, residential or mixed use or TOD**
 - **In close proximity to Downtown Metrolink Station**
 - **Environmental cleanup required**

LIME STREET



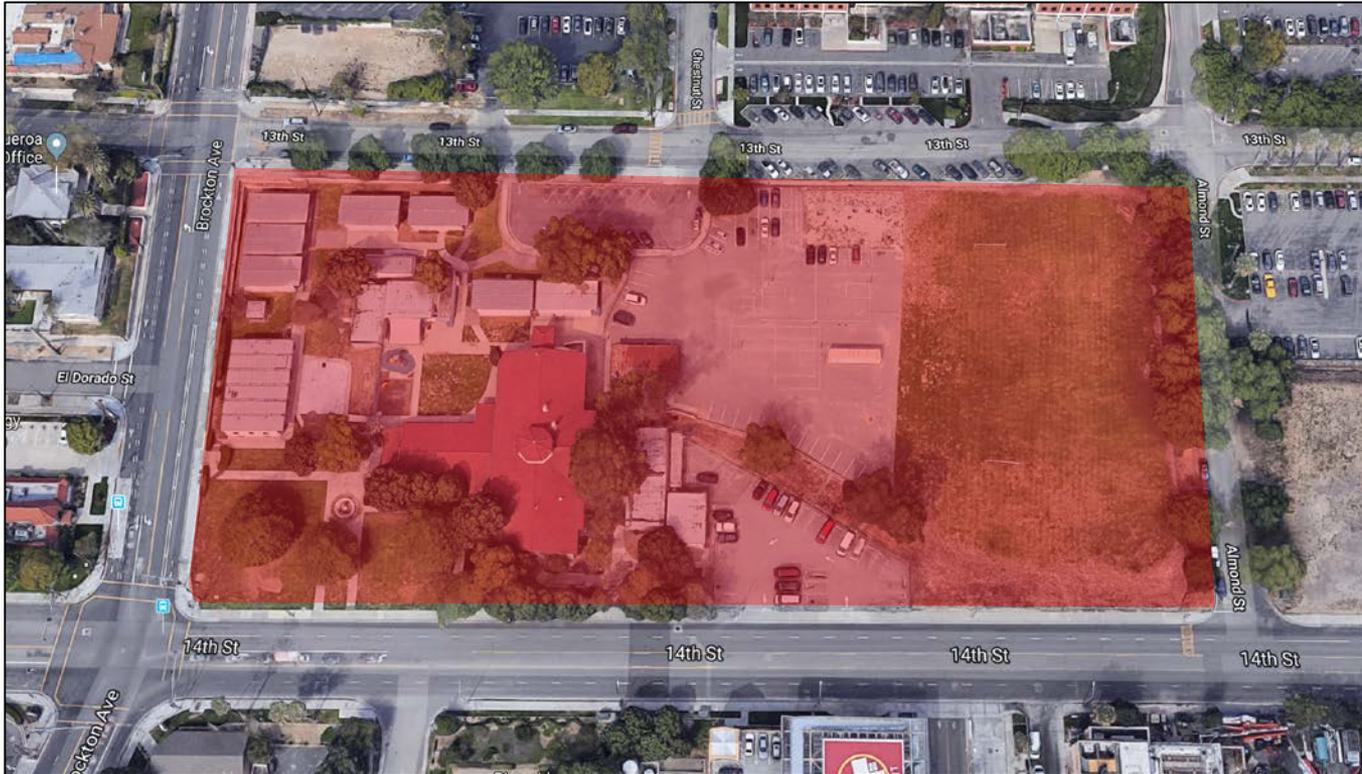
- **2.5+ acre downtown opportunity with freeway frontage/access**
- **Privately-owned and available for purchase and development**
 - **Zoned for commercial, residential or mixed use**
 - **Historic structures must be preserved**
 - **Multiple owners willing to sell**

14TH STREET PROPERTY



- 1 acre downtown opportunity with freeway frontage/access
- School District-owned and available for purchase and development
 - Zoned for commercial, residential or mixed use
- Includes commercial office building perfect for adaptive reuse

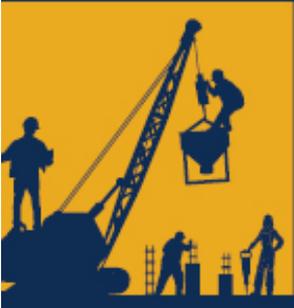
BROCKTON AVE.



- **5 acre downtown opportunity**
- **School District-owned and available for purchase and development**
 - **Zoned for commercial, residential or mixed use**
 - **Historic structure must be preserved**
 - **Directly adjacent to Riverside Community Hospital**

STREAMLINE RIVERSIDE

STREAMLINE RIVERSIDE



BUILD RIVERSIDE



IDEA



PERMIT



CERTIFICATE OF
OCCUPANCY

- The City's One-Stop-Shop consolidates development permitting services into a single location—one building, one floor, one stop means faster permits, less time in lines and greater convenience.
- Services provided at the One Stop Shop include Planning and Zoning, Building, Fire, Public Works Engineering and Traffic Engineering, Public Utilities Water, Public Utilities Electrical, and Business License.