A GUIDE TO FINDING THE RIGHT INVESTMENT FOR YOU.
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Welcome to Stockton, California

With a population of over 310,000, Stockton is the 13th largest city in California and is rapidly becoming an integral part of the San Francisco Bay Area economy. Stockton is the seat of San Joaquin County, which is the sixth largest agricultural county in the U.S. Urban pioneers have discovered a creative downtown vibe that is at the center of a growing revitalization effort. Development of 1,000 rental units, locally owned shops, restaurants, small businesses, office space and green space are currently underway.

Stockton has a large diversified skilled and semi-skilled workforce with an affordable wage structure, and an abundance of cultural, educational, and recreational opportunities. Higher learning institutions including the University of the Pacific, San Joaquin Delta College and CSU Stockton Center provide a pathway to four-year and two-year degree programs.

The City of Stockton is committed to maintaining a business-friendly atmosphere and will work to expedite business projects. We provide a one-stop-shop permitting, inspection and plan review service that enhances customer experience and streamlines permit processing for all types of development. We stand committed to ensuring your project is up and running in the shortest time frame possible.

Stockton offers many distinct competitive advantages to all businesses. Strategically located in the heart of the great Central Valley, Stockton’s logistic position makes it ideal for swift and cost-effective manufacturing and distribution of goods to major West Coastal markets. It is situated along the San Joaquin Delta waterway, which connects to the San Francisco Bay and the Sacramento River. Stockton has a transportation network that includes at 35-foot deep inland seaport, rail access as well as an interstate freeway. Stockton Metropolitan Airport serves commercial, corporate business and general aviation needs of the community and now features top-of-the-line air cargo capabilities. This superior connectivity makes Stockton an ideal location for business development.

Stockton possesses the business climate, workforce, infrastructure and quality of life that make it an ideal place to do business. Let the City’s professional economic development staff help you on your business venture and show you the true Stockton advantage.
Opportunity Zones Tax Incentives

The Opportunity Zones program offers three tax incentives for investments made in low-income communities through a Qualified Opportunity Fund:

- **Temporary Deferral**
  Investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

- **Reduction**
  If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain.
  If held for more than 7 years, the 10% becomes 15%.

- **Permanent Exclusion**
  A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years.

Source: IRS, Economic Innovation Group
Opportunity Zones Tax Incentives

The Tax Cuts and Jobs Act has established new Internal Revenue Code Section 1400Z – Opportunity Zones.
Opportunity Zones Tax Incentives

The Tax Cuts and Jobs Act has established new Internal Revenue Code Section 1400Z – Opportunity Zones.

There are 4 parties in an Opportunity Zones transaction:

- Taxpayer
- Qualified Zone
- Opportunity Fund
- Projects (Property & Businesses)

Different than other tax credits:

- More market-oriented
- Residential, commercial, real estate, and business investments
- No benefit cap
The Urban Investment Prospectus: Content

Growth
Set economic context for city and metropolis, identifying key drivers/assets

Capital Demand
Identify investable projects and propositions within each Opportunity Zone

Inclusion
Focus on human capital, job connections, and wealth creation

Place Making
Commentary on the essential must-do’s to re-knit spatial and social fabric

Institutional Capacity
Recommendations on institution building options to expedite growth and inclusion
Geography of Stockton Opportunity Zones

<table>
<thead>
<tr>
<th></th>
<th>Population 2010</th>
<th>Population 2016</th>
<th>% Change</th>
<th>Sq. Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSA</td>
<td>673,613</td>
<td>714,860</td>
<td>6%</td>
<td>1,394</td>
</tr>
<tr>
<td>City</td>
<td>287,377</td>
<td>301,443</td>
<td>5%</td>
<td>62</td>
</tr>
<tr>
<td>Zones</td>
<td>88,547</td>
<td>88,623</td>
<td>1%</td>
<td>52</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau and Census Reporter

- Stockton-Lodi Metropolitan Area
- Stockton City Limits
- Stockton Opportunity Zones
Stockton’s Elevator Pitch

By the Numbers

• City population of over 310,000, regional population of over 750,000
• Strong growth in different economic sectors
• Educational hub with three universities and colleges

By the Assets

• Central location in California between the Bay Area, Southern California, and the north west region of the US
• Strong industrial sector
• Significant investment in downtown core
• Community commitment to support education, workforce and entrepreneurial development

By the Opportunity Zones

• Zones were selected reinforcing multiple growth hubs
• Zones include planned and underway catalytic projects
• Zones include small business and incubator opportunities
Stockton Taking the Opportunity Zones Lead

• Stockton’s Opportunity Zones were strategically selected for areas with the potential for growth with shovel-ready projects, expanding businesses, and major anchor institutions.

• Stockton offers various financial incentives and assistance programs with development and business growth.

• Stockton’s Opportunity Zones has been mentioned in national publications:
  - Forbes: An Unlikely Group of Billionaires and Politicians has Created the Most Unbelievable Tax Break Ever
  - The New York Times: Tucked Into the Tax Bill, a Plan to Help Distressed America

• Advantage Stockton is the city’s one-stop geographic information system (GIS) business portal with available property listings, assistance programs, demographic information, and heat maps.

  • Advantage Stockton website: www.advantagestockton.com
  • Stockton Opportunity Zones website: www.opzonesstockton.com
  • California Opportunity Zones website: www.opzones.ca.gov/featured-community-innovators
Stockton by the Numbers
Stockton Data Profile

**Job Growth**
- **is up**
- 2008-2018
  - +15%

**Average Annual Earnings**
- **is up**
- 2008-2017
  - +12%

**Number of Employees**
- **is up**
- 2008-2017
  - +13%

**Unemployment**
- **is down**
- September 2008
  - 10%
- September 2018
  - 5%

**Population Growth**
- **is up**
- 2008-2017
  - 8%

Stockton by the Rankings

#3 in California and #37 nationally
Stockton Collegiate International Schools ranked Best High Schools

2018 CALED Award of Merit for Food and Agriculture
Creating a roadmap to address food insecurity, policy, branding, workforce development, value-added manufacturing, and healthy food education

2018 Outstanding Public Transportation System Award
Environmental sustainability, forward-thinking business practices, and infrastructure development

Top 12 Cities
2017 city to launch tech startup with a unique blend of culture, history, and nature

All American City 2018
Civic engagement, inclusiveness and innovation to successfully address local challenges
Stockton Employment Profile

Significant growth in the **logistics, professional, educational** and **health care** sectors.

<table>
<thead>
<tr>
<th>Industry</th>
<th>2000 No. of Employees</th>
<th>2015 No. of Employees</th>
<th>Difference in Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>3,741</td>
<td>4,287</td>
<td>14.6%</td>
</tr>
<tr>
<td>Construction</td>
<td>5,224</td>
<td>6,511</td>
<td>24.6%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>9,714</td>
<td>9,438</td>
<td>-2.8%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>4,032</td>
<td>4,187</td>
<td>3.8%</td>
</tr>
<tr>
<td><strong>Transportation, Warehousing, and Utilities</strong></td>
<td>5,616</td>
<td>8,753</td>
<td>55.6%</td>
</tr>
<tr>
<td>Information</td>
<td>2,368</td>
<td>1,441</td>
<td>-39.1%</td>
</tr>
<tr>
<td>Finance and Insurance, and Real Estate</td>
<td>5,709</td>
<td>5,767</td>
<td>1.0%</td>
</tr>
<tr>
<td><strong>Professional, Scientific, and Administrative Services</strong></td>
<td>6,261</td>
<td>9,566</td>
<td>52.8%</td>
</tr>
<tr>
<td><strong>Educational Services, Health Care and Social Assistance</strong></td>
<td>19,460</td>
<td>26,209</td>
<td>34.7%</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation, and Food Services</td>
<td>6,726</td>
<td>9,642</td>
<td>43.4%</td>
</tr>
<tr>
<td>Public Administration</td>
<td>5,516</td>
<td>5,913</td>
<td>7.2%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
## Stockton’s Largest Non-Government Employers

Regional leader in **health care**, **distribution** and **utility** sectors.

<table>
<thead>
<tr>
<th>Employer</th>
<th>Type of Business</th>
<th>Approximate Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Joseph’s Medical Center</td>
<td>Health Care</td>
<td>4,600</td>
</tr>
<tr>
<td>Amazon</td>
<td>Distribution</td>
<td>1,500</td>
</tr>
<tr>
<td>Dameron Hospital</td>
<td>Health Care</td>
<td>1,200</td>
</tr>
<tr>
<td>Pacific Gas &amp; Electric</td>
<td>Utility Services Provider</td>
<td>1,100</td>
</tr>
<tr>
<td>Kaiser Permanente</td>
<td>Health Care</td>
<td>1,065</td>
</tr>
<tr>
<td>University of the Pacific</td>
<td>Higher Education</td>
<td>900</td>
</tr>
<tr>
<td>O’Reilly Auto Parts</td>
<td>Distribution</td>
<td>600</td>
</tr>
<tr>
<td>Diamond Foods</td>
<td>Food Processor</td>
<td>500</td>
</tr>
<tr>
<td>Food-4-Less</td>
<td>Grocery</td>
<td>550</td>
</tr>
<tr>
<td>World Class Distribution, Inc.</td>
<td>Distribution</td>
<td>550</td>
</tr>
</tbody>
</table>

Source: SJ Partnership, City of Stockton, CA Employment Development Department
Stockton by the Assets
Downtown Revitalization

Downtown Stockton is a major tourist destination for the city, but its current revitalization has brought numerous historic rehabilitations, housing developments, professional offices, shared artist spaces, and many new businesses.
Growing Start-Up Investment

Over $222,000 in City-sponsored entrepreneurship grants since 2015, providing funding for many local organizations that support start-up businesses, artists, makers and non-profits.
Large Employers

7 out of 10 large employers are located in Opportunity Zones, some with multiple locations.

1. St. Joseph’s Medical Center
2. Amazon
3. Dameron Hospital
4. Pacific Gas & Electric
5. Kaiser Permanente
6. University of the Pacific
7. O’Reilly Auto Parts
8. Diamond Foods
9. Food-4-Less (Various Locations)
10. World Class Distribution
“We have a tremendous customer base in this area, and a terrific work population that is able to pair perfectly with growth and demand” – Andrew Sweatman, regional director of operations for Amazon

“Having the Stockton facility fully operational further demonstrates the commitment of Shepard Bros. to its customers in Northern California and the Pacific Northwest” – Ron Shepard, CEO of Shepard Bros.

“This expansion of our distribution network is part of our commitment to meeting the needs of our consumers and trade customers.” The new facility serves northern California, including San Francisco, Sacramento, and Stockton, as well as the Reno, Nevada area. – Alison Jones, senior director, Customer Fulfillment for Whirlpool
Logistics Hub

Stockton’s **central location** has made it an ideal location for manufacturing and distributing goods – serviced by the [Port of Stockton](#); [Burlington Northern Santa Fe Railway](#); [Union Pacific Railroad](#); [Stockton Metropolitan Airport](#) and major highways; including Interstate 5, Highway 99 and Highway 4.
Farm-to-Fork Epicenter

California’s Central Valley is the agricultural epicenter of the country. Stockton’s rich soil and available space offers an opportunity for agricultural growth in manufacturing, agricultural technology, and authentic farm-to-fork business opportunities.
Education and Workforce Investment

A number of organizations and collaborative partnerships in the community create a supportive system that fosters educational and workforce preparedness.

**Early Care and Education**

- **First 5 San Joaquin** fosters critical services and programs for early childhood development to help children develop key school readiness skills. In collaboration with San Joaquin County agencies and organizations, First 5 San Joaquin provides services and programs for parents, caregivers, educators and community members to deliver resources and promote active participation in the early stages of young children’s lives and development.

**K-12 Success**

- **AVID** teaches skills and behaviors for academic success.
- **Expanding Your Horizons** is a career conference for 6th-12th grade girls looking to pursue opportunities in science and mathematics.
- **Girls Who Code** teaches 3rd-12th grade girls to code and expose them to tech jobs.
- **GATE** consists of educational programs that provide rigor and depth in learning through cooperative learning groups working together to solve complex problems.

**High School to Postsecondary Transition**

- **Stockton Scholars** provides guaranteed scholarships for Stockton public school students and targeted support through the college application process.
- **Career & Technical Education** prepares students to be college and career ready through career awareness, exploration and preparation.
- **Decision Medicine** introduces high achieving high school students interested in pursuing a degree in medicine to clinical and mentoring opportunities.

**21st Century Workforce and Talent**

- **Code Stack Academy** fosters a flourishing community of skilled software engineers, ready to meet the demand of employers, and ultimately change the landscape for technology.
- **Residency Programs at St. Joseph’s and San Joaquin General Hospital** prepare medical students for the much needed health care workforce.
- **Partnerships between the local college campuses** are providing an easy transfer for **Delta community college** students looking to pursue a Bachelor’s degree at the **University of the Pacific** and **CSU Stanislaus**.
Stocked Full of Opportunity
Opportunity Zones Overview

19 O-Zones tracts
20 San Joaquin County tracts
95% of all tracts

88,623 O-Zones population
714,860 San Joaquin County population
12% of the population
Opportunity Zones includes areas with high socio-economic need.

<table>
<thead>
<tr>
<th></th>
<th>Black</th>
<th>Hispanic</th>
<th>Foreign Born</th>
<th>Poverty</th>
<th>Median Household Income</th>
<th>% BA or Higher</th>
<th>% Some College</th>
<th>% No HS Degree</th>
<th>% Under 18</th>
<th>% Over 65</th>
<th>Unemployment (March 2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metro</td>
<td>7%</td>
<td>42%</td>
<td>23%</td>
<td>16%</td>
<td>$61,164</td>
<td>19%</td>
<td>32%</td>
<td>19%</td>
<td>27%</td>
<td>13%</td>
<td>6.6%</td>
</tr>
<tr>
<td>City</td>
<td>12%</td>
<td>43%</td>
<td>16%</td>
<td>19%</td>
<td>$51,336</td>
<td>19%</td>
<td>29%</td>
<td>21%</td>
<td>27%</td>
<td>12%</td>
<td>6.6%</td>
</tr>
<tr>
<td>O-Zones</td>
<td>10%</td>
<td>62%</td>
<td>29%</td>
<td>36%</td>
<td>$32,963</td>
<td>8%</td>
<td>25%</td>
<td>40%</td>
<td>29%</td>
<td>9%</td>
<td>8.9%</td>
</tr>
<tr>
<td>State (CA)</td>
<td>5%</td>
<td>39%</td>
<td>27%</td>
<td>13%</td>
<td>$71,805</td>
<td>34%</td>
<td>29%</td>
<td>17%</td>
<td>23%</td>
<td>14%</td>
<td>4.3%</td>
</tr>
<tr>
<td>US</td>
<td>12%</td>
<td>18%</td>
<td>14%</td>
<td>13%</td>
<td>$60,336</td>
<td>32%</td>
<td>29%</td>
<td>12%</td>
<td>23%</td>
<td>16%</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

Sources: U.S. Bureau of Labor Statistics, CA Employment Development Department, and Census Reporter
Opportunity Zones Regions

Stockton has 19 Designated Opportunity Zones that are located in five different regions throughout the city:

- **Downtown** Stockton
- **South** Stockton
- **East** Stockton
- **Midtown** Stockton
- **North** Stockton

Each region has its own characteristics, anchor institutions, and competitive advantages.
Area Highlights and Anchor Institutions:

- Known as the heart of the city, Downtown Stockton features historic commercial, mixed-use buildings with rich, unique architecture.

- The recent downtown revitalization has made Downtown Stockton attractive to young professionals, entrepreneurs and artists.

- Opportunities for commercial retail, office, housing, and business investments, as well as, historic rehabilitation and infill development.

- Transportation options include the ACE and Amtrak commuter rail service, and the San Joaquin RTD transit center.

- The Stockton Channel is home to the Port of Stockton, a deep-water inland port, and the recreational Stockton Downtown Marina.
Downtown Stockton Catalytic Investment: Open Window Project (Phase I)

The Assets

• Master Development Plan area envisions 1,400 new dwellings with retail stores, live/work lofts and work spaces on 51 parcels within fifteen square blocks.

• Located in downtown with rich historic architecture, burgeoning art community, and a thriving entrepreneurial scene.

• Rapidly growing small business hub with existing coworking and retail spaces nearby.

The Opportunity

• Partner with The Open Window Project to redevelop existing buildings for mixed-income artist lofts and 92,000 sf commercial space.
Downtown Stockton Catalytic Investment: North Shore

The Assets

• The current General Plan envisions a live/work/play environment along the waterfront.

• Existing neighborhood combines a unique proximity to downtown, historic architecture, and waterfront views.

• Plans to extend the pedestrian promenade are in place in order to provide a continuous walking and bike path along the water.

• The City owns the highly visited adjacent Stockton Ballpark, Stockton Arena, and Downtown Marina.

The Opportunity

• Redevelop the area to create mixed-use neighborhoods, recreation on the water, office/commercial, conference center, hotel, townhomes, studios, and live/work spaces.
Downtown Stockton Catalytic Investment: Waterfront Property

**The Assets**

- City-owned 9.12-acre vacant parcel.
- Located in the Downtown Waterfront South Shore District with area uses including the Stockton Downtown Marina, future City Hall, Children’s Museum of Stockton, and historic Waterfront Warehouse (renovated for commercial retail).
- Property includes pedestrian promenade along the water, which is maintained by the City, and connects to the center of Downtown Stockton full of restaurants and entertainment venues.

**The Opportunities**

- City is seeking development partner(s) for mixed-use development encompassing retail, office and/or market-rate residential.
- City is offering development incentives in addition to the land.
Downtown Stockton Catalytic Investment: Liberty Square

The Assets

• $31 million affordable housing development for veterans located along regional bus route.

• Located within ¾ miles of Dameron Hospital, one mile of St. Joseph’s Hospital, and five miles from the future site for the regional veteran’s clinic.

• Plans and permits are approved and $29 million in capital has been secured.

The Opportunity

• Partner with Visionary Home Builders to rehabilitate and develop 74 units of affordable multifamily housing for veterans.
Downtown Stockton Catalytic Investment: Grand View Village

The Assets

• $24 million development of 62 affordable units with an 11,000-square foot first-floor market.

• Existing neighborhood includes the nationally recognized Stockton Collegiate International Schools, the Regal Cinemas City Centre, multiple major event venues, and many local restaurants.

• Located within three blocks of the San Joaquin RTD Transit Center.

• Environmental review, site plans and development plans are approved and $4 million of investment funds have been secured.

The Opportunities

• Partner with Visionary Home Builders to complete rehabilitation and development of the 62-unit multi-family affordable housing development.

• Invest in a grocery store or market for the first floor retail space, which is needed in this area.
Downtown Stockton Catalytic Investment: Arena Garage Retail Space

The Assets

• City-owned, 15,000 sf of new, divisible retail/commercial space on the first floor of the Stockton Arena Garage.

• Space for multiple tenants to share resources and sell goods.

The Opportunities

• City is seeking tenant(s) for interior buildout and leasing of commercial space(s) for a restaurant, brewery and/or food hall.

• Invest in start-ups and business expansions poised for growth by leveraging high foot traffic from major events and sports events at the adjacent Stockton Arena, Stockton Ballpark, and University Plaza Waterfront Hotel.
Downtown Stockton Catalytic Investment: Historic City Hall

The Assets

• City-owned, local-historic 72,000 square foot municipal building (option to include 3 adjacent buildings).

• Primed for rehabilitation for adaptive reuse.

• Located one block from the University Waterfront Hotel, Stockton Arena and Stockton Ballpark, which brings thousands of people from around the region for concerts, conventions, sports games, and public events.

The Opportunities

• City is seeking development partner(s) to create a mixed-use facility in the rapidly growing small business, coworking, and artist hub in the downtown core.

• City offering three adjacent buildings for an additional 0.71 acres of land for development.
Downtown Stockton Catalytic Investment: Small Business Opportunities

**Huddle Cowork** is an innovation hub featuring co-working and event space for entrepreneurs of startup businesses located in and outside of Stockton. Memberships include office space, office equipment, premium WiFi and conference rooms. In 2017 Huddle began a 12-week intensive incubation program for early stage startups that provided access to expert advice from successful entrepreneurs, and contacts to networks of seed funding opportunities.

**Café Coop** is a collective workspace and launch pad for ideas. Café Coop’s philosophy is to create a better world through inspiring entrepreneurship, supporting the arts, fostering innovative ideas and engaging with the community. Café Coop provides private workshops, collaborative spaces, membership packages, special events, resources and networking opportunities.
Downtown Stockton Catalytic Investment: Small Business Opportunities

**HATCH Workshop** offers training and workshops in the fine crafts and design for students and the community, while providing affordable live/work spaces and shop access for professional and emerging artists and makers. HATCH aims to stimulate and inspire the community by fostering a connection to the arts, social entrepreneurship and local commerce in Stockton.

**ConSol USA, Inc.** will focus on developing artificial-intelligence technology to be used in the medical and financial sectors. It is a next generation business process outsourcing (BPO) and technology company with a mission to recruit, up-skill and employ overlooked talent in meaningful, in-demand, technology-focused careers. ConSol aims to help its customers create sustainable impact while reducing their administrative and operating costs, increasing their performance.
The concept of a **kitchen incubator** has peaked the interest in both the community and City officials. Fashioned after [La Cocina](https://www.lacocina.org) in San Francisco, it would provide **affordable commercial kitchen space** for low income **food entrepreneurs** to assist with growing their business. Ideally, the program would provide technical assistance by way of educational programs to help the transition into the restaurant industry. A successful kitchen incubator could result in the creation of a **Food Hall** or **Co-op** where participants of the kitchen incubator could sell their goods.
Area Highlights and Anchor Institutions:

- Prominent industrial sector with additional room for the development or investment in industrial and manufacturing companies.

- Numerous opportunities for commercial, retail, and office development to support the many South Stockton residents, workforce and visitors.

- Anchored by the Stockton Metropolitan Airport, which offers commercial and domestic services.

- The San Joaquin County Fairgrounds is also located in South Stockton, which attracts thousands of visitors for year-round events.

- Amtrak offers commuter rail service to Sacramento, the Bay Area and Bakersfield.

<table>
<thead>
<tr>
<th>Population</th>
<th>Median Age</th>
<th>HS Grad or Higher</th>
<th>No. of Households</th>
<th>Sq. Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>32,341</td>
<td>28.5</td>
<td>52%</td>
<td>9,527</td>
<td>25.1</td>
</tr>
</tbody>
</table>

Source: 2016 Census Reporter
South Stockton Catalytic Investment: Airpark 599 Business Park / Stockton Airport

The Assets

• Airpark 599 is a collection of opportunities anchored by the adjacent Stockton Metropolitan Airport.

• The Stockton Metropolitan Airport is planned to undergo $7 million of upgrades to expand its taxiway and services.

The Opportunities

• Partner with Catellus to develop the master-planned business park with office, industrial, airport related, retail, and/or hospitality to catalyze burgeoning development in South Stockton.

• Leverage large surrounding population and workforce, visitors coming to/from the Stockton Airport, as well as, the access to transport cargo via air carrier or the nearby highways.
South Stockton Catalytic Investment: Valley Airpool

The Assets

• Valley Airpool is the nation’s first biofuel commuter air service, offering commuters from Stockton to the bay area a quicker alternative.

• Over 4,000 residents commute from Stockton and Tracy into the bay area each day.

• Valley Airpool would provide 16 minute flights between the Stockton and San Jose airports with weekly, shareable passes available through an app.

The Opportunities

• Invest in the purchase of two aircrafts for Valley Airpool, making bay area jobs more accessible to valley residents and by making the valley more accessible and attractive to bay area companies to invest in.
South Stockton Catalytic Investment: Business and Development Opportunities

The Assets

• Airport Way is a major commercial/industrial corridor between downtown Stockton and the Stockton Metropolitan Airport.

• Vacant city-owned and privately-owned parcels are available for development.

• Surrounding mixed uses include the San Joaquin County Fairgrounds and a large residential population with light and heavy industrial uses toward the Stockton Metropolitan Airport to the south.

The Opportunities

• Invest in the development of commercial and administrative professional facilities to provide more opportunities for grocery stores and medical clinics, which are needed in this area.

• Invest in new businesses or business expansions poised for growth in one of the city’s major corridors.
South Stockton Catalytic Investment: Windstone Village

The Assets

- Approximately 7.8 acres of vacant land zoned for residential.
- Surrounding area includes the Maya Angelou Branch Library, two elementary schools, and the Kennedy Community Center.

The Opportunity

- Partner with Visionary Home Builders for the development of affordable housing.
East Stockton

Area Highlights and Anchor Institutions:

- Strong industrial sector with the opportunity for additional development.
- Rail access available at the nearby Burlington Northern Santa Fe (BNSF) Intermodal Facility.
- Opportunity for growth and investment in agricultural technology.

<table>
<thead>
<tr>
<th>Population</th>
<th>Median Age</th>
<th>HS Grad or Higher</th>
<th>No. of Households</th>
<th>Sq. Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>16,130</td>
<td>31.2</td>
<td>59%</td>
<td>4,677</td>
<td>19.0</td>
</tr>
</tbody>
</table>

Source: 2016 Census Reporter
East Stockton Catalytic Investment: NorCal Logistics Center

**The Assets**

- 342 acre industrial park with direct access to Highway 99 and close proximity to BNSF intermodal facility.
- Fully entitled with permit-ready sites.
- Within 3 miles of the Stockton Metropolitan Airport.

**The Opportunities**

- Partner with NorCal Logistics to develop up to 1.9 million square feet of industrial space.
- Invest in new or expanding businesses looking for logistical warehouse space.
Midtown Stockton

Area Highlights and Anchor Institutions:

• Medical and educational district located in the historic University Park with the opportunity for new businesses and/or new development.

• Concentration of hospitals, clinics and lifelong wellness headquarters.

• Educational hub with the University of the Pacific and California State University, Stanislaus – Stockton Satellite Campus offering an opportunity to leverage academic and healthcare functions to create a center for high-skill jobs by coordinating it with nearby college campuses and healthcare facilities.

### Population

<table>
<thead>
<tr>
<th>Population</th>
<th>Median Age</th>
<th>HS Grad or Higher</th>
<th>No. of Households</th>
<th>Sq. Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>9,570</td>
<td>29.5</td>
<td>81%</td>
<td>3,351</td>
<td>1.5</td>
</tr>
</tbody>
</table>

Source: 2016 Census Reporter
Midtown Stockton Catalytic Investment: University Park

The Assets

• Pedestrian friendly medical and education district with refurbished historic buildings and new construction.

• Existing Master Development Plan (MDP) between the City of Stockton and California State University System.

• MDP area includes the CSU Stanislaus-Stockton Center, Dignity Health Medical Group and Satellite Dialysis.

• Professionally developed and managed by Grupe.

The Opportunity

• Invest in businesses that complement the existing educational and medical uses or retail businesses that support the existing workforce.
North Stockton

Area Highlights and Anchor Institutions:

• Education hub with Humphrey’s University, a private university, offering degrees in law, criminal justice, community studies, business administration, early childhood education, and more.

• Major retail corridor with room for investment in new commercial retail businesses and the opportunity to leverage nearby residential population.

<table>
<thead>
<tr>
<th>Population</th>
<th>Median Age</th>
<th>HS Grad or Higher</th>
<th>No. of Households</th>
<th>Sq. Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,174</td>
<td>29.8</td>
<td>75%</td>
<td>1,781</td>
<td>0.6</td>
</tr>
</tbody>
</table>

Source: 2016 Census Reporter
Stockton Infrastructure Investments
In 2018, the Stockton Metropolitan Airport received a $7 million grant from the Federal Aviation Administration for upgrades. The funds will be used to extend the taxiway and expand the airport terminal apron to attract more air service.

Allegiant Air offers non-stop service from Stockton Metropolitan Airport to Las Vegas, Phoenix-Mesa, and San Diego. Beginning August 2019, United Airlines via SkyWest Airlines, will be providing daily nonstop service to Los Angeles International Airport (LAX).

Stockton Metropolitan also offers commercial service for the transportation of goods.
Regional Wastewater Control Facility

The City is in the preliminary design stages to upgrade the Regional Wastewater Control Facility (RWCF), which provides wastewater treatment. This estimated $150-$170 million project will provide modifications to the RWCF to meet new State discharge requirements, extend the useful life of existing facilities, and implement components of the City’s Capital Improvement and Energy Management Plan (CIEMP).

The proposed RWCF modifications consist of the demolition of certain treatment process components and buildings, rehabilitation and repurposing of some existing components and buildings, and construction of new treatment process components and buildings.
Miner Avenue Complete Streets

The City is in the preliminary design stages of Phase 1 of the Miner Avenue Complete Streets project for the rehabilitation and beautification of Miner Avenue between Center and Sutter Streets.

**The project aims to improve pedestrian walkability and bicycling by implementing safety features along one of downtown’s main corridors.**

The improvements will consist of a reduction in the number of vehicle lanes from two lanes to one lane in each direction; the addition of Class II bicycle lanes, traffic signal modifications; replacement curb, gutter and sidewalks; installation of streetlights, trees, and pedestrian and bicycle amenities, and accessible street crossings with bulb-out round corners and bollards.
Arch-Sperry Road Extension (Completed)

The City completed the nearly $50 million Arch-Sperry Road Extension project in 2013.

The project aimed to alleviate congestion at major intersections in South Stockton where many industrial and manufacturing facilities are located and to provide a direct path between the major highways.

The Arch-Sperry Road Extension project relocated a segment of Sperry Road and extended Sperry Road with 4 lanes from Performance Dr. to French Camp Rd., which provides a through connection between I-5 and SR-99 in the vicinity of the Stockton Metropolitan Airport.
Delta Water Supply Project (Completed)

The City completed the Delta Water Supply Project in 2012.

The $217 million project was intended to reduce the amount of groundwater pumped each year, in order to improve the City’s water supply reliability and protect its groundwater resources.

The Delta Water Supply Project consisted of creating an innovative approach to providing more drinking water for Stockton’s future growth by drawing its water from a different source by building a new intake building in the Delta, laying down miles of underground pipes, and constructing a new water treatment plant.
Stockton Development Plans
General Plan Update

In 2018, the City adopted the new general plan, Envision Stockton 2040 General Plan. The land use map emphasizes:

• **Higher-intensity mixed uses** and **high-density residential** uses in the **Downtown**,  
• More areas dedicated to Open Space/Agriculture,  
• A **live/work/play** environment to further boost the Downtown’s vitality along the waterfront,  
• Shift **industrial** designations along major corridors to the outer parts of the city to promote more walkable, bikeable, and **connected commercial** and mixed-use **corridors**,  
• Expand the **Commercial** and **Administrative Professional** designations in **South Stockton** along S. Airport Way and near Weston Ranch to provide more opportunities for the development of grocery stores and medical clinics, which are needed in those areas.
Stockton Resources & Assistance
Financial Incentive Programs – For Development

**Stockton Economic Stimulus Program** – The Stockton Economic Stimulus Program (SESP) reduces or eliminates some Public Facilities Fees (PFF) for residential and commercial development for the following fees: City Office Space, Libraries, Fire Stations, Parks, Community Recreation Centers, Police Stations, and Street Improvements.

The city-wide residential component offers a reduction of PFF up to a total of $19,997 or 100%, whichever is less, for single family residential and $14,080 per unit for multi-family residential. This program is capped at 1,000 single family permits and 500 multi-family units city-wide.

The city-wide commercial and industrial PFF offers a 50% reduction.

The Greater Downtown Residential PFF offers a fee exemption for residential development in the area generally bound by Harding Way, Martin Luther King, Jr. Blvd., Pershing Avenue, and Wilson Way.

The Affordable Housing Development PFF offers a fee exemption for affordable housing development within Stockton city limits.
Financial Incentive Programs –
For Development

Non-Residential Fee Deferral – The City offers a fee deferral program for commercial and industrial buildings located within city limits for a 5-year or 10-year deferral program.

Short-term Non-residential Public Facilities Fee and Mitigation Fee Deferral Program – This program provide short-term relief from upfront development costs, specifically impact fees, until construction has been completed and the building is ready to occupy.

Downtown Infrastructure Infill Incentive Program – The Downtown Infill Program offers reimbursement for certain public infrastructure improvements for the development of market-rate residential, commercial, or mixed-use projects in downtown.

Downtown Financial Incentive Program – The Downtown Financial Incentive Program (DFIP) reduces or eliminates building permit and associated public facilities fees for rehabilitation projects for downtown buildings that have been vacant for six months or longer.
Financial Incentive Programs – For Businesses

**Small Business Micro Loan** – The City offers loans from $3,000 - $30,000 to businesses for operating capital, furniture, fixtures and equipment, rehabilitation, and manufacturing equipment.

**Commercial Façade Improvement Forgivable Loan Program** – The City offers a façade improvement forgivable loan to commercial property owners to enhance the exterior of commercial, nonresidential properties (including nonprofit groups).

**Storefront Beautification Micro Grant Program** – The City will grant up to $2,000 for storefront improvements to businesses located within designated commercial corridors.

**Commercial Emergency Grant** – The City will grant up to $7,500 to commercial businesses to fix code violations that endanger the health and safety of employees or the general public.

[Business Assistance Programs](#)
**Services and Assistance**


**Economic Review Committee** – The *Economic Review Committee (ERC)* is a free, voluntary service for project developers and business owners to meet with Permit Department representatives for project requirements and feedback on preliminary site plans.
Experience the Stockton Advantage.

Opportunity Zones Website
www.opzonesstockton.com
Advantage Stockton
www.advantagestockton.com

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