

# CENTRAL CALIFORNIA

*Center Yourself.*

## West Coast Transportation Hub



## 300 Miles of Opportunity

- **Qualified Opportunity Zones = Higher ROI**
- **Workforce Availability and Training Programs**
- **38 Million Square Feet of Spec Buildings**

### OPPORTUNITY ZONES

Qualified Opportunity Zones provide a new benefit created with new tax reform legislation and is one of the largest incentives to taxpayers that we have seen in a long time. They provide a way for industrial investors to place capital in an in-demand asset while maintaining value-added returns.

### QUALITY AVAILABLE WORKFORCE

Workforce has replaced sites as the #1 Location Advantage. With over 4.3 million people and over 7.6% unemployment rate, the Central Valley has the people to work and training programs for a skilled industrial workforce. California adds 10 million people to its population every 20 years and much of the current growth is occurring within Central California, creating a vast employment pool with a wide range of qualifications.

*In the middle of the world's 5th largest economy, the eight-county Central California region encompasses 62 cities with 25,000 square miles, and continues to be one of the fastest growing regions in California.*

### Population

4,328,685

### Labor Force

1,844,700

### Unemployment

7.6%

### Private Sector Jobs

1,027,900

### Manufacturing Jobs

110,900

### Gross Domestic Product

\$161,856,000,000

### Taxable Sales

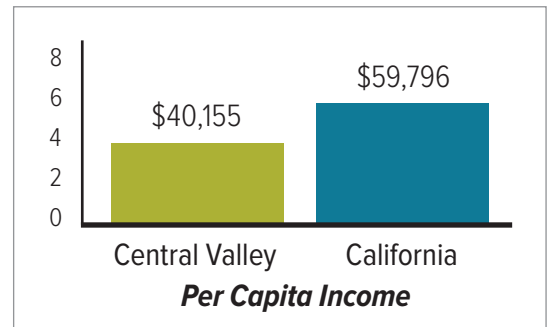
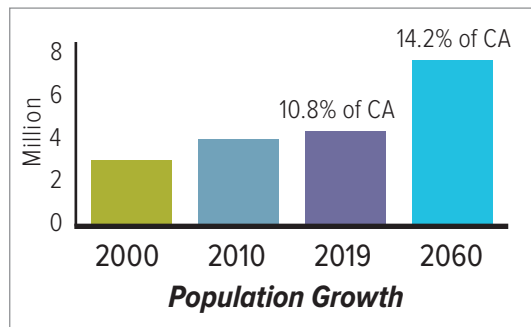
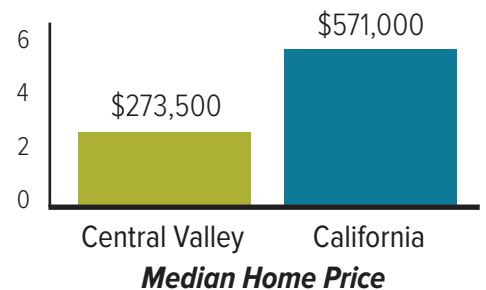
\$67,249,419,000

### Median Home Price

\$273,500

### KEY INDUSTRIES

- Ag Business/Food Processing
- Advanced Manufacturing
- Logistics and E-Commerce
- Health and Medical
- Energy & Natural Resources
- Business & Professional Services



Fresno • Kern • Kings • Madera • Merced • San Joaquin • Stanislaus • Tulare

Eight Counties, One Contact 888-998-2345



## STRATEGIC LOCATION

With its proximity to the state's two major urban centers and key transportation corridors, Central California's location provides direct access to the 40 million people in the California market. Major rail, freight, and international air facilities offer one-day turnarounds throughout the state and to parts of Nevada and Arizona.

## CENTRAL CALIFORNIA REAL ESTATE

County	Total Base (Sq. Ft.)	Total Vacancy (Sq. Ft.)	Vacancy Rate	Avg. Asking Rental	Low Rental
Fresno	83,699,081	3,253,588	3.9	0.55	0.36
Kern	40,624,681	1,393,427	3.4	0.54	0.33
Kings	6,975,722	954,000	13.4	0.16	0.12
Madera	7,230,554	26,216	0.4	0.57	0.57
Merced	19,721,958	571,936	2.9	0.47	0.16
San Joaquin	115,846,624	7,066,644	6.1	0.50	0.38
Stanislaus	33,965,107	2,506,777	7.4	0.36	0.30
Tulare	35,004,657	588,505	1.7	0.45	0.34

With an Industrial Base nearing 350 million sf and over 40 million square feet of Spec Buildings, Central California is the number one area for Industrial Growth! Land is still available for development of large build-to-suit or rail-served facilities. The region's lease rate savings even top those of the Inland Empire in the southern California desert by as much as 20 percent.

***Workforce, Incentives and Sites...  
the trifecta of site selection.  
We've got it all in the Central Valley.***

## GREAT COLLEGES AND UNIVERSITIES

Higher education abounds in Central California. There are 20 community colleges that offer students opportunities from vocational training to associate's degrees, and the opportunity to transfer to a four-year university. There are three CSU campuses, one UC campus, and numerous private colleges in the Central Valley where you can earn anything from a certificate to a doctoral degree.

## BUSINESS FRIENDLY ENVIRONMENT

Central California's pro-business commitment is demonstrated by dramatically shorter permitting processes and substantially lower development fees. Local and regional government agencies have developed fast track systems expediting the permit process; new facilities can be up and operating in less than six months. Permit fees cost a fraction of those in space strapped urban areas.



## WORKFORCE

30% cost-savings and customized training



## INCENTIVES

State, local, and PG&E



## REAL ESTATE

Abundant land, BTS, and rail-served



For more information and free site selection assistance, contact:

Jennifer Faughn

California Central Valley EDC

888-998-2345

jfaughn@centralcalifornia.org