Gateway to economic prosperity

Where will you find advanced manufacturing, an international transportation center, a place Tesla, Google and Amazon employees call home, a flourishing agribusiness and technology hub, a booming real estate market and a business-friendly destination for entrepreneurs and start-ups? You may be thinking San Francisco or the Silicon Valley, but think again. These industries and many others are thriving in San Joaquin County, fueling an innovation economy and placing the region in a distinct position to seize newfound economic prosperity.

San Joaquin is a place where families and businesses can grow, prosper, and realize their dreams. We’re dedicated to attracting and retaining the many companies and ventures that call it home.

We are committed to propelling San Joaquin to the forefront of major players in local economic development. San Joaquin County has recently been established by the State as one of 16 designated Innovation Hubs (iHub) in California. iHub San Joaquin is becoming a non-profit resource devoted to expediting the success of entrepreneurial and technology startups, which our region has aggressively initiated.

San Joaquin is a place where families and businesses can grow, prosper, and realize their dreams. We’re dedicated to enhancing the lives of its residents and ensuring success for the many companies and ventures that call it home.

Welcome to San Joaquin County. Let your success story thrive here.

Sincerely,

Monica Nino, County Administrator, San Joaquin County

San Joaquin is known for its resourcefulness and progressive economic development incentives and policies. Our primary goal is to attract expanding technology firms, suppliers and manufacturing companies, and showcase San Joaquin as a premier employer and housing destination offering: inventory, competitive prices, proximity to express public transit and space. In addition, our Silicon Valley office in Santa Clara County is strategically housed alongside TiE Silicon Valley, an organization dedicated to fostering entrepreneurship in the Bay Area and globally.

At least 70,000 individuals commute from San Joaquin to their jobs in the Silicon Valley and Bay Area.

Have you thought about how far your employees commute to work every day? You might be surprised. According to recent data, the number of individuals commuting from their home in San Joaquin County rose more than 85% since 1980. Today, at least 70,000 individuals commute from San Joaquin to their jobs in the Silicon Valley and Bay Area. In addition, approximately 1.2 million people ride the Altamont Commuter Express train each year from San Joaquin to the Bay Area. Believe me, with the right job opportunity and affordable housing, those traveling over the Altamont each day would be willing to trade just about anything to be closer to home and be a greater part of their community.

San Joaquin offers tremendous quality of life potential to its residents. The communities of Mountain House, Tracy, Lathrop, Manteca, Ripon, Escalon, Stockton and Lodi provide housing affordability at all levels along with numerous public amenities and state-of-the-art K-12 schools and higher education institutions. We also take great pride in our sophisticated transportation network comprised of an international deep water port, major interstate highways, air and rail services as well as our delta recreation and waterways, farm fresh food and most important, our highly skilled and diverse workforce.

San Joaquin: A prime location

As part of the greater Bay Area, with its proximity to Silicon Valley, the State Capitol, the Sierra Nevada, and Yosemite, along with its extensive transportation and shipping network, San Joaquin County is an ideal area to start or expand a business.

San Joaquin: A prime location

Dear Reader,
San Joaquin’s strategic location as a gateway to the Silicon Valley, the Bay Area, the Yosemite Basin and the State Capitol combined with affordable housing, multiple transportation options and prime space for business expansion, makes the region a magnet for growing businesses and people seeking a better quality of life.

Monica Nino, County Administrator, San Joaquin County
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iHub San Joaquin: One of the state’s premier resources for stimulating job creation, economic development, and the success of entrepreneurial and technology startups. iHub SJ focuses on healthcare, sustainable construction and agribusiness. Learn more about iHub San Joaquin at the first annual H2O Hackathon on March 27 and 28: www.ihubsj.org.

Elena Reyes
Sr. Deputy County Administrator
San Joaquin County
209.468.3399
ereyes@sjgov.org

Mike Ammann
President & CEO
San Joaquin Partnership
209.956.3380
mammann@sanjoaquinusa.org

Photos courtesy of: San Joaquin County, Visit Stockton, the San Joaquin County Office of Education and the communities of Escalon, Lathrop, Lodi, Manteca, Mountain House, Ripon, Stockton and Tracy.
ADVERTISING SUPPLEMENT | MARCH 6, 2015

CITY OF TRACY STRENGTHENS RELATIONSHIP WITH PROLOGIS AND PREPARES FOR GROWTH

THE CITY OF TRACY KNOWS THE VALUE OF partnerships for long term prosperity. It’s the core of Tracy’s commitment to nurturing a strong, growing business climate while preserving the high standards of living that residents enjoy here.

Once considered a quiet neighbor to Silicon Valley and the Bay Area, Tracy has emerged as a critical destination for business development. Location, land, skilled workforce, and business-friendly incentives are creating the perfect platform for success. Centered in a triangle formed by major interstates I-205, I-580 and I-5, Tracy offers direct access to commercial hubs statewide and throughout the nation. Developable land and build-to-suit space are available, and companies choosing to locate their business in Tracy will find financial incentives and seamless development and permitting processes.

“When the economy entered the 2007 recession, many cities, in anticipation of significant revenue losses, slowed or halted their infrastructure projects. In contrast, the City of Tracy recognized the downturn as an opportunity to position itself for an emerging economy. We have streamlined our processes and developed partnerships, which have aided in the swift execution of time-sensitive and shovel-ready projects.” – Mayor Michael Maciel, City of Tracy

A number of high profile companies have already discovered the advantages of doing business in Tracy. Amazon Fulfillment, which opened its 1-million-square-foot Tracy distribution center in 2013, was fully operational less than a year after obtaining building permits. The facility employs 1,500 full time associates. Pacific Medical, Inc., a distributor of durable medical equipment and orthotics, relocated its headquarters to Tracy from the Bay Area. “The City of Tracy was very helpful, not only in the building process and the permitting process, but the planning process of getting us established here in Tracy,” said John Petlansky, president of Pacific Medical.

One of the City’s greatest public/private partnerships is its nearly 20-year relationship with Prologis, Inc., a global leader in industrial real estate development. Prologis is the owner and developer of the new 1,700-acre Prologis International Park of Commerce in Tracy. The first building in the fully entitled, master-planned park will be completed in summer 2015 and will feature over 1-million square feet of space, 40-foot clear...
"...the City of Tracy recognized the downturn as an opportunity to position itself for an emerging economy. We have streamlined our processes and developed partnerships, which have aided in the swift execution of time-sensitive and shovel-ready projects."

– Mayor Michael Maciel, City of Tracy

To learn more about business development opportunities at International Park of Commerce and the City of Tracy, visit www.PrologisIPC.com and www.ThinkInsideTheTriangle.com.
Growing up in a real hometown.

Just over the Altamont Pass, Mountain House offers everything you could want - larger homes, a nice size yard and an amazing community. You’ll get to know your neighbors at events like the Kite Festival, the tennis club or one of the many neighborhood parks. Your kids will attend top-rated elementary schools right in the community and Mountain House High School is now open. All of this, available at a great value.

18 models + 5 homebuilders = More choices.

Enjoy a large selection of homes—one will be just right for you. Various models offer:
Separate suites with living rooms and full kitchens (perfect for young adults or visiting parents)
One- and two-story homes • Flexible loft spaces • Gourmet kitchens • Large open great rooms

See how we live.

#MountainHouseCA MountainHouseLiving.com

Tight-knit community.

Timeless, well-crafted homes.
Opportunity in Manteca stretches wide in every direction. With affordable land for development, build-to-suit space, a skilled workforce, and easy access to I-5 and Highway 99, San Joaquin County’s third largest city is a cost-effective answer to doing business in Silicon Valley. It’s also a community where residents thrive. Manteca, known as the “Family City,” offers quality affordable housing, a welcoming environment, and amenities such as Bass Pro Shops, major retail centers, Big League Dreams Sports Park, and a 50-acre public community park.

For companies looking to grow or relocate, Manteca is a proven value. Strategic land use policies support economic development with large-scale opportunity sites that are compatible to a range of uses including commercial, industrial, retail, professional, and residential. Some of the latest projects presenting opportunities for business development in Manteca include the 168-acre CenterPoint Intermodal Center, expanded Union Pacific Railroad Intermodal Terminal, 72-acre Pacific Business Park, and the 1,036-acre Austin Road Business Park.

Learn more about growing your business and employee base in Manteca. Visit www.mantecagov.com/biz.
Housing market offers tremendous opportunities

Sticker shock is a familiar reaction to home prices in the Bay Area and Silicon Valley. The reaction is even stronger, though for different reasons, in neighboring San Joaquin County. Here, buyers and renters are finding quality affordable homes, from entry level to executive class, in highly desirable locations.

San Joaquin appeals to a range of budgets and lifestyles. From urban and upscale living to serene settings, to family-centric neighborhoods and master-planned communities, house hunters have options for a fraction of the cost of neighboring markets. In addition to established neighborhoods, new developments are adding to San Joaquin’s already impressive selection of quality housing.

Custom lots meet executive housing needs in Ripon and in Stockton’s prestigious Brookside, Spanos Park West, and Morada estate communities.

If the wine country sounds appealing, look no further than Lodi. FCB Homes’ new Rose Gate development in Lodi includes spacious, affordably priced single-family homes surrounded by vineyards and almond orchards. “The lifestyle component is a big draw. It’s not just about affordability. San Joaquin meets lifestyle needs,” said Tom Doucette, co-founder of FCB Homes. FCB also expects to break ground this year on a development of single-family homes in Manteca.

In Tracy, several new developments are underway offering everything from apartments to single family neighborhoods. The Surland Companies’ Ellis community offers 2,250 residences and the Tracy Hills master-planned community includes 5,500 homes, parks, business centers, and retail on terraced hillsides overlooking the valley.

San Joaquin’s housing market provides exceptional choice, affordability, and quality that allow residents to successfully work, play, raise a family and enjoy a great way of life.

Transportation hub keeps economy moving

HIGHWAY NETWORK
San Joaquin County’s highway system supports product distribution regionally and nationwide. Highway 99 and Interstate 5 are the main arteries connecting commerce to millions of consumers across the state and country. Interstates 580 and 205 provide direct access to Silicon Valley and the Bay Area.

STOCKTON METROPOLITAN AIRPORT
Situated between I-5 and Highway 99, Stockton Metropolitan Airport (SCK) is an economic logistics hub for cargo transport and a low-cost alternative for commercial and private passenger aircraft. Allegiant Air currently offers passenger service from SCK to Las Vegas and Phoenix.

A $27 million Capital Improvement Program was recently approved to meet increasing service demands, achieve international air travel service, and expand passenger and air cargo capability to hub airports throughout the country.

PORT OF STOCKTON
Located on the Stockton Deep Water Ship Channel, the Port of Stockton spans 4,000 acres and features over 7.5-million square feet of warehousing, two transcontinental railroads, berthing for 17 vessels, and direct access to I-5. Ships up to 900 feet long can navigate the channel. See page 15 for more on the Port of Stockton.

RAIL
Rail is critically tied to the region’s full-service transportation network. Burlington Northern Santa Fe and Union Pacific operate extensive intermodal rail facilities for distribution of goods.

COMMUTING
Many San Joaquin area residents who work in Silicon Valley or the Bay Area leave the driving to Altamont Commuter Express (ACE) and Bay Area Rapid Transit (BART). ACE services the East Bay and downtown San Jose. BART provides continuous service throughout the greater Bay Area and San Francisco.

LOCATION
Location and services position San Joaquin County as a premier transportation center. Here, major interstate highways, air service, a deep water port, and rail connect California to the global economy. See the map on page 2 for details.

We know developers strive to create a place where people can live, work, and play. At River Islands, we also want them to learn, explore, and belong.”

— Susan Dell’Osso
Project Director, River Islands
High marks for academic success

San Joaquin County offers learning opportunities across the academic spectrum. From transitional kindergarten to college-prep high schools to higher education and workforce development, area schools and training centers are preparing students for 21st century careers.

**K-12**

San Joaquin County’s 14 school districts are home to several award-winning schools and model programs. At Tracy Unified School District, one of the highest performing districts in the county, outstanding educational opportunities for elementary and high school students include magnet programs and specialized academies including the Space and Engineering, Agricultural-Scientific, International Baccalaureate, and Advanced Placement academies. Stockton Unified School District offers exemplary magnet and career pathway programs at the elementary and high school levels. The district’s K–12 International Baccalaureate program is nationally recognized for its globally focused curriculum. Small K–12 class sizes, a rigorous academic program, and parent and community involvement are intrinsically linked to Ripon Unified School District’s overall Academic Performance Index (API) score of over 800. Mountain House features four elementary schools and a high school all earning exceptional API scores. San Joaquin’s charter schools, including River Islands Technology Academy, Venture Academy Family of Schools, Tracy Learning Center, and Stockton Early College Academy, are also noted for academic performance and positive learning environments.

**HIGHER EDUCATION**

Students pursuing specialized training and higher education will find myriad resources in San Joaquin County. University of the Pacific (UOP) in Stockton is a private university highly recognized for its competitive degree programs in engineering, computer science, and health sciences. California State University, Stanislaus offers degree and credential programs at its Stockton and Tracy locations. San Joaquin Delta College offers technical certificates and associate degrees at campus locations in Stockton, Manteca and Mountain House. Notre Dame de Namur, a private university, plans to open a Tracy location in fall 2015 for a business administration degree and a MBA program. ITT Technical Institute and University of Phoenix have campuses in Lathrop.

**WORKFORCE DEVELOPMENT**

San Joaquin County has invested widely in its robust public/private job training programs. Recruitment, screening, assessment, and training assistance and funds are available through several agencies and programs to meet the diverse needs of employers.
Businesses choose San Joaquin County for long-term gain

New and established companies are finding opportunities for success in San Joaquin County. Top executives from a cross-section of industries share their perspective on why San Joaquin works. Comments edited for length and clarity.

David Kalman
Co-founder
Tapgift Network Inc.

Emerging tech company Tapgift is a mobile commerce platform that delivers promotional offers and allows users to buy and redeem merchandise via smartphone at participating venues. Current Tapgift partners include Stockton Thunder, Stockton Ports, and San Jose State University athletics.

How is Stockton or San Joaquin County helping tech entrepreneurs succeed?

Stockton and the San Joaquin Partnership seem to have an open door policy. Everyone we meet is focused on expanding the local economy and remains open to creative ideas. We’ve embarked on a project with the Downtown Stockton Alliance to support the local economy through mobile commerce powered by our Tapgift platform.

What advantages does the region offer to tech entrepreneurs?

There’s great talent in the region and also great opportunity. The Stockton/San Joaquin region seems vastly under-appreciated.

Describe the distance between Silicon Valley and San Joaquin County in terms of opportunity for growth.

There’s no reason that San Joaquin County cannot be considered a part of the Silicon Valley phenomenon. When you zoom out on the map, San Joaquin County and Silicon Valley are hair-breadths apart.

Mark Schell
Vice President of Manufacturing
Diamond Pet Foods

Diamond Pet Foods, headquartered in Missouri, is a leading manufacturer of premium pet foods. The company employs approximately 200 people at its manufacturing plants in Lathrop and Ripon. The Ripon facility opened in 2012.

What is the greatest competitive advantage to operating in San Joaquin County?

The large number of food processing companies in the area provides an employee base with a high level of skills and experience that meet our needs.

What other regions did Diamond Pet Foods consider for its manufacturing plant in Ripon?

We considered locations in Nevada, Arizona, and California.

What factors steered the decision to operate in Ripon?

There are two main reasons. The first is that the location that was available offered the most flexibility for our operations. Second, we knew the work force in the area was excellent from our experience with our Lathrop plant.

Sarah W. Bird
Chief Commercial Operator
Ecologic Brands Inc.

Ecologic Brands designs and manufactures sustainable packaging materials, including the country’s first recycled cardboard bottle. Ecologic is headquartered in Oakland and operates a manufacturing plant in Manteca.

How did locating in San Joaquin County fit Ecologic’s business model and plans for growth?

We sought a location that offered an affordable foundation for us to grow and where we could fuel economic growth via creating new jobs. Manteca was a perfect location for Ecologic to do both.

Why was Manteca a viable choice for Ecologic’s first production facility?

The existing infrastructure of the building allowed us to get production up and running quickly. Proximity to major freight corridors, Highway 99 and Interstate 5, as well as the ports of Stockton, Oakland and LA, help make our plant accessible to customers all over the world.

How do you see San Joaquin County as a partner in helping companies succeed?

The San Joaquin Partnership assisted Ecologic in site location, incentive analysis and permit assistance. The support we received during site selection was unprecedented.
Greater Silicon Valley: The San Joaquin County Extension

San Joaquin Partnership helps companies grow

The San Joaquin Partnership is a private, non-profit economic development corporation designed to assist business and industry with locating or expanding within San Joaquin County. Among the partnership’s confidential no-cost services are: site and building database of all available properties with assistance in touring selected facilities, labor market analysis and recruitment of employees, location incentives, development fee and utility cost analyses, government entitlement and permitting assistance. Services are comprehensive from initial project/site inquiries to project completion, without obligation.

The partnership works closely with San Joaquin County and its seven incorporated cities from its headquarters at 2800 W. March Lane, Stockton, CA 95219, 209-956-3380. In addition, San Joaquin County and the partnership jointly operate the greater Silicon Valley office at TiE Silicon Valley located at 415 Oakmead Parkway, Sunnyvale, CA 94085, 209-774-6664. Call 800-570-JOBS (5627) or visit www.sanjoaquinusa.org or greater silicon valley.com to learn more about your next growth opportunity in San Joaquin County, the heart of greater Silicon Valley.

John Petlansky
President & CEO
Pacific Medical Inc.

Pacific Medical Inc. is a distributor of specialized medical equipment for orthopaedic rehabilitation, arthroscopic surgery, and sports medicine. The company relocated its headquarters to Tracy from the East Bay in 2007.

Why was Tracy an attractive location for Pacific Medical to relocate?
Moving to Tracy gave the company the ability to expand. We could purchase acres and build a few buildings. And, a large number of our workforce and team were driving over the hill [Altamont Pass] to our office.

How did employees react to the news of moving to Tracy?
There were cheers like you were at the Super Bowl.

How has the Tracy location allowed Pacific Medical to expand services?
We have an auditorium with seating for 230 people and a lab with 12 operating rooms for work on cadavers. Medical residents from Stanford, UC Davis, UCSF and other teaching hospitals do a rotation here as part of their curriculum. The Livermore facility had six operating stations and about 45 seats in the auditorium. We wouldn’t have these opportunities without moving here. It has worked out great for us.

Melissa Cohoon-Neece
Director of Marketing
Cranbrook Group Inc.

Cranbrook Group Inc. owns and operates commercial real estate throughout the East Bay and Central Valley, including Manteca Commerce Park in San Joaquin County. The company’s portfolio comprises more than 2.4 million square feet of office, industrial, and flex properties.

How might market trends in the Bay Area and Silicon Valley impact demand for commercial real estate in San Joaquin County in the next 18 to 24 months?
Since housing availability and affordability in the Bay Area have hit critical levels, it is becoming increasingly difficult for employees to be able to live within a reasonable distance from their jobs. Companies may benefit from providing Central Valley divisions or satellite offices. The talent pool is already here.

What market sectors do you anticipate showing the most growth in San Joaquin County in the next 18 to 24 months?
The industrial market will continue to strengthen with the office market showing renewed life as companies choose to leave the higher-rent addresses of Silicon Valley and the Bay Area.

What makes San Joaquin County a viable place for companies to establish a presence?
Aggressive rental rates, improving transportation and technology infrastructure, lower cost of living for employees and central proximity to many Northern California destinations.

Amazon recently built and opened its 1-million-s.f. fulfillment center in Tracy. The company employs a reported 1,500 full-time workers at the Tracy site.

“There are a lot of contributing factors that go into our thought process as we decide where to place a new fulfillment center. Most importantly, we want to make sure a fulfillment center is placed as close to the customer as possible to ensure we can offer great Prime service and fast shipping speeds to customers. We also look at the workforce and we’ve found great talent in abundance in San Joaquin County.”

— Ashley Robinson, Spokesperson, Amazon

X

SAN JOAQUIN PARTNERSHIP
Unwilling to compromise? Welcome to Lodi.

Wine may be the vanguard of Lodi’s reputation, but there is much more to this city of 64,000 residents. Lodi is a well-planned, 13-square-mile community that offers an ideal environment in which to work and live. With competitively priced housing, business development opportunities, close proximity to Sacramento, San Jose, San Francisco, and world-class attractions including Yosemite and Lake Tahoe, it’s easy to see why so many visitors become Lodi residents.

The city is compact and efficiently designed. Newer developments, such as FCB Homes’ master-planned Rose Gate project currently under construction, feature easy access to nearby parks and schools and a wide range of floor plans with contemporary designs and amenities. Classic, vintage homes are located within walking distance from downtown Lodi, a thriving district lined with impressive historic buildings and a variety of shopping, dining and entertainment experiences. Downtown visitors will also find free electric vehicle charging stations located near all the action.

The active lifestyle is key to Lodi’s quality living commitment. Enhanced by mild climate, Lodi offers year-round activities, dozens of parks and recreation facilities, water sports at Lodi Lake Park and the Delta, and family-friendly events. Lodi’s signature events include Zinfest, the Sandhill Crane Festival, and Downtown Wine Stroll. This year, Lodi will host the finish line of the 2nd stage of the premier Amgen Tour of California professional cycling race on May 11.

Lodi’s business development opportunities present a compelling case for locating your company here, too. Our community leaders are committed to cultivating and sustaining a positive business environment through proactive and supportive staff and economic and business diversity. Lodi businesses also enjoy competitive electric rates from our city-owned and operated electric utility, and incentives are available for new businesses or those that add employees. Lodi’s qualified workforce brings a wealth of skilled labor and professional experience to local employers. Area educational institutions, including University of California, Davis; University of the Pacific; and California State University, Sacramento further develop the region’s employee base through specialized job training and advanced education.

Learn more about Lodi at www.lodi.gov.

within your reach

Lodi has the power you need to reach a global market.

Since 1910 Lodi businesses and residents have been powered by our reliable electric utility.

To complement already competitive pricing, Lodi Electric Utility now offers a portfolio of energy efficiency incentives that reward environmental responsibility.

Expand your company in Lodi and reduce its footprint for the world.

Visit “For Business” at LodiElectric.com
With over 85 wineries and 50 tasting rooms, Lodi is a premier Wine Country destination.

Known as the Zinfandel Capital of the World, Lodi produces over 60 varieties including cabernet, merlot, chardonnay, albarino, tempranillo and other Mediterranean and Rhone favorites. Visitors can spend the afternoon tasting wine at Lodi’s many family owned and operated wineries. One of the things that makes Lodi so special is that visitors are often greeted at the winery by the owner, winemaker, or grape grower. It is that personal touch that keeps visitors returning time and again.

The Downtown Visitor Center is the perfect place to start your Lodi adventure. Friendly staff can help you plan your getaway or assist with picking out that favorite memento. The Visitor Center carries a variety of Lodi sporting wear and gift items for those looking to take a bit of Lodi home with them.

In addition to wine tasting, visitors enjoy year-round outdoor recreation including hiking, kayaking, fishing, and bird watching on Lodi Lake and the nearby Mokelumne River. Golf enthusiasts can play at one of several challenging courses and for the lover of the arts, there is a state-of-the-art performing arts theater and several art galleries. Family-friendly attractions include the San Joaquin County Historical Museum, World of Wonders Science Museum and Micke Grove Zoo.

Lodi’s historic downtown welcomes visitors with brick-cobbled streets lined with boutique and antique shops. Restaurants and wineries abound. And when it is time to retire, a variety of franchise favorites and a luxury resort round out this full-bodied experience. For a free visitor guide, go to visitlodi.com or call 800.798.1810 today. ♦
Innovation revives downtown Stockton’s identity

A revival of great proportion is making its mark in downtown Stockton. With strong infrastructure in place, an ambitious and skilled workforce, and attractive incentive programs for business development and urban renewal, innovators and entrepreneurs are setting their sights on downtown Stockton as an opportune place to grow and prosper.

“Our Economic Development Strategic Plan contains a number of initiatives aimed at fostering business development and entrepreneurship in the downtown. This reinforces the city’s commitment to supporting downtown development,” said Janice Miller, deputy director of economic development. “We have a downtown unlike any other in the region. It’s a true urban environment where we envision residents living, working and enjoying the array of amenities that the city has invested in, from the ballpark and arena to the marina and waterfront.”

Two of the city’s initiatives to encourage business owners to locate their company here are the Downtown Financial Incentive Program (DFIP) and the Facade Improvement Forgivable Loan Program. The DFIP offers reduced or no building permit fees and associated public facilities fees to rehabilitate or reuse existing buildings that have been vacant for at least six months. Site boundaries are within the Downtown Stockton Improvement District. To renew downtown’s architectural treasures, the Facade Improvement Forgivable Loan Program provides beautification funding for exterior cosmetic improvements such as painting, awnings, and new doors and windows for commercial properties. Property owners are eligible for loans up to $20,000 per 50 linear feet of building frontage. Loans are forgiven after five years if the property is kept free from graffiti and blight.

The Facade Improvement Program is helping Ten Space, a downtown Stockton infill development company, freshen up a landmark building. “The program alleviates some of the financial burden and takes away some of the risk,” said David Garcia, director of community development at Ten Space. “Curb appeal is huge and facade improvements help to bring in tenants.”

Another business development incentive is the city’s two-pronged Small Business Micro Loan Program. The program assists small business owners with funding of up to $30,000 and serves as a driver for local job creation. Loan recipients must create or retain at least one part-time or full-time equivalent job in Stockton.

In addition to city-backed financial assistance, downtown Stockton is providing rich opportunities for entrepreneurs and innovators to thrive in a business-oriented environment that supports the needs of start-ups. The Downtown Stockton Business & Technology Incubator (BTI) is a collaborative venture that was established in 2014 to nurture emerging businesses. BTI selects up to 10 technology-based businesses for a free 12-month membership that includes downtown work space at Huddle Cowork, use of office equipment, access to capital, business and marketing workshops, and legal consultations with attorneys who specialize in business and corporate law.

At Cafe Coop, another coworking space in downtown, businesses from tech start-ups to nonprofits are establishing roots in the city’s urban center. “Cafe Coop is driving regional growth in entrepreneurship and innovation-based economic development,” said Co-founder and Executive Director Espe Vielma. Like Huddle, Cafe Coop offers shared and private workspace, use of office equipment, networking opportunities, and professional development events.

With strong public/private support that encourages investment and development opportunities, downtown Stockton is providing the foundation for business success and urban renewal. 

---

**The Stockton Advantage**

The City of Stockton and Downtown Stockton Alliance are committed to creating employment opportunities by attracting new business to Stockton, maintaining a healthy and safe business environment for existing businesses and assisting entrepreneurs in developing a successful small business.

**Downtown Financial Incentive Program**

A program that reduces or eliminates the cost of building permits and associated public fees for downtown buildings which have been vacant for six months or longer.

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www.stocktongov.com | economic.development@stocktongov.com | 209.937.8539
The Port of Stockton
DELIVERING OPPORTUNITIES FOR GROWTH

The Port of Stockton has been linking San Joaquin County to the global economy for over 80 years. Located on the Stockton Deepwater Ship Channel of the Sacramento/San Joaquin Delta, the Port of Stockton is the largest inland port in California. The port spans 4,000 acres and features more than 7.5 million square feet of warehousing, two loop railroads for accommodating unit trains, and berthing for 17 vessels. It’s also a major transportation hub with direct access to Interstate 5 and the Union Pacific and Burlington Northern Santa Fe transcontinental railroads. With expansive infrastructure, available land and other resources, the port presents exceptional opportunities for business growth.

In addition to significant warehousing and distribution operations, the port is especially attractive to industrial development projects. Union Pacific is currently constructing an $18 million rail welding facility for manufacturing ¼-mile continuous lengths of steel rail ribbon from 480-foot rails shipped to the port from Japan. Welded lengths can then be shipped by rail direct from the port.

All port services are directed through one administrative complex. Among many other client services, the port stevedores cargo, supervises cargo activity, and provides shipping documentation, property management, traffic control, and police protection. Visit www.portofstockton.com to learn more about facilities and services available at the Port of Stockton.

Chair Victor Mow, Vice Chair Gary Christopherson, Commissioners Sylvester Aguilar, R. Jay Allen, Elizabeth Blanchard, Michael Patrick Duffy, Stephen Griffen and Port Director Richard Aschieris.
At River Islands, we’re planning a new business park that’s perfectly positioned to be the next great tech hot spot. It’s part of the largest mixed-use master-planned community in Northern California, just across the Altamont Pass.

CONSIDER THIS:

- 350-acre technology campus, designed for build-to-suit opportunities
- River Islands Business Fund has $55 million for capital construction and start-up operations
- EIR is approved; approvals process is streamlined
- High-speed fiber, redundant power and renewable energy
- Adjacent to new home neighborhoods of all sizes and prices
- Miles of trails and pathways
- Hundreds of acres of lakes for water recreation
- Access to hundreds of miles of navigable Delta waterways
- Retail services in the planning

River Islands is located in Lathrop, at the junction of Highways 205, 120 and 5. The Altamont Commuter Express (ACE) train station in Lathrop connects River Islands to the Silicon Valley and to BART.

This ad is provided for general information only. Development is in the preliminary stages. Timing of construction and completion, plans, specifications, amenities and features are effective only as to currently anticipated plans for development and are subject to change and modification.