

WELCOME TO
RIVERSIDE,
CALIFORNIA
CITY OF ARTS & INNOVATION



CITY OF
Riverside
ECONOMIC DEVELOPMENT



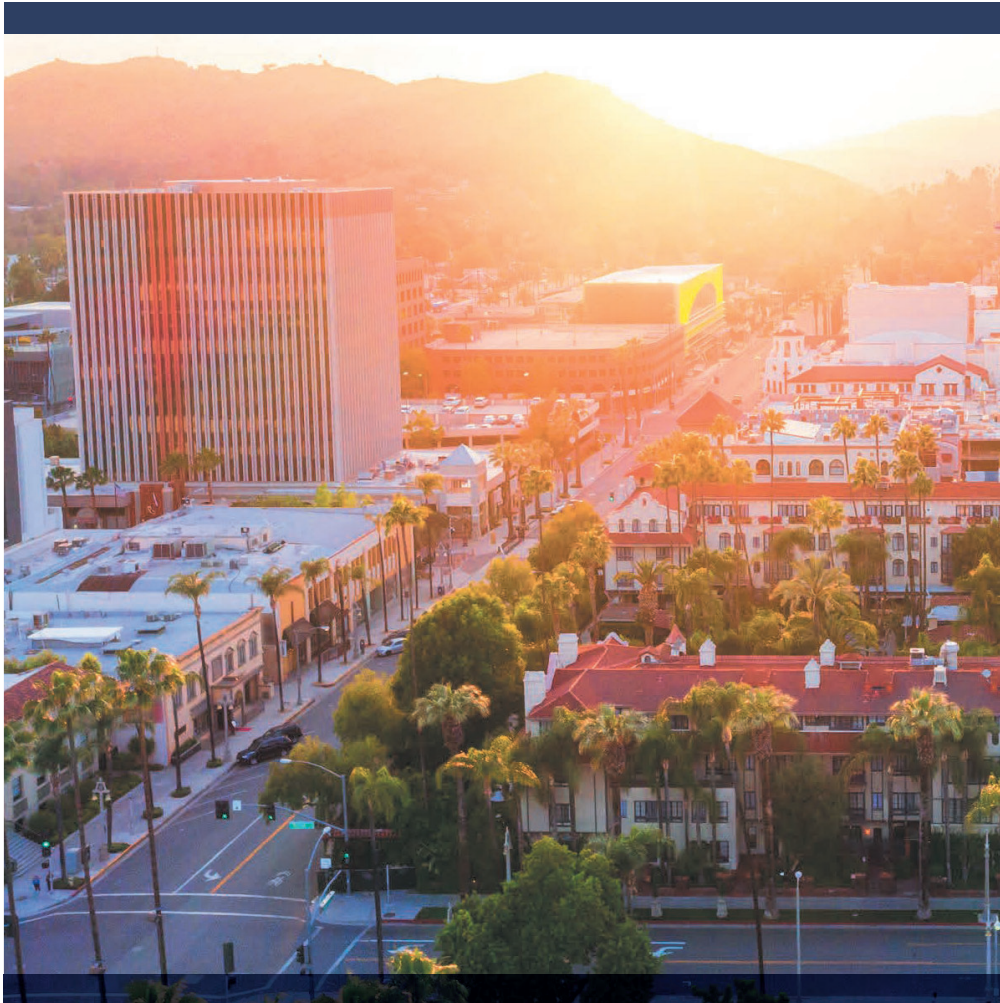


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A MESSAGE FROM
**MAYOR PATRICIA
LOCK DAWSON**

Welcome to Riverside, California

Located in the heart of California's fastest-growing region, Riverside offers a unique blend of **affordability, innovation, and quality of life**. With **top-tier universities, five hospitals, and diverse housing options**, the City is built for both residents and businesses to thrive.

Riverside is powering a sustainable future as home to the headquarters of the **California Air Resources Board**, and produces **over 80,000 students** across leading institutions such as **California Baptist University, California State University – San Bernardino, La Sierra University, Riverside Community College District, and UC Riverside**, providing a steady pipeline of skilled talent in **business, science, and technology**. Our **award-winning K-12 schools**, including **Riverside STEM Academy**, make education a cornerstone of our community.

Riverside controls our own energy future and is investing **over \$700 million to modernize our electric grid**, while maintaining the **lowest water and power rates in the state** to power your business—ideal for energy and water-intensive industries. With convenient access to **five major highways, five international airports, and three ports**, Riverside is well-connected to global markets.

Key industries like **advanced manufacturing, aerospace & defense, arts & tourism, biotech & medical, and green technology** are rapidly growing here. Global companies such as **GreenPower Motor Company, Hyundai Rotem, Ohmio and Voltu** have already made Riverside home.

With a **streamlined permitting process, business-friendly services**, and wonderful **quality of life**, Riverside is the perfect place to **invest, grow, and innovate**.

We look forward to welcoming you.

A handwritten signature in blue ink that reads "Patricia Lock Dawson". The signature is fluid and cursive.



RIVERSIDE RIPE FOR INNOVATION

Riverside's economic ascent began in 1873 with the arrival of two Brazilian navel orange trees sent to local resident Eliza Tibbets. Thriving in the region's climate, these trees sparked a citrus boom that made Riverside the heart of California's navel orange industry. By 1895, with innovations like refrigerated railcars and advanced irrigation, Riverside had become the wealthiest U.S. city per capita.

That legacy is preserved at the **California Citrus State Historic Park**—a 250-acre living museum honoring the City's role in transforming American agriculture. The City is also home to an **iconic and historically significant greenbelt**, comprising 4,600 acres of land.



Today, Riverside continues to build on a foundation of agricultural excellence, evolving **from green belt to green tech**, never losing sight of our agrarian roots. Home to the U.S. plant patent of the Tango Mandarin Orange, Riverside is positioning itself as a **global leader in green and agricultural technologies**, leveraging its **climate, infrastructure, and proximity to top-tier research institutions such as UC Riverside**. As the birthplace of a global agricultural movement, Riverside remains a strategic destination for **innovation, investment, and sustainable growth**.

DEMOGRAPHICS

319,190 Riverside
Population (2024)



10 Year
Income Growth



Growing Region in
Fastest
California

33.6
Median Age

#1
Destination
for Millennials
According to
Time Magazine

RIVERSIDE'S LEADING EMPLOYERS



QUALITY OF LIFE

The City of Riverside's park system includes almost 3,000 acres of park land, consisting of 49 developed parks, 6 natural or wilderness parks, and 7 undeveloped future park sites. The City has over 63 trails covering 392 miles to enjoy year-round.

Popular Destinations

- Fairmount Park
- Mt. Rubidoux
- Santa Ana River Trail
- Hunter Hobby Park
- Sycamore Canyon Wilderness Park



280+ Sunny Days per Year



Mediterranean Climate



7 Golf Courses



144 Miles of Bike Lanes

UC Riverside Botanic Gardens

The UC Riverside Botanic Gardens is a 40-acre living museum featuring over 3,500 plant species from around the world, with an emphasis on Mediterranean and arid climate flora. Located on the UC Riverside campus, the Gardens serve as a valuable resource for **teaching, research, and public enjoyment**. Its varied elevation and subtropical climate create unique microclimates that support diverse plantings and abundant wildlife

ACCESS TO WORKFORCE HOUSING

Zillow, 2025



BUILDING THE FUTURE



PREPARING TALENT, POWERING PROGRESS



- BS in Biomedical Engineering
- Aerospace Engineering Minor



- BS in Sustainability Studies Program
- BS in Biological and Biomedical Sciences
- BS in Business and Marketing



- AS in Biological and Physical Sciences
- Health-Related Sciences Pathway
- Automotive Hybrid & Electric Vehicle Program



- Materials Science & Engineering (BS, MS, PhD) – nanotechnology, electronics, biomedical, aerospace, green energy & environmental applications

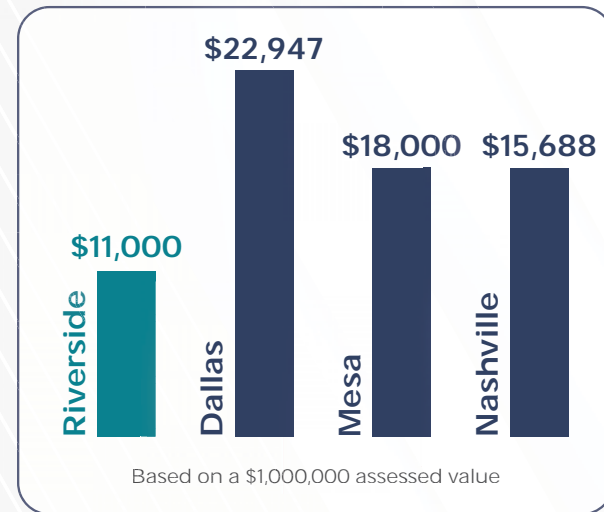


- BS in Computer Engineering, Computer Science, Bioinformatics
- BS in Information Systems and Technology
- BA in Environmental Studies
- College of Natural Sciences



- Heavy/Medium Duty Clean Vehicle Technology Certificate of Achievement

COMMERCIAL PROPERTY TAX SAVINGS

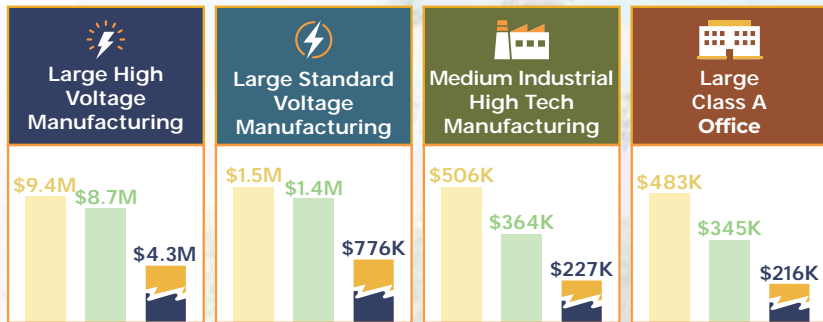


CA PROPOSITION 13

Caps property tax to 1% of the property's assessed value at the time of purchase.

LOW ELECTRIC AND WATER RATES

RIVERSIDE PUBLIC UTILITIES ANNUAL AVERAGE COMMERCIAL RATE COMPARISON

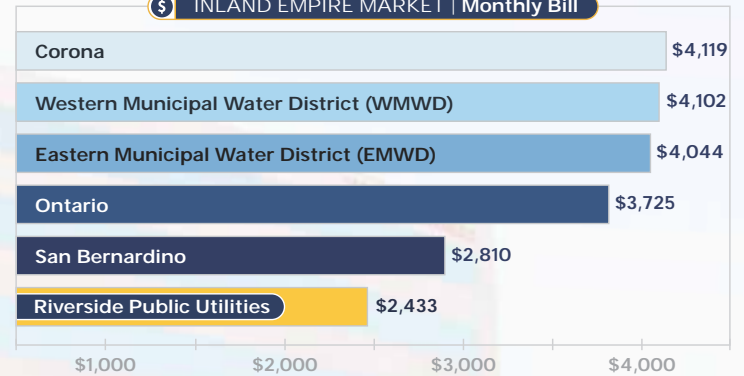


 **Riverside Public Utilities** |  **Southern California Edison** |  **San Diego Gas & Electric**

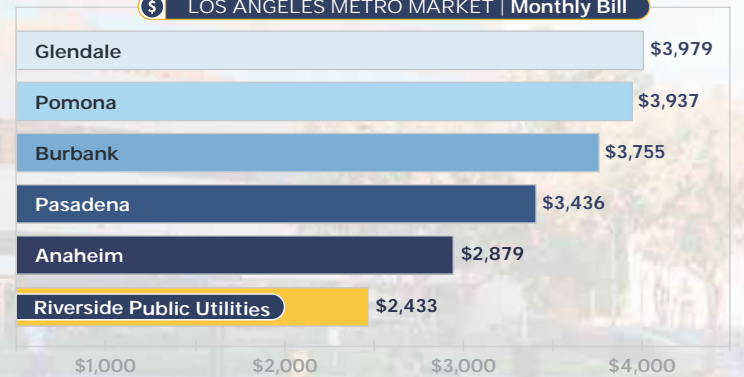
The comparisons use 2024 published rates to analyze electric bills for representative commercial customers of varying sizes and industries across Riverside Public Utilities, Southern California Edison, and San Diego Gas and Electric. These analyses include the Public Benefits Charge, but do not include Utility User Tax or State Energy Tax.

WATER RATE COMPARISON

INLAND EMPIRE MARKET | Monthly Bill



LOS ANGELES METRO MARKET | Monthly Bill



Comparisons based on a 6-inch meter and 750 CCF monthly average consumption.

ACCESS TO MARKETS



7 AIRPORTS

- Riverside Airport
- Flabob Airport
- Ontario International Airport
- Palm Springs International Airport
- John Wayne International Airport
- Los Angeles International Airport
- San Bernardino International Airport



5 HIGHWAYS

- Interstate 10
- Interstate 15
- Interstate 215
- State Route 60
- State Route 91



3 PORTS

- Port of Los Angeles
- Port of Long Beach
- Port of San Diego



Santa Monica

The entirety of the City of Riverside is located within Foreign Trade Zone #244. Riverside County is the administrator of FTZ #244. For more information, please scan the QR Code.



Redondo Beach

Anaheim

Long Beach

Santa Ana

Huntington Beach

FOREIGN TRADE ZONE FTZ #244

FOREIGN TRADE ZONE

Riverside

FTZ #244

Corona

Perris

Banning

Hemet

Menifee

Lake Forest

Murrieta

San Clemente

ECOSYSTEM OF EXCELLENCE

THRIVING CLUSTERS



AEROSPACE
 & DEFENSE



ARTS &
 TOURISM



GENERAL
 TECHNOLOGY



GREEN
 TECHNOLOGY



MEDICAL &
 BIOTECHNOLOGY

RIVERSIDE AIRPORT

KEY HIGHLIGHTS



The busiest municipal
 airport with a contracted
 FAA tower



451-acre campus



2 runways, 1 helipad



170 hangers



Competitive leasing rates



7 on-site flight schools

FLIGHT ACADEMIES

- CBU Flight School
- NextGen Flight Academy
- Riverside Flight Academy
- ATP Flight School
- California Flight Services
- AvTech Exams
- Embry-Riddle
 Aeronautical University

CALIFORNIA AIR RESOURCES BOARD



Riverside is the Southern California headquarters



450+ employees



State agency responsible for protecting public health, welfare, and ecological resources by reducing air pollution



Sets air quality standards, identifies pollutants, verifies automakers' compliance, and researches the causes and effects of air pollution



Largest vehicle emissions testing facility in the world

UC RIVERSIDE

Spanning over 1,200 acres and home to more than 26,000 students and 1,100 faculty members, UC Riverside is a vibrant and dynamic institution where individuals push boundaries and pave the way for innovation, both on campus and beyond. The university is home to the **Center for Environmental Research and Technology (CE-CERT)** and the **SoCal Oasis Park**, and is strategically located near the California Air Resources Board. This proximity enhances UC Riverside's position as a leading hub for green innovation, sustainability, and the development of talent in the environmental and clean-tech sectors.

Key Highlights

- **Top 1% Worldwide:** UC Riverside ranks among the top 1.3% of universities globally. — Center for World University Rankings
- **Top 6 Public University:** Ranked by Princeton Review among the Best Schools for Public Impact No. 1 in the U.S. for Social Mobility: Recognized by U.S. News & World Report
- **Recognized as a 5-Star University:** UC Riverside is one of only 54 recognized as a 5-star public university, ranking among the top 7% of the nation's best colleges. — Money Magazine
- **Top 4% in Plant and Animal Science:** U.S. News Best Global Universities Subject Rankings
- **No. 9 for Sustainability:** Princeton Review
- **No. 22 for Innovation:** U.S. News & World Report
- Faculty: 2 Nobel Prize Winners

UC RIVERSIDE SCHOOL OF MEDICINE & MEDICAL CENTER AND TEACHING HOSPITAL

As home to a growing **School of Medicine**, UCR is advancing its commitment to healthcare and education by developing a new **medical center and teaching hospital**. Leveraging UCR Health's network to support School of Medicine students, this new facility will feature teaching spaces and clinical services. The project will begin with a **20-acre site near State Route 60** and will include an **outpatient center, 280-bed hospital, parking, and multi-story medical office buildings**.

Programs

- Doctor of Medicine
- MS/PHD in Biomedical Sciences
- Master of Public Health
- 364 Medical students
- 69 Biomedical sciences grad students
- 127 residents and fellows

UC RIVERSIDE LIFE SCIENCES INCUBATOR



Equipped for innovation



Designed to support startup companies in life sciences, agriculture, biotechnology, and medical technologies



3,000 square feet of incubation space



State of the art equipment

UC RIVERSIDE CENTER FOR ENVIRONMENTAL RESEARCH AND TECHNOLOGY



5 Research Areas – Renewable Energy Production & Integration, Emissions and Fuels, Pollution Formation in the Atmosphere, Transportation Systems: Vehicle & Infrastructure Interaction, Exposure & Health Effects



World's Largest Indoor Atmospheric Chamber



Sustainable Integrated Grid Initiative (SIGI)



Vehicle & Emission Testing Laboratories



Shared, Electric, Connected, and Automated Vehicle Testing



Motor Efficiency Laboratory



CalTestBed

UC RIVERSIDE PLANT TRANSFORMATION RESEARCH CENTER



Establishes efficient procedures for **transforming plants of scientific and industrial interest**



Facilitates research on **genes involved in metabolic, physiological, and developmental processes**



Supports species of economic importance in agriculture and model systems for **gene function research**



Provides cost-effective access to biochemical and molecular methods for **analyzing genetically modified plants**

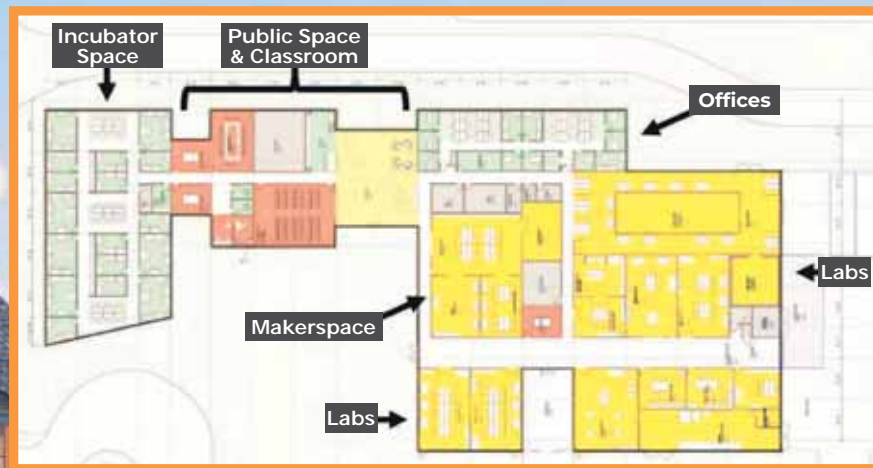


Serves as a resource for **student training and development**



SOCAL OASIS™ PARK

- **OASIS:** Opportunity to Advance Sustainability, Innovation, and Social Inclusion
- **Center for research** in climate change, air quality and mobility
- **Collaboration** between UC Riverside's Bourns College of Engineering Center for Environmental Research and Technology (CE-CERT), Office of Innovation and Entrepreneurship, and the University Extension
- **50,000 GSF of research and office space** and will include clean tech labs along with a maker space for prototyping new technologies
- **Opportunities currently available** for tenants seeking state-of-the-art incubator space.



NORTHSIDE AGRICULTURE INNOVATION CENTER

- **8+ acre regional flagship center** for climate resilient agriculture
- **Public/Private/Nonprofit Partnership:** City, UCR, Lamplighter Energy, Inland Empire Food Systems Alliance, Others
- **Over \$12 Million for Phase 1:** site acquisition and development, trails and landscaping, solar PV greenhouses, agrivoltaics
- 750kW renewable energy **state-of-the-art solar facilities**
- **Workforce training** in controlled environment & Ag Tech incubation center



INNOVATION CORRIDOR

A six-mile section of University Avenue between UC Riverside and Downtown Riverside, the **Innovation Corridor** is home to several technology facilities.

Downtown Riverside



EXCITE



Metrolink Station



ohmio

Ohmio is an all-electric, autonomous vehicle company from New Zealand who has established its international headquarters in Riverside and is conducting pilot routes at UC Riverside and in Downtown Riverside.

INNOVATION CORRIDOR

KANSAS AVE.

UNIVERSITY AVE.

CHICAGO AVE.



IOWA AVE.

COLUMBIA AVE.

MARLBOROUGH AVE.



UCR Center for Environmental Research and Technology



UC RIVERSIDE

SoCal OASIS™ Park

Life Sciences Incubator



Potential Expansion



Raise@UCR



Plant Transformation Research Center

RIVERSIDE EXCITE

Riverside ExCITE is a non-profit incubator located in Downtown Riverside, supporting high-tech startups through co-working space, mentoring, workshops, and access to capital. A collaboration between the City and County of Riverside, UC Riverside, and local business leaders, ExCITE provides an inspiring environment with flexible memberships, expert guidance through EPIC SBDC, and resources to help entrepreneurs grow and scale.



UC RIVERSIDE ARTIFICIAL INTELLIGENCE RESEARCH AND EDUCATION INSTITUTE (RAISE@UCR)

RAISE@UCR is a new interdisciplinary hub for AI, the only asset of its kind across all 10 University of California campuses, uniting over 85 faculty members across UCR's seven schools and colleges. RAISE aims to elevate UCR's national and international leadership in artificial intelligence (AI) by integrating fundamental research with real-world applications in fields such as **machine learning, robotics, cybersecurity, bioinformatics, and social sciences.**

MARCH AIR RESERVE BASE



9,750+ Civilian and Military Personnel



Comprehensive Training and Development



Strategic Military Operations Hub



Community Engagement and Outreach



Rich Aviation Heritage



NAVAL SURFACE WARFARE CENTER, CORONA

Roles of Warfare Centers

- Bridge between technical community and warfighter
- Determine and develop capabilities for fleet
- Verify quality, safety, and effectiveness of platforms and systems
- Design, develop, and field solutions for urgent operational fleet needs

Key Stats

- 2,115+ Civilian and Military Personnel
- \$1.2 Billion Annual Revenue FY25
- \$330 Million Annual Economic Impact FY25
- \$288 Million Projected Small Business Contracting FY25
- \$575 Million Large Business Contracting FY24
- Design, develop, and field solutions for urgent operational fleet needs

INLAND EMPIRE TECH BRIDGE

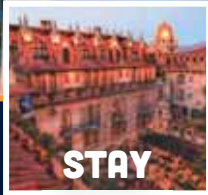


1 of 11 Federally Designated National Security Tech Bridges



- **Vision** - Catalyst for the region to develop as a national security innovation hub and a driver for the region's tech-based economic development efforts.
- **Mission** - Connect national security agencies with small business, industry, academia, and governments in the innovation ecosystem to drive new capability.

Greetings from
Riverside
California



VISITRIVERSIDE.COM





RiversideCA.gov/EconDev



RivEconDev

Scan the QR code to
take a Green Tech
Virtual Tour around
Riverside

