



PERHAPS MORE THAN ANY OTHER REGION IN THE WORLD, LOS ANGELES OFFERS A WIDE-RANGING AND UNIQUE assortment of cities that each boast unique offerings of culture, entertainment and places to live and work.

With almost ten million residents and 224 spoken languages, Los Angeles has truly become the cultural capital of the world. Los Angeles County is a vast region with over 4,750 square miles, and its 88 cities and over 100 unincorporated areas are as diverse as its population. The tools, resources and amenities available to companies of all sizes are tough to match anywhere in the nation.

To take a better look at some of the region's leading cities and their differentiating factors, the Los Angeles Business Journal has compiled data and prepared Q&A-style conversations with officials from some of the standout cities located in LA County – and a few extra surprises as well.



CITY OF BURBANK

The Media Capital of the World

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[VisitBurbank.com](#)



CITY OF BURBANK

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POPULATION
103,000

COUNTY
Los Angeles

KEY BURBANK EMPLOYERS

- Warner Bros. Discovery
- The Walt Disney Company
- Hollywood Burbank Airport
- Providence Saint Joseph Medical Center
- Cast & Crew
- Nickelodeon
- Netflix, Inc.
- Entertainment Partners
- Hasbro
- ABC Television Group



Go behind the lens and discover the secrets of movie making magic at the Warner Bros. Studio Tour Hollywood.

Artistic rendering of the new Hollywood Burbank Airport, set to open in late 2026.



How has your City/EDC maintained its appeal for companies seeking new locations and opportunities, given the challenges of the past few years?

Despite the challenges of recent years, the City of Burbank has maintained strong appeal for companies through a mix of business-friendly policies and neighborhood serving development. With no city income tax or gross sales receipts tax, and concierge services to streamline permitting, Burbank actively lowers barriers for businesses. Amenities like the Hollywood Burbank Airport and high-speed fiber via ONEBurbank, enhance connectivity and convenience. Named a 2025 finalist for LA County's Most Business-Friendly City, Burbank's efforts have earned local attention. By combining smart planning with hands on support, Burbank continues to attract companies across industries while preserving its creative, community-oriented character. Burbank rolls out the red carpet, not the red tape.

In what ways does your city differentiate itself from others in the region?

Known as the Media Capital of the World, Burbank is home to more than 1,000 media and entertainment companies, including Warner Bros. Discovery, The Walt Disney Company, Netflix, and Nickelodeon. But beyond its iconic nameplates, the city continues to prove its strength through forward-thinking strategies and real economic results. Burbank has remained resilient by focusing on what businesses value most: predictability, a highly talented workforce, and dedicated personal business support. Burbank's strong economic profile including 103,000 residents, an average household income of \$132,000, and 165,000 employees, fuels robust consumer spending and sustained economic vitality. In 2024 alone, the city welcomed 45 new businesses,

from tech innovators like Rivian Motors, to recognizable retail and restaurant names like The Capital Grille and Philz Coffee. This growth has been supported by a business-friendly government committed to helping companies navigate permitting and entitlement processes quickly and efficiently. Burbank also continues to invest in the long term. The City's Five-Year Economic Development Strategic Plan, adopted in 2024, provides a roadmap for job creation, space activation, and industry diversification. With a collaborative approach involving over 100 stakeholders, the plan ensures that Burbank remains adaptable and competitive in a changing regional landscape.

What opportunities exist for businesses looking to relocate or expand into your city?

Burbank offers a unique environment for business success. The city has no city income tax or gross sales receipts tax, which lowers the cost of doing business. It's also home to Hollywood Burbank Airport, offering direct access to 35 US destinations, helping both businesses and visitors stay connected. Initiatives like the Business Visitation program ensures that the City builds long-term relationships with local companies and identifies areas for improvement while supporting retention and expansion efforts. The Welcome to Burbank Program offers a welcome packet to new businesses highlighting resources and services, ensuring the ongoing satisfaction and success of the business community. Incentive programs like Business Bucks and the City's LEED Incentive Program help small and emerging businesses with startup and marketing costs and encourage sustainable development. With a unique blend of strategic incentives, industry concentration, and responsive governance, Burbank has cultivated a dynamic ecosystem where businesses thrive.

First Street Village, a mixed-use residential project in the heart of Downtown Burbank.



CITY OF BURBANK

YOUR NEXT RETAIL DESTINATION!



Choose Burbank

Burbank is the place to be! Recognized as the "Media Capital of the World," Burbank is centrally located, and features a population of 2.2 million in a 10-mile radius. With more than 1,000 creative companies, one of the top 3 AMC Theaters in the world, unique urban neighborhoods, and a diverse shopping and dining scene, it's all here — in Burbank, CA.

TOP REASONS WHY YOU SHOULD CHOOSE BURBANK:



**4.1 M VISITORS
TO DOWNTOWN
BURBANK**



**DAYTIME
POPULATION
OF 250K**



**AVERAGE HHI OF
\$132,000+**



**WORKFORCE
OF 165K**



**LARGEST IKEA
IN THE U.S.**



**6.5M ANNUAL PASSENGERS AT
HOLLYWOOD BURBANK AIRPORT**



- **NO CITY INCOME TAX**
- **NO GROSS SALES RECEIPTS TAX**
- **DEDICATED BUSINESS CONCIERGE SERVICES**



**AMC THEATERS
RANKED TOP 3
GLOBALLY**

Disney

NETFLIX



**WARNER BROS.
DISCOVERY**

nickelodeon

RECENT ATTRACTION EFFORTS:

EQUINOX



forme lagree



tigawok



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BURBANK



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CITY OF EL MONTE

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POPULATION

109,450

COUNTY

Los Angeles

KEY BUSINESSES HEADQUARTERED IN EL MONTE

- Longo Toyota
- Longo Lexus
- Eurostar Inc./WSS Footwear
- The Gill Corporation
- Fulgent Genetics
- San Gabriel Valley Transit
- Penske Motor Group
- Thrifty Ice Cream



How has your City/EDC maintained its appeal for companies seeking new locations and opportunities, given the challenges of the past few years?

The City of El Monte has maintained its appeal for companies by focusing on resilience, talent, and ease of doing business. To ease the process of relocation and expansion, we have streamlined permitting. We lean into quality of life initiatives such as affordable housing strategies, parks, cultural programming, and safe neighborhoods because companies increasingly weigh employees’ lifestyle when choosing locations. Those combined actions have kept our City competitive for new investment despite the disruptions of recent years.

In what ways does your city differentiate itself from others in the region?

The City of El Monte has remained attractive to companies by expanding workforce development, modernizing infrastructure, and offering pragmatic incentives and flexible permitting, all while preserving quality of life.

Which industries are currently showing the most interest in your area (both existing and prospective)?

Retail, industrial, and the residential real estate industry.

What new-build activity are homebuilders experiencing, and what’s on the horizon for the sector?

There may be a demand for rental housing due to the increase in home prices. Builders are developing mid-rise apartment buildings, mixed-use developments, and micro apartments to cater to rising demand for affordability.

In response to the pandemic, how is your city reimagining live/work/play and adapting to an unpredictable climate?

A new grant program from the City of El Monte will provide up to \$700,000 in funding for small businesses.

What are the five most important needs of businesses when choosing a site

location today?

For a retailer, proximity to pedestrian areas, visibility, and alignment with the brand’s target customer profile. An industrial business (manufacturing, warehousing, or logistics) would consider proximity to major highways and interstates, proximity to suppliers, distributors, and availability of freight services and trucking routes. For residential real estate, access to infrastructure, strong local demand, and population growth trends.

How does your city differentiate itself from other regions?

Located approximately 12 miles east of downtown Los Angeles, El Monte is the transportation hub of the San Gabriel Valley, where two major freeways – Interstates 605 and 10 – intersect, facilitating the movement of goods and people. As the ninth-largest city in Los Angeles County, El Monte plays a vital role in the economic region, providing businesses with opportunities for expansion with El Monte through business-friendly policies which have attracted new commercial and retail businesses.

El Monte has also prioritized the development of quality housing and public improvement projects to provide an attractive and safe environment for its economic growth and enhancing the well-being of residents and the community. Additionally, several trade and professional colleges, which provide workforce education to support local businesses, are located in El Monte.

El Monte is home to the largest bus transportation hub west of the Mississippi. The El Monte station is served by 34 Metrolink trains (17 in each direction) each weekday, running primarily at peak hours in the peak direction of travel. The City operates its own in-town transit system, El Monte Transit, operating ultra-low floor transit buses on five fixed routes that provide transportation for residents to most major public agencies, worksites, shopping areas, recreation facilities and schools within the city. Metro and Foothill Transit also service El Monte. Metro’s J Line (formerly Silver Line) provides service for faster travel between San Pedro, Downtown LA and El Monte. The San Gabriel Valley Airport is also located in the heart of El Monte and is a valuable asset to the local community.





EL MONTE FUELS BUSINESS GROWTH AND SUCCESS



As the transportation hub of the San Gabriel Valley, El Monte has access to a diverse workforce that is able to reach the city via roads, trains, and public transportation – making it the ideal location for businesses to expand. The City of El Monte has doubled-down on its commitment to business-friendly policies, making it the place to **work, play and live!**



HOME TO OVER 5,000 BUSINESSES GENERATING OVER \$30 MILLION OF GENERAL FUND REVENUE ANNUALLY

OR OUTDOOR RESEARCH



LONGO
TOYOTA LEXUS

NEW BUSINESSES COMING TO EL MONTE



f @City of El Monte CA Government

X @MyElMonte

@myelmonte



CITY OF MONTEBELLO

Montebelloca.gov



MONTEBELLO

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POPULATION

59,819

COUNTY

Los Angeles

KEY BUSINESSES IN MONTEBELLO

- The Shops at Montebello
- Topgolf
- Tesla
- Arevalo Foods
- Royal Paper Box
- Ford of Montebello
- Chevrolet of Montebello
- Wilbur Curtis
- Blvd Market Food Hall
- Adventist Health White Memorial Montebello
- Bella Verde Golf Club



How has your City sustained interest as an attractive option for companies seeking new alternatives and locations, given the challenges of the past few years on the economy and daily work life?

Montebello has successfully attracted a diverse range of national businesses, including Topgolf, Ace Hardware, a Tesla dealership, Hobby Lobby, Nothing Bundt Cakes, and many other retailers through a sustainable mix of business-friendly land use policies, expedited permitting, and a pro-active approach to business development. This level of private-sector investment highlights the City’s increasing desirability as a business destination and illustrates the City’s competitiveness within the region. Notably, the Topgolf facility, along with the newly renovated Bella Verde Golf Course, has become a regional attraction, averaging over 40,000 visitors each month, and drawing the public to enjoy these state-of-the-art amenities in Montebello.

Montebello’s “Open for Business” approach pairs strategic vision with hands-on support for entrepreneurs and small businesses. The City’s Economic Prosperity Action Plan is a roadmap for inclusive development, job creation, and business retention that reflects a deep understanding of what entrepreneurs need to thrive and grow into unique businesses that enhance the local economy. Through targeted outreach, access to business training workshops, and financial capital, the City has attracted a diverse group of entrepreneurs to its historic Whittier Blvd. in Downtown Montebello, home to a food hall, a brew house, artisan boutiques, a maker space, an art gallery/bookstore, and “pop-up” marketplaces.

How does your city differentiate itself from others in the region?

Montebello is only eight miles from Downtown Los Angeles, with access to freeways that connect key economic landmarks like the Port of Los Angeles, LAX, and the distribution centers of the Inland Empire. With a population of approximately 59,000, Montebello is home to more than 3,000 businesses and 20,000 housing units and offers a wide spectrum of land uses like retail, industrial, and residential that contribute to a vibrant economy.

Montebello also has a new Citywide 2040 General Plan, Downtown Montebello Specific Plan and Bicycle Master Plan that establish visions, goals, and policies to elevate development opportunities along key commercial corridors, including the future Gold Line Light Rail corridor coming to Montebello in 2029. The three plans were recently awarded the Daniel Burnham Award for Compre-

The City’s Economic Prosperity Action Plan is a roadmap for inclusive development, job creation, and business retention that reflects a deep understanding of what entrepreneurs need to thrive and grow into unique businesses that enhance the local economy.

hensive Planning by the American Planning Association for their respective visions to bring housing production, mixed-use investment, and high-profile commercial retailers that enable the expansion of the City’s tax base, diversify the economy, and ensure sustained fiscal health in the years ahead.

What type of new-build activity are homebuilders experiencing, and what’s next for the sector in the coming months?

The Metro Heights at Montebello Hills housing development is a watershed moment for Montebello. At full build-out, the 488-acre site will include 1,200 new homes within a gated community that will include recreation facilities, hiking trails, and natural habitat, all situated only minutes from regional job centers. The project represents a significant contributor to the City’s property tax base and assessed valuation. The Metro Heights project has also generated new investment in the City’s largest shopping center, The Shops at Montebello, which is planning for a \$28 million renovation that will include retailers like Yard House, Escapology, and Round One.

In Downtown Montebello, where higher density growth is encouraged, the City recently delivered 143 new residential units with a healthy mix of market-rate and affordable units. An additional 252 housing units are currently in the development pipeline. For the near future, Montebello is demonstrating its commitment to sustainable transit-oriented development through the emergence of a Transit-Oriented Development Specific Plan for the corridor that will host the future light rail line.



THE HEART OF OPPORTUNITY IN LOS ANGELES COUNTY

"Where Culture, Community, and
Commerce thrive."

The Future Is Now

Located just 8 miles east of Downtown Los Angeles, the City of Montebello offers the perfect balance of business growth and quality of life. As one of LA County's most historic and centrally connected cities, Montebello is redefining what it means to live, work, and grow in Southern California.



Scan to learn
more



GROW YOUR BUSINESS

- Centrally located near I-5, SR-60, and SR-710
- Personalized business assistance service
- Accelerated planning and permitting services



GROW YOUR LIFESTYLE

- 15 parks and recreational spaces
- Historic charm with modern amenities



GROW YOUR FUTURE

- Transit-oriented developments
- Active investments in infrastructure and sustainability

DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

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SANTA CLARITA VALLEY ECONOMIC DEVELOPMENT CORPORATION

scvedc.org



SANTA CLARITA VALLEY
ECONOMIC DEVELOPMENT CORPORATION

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POPULATION

295,351

COUNTY

Los Angeles

KEY BUSINESSES WITH HEADQUARTERS
IN SANTA CLARITA VALLEY

- Vallarta Supermarkets
- DrinkPAK
- Sunkist
- Logix Federal Credit Union
- Advanced Bionics
- Boston Scientific Neuromodulation
- Woodward HRT
- ITT Aerospace Controls
- IQVIA (North American HQ)



How has your EDC sustained interest as an attractive option for companies seeking new alternatives and locations, given the challenges of the past few years on the economy and daily work life?

Companies choose Santa Clarita Valley (SCV) for its modern infrastructure, building availability, and business support. Moreover, SCV is an attractive location for their employees, with exceptional schools, expansive outdoor recreation space, safe neighborhoods, high-quality health-care, and more affordable pricing than most regions in Los Angeles. The SCVEDC, in collaboration with its workforce partners, remains committed to addressing the evolving workforce needs of local employers, supporting the future growth and expansion of key industries. Santa Clarita was once again voted Most Business-Friendly City in LA County in 2022, and the 2024 Kosmont-Rose Institute’s “Cost of Doing Business Survey” showed Santa Clarita as the only City in Los Angeles County to rank in the lowest cost tier. Whether you are working for a great SCV company or working remotely, the SCV has everything you need within arm’s reach with room to grow.

How does your city/valley differentiate itself from others in the region?

Santa Clarita Valley is growing! Ranked in 2021 as the 13th fastest-growing city in the US, our community is also home to the largest mixed-use development in California. FivePoint Valencia is bringing 21,500 homes and millions of square feet of office, retail, industrial, recreational, school, and public space. Other housing developments are bringing new apartments, condos, and single-family homes to meet the needs of families at all stages of life. Recent industrial development has grown SCV’s job base, providing local career opportunities for residents. Road expansion on I-5 will create a smoother travel for residents, trade, and commerce.

What does your EDC evaluate when looking to attract a new business?

SCVEDC seeks companies that provide economic diversity, opportunity, and resilience for the region. SCV is

home to manufacturers large and small in aerospace, medical devices, and consumer products. Major corporations, including Sunkist, IQVIA, and Logix, have HQ’s here. CalArts is one of the world’s premier arts colleges whose graduates go on to work at local companies in technology, gaming, and film.

What type of new-build activity are homebuilders experiencing, and what’s next for the sector in the coming months?

Many different new housing projects are being built across SCV, offering something for everyone. New homes offer modern amenities, solar, and high-speed internet. Adaptable floor plans can be designed to meet the needs of today’s families, with options for a home office, an in-law suite, or room for a growing family.

What factors make the Santa Clarita Valley (SCV) a prime location for global business expansion?

SCV is strategically positioned, thanks to its proximity to Los Angeles, easy access to major freeways, and availability of top-tier industrial space. As a prime location for global businesses, SCV is at the forefront of attracting Foreign Direct Investment (FDI) in key sectors. The post-COVID landscape has shifted FDI patterns, with projects now largely originating from countries such as the UK, Germany, and Japan, but also South Korea, and India. SCV ranks 3rd in Northern Los Angeles for FDI, making it a hotspot for international companies looking to expand their operations. Moreover, SCV’s connectivity to global supply chains enhances its attractiveness for FDI. Companies such as Vallarta Supermarkets, Logix, and DrinkPAK have established their headquarters in SCV, creating hundreds of new jobs and fostering economic growth in the region. Its logistical advantages—including access to the Ports of Los Angeles and Long Beach, major highways, and regional airports—make it an ideal base for companies involved in manufacturing, distribution, and e-commerce. SCV’s appeal extends beyond its business-friendly environment; it also offers a high quality of life for employees, making it a place where both businesses and their workforce thrive.



ROOM TO GROW IN THE SANTA CLARITA VALLEY

"This is the biggest small town in America. You can do everything, right here."



Largest City in
Los Angeles County

Located just 30 miles north of downtown Los Angeles, the Santa Clarita Valley offers you the space to think big. Consistently ranked as LA County's most business-friendly city, Santa Clarita is also highly ranked among the **safest**, **healthiest** cities in the US, and one of the **best places** to start a family.

Grow Your **LIFESTYLE**



Grow Your **FAMILY**



Grow Your **CAREER**



15th

Happiest City
in US

3rd

Safest Mid-Sized
City in US

13th

Fastest Growing
City in US

4th

Most Ambitious
Business City in US



Over
25,000 ACRES
OF OPEN SPACE



100 miles
of trails

Over
50 public
parks



\$139k

Median Household Income



CITY OF AZUSA

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POPULATION

49,985

COUNTY

Los Angeles

BUSINESSES WITH HEADQUARTERS IN AZUSA

Northrop Grumman, Target, Costco, Golden State Water, Aerojet Rocketdyne, Rain Bird Sprinklers, One Legacy, Azusa Pacific University, Vallarta Supermarkets (COMING SOON)



How has your City maintained its appeal for companies seeking new locations and opportunities, given the challenges of the past few years?

The City of Azusa continues to build momentum as a regional hub for business and community investment. Through proactive leadership and strategic partnerships, Azusa has strengthened its economic base with new restaurants, retail, housing, and creative placemaking projects in the Downtown District and along historic Route 66. Despite the challenges of recent years, the City's focus on service efficiency, infrastructure investment, and small-business support has sustained business confidence and reinforced Azusa's reputation as a business-friendly community in the San Gabriel Valley.

In what ways does your city differentiate itself from others in the region?

Azusa's strength lies in its authenticity and sense of place. Framed by the San Gabriel Mountains, the City blends natural beauty, accessibility, and small-town charm with forward-looking development. Its commitment to sustainability, historic preservation, and cultural vibrancy has set it apart—especially through initiatives like the 609 Community Space downtown activation site, public-art installations, and Route 66-themed enhancements that celebrate Azusa's identity while supporting local business vitality.

What new-build activity are homebuilders experiencing, and what's on the horizon?

Azusa remains one of the most active housing markets in the San Gabriel Valley, with a range of mixed-use, multifamily, and infill projects. Developments such as The Orchard and Lumia Apartments are activating downtown living, while Atlantis Gardens will transform an underutilized site into high-quality affordable housing through the efforts of a very reputable development firm well-positioned to deliver a quality project. These investments reflect the City's commitment to balanced growth and long-term community livability.

What opportunities exist for businesses looking to relocate or expand into your city?

The City of Azusa offers multiple commercial opportunities—from adaptive-reuse sites in Downtown Azusa to shovel-ready parcels along the Route 66 corridor. With business-assistance programs, competitive utility rates, and a proactive economic development team, Azusa is well-positioned to accommodate diverse commercial, industrial, and hospitality projects. The City's development staff works directly with prospects to expedite review and identify customized solutions for relocation or expansion.

What financial, tax, or other incentive programs has your city created to attract businesses?

Azusa offers flexible incentive options, including façade-improvement grants, business-license tax rebates, and streamlined permit reviews for key projects. The City also collaborates with Los Angeles County and regional partners on workforce development, small-business resources, and site-selection assistance. These tools underscore Azusa's commitment to fostering local investment and job creation.



CITY OF BELL

cityofbell.org

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POPULATION
31,864

COUNTY
Los Angeles

- KEY INDUSTRIES IN BELL**
- Business & Industry
 - Restaurants & Hospitality
 - Retail & Consumer Goods
 - Transportation & Fuel
 - Construction & Development



How is the City of Bell fostering growth and creating opportunities for businesses and residents alike?

Bell’s unique position in the region combines the advantages of being within Los Angeles, the second largest city in the nation, while maintaining a close knit and community driven spirit. Through the City’s RISE with Bell campaign, which stands for Reinvestment, Innovation, Services, and Engagement, Bell is advancing bold investments in economic development, infrastructure, and public services to create a city where families thrive and businesses prosper.

As part of this initiative, the City has launched new Small Business Assistance Programs, streamlined planning and entitlement processes, and is actively developing new for-sale and affordable senior housing to meet the needs of residents across generations. Bell is also investing in new parks, recreational facilities, and major street and bridge improvements. The City is currently in the process of updating and creating the new Pritchard Field Park, which will feature dedicated kids’ play zones and a dog park as part of its expanded public space, along with planned upgrades to existing parks such as Camp Little Bear. These enhanced spaces support Bell’s popular youth and sports programs, offered in partnership with the Dodgers Foundation, giving local youth more opportunities to learn, grow, and stay active.

Additionally, Bell is adopting new technologies to expand access to government services, increase transparency, and strengthen communication with residents. Together, these efforts foster inclusive, resident centered development that enhances both economic growth and

quality of life, creating a place where residents can live, work, and play throughout Bell and the greater Southeast Los Angeles Region.

In what ways does your City differentiate itself from others in the region?

Located in the heart of Southeast Los Angeles, just eight miles from Downtown LA, the City of Bell offers regional accessibility and hometown charm. With a trade area of 108,534 residents within just two square miles, Bell provides unmatched market potential for new business ventures and mixed-use development. Major retailers such as WSS, Northgate Market, Smart & Final, Legendary Foods, and financial partners including Wells Fargo, Bank of America, and Chase anchor Bell’s economy. Key corridors like Atlantic and Gage are being revitalized as downtown spaces with new commercial and dining options including In-N-Out Burger, Loaded Café, Jersey Mike’s, and Movita and upcoming projects for a brewery and food hall concept that allow for expansion. Bell’s small-town character, combined with strong infrastructure and regional collaboration, makes it a distinctive destination.

What new build activity are homebuilders experiencing, and what’s on the horizon for the sector?

Bell’s Economic Development Team is advancing 80 new townhomes in the plan check and development phases. Including the preparation for 200 additional housing units within the next two years. From new housing to enhanced public spaces, Bell is shaping a vibrant and resilient community. Together, we RISE.



LIVE. WORK. PLAY.

ALL IN BELL.

THE HEART OF SOUTHEAST

LOS ANGELES

SCAN FOR WEBSITE



CITY OF GLENDALE

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POPULATION

Nearly 200,000

COUNTY

Los Angeles

KEY BUSINESSES WITH HEADQUARTERS IN GLENDALE

Evite, DreamWorks Animation, Age of Learning, DISQO, ABC7, Phonexa, Beyond Limits, Golden State Bank, ServiceTitan, Avery Dennison, Dot818, Reveleer



How has your City/EDC sustained interest as an attractive option for companies seeking new alternatives and locations, given the challenges of the past few years on the economy and daily work life?

Glendale, the “Jewel City,” has sustained its appeal to businesses by pairing a prime location and vibrant community with a strong culture of support and innovation. The City continues to invest in its small business ecosystem, launching programs and events that provide entrepreneurs with resources, mentorship, and growth opportunities. Initiatives such as Let’s Grow Glendale Small Business Summit connect local companies with the SBA, SBDC, and other partners, while community campaigns like Small Business Saturday celebrate and elevate local enterprises.

At the same time, Glendale nurtures a dynamic tech and innovative environment. Signature programs like Glendale Tech Week and Tech on Tap, along with partnerships with accelerators and investors, make the City a compelling hub for startups and established firms alike. Glendale also champions equity and inclusion, exemplified by its Women’s Equality Day Event, which equips women business owners with tools and strategies to overcome barriers and advance their success.

Together, these efforts demonstrate Glendale’s resilience in the face of economic challenges, ensuring the City remains a destination where businesses can not only adapt but thrive in the new realities of today’s economy.

Which industries are demonstrating the most interest in your area today? (current tenants and/or prospective)

Glendale is attracting strong interest across multiple industries. Retail remains a major driver, supported by the regionally renowned Americana at Brand and Glendale Galleria, which together provide nearly 2 million square feet of space and draw both established brands and emerging concepts. The City’s award-winning Artsakh Creative program further promotes innovation by supporting unique brands and experiences in the Arts & Entertainment District, including The Glendale Room, the city’s first comedy club. Beyond retail, Glendale continues to attract startups and creative companies seeking a collaborative environment to scale. Today, more than 1,500 tech companies call Glendale home, a number continues to grow.

What financial, tax incentives, or other programs have been created to help your city attract businesses?

The City of Glendale supports its local business community through a variety of innovative programs and resources. Entrepreneurs and companies can leverage:

- **Industry Infographics** – Provides clear, data-driven snapshots of Glendale’s unique advantages.
- **Business Resource Guide** – A comprehensive guide which walk companies through local, state, and federal programs and incentives available to them.
- **How to Do Business in Glendale Guide** – This step-by-step guide provides entrepreneurs an outline necessary to start a business in the city.
- **No-cost Business Human Resource Hotline** – Provides local businesses with support and guidance on labor law compliance, hiring, benefits, wages, and other HR-related questions to help safeguard their operations.
- **Seminars and Workshops** – Provides business owners and leaders with actionable insights and proven strategies for sustainable growth.
- **Visit Glendale App** – Helps businesses engage with residents and visitors, while boosting their visibility.

Choose Glendale

Top 40 *Happiest Cities* in the U.S.
Top 30 *Safest Cities* in America
Top 5 *Business-Friendly Cities* in L.A. County

CITY OF GLENDORA

CityofGlendora.gov

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POPULATION

52,407

COUNTY

Los Angeles

KEY BUSINESS SECTORS IN GLENDORA

- Health Care
- Retail
- Public Sector
- Education



How has Glendora maintained its appeal for companies seeking new locations given the challenges of the past few years?

Glendora continues to stand out for what businesses value most: stability, efficiency, and access. The City’s business-friendly approach combines technology, outreach, and direct service to keep economic growth moving forward. Through its online permitting system, Mobile City Hall visits, and partnerships with the University of La Verne Small Business Development Center and the Glendora Chamber of Commerce, businesses receive strong, personalized support from the business planning to the grand opening.

Economic development efforts, such as the shop local campaign and business resources workshops, help companies stay connected to their customers and the City. Looking ahead, initiatives such as new planning policies to support development and a restaurant incentive program will attract new dining and retail options that enhance Glendora’s local economy.

In what ways does Glendora differentiate itself from others in the region?

Glendora actively supports a community where quality of life meets economic opportunity. Consistently voted “Best Downtown” and “Most Friendly City” in the San Gabriel Valley, Glendora combines small-town service with big-city connectivity. Its strategic Los Angeles County location, where the 210 and 57 highways meet with the new Metro A-Line extension, offers unique access to and

from Downtown Los Angeles, Long Beach, and Orange County. The City’s approach to economic development is defined by responsiveness and partnership. Businesses receive hands-on guidance from staff who understand that time is money. Glendora’s proactive engagement and streamlined permitting processes make it one of the easiest cities in Los Angeles County to work with.

What new-build activity are homebuilders experiencing, and what’s on the horizon for the sector?

Glendora is entering a new phase of development opportunity. With the Metro A-Line station now open and multiple housing developments underway along Route 66, the City continues to position itself as a vibrant community for both residents and businesses. In addition, the newly adopted Station Area Vision Plan establishes a clear roadmap for mixed-use development around the Metro station, blending residential and commercial developments in a walkable, transit-connected environment. This opens doors for real estate investors seeking highly visible sites with quick access to jobs, retail, healthcare, and amenities.

What opportunities exist for businesses looking to relocate or expand into Glendora?

Glendora has a variety of opportunities for businesses to grow and expand. The Glendora Village offers an attractive, walkable downtown environment ideal for retail and restaurants looking for a strong small business community. The Route 66 commercial corridor provides great visibility and accessibility for commercial and residential developments along one of the City’s busiest thoroughfares. The Glendora Marketplace Shopping Center at the 210 and 57 Freeways off Lone Hill Road offers high traffic volumes, strong anchor retail tenants and ample parking.



Support for the Glendora Business Community

Guidance on City Permits & Processes

Assistance with Selecting a Business Location

Connections to Business Resources



Growing your business or new to Glendora...
...Start with us!

Whether you’re expanding, relocating, or launching a new business, our Team is ready to help!



@cityofglendora

City of Glendora
116 E. Foothill Blvd, Glendora, CA
CityOfGlendora.gov/EconomicDevelopment





CITY OF INDUSTRY

CityofIndustry.org

EDC CONTACT

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IBC Executive Director
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joanne@industrybc.org

EMPLOYERS

More than 230 manufacturers and more than 3,000 businesses total, employing over 70,000 area residents.

COUNTY

Los Angeles

BUSINESSES WITH HEADQUARTERS IN CITY OF INDUSTRY

Hot Topic, Torrid, Yum Yum Donuts, Acorn Engineering, Snak-king, RH Peterson Co., Majestic Realty Co., Los Altos Foods, Bentley Mills, Maintex, Blue Pacific, Golden State Foods



How does the City of Industry differentiate itself from other regional cities?

The City of Industry is uniquely 100% zoned for business, fostering economic growth and prosperity as the “Economic Engine of the San Gabriel Valley.” Since its incorporation in 1957, we have implemented business-friendly policies, including zero city business license fees, manufacturing fees, professional taxes, or utility taxes, allowing businesses to reinvest and expand. In addition, the City finalized municipal bonds to further reduce property taxes.

What are businesses looking for in a site location today?

- **Strategic Location and Accessibility:** Proximity to a large and diverse workforce from Los Angeles and Riverside counties.
- **Logistics-Friendly Facilities:** Ample space for semi-trucks, loading docks and employee parking.
- **Reliable Infrastructure:** Consistent electricity and robust support for transportation and utilities.
- **Security and Safety:** Continuous public safety services provided by the Los Angeles County Sheriff’s Department.

What are the five most important needs of businesses and manufacturers when choosing Industry?

1. **Access to Major Highways:** The city is convenient-

ly located near several major highways, including the I-10, I-60, I-605 and SR-57.

2. **Railroad Connectivity:** Industry has significant rail road infrastructure, with access to major rail lines and intermodal facility operated by Union Pacific.

3. **Proximity to Major Airports and Ports:** Los Angeles International Airport (LAX), Ontario International Airport, and the Ports of Los Angeles and Long Beach are located nearby.

4. **Proximity to Major Distribution Centers:** The proximity to FedEx and UPS ensures efficient supply chain management, reduced shipping times, and lower transportation costs.

5. **City Investments in Regional Infrastructure:** Industry recently celebrated the groundbreaking of the Turnbull Canyon Road Grade Separation Project – a \$118 million project – that will ease congestion due to railroad usage and reduce or eliminate delays for emergency responders and crossing collisions.



C/O BENTLEY MILLS



CITY OF INDUSTRY

Where People go to Work

Featured Manufacturer
BENTLEY
LOS ANGELES
www.bentleymills.com



With over 230 manufacturers employing over 19,000 area residents, the City of Industry is the San Gabriel Valley’s regional leader in providing high quality jobs. The City’s initiative, “Made in the City of Industry”, coordinates workforce development, career placement and connections for area residents to thrive in rewarding jobs with plentiful opportunities for growth.

The City of Industry was established in 1965 with a laser-focus on its mission: **Jobs, Enterprise, and Regional Infrastructure.** A commitment that continues to this day and into the future.



CITY OF IRWINDALE

Irwindaleca.gov

EDC CONTACT

Iris Espino
(626) 430-2206 | iespino@irwindaleca.gov

POPULATION

1,400 residents

(Over 800 businesses, daytime population of 40,000)

COUNTY

Los Angeles

KEY BUSINESSES IN IRWINDALE

Ready Pac Foods, Inc., Huy Fong Foods Inc., Louis Vuitton, Athens Services, Home Depot, Breeders Choice Pet Foods, Spectrum, Southern California Edison, Vulcan Materials Company, United Rock Products



How does your city differentiate itself from others in the region?

- **Culture & Community Identity:** Irwindale is a people-powered community. Our smaller, close-knit community markets itself as a family-oriented organization with local civic pride. Families have lived, worked, and led for generations, shaping the city's unique identity.
- **Strategic Location & Transportation:** Irwindale is conveniently located in the heart of the San Gabriel Valley, with proximity to the 210, 605, and 10 interstate freeways—easy access to the Ports, Downtown Los Angeles, and LAX and Ontario International Airports.
- **Large Amount of Developable Land:** Unlike many cities in Los Angeles County, Irwindale has more vacant land and mining pits that can be converted to other uses, offering a potential advantage for logistics, industrial growth, and larger-scale development that might not be feasible in more built-out neighboring cities.
- **Recreational/Natural Features:** The Santa Fe Dam Recreation Area provides notable green space, flood control, water supply functions, and recreational amenities.

Which industries are demonstrating the most interest in your area today? (current tenants and/or prospective)

Irwindale has been a key industrial hub for several decades. The demand for logistics and fulfillment centers fuels the ongoing drive for industrial development. The industrial and logistics sectors in our region contin-



ue to experience vigorous demand, benefiting from long-term trends such as e-commerce growth, supply chain reshoring, and advancements in manufacturing technology.

What type of opportunities exist for businesses looking to relocate or expand into your city (by use type)?

Over the past five years, more than 1.8 million square feet of new development have been built, and numerous projects are currently in the entitlement process. We have two pits and seven landfill sites that are currently being remediated and filled, totaling approximately 640 acres of buildable land, which will add more warehouse space in Irwindale. When significant industrial proposals come forward, such projects will require a retail pad/component that is outward-facing, allowing employees, residents, and visitors to enjoy such amenities.

How is your city adapting to changes in the retail landscape?

Irwindale is in the early stages of a formal retail corridor study on our major thoroughfare. This will identify gaps and complementary retail uses needed to support our daytime population, which is thirty times larger than our residential population, while enhancing the quality of life for residents by providing gathering spots, such as cafes, grocery stores, or family-friendly venues.



Irwindale: The Power of Location, The Promise of Growth.





CITY OF SIMI VALLEY

simivalley.org

EDC CONTACT

Luis Garibay
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(805) 583-6853
lgaribay@simivalley.org

POPULATION

126,356

COUNTY

Ventura

KEY BUSINESSES IN SIMI VALLEY

AeroVironment, Parker Meggitt, Fisica, Inc., Rexnord
Aerospace, ATC Automation & Robotics, Space Vector,
Allied Studios & 76 Ranch, 4Wall Entertainment,
American Vision Windows



How has your City maintained its appeal for companies seeking new locations and opportunities?

Simi Valley continues to attract investment by offering a business-friendly climate, competitive tax advantages, and personalized city support. Unlike many parts of the LA region, Simi Valley imposes no utility tax, maintains lower business tax rates, and streamlines approvals. Its central Southern California location provides strategic access to major freeways, rail lines, and ports, making it ideal for logistics and distribution. Combined with a skilled, educated workforce, Simi Valley remains a solid choice for companies looking to expand or relocate.

In what ways does your city differentiate itself from others in the region?

Simi Valley offers the best of both worlds - proximity

to Los Angeles with significantly lower operating costs and a high quality of life. The city was named one of the Top 10 Safest Cities in California in 2025, underscoring its commitment to public safety and community well-being. Businesses benefit from a streamlined regulatory process, responsive city staff, and access to talent, while employees enjoy award-winning public schools, safe neighborhoods, and abundant parks and open space. It's a city where both companies and families can thrive.

Which industries are currently showing the most interest in your area (both existing and prospective)?

Aerospace, advanced manufacturing, and logistics remain strong anchors in Simi Valley, while new opportunities are emerging in unmanned aerial vehicle (UAV) technologies and bioscience. Local manufacturers specializing in aerospace components, precision tools, engineered products, and UAV systems continue to expand, reflecting the city's access to skilled labor. Regional education partner Moorpark College has also invested in future-ready industries by launching a Bachelor of Science degree in Biomanufacturing, building a talent pipeline to support the region's growing bioscience and advanced manufacturing sectors.

Additionally, Simi Valley is a growing destination for film and media production. Located within the 30-mile Studio Zone, the city offers scenic landscapes, certified film stages, backlots, and a 1,000-acre movie ranch, with fast-track film permitting.



Shaping Tomorrow • Leading Today Join Us in Simi Valley



CITY OF SIMI VALLEY

SIMIVALLEY.ORG

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805-583-6853

CITY OF WEST HOLLYWOOD

weho.org

CITY CONTACTS

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Director of
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Paolo Kespradit
Business
Development Manager

POPULATION

35,757

COUNTY

Los Angeles

KEY BUSINESSES IN WEST HOLLYWOOD

Restoration Hardware, Target, SoHo House West Hollywood, Best Buy, Maxfield Bleu, Audemars Piguet Los Angeles House, Skims, Supreme, Troubadour, West Hollywood Edition



In what ways does your city differentiate itself from others in the region?

West Hollywood differentiates itself through its creative energy, progressive values, and commitment to innovation. As a City known for setting trends, West Hollywood is where new ideas in design, entertainment, the arts and hospitality come to life. Businesses are drawn to the City's forward-thinking policies, inclusive community, and entrepreneurial spirit. West Hollywood's compact size allows for close collaboration between government, businesses, and residents which creates a nimble environment where initiatives move from concept to reality. The City's focus on sustainability, equity, and quality of life fosters a culture that values creativity and connection. In West Hollywood, authenticity is at its core, making it a destination where global brands and local innovators alike can thrive.

Which industries are currently showing the most interest in your area (both existing and



prospective)?

West Hollywood continues to attract businesses that see the City as the perfect place for their flagship location. From fashion and fitness to hospitality, dining, and experiential retail, brands come here to launch, test, and thrive in a community that values creativity, diversity, and innovation. The City's five distinct commercial districts each offer something unique: the Rainbow District, home to historic LGBTQ+ nightclubs and bars; the Sunset Strip, filled with iconic music history and luxury hotels; and the Design District, known for its fashion-forward brands and new retail concepts. Together, these districts, along with the Eastside and Mid-City, create a vibrant ecosystem where global trends are born.

What financial, tax, or other incentive programs has your city created to attract businesses?

West Hollywood offers several incentives to support new and existing businesses. The New Business Tax Credit provides a reduced business tax rate for the first two years in operation. The Business Lease Renewal Tax Credit, which launched in July 2025, rewards businesses that renew commercial leases for five years or more with a tax credit equal to their prior year's business tax. In addition, the City launched the WeHo Loves Locals program and offers a Business Concierge Service for one-on-one guidance to help businesses navigate permitting, zoning, and location assistance.



CULTURE COMES FIRST IN WEST HOLLYWOOD

\$1.4 BILLION

Visitor Spend Annually

4+ MILLION

Annual Visitors

Small city, big impact. Where culture, connection,
and innovation thrive.

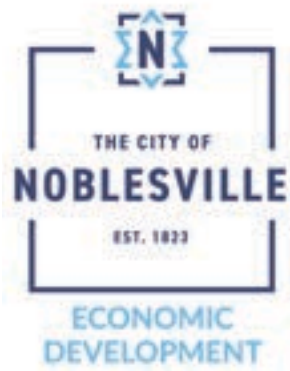
weho.org/business





CITY OF NOBLESVILLE

choosenoblesville.com



EDC CONTACT

Andrew Murray
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amurray@noblesville.in.gov

POPULATION

75,934

COUNTY

Hamilton, IN

KEY BUSINESSES HEADQUARTERED IN NOBLESVILLE

- USA Gymnastics
- Bastian Solutions
- SMC Corps of America
- IDI Composites International
- Nexxt Spine
- Gared Performance Sports Systems
- Metro Plastics



Ed Sheeran concert at Ruoff Music Center



Historic Courthouse Square in the Heart of Downtown Noblesville

Out Of Market Opportunity

How has your City/EDC sustained interest as an attractive option for companies seeking new alternatives and locations, given the challenges of the past few years on the economy and daily work life?

Noblesville has sustained strong business interest by balancing tradition and innovation. Our historic downtown, known proudly as “America’s Hometown,” continues to thrive as a vibrant hub for local businesses, dining, and cultural events that reflect our community’s character and quality of life. At the same time, we’re embracing growth and innovation on the city’s east side, where projects like Innovation Mile, The Arena at Innovation Mile, and the arrival of USA Gymnastics’ new headquarters and training & wellness center is transforming Noblesville into a regional destination for advanced industries, sports, and entertainment. With top-tier amenities, outstanding schools, and a skilled, motivated workforce, Noblesville offers companies the best of both worlds, a community rooted in authenticity and connectedness, paired with forward-thinking investment and room to grow.

What are the five most important needs of businesses when choosing a site location, especially now?

When companies evaluate new locations today, five key factors consistently drive their decision-making:

- **Talent Availability:** Access to a skilled and reliable workforce is paramount. Noblesville’s proximity to Indianapolis and partnerships with institutions like Ivy Tech Community College and local high schools ensure a steady pipeline of qualified talent for growing industries.
- **Quality of Place:** Businesses are choosing communities where employees want to live. Noblesville offers an unmatched combination of historic charm, cultural amenities, top-rated schools, and outdoor recreation that enhances employee satisfaction and retention.
- **Infrastructure and Accessibility:** Companies need dependable infrastructure and convenient access to major markets. Noblesville’s investment in road networks, utilities,

ties, and high-speed broadband, alongside connections to I-69, I-465 and I-70, supports long-term operational success.

- **Available and Ready Sites:** Businesses value speed to market. Noblesville’s east side offers shovel-ready sites and master-planned developments like Innovation Mile that are designed to meet modern business needs.
- **Supportive Business Environment:** A responsive local government and collaborative economic development team make the process seamless from permitting to workforce alignment so companies can focus on growth.

In short, today’s site decisions hinge on people and place. Noblesville delivers both combining a strong workforce with a community that truly feels like home.

What type of opportunities exist for businesses looking to relocate or expand into your city (by use type)?

Noblesville offers a diverse range of opportunities for businesses looking to relocate or expand, with a strategic focus on both preserving our historic downtown and advancing innovation-driven growth on the city’s east side.

In our historic downtown, mixed-use, hospitality, and retail opportunities thrive amid a walkable, vibrant environment that reflects Noblesville’s small-town charm—known as “America’s Hometown.” This district continues to attract boutique retailers, restaurants, and professional offices that contribute to our growing cultural and economic vitality.

Large-scale industrial, commercial, and office developments are flourishing within innovation-focused corridors such as Innovation Mile, which is designed for advanced manufacturing, life sciences, technology, and professional services. These projects are complemented by Noblesville’s growing inventory of hospitality options, supporting tourism and corporate travel tied to major attractions like Ruoff Music Center, Hamilton Town Center, and The Arena at Innovation Mile.

Our strategy is intentional: enhance the historic core while creating new opportunities for modern industry and investment—ensuring Noblesville remains a place where tradition and innovation grow side by side.



The Arena at Innovation Mile, home to the Indiana Pacers G League Affiliate, the Noblesville Boom.



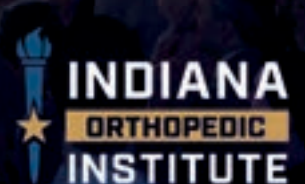
Olympic Training & Wellness Center and office headquarters



Development of advanced electric motor technologies facility



Home to the Indiana Pacers' G League affiliate / 4,200-seat sports and entertainment arena



Indiana's elite provider of advanced orthopedic care and medical complex

JOIN THE ROSTER

Why Choose Indiana?

#1 For infrastructure in the US

CNBC Top States for Business

#5 For cost of doing business in the US

CNBC Top States for Business

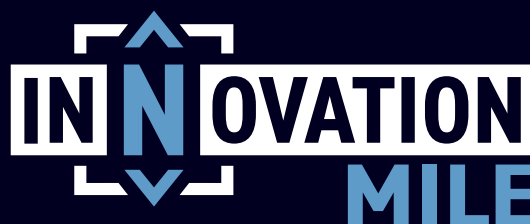
#1 Best state in the Midwest for business

Chief Executive Magazine

4.9% Tax rate with available incentives

Where the Future Takes Shape

Spanning nearly 600 acres along high-traffic I-69 in one of Indiana's fastest-growing cities, Innovation Mile is an electrifying business and sports epicenter driving revolutionary breakthroughs. This dynamic hub serves as the ultimate gateway for innovation-minded companies, backed by competitive incentives designed to fuel rapid growth and success.



A Central Indiana Innovation District



Be part of the momentum transforming Central Indiana—explore more information at InnovationMile.com