



**P**ERHAPS 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

ChooseBurbank.com  
VisitBurbank.com



CITY OF  
BURBANK

### EDC CONTACT

**Mary Hamzoian**  
Acting Asst. Community Development Director  
MHamzoian@Burbankca.gov  
(818) 238-5180

### POPULATION

104,000

### COUNTY

Los Angeles

### KEY BURBANK EMPLOYERS

- |                                          |                                   |
|------------------------------------------|-----------------------------------|
| • The Walt Disney Company                | • Burbank Unified School District |
| • Warner Bros. Skydance                  | • City of Burbank                 |
| • Hollywood Burbank Airport              | • Crane                           |
| • Providence Saint Joseph Medical Center | • Cast & Crew                     |
|                                          | • Netflix                         |
|                                          | • Walmart                         |



The Hollywood Burbank Airport



**How does your city differentiate itself from other communities across the Los Angeles region?**

Burbank combines a world class City with a globally recognized concentration of media and creative businesses with the infrastructure and workforce of a premier Southern California destination. Known as the “Media Capital of the World,” Burbank is home to more than 1,000 entertainment, media and production companies, including Warner Bros. Skydance, Netflix and The Walt Disney Company. The City offers direct regional and national connectivity through the Hollywood Burbank Airport, major freeways, Metrolink and transit connections.

Burbank’s competitive advantage extends beyond its industry base. The City has more than 12,200 businesses, a 166,000-person workforce population and a daytime population of 250,000. Businesses also benefit from no city income tax or gross sales receipt tax, locally operated utilities and high-speed fiber, and high-touch Business Concierge services.

At the same time, Burbank offers recognized commercial districts with dining, entertainment and hospitality, alongside quaint walkable neighborhoods. Downtown Burbank attracts 4.9 million annual visitors, while the city attracts more than 11.1 million annual visitors, supporting retail, restaurants and entertainment.

**Which industries are currently driving the most growth and investment in your city?**

Entertainment and media remain foundational to Burbank’s creative economy, but the city is seeing meaningful diversification across hospitality, retail, dining, education and professional services.

With more than 1,000 media and creative companies, Burbank continues to attract businesses seeking proximity to the region’s entertainment legacy, talent, and infrastructure. Recent investments from creator-led companies such as Smosh and Mythical Entertainment underscores that momentum, while Warner Bros. Ranch Lot, a 30-acre studio campus featuring 16 sound stages, will serve as the International Broadcast Center for the LA28 Olympic and

Paralympic Games.

Burbank is attracting new corporate headquarters and major employers. Hallmark Media established operations, bringing more than 200 employees to a new 60,000 SF office. MAD Engine Global established its corporate headquarters in Burbank, occupying nearly 50,000 SF with approximately 130 employees. In 2027, Concorde Career Colleges will be relocating its campus to Burbank, expanding its footprint to more than 48,000 SF and bringing 800 students and faculty onsite.

The City is also experiencing growth in mixed-use developments with 2,200 new residential units and 700 hotel rooms in the pipeline, while infrastructure investment, including the new \$1.3 billion Hollywood Burbank Airport, further enhances business and visitor connectivity.

**What opportunities currently exist for businesses looking to relocate, expand or invest in your city?**

Burbank offers a range of incentives and advantages for locating here. With established commercial districts and more than a dozen developments underway, Burbank is a desirable city for investment and growth. Businesses choose Burbank because of the City’s high touch Business Concierge services, offering personalized assistance with site selection, zoning, permitting, licenses and entitlements. Staff work to help businesses navigate approvals, coordinate permits, and address issues as businesses relocate here or expand.

Burbank also offers a range of incentives, including energy-efficiency rebates through Burbank Water and Power and no City income tax or gross sales receipts tax. These streamlined processes, incentives, and high touch customer service coordination help make development more efficient and predictable.

For investors and developers, major projects including Burbank Aero Crossings and the Library’s Civic Center Plaza Project are creating new opportunities for investment and strengthening the City’s economy.

Together, these assets position Burbank as a place where businesses can flourish and grow.

Ranch Lot



# CITY OF BURBANK

## A DESTINATION THAT DRAWS CROWDS

Downtown Burbank was home to an official Los Angeles World Cup 2026 Fan Zone, attracting 77,000 visitors to Burbank on July 18th and July 19th.



### Top Recent Leases in Burbank

EQUINOX



VanLeeuwen

SKY ZONE



HANDEL'S  
HOMEMADE ICE CREAM SINCE 1945

THE  
CAPITAL  
GRILLE



### More Reasons to Choose Burbank



Largest IKEA in the U.S.



6M Annual Passengers at  
the Hollywood Burbank  
Airport



**Top Local Employers:**  
Disney, Netflix, Warner  
Bros. Skydance



Dedicated Business  
Concierge Services



## MEDIA CAPITAL OF THE WORLD

Recognized as the “media capital of the world,” Burbank is home to 104,000 residents, 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.



**11.1 M**

ANNUAL OUT OF  
MARKET VISITORS



**166K**

WORKFORCE  
POPULATION



**250K**

DAYTIME  
POPULATION



### Build Your Next Success Story in Burbank.

Let our team help you find the  
perfect location to grow.



### Reach out to learn more.

CHOOSEBURBANK.COM  
ECONDEV@BURBANKCA.GOV  
(818) 238-5180



# CITY OF CARSON

carsonca.gov



### EDC CONTACTS

**Christopher Palmer, AICP**  
Economic Development Manager  
cPalmer@carsonca.gov

**Nathan Freeman**  
Community and Economic Development Director  
nfreeman@carsonca.gov

### POPULATION

96,901

### COUNTY

Los Angeles

### KEY CARSON EMPLOYERS

- Dignity Health Sports Park
- Watson Land
- California State University Dominguez Hills
- See’s Candies
- Dermalogica



### What makes your city an attractive destination for businesses looking to invest, expand, or relocate?

Carson offers strong regional connectivity through the Alameda Corridor and major freeways, including the 405, 110, 91, and 710. Its proximity to the Ports of Los Angeles and Long Beach, Long Beach Airport, and Los Angeles International Airport provides efficient access to local, national, and international markets. Carson’s economic development strategic plan focuses on attracting and supporting a diverse business community while strengthening business retention and growth.

### How does your city differentiate itself from other communities across the Los Angeles region?

Carson is making significant investments to support business retention, expansion, and attraction. The City has invested \$27 million in its first municipal fiber-optic network, providing businesses with high-speed connectivity. Carson has also invested \$84.5 million for CIP Roadway projects, \$10 million for street repairs, and \$7 million in its Commercial Façade Improvement Program to strengthen business corridors.

The City partners with California State University, Dominguez Hills through its Small Business Growth Academy, connecting entrepreneurs with mentorship, training, and resources. To date, 140 businesses and entrepreneurs have participated.

Carson also created the Business Resource Network to share programs and opportunities with the business community and works with partners including Carson One Stop and the Small Business Development Center to provide workforce development and technical assistance.

### How is your city creating an environment where residents and businesses can

### successfully live, work, and thrive?

Carson is strengthening connections with residents and businesses through accessible resources, community events, and economic development programs. Open Rewards encourages residents to shop locally by rewarding purchases at participating Carson businesses, while the updated Business Beat program increases business visibility through outreach and promotion. Together, these initiatives encourage local spending and strengthen connections between businesses and the community.

### What types of businesses or industries is your city most interested in attracting over the next several years?

Carson is strategically focused on attracting entertainment, retail, and fine dining businesses that enhance amenities for residents and reinforce the City as a regional destination. Through targeted recruitment and participation in the International Council of Shopping Centers (ICSC), Carson connects with retailers, restaurants, developers, and investors to promote opportunities and attract continued investment.

### How is Carson preparing businesses for the LA28 Olympic and Paralympic Games?

As a host city for the LA28 Olympic and Paralympic Games, Carson is committed to creating lasting opportunities for its business community. Through the Carson Experience initiative, the City is preparing businesses to welcome visitors and pursue procurement and contracting opportunities. The City also leverages its Business Incubator Program, certification assistance, and community partners to help local businesses build capacity and become procurement ready. The goal is to ensure Carson businesses benefit from LA28 and that these opportunities continue beyond the Games.





# CITY OF CARSON

*The Jewel of the South Bay*

## A STRATEGIC SOUTH BAY ADVANTAGE

Carson combines a strategic South Bay location with access to global trade, major transportation corridors, a skilled workforce, higher education, and world-class destinations, creating a strong environment for investment and growth.



**BUSINESS  
OPPORTUNITY**



**GLOBAL  
CONNECTION**



**TALENTED  
WORKFORCE**



**WORLD CLASS  
DESTINATIONS**



**PORSCHE  
EXPERIENCE**



### LA28 VENUE CITY

A Venue City for the upcoming LA28 Olympic and Paralympic Games.



### BUSINESS ASSISTANCE

Dedicated City support for businesses looking to locate, expand, and invest in Carson.



### INVESTMENT OPPORTUNITIES

Commercial, industrial, and mixed-use opportunities across a highly connected South Bay market.



### LOCATION & ACCESS

Within 15 minutes of the Ports of Los Angeles and Long Beach, with direct access to major transportation corridors.



## MAKE YOUR NEXT MOVE TO CARSON



LEARN MORE  
ABOUT DOING  
BUSINESS AT  
**CARSONCA.GOV**



CITY OF  
PALMDALE

CityOfPalmdaleCA.gov



PALMDALE

a place to call home

EDC CONTACT

Zach Glynn  
zglynn@cityofpalmdaleca.gov  
(661) 267-5217

POPULATION

166,055

COUNTY

Los Angeles

KEY BUSINESSES WITH HEADQUARTERS  
IN PALMDALE

- Northrop Grumman
- Lockheed Martin
- Palmdale Regional Medical Center
- World Class Distribution, Inc.  
(Trader Joe's Distribution Facility)
- Delta Scientific Corporation



Film crews take advantage of Palmdale's Film Incentive and stunning desert landscapes, showcasing why Palmdale is a film-friendly destination.

How is your city creating an environment  
where residents and businesses can  
successfully live, work and thrive?

Maintaining a high quality of life is a top priority for the City of Palmdale. With affordable paths to homeownership and a variety of housing options for all stages of life, residents can plan for a financially secure future.

A diverse business community provides an array of places to eat, shop, and enjoy, along with year-round community events such as concerts at the Palmdale Amphitheater and seasonal parkland activations throughout the City. Open space is plentiful, and many take advantage of Palmdale's broad vistas and beautiful desert landscapes to hike, ride a bike, or enjoy equestrian activities.

Any business looking to establish operations in Palmdale will be well-supported by the City and its partners. The City manages several support programs, including financial support through tenant improvement grants and digital gift card programs, promotion through social media and physical advertisements, and technical assistance through workshops and consultations that help Palmdale's businesses thrive, connect, and grow.

Palmdale's efforts don't just speak for themselves: for the second year in a row, Palmdale has been named a finalist for the Los Angeles Economic Development Corporation's Most Business-Friendly City in the Large City Category.

What opportunities currently exist for  
businesses looking to relocate, expand or  
invest in your city?

Approximately 57% of Palmdale is undeveloped, making it an ideal destination for relocation and expansion projects.

While many cities are struggling to provide high-quality development options, Palmdale offers numerous market-ready industrial developments, such as the 8.2 million-square-foot Antelope Valley Commerce Center East and the 1.2 million-square-foot Antelope Valley Commerce Center West.

Palmdale also looks forward to new commercial developments anchored by committed major entertainment tenants, which the City foresees will spur a spike in regional spending and economic opportunity.

What financial, tax or other incentive  
programs are available to attract and  
support businesses?

The Palmdale Aerospace Incentive Program provides eligible businesses in the aerospace and defense supply chain up to \$500,000 for new construction projects or \$125,000 for new leases within the City. This program empowers companies that support Palmdale's world-class aerospace ecosystem while creating local jobs and expanding the region's industrial footprint.

The Palmdale Film Incentive Program reduces filming costs by offering permit fee reimbursement or discounted hotel stays to productions filming in or near Palmdale. Applications can be processed in as little as two hours to align with the industry's fast-paced nature. Palmdale is also located within the TMZ Secondary Film Zone, providing additional benefits.

The City of Palmdale recently adopted the Commercial Façade & ADA Accessibility Program, which offers grants up to \$25,000 for property improvements that enhance storefront appearance, improve accessibility, and encourage private investment. The City also anticipates 64 square miles of Opportunity Zone 2.0 tract designations in January 2027, which will remain in place for 10 years.

What major development, infrastructure  
or real estate projects are underway or  
planned for the coming years?

The Center for Transportation Technology Excellence is a joint effort with Los Angeles Metro to develop an 8.6-square-mile bus and rail development and manufacturing facility.

The 1.9 million-square-foot facility will create approximately 116,000 direct and indirect jobs, providing local companies with opportunities to participate in the center's design, construction, and supply chain.

The High Desert Corridor is a proposed multipurpose transportation route connecting Palmdale to Victor Valley in San Bernardino County through a high-speed, intercity rail system and a 63-mile freeway. The corridor will link Metrolink to the upcoming Brightline West and California High-Speed Rail projects and will generate over \$12 billion in economic activity during its development and construction phases.



Palmdale supports local businesses with a customized, three-part bilingual workshop series addressing the most pressing needs of the business community, providing the tools and resources to thrive, connect, and grow.



AS Aerospace, the inaugural recipient of the Palmdale Aerospace Incentive Program, opening Winter 2026



# Palmdale, CA

One of the fastest-growing regions in Los Angeles County



**40 Miles**  
from Los Angeles



**Affordable**  
without compromising quality



**Two-Time Winner**  
of the Los Angeles Economic Development  
Corporation Most Business-Friendly City Award



**Skilled  
Workforce**



## A Place for Businesses to Call Home

For more information, call 661-267-5125, email  
[EconomicDevelopment@cityofpalmdaleca.gov](mailto:EconomicDevelopment@cityofpalmdaleca.gov) or visit  
[www.CityOfPalmdaleCA.gov/EconomicDevelopment](http://www.CityOfPalmdaleCA.gov/EconomicDevelopment).



**PALMDALE**



# CITY OF SIMI VALLEY

[simivalley.org](http://simivalley.org)

# SIMI Valley

EDC CONTACTS

**Luis Garibay**, Assistant City Manager  
[LGaribay@simivalley.org](mailto:LGaribay@simivalley.org)

**Angel Sierra**, Economic Development Project Manager  
[ASierra@simivalley.org](mailto:ASierra@simivalley.org)  
(805) 583-6762

POPULATION

126,356

COUNTY

Ventura

KEY BUSINESSES IN SIMI VALLEY

- AeroVironment
- Parker Meggitt
- Regal Rexnord Aerospace Solutions
- ATC Automation
- Howmet Aerospace
- Space Vector
- Allied Studios & 76 Ranch
- Entertainment Earth
- American Vision Windows



**What makes your city an attractive destination for businesses looking to invest, expand or relocate?**

Simi Valley attracts investment through a business-friendly climate, competitive operating costs, and personalized City support. Unlike many communities in the Los Angeles region, Simi Valley has no utility tax, maintains relatively low business tax rates, and streamlines approvals. Its strategic Southern California location provides access to major freeways, rail lines, and ports, while its skilled, educated workforce supports business growth and long-term success.

**What types of businesses or industries is your city most interested in attracting over the next several years?**

Simi Valley prioritizes high-value industries that create skilled jobs, foster innovation, and drive sustainable economic growth. Target sectors include aerospace and defense, bioscience, advanced manufacturing, and film and video production.

Bioscience offers significant growth potential, with more than 50 bioscience companies within a 10-mile radius. The region's expanding biotechnology ecosystem, bolstered by Amgen's new \$600 million science and innovation center, creates opportunities in research, development, medical technology, and specialized supply chains.

Simi Valley is also home to more than a dozen aerospace companies and suppliers that manufacture drones, precision fasteners, actuators, avionics, and more. These businesses serve industry leaders such as Airbus, Boeing, and Lockheed Martin, as well as government and military organizations, including the U.S. Air Force, U.S. Space Force, and NASA.

**What are the most important factors businesses consider when choosing a location today, and how does your city address them?**

Businesses prioritize safety, operating costs, workforce access, and quality of life. Simi Valley offers proximity to Los Angeles and major Southern California markets while maintaining a welcoming community and competitive business environment.

Continuously recognized as one of California's safest cities, Simi Valley prioritizes public safety through a proactive

Police Department that partners with businesses to maintain secure industrial and commercial areas. Companies also benefit from streamlined approvals, responsive City staff, access to an educated workforce, and competitive operating costs.

Award-winning public schools, abundant parks, and extensive open space further enhance quality of life, helping businesses attract and retain talent. Together, these advantages make Simi Valley an appealing alternative to higher-cost locations throughout the region.

**Film is one of your city's targeted industries. What is your city doing to attract more film activity?**

The City is expanding Simi Valley's role as a film and media destination through its recently launched Simi Valley Film Office. Beyond streamlining film permits, the initiative aims to attract productions, expand filming locations, and encourage film-related businesses to establish and grow locally.

Opportunities extend beyond production to equipment rental, digital media, creative agencies, specialty construction, and other skilled services. Growing this ecosystem can generate local jobs, support small businesses, and strengthen Simi Valley's creative economy.

**How is your city creating an environment where residents and businesses can successfully live, work and thrive?**

Simi Valley combines a strong sense of community with opportunities for business growth. Award-winning public schools, engaged parent organizations, and active community groups foster connection and civic pride. Diverse housing options accommodate a range of households, while more than 5,600 acres of open space offer opportunities for hiking, biking, and horseback riding.

A pro-business City Council supports entrepreneurs and helps businesses succeed while remaining responsive to residents' needs. Through thoughtful planning, infrastructure investment, and a commitment to quality design and architecture, the City strives to balance economic growth with preserving the character that makes Simi Valley special. We recognize that a thriving community depends on both a strong business climate and a high quality of life for residents.



# SIMValley

## WHERE BUSINESS MOVES FORWARD



**Committed to  
helping businesses  
navigate processes,  
support innovation,  
create opportunities  
and move projects  
forward.**



### SAFE CITY

Nationally recognized  
as one of the safest  
cities



### PRO-BUSINESS

We cultivate an  
environment that  
supports innovation  
& growth



### LOWER COST

Lower business tax &  
competitive lease rates  
mean lower cost of  
business



### IDEAL LOCATION

Close to LA market  
and major  
transportation hubs

Contact Luis Garibay

✉ [LGaribay@simivalley.org](mailto:LGaribay@simivalley.org)

☎ 805.583.6853

📍 [simivalley.org](http://simivalley.org)

# SIMValley



# CITY OF TORRANCE

TorranceCA.Gov

## City of TORRANCE

### EDC CONTACT

**Fran Fulton**  
Economic Development Manager  
FFulton@TorranceCA.Gov  
(310) 618-5807

### POPULATION

220,000 (daytime)

### COUNTY

Los Angeles

### KEY BUSINESSES WITH HEADQUARTERS IN TORRANCE

- |                                 |                             |
|---------------------------------|-----------------------------|
| • American Honda Motor Co. Inc. | • Mishima Foods USA Inc     |
| • Antares                       | • Mitsuwa Corporation       |
| • Any Signal                    | • Moog, Inc.                |
| • Arc Boat Company              | • Navitas Semiconductor     |
| • Avanti                        | • Northwood Space           |
| • Bachem Americas Inc.          | • Oriental Motors           |
| • Celestron                     | • Partner Engineering       |
| • Castelion                     | • Pelican Products          |
| • Epirus, Inc.                  | • PolyPeptide               |
| • Eravant                       | • Phenomenex                |
| • FlightWave Aerospace          | • Robinson Helicopter Co.   |
| • Hadrian                       | • Sanrio, Inc               |
| • Health-Ade                    | • Sanyo Denki America, Inc. |
| • Heart Aerospace               | • Sakura Finetek            |
| • Honeywell Aerospace           | • Stellant Systems          |
| • Intellisense Systems          | • Sun Chlorella             |
| • King’s Hawaiian               | • Torrance Refining Co.     |
| • LISI AEROSPACE                | • Virco                     |
|                                 | • Wash Laundry              |

### What makes your city an attractive destination for businesses looking to invest, expand or relocate?

Torrance offers strategic access to global markets, skilled talent, and a strong business ecosystem Located nine miles from LAX and 11 miles from the Ports of Los Angeles and Long Beach, the City is home to approximately 13,000 licensed businesses.

### How does your city differentiate itself from other communities across the Los Angeles region?

Torrance combines the economic resources of a major employment center with the accessibility and responsiveness of local government. In FY2025-26, the Permit Center served 25,026 visitors, averaging a seven-minute wait and achieving 93% customer satisfaction. Direct access to City decision-makers and a solutions-oriented Economic Development team help businesses navigate challenges and move projects forward.

### Which industries are currently driving the most growth and investment in your city?

Aerospace, advanced manufacturing and emerging technologies are driving investment. Northwood Space is opening a 185,000-square-foot headquarters and factory and plans to add 400 jobs over three years. Hadrian, Antares, Castelion, Critical Loop, FlightWave Aerospace, AnySignal and Robinson Helicopter contribute to an advanced-industry ecosystem supported by healthcare, retail and hospitality.

### What major development, infrastructure or real estate projects are underway or planned for the coming years?

Torrance continues to attract significant private investments across advanced manufacturing, commercial, industrial and residential development. Investments by developers such as Prologis and Rexford further demonstrate confidence in Torrance’s economic future. Complementing this growth, new housing developments, including Fashion Square and Del Amo Circle Apartments, help meet the demand for housing. The City’s Major Development Project Dashboard tracks 33 projects currently reflecting diverse pipeline of investment that supports continued economic growth.

### How are technology and innovation shaping the needs of businesses operating or moving into your city?

Technology companies need specialized facilities, reliable power, high speed connectivity, and tailored regulatory solutions. Torrance works proactively with businesses and utility partners, including Southern California Edison, to address infrastructure and power needs. The City also played a key role in establishing the South Bay Fiber Network, expanding high speed broadband access and service options for businesses throughout the region. Online permitting, digital plan review, permit tracking, and development dashboards further streamline processes, support informed investment decisions and foster a business friendly environment.

### How is your city creating an environment where residents and businesses can successfully live, work and thrive?

As a full-service city, Torrance prioritizes a safe, clean, and well-maintained community. With award-winning Police and Fire Departments, City-operated water and transit systems, a municipal airport, quality schools, parks and reliable infrastructure, Torrance offers a strong foundation for economic growth.

### What are the most important factors businesses consider when choosing a location today, and how does your city address them?

Today’s businesses prioritize speed to market, infrastructure readiness, workforce availability and certainty in the development process. Torrance addresses these needs through expedited plan review, next-day inspections, coordinated interdepartmental support and direct access to City decision-makers. This proactive solutions orientated approach helps businesses navigate complex requirements, minimize delays and confidently invest in Torrance.

### How have the needs and priorities of businesses considering a new location changed in recent years?

Companies look beyond real estate costs, prioritizing speed, certainty, workforce access, resilient infrastructure



and responsive government. Advanced industries require specialized power, life-safety systems, fiber connectivity and adaptable facilities. Torrance recognizes these changing demands and works closely with businesses, utility providers and regional partners to support increasingly complex investment and operational needs.

### What opportunities currently exist for businesses looking to relocate, expand or invest in your city?

Opportunities span retail, hospitality, office, aerospace, technology, healthcare and advanced manufacturing. Through our #WhyTorrance GIS Dashboard, an interactive property map, broker relationships and customized site-selection support, the City connects businesses with properties, market data and permitting guidance. Investors benefit from a consumer market and expanding advanced-industry ecosystem.

### What recent investments or developments are having the greatest impact on your city’s economic growth?

Torrance is experiencing a resurgence in aerospace and defense, advanced manufacturing businesses, driven by significant private investment and job creation. Northwood Space’s 185,000-square-foot headquarters is expected to bring 400 jobs, with Hadrian’s investment of more than \$50 million supports more than 500 jobs. Companies such as Castelion and Rivian are further strengthening the City’s growing innovation ecosystem. At the same time, mixed use developments like the Gable House along with popular retailers like Mitsuwa, Prime Pizza, Super King Market and the arrival of Nordstrom Rack in 2027 add commercial vitality.

### What financial, tax or other incentive programs are available to attract and support businesses?

Torrance offers a competitive business environment with no gross receipts tax and fees that are generally comparable to or lower than those of neighboring cities.. Available programs include the Business Attraction Incentive Program, Commercial Rehabilitation Rebate Program, Foreign Trade Zone and Recycling Market Development Zone. The City’s Office of Economic Development also provides personalized assistance connecting businesses with financing, technical, resources and workforce development partners to reduce costs, streamline processes, and support long term growth.

### What types of businesses or industries is your city most interested in attracting over the next several years?

Torrance will continue to focus on attracting businesses in aerospace, advanced manufacturing, emerging technologies, alternative energy, healthcare and bioscience, while building on the City’s established industry strengths. Equally important is attracting new retail, dining, hospitality and entertainment options that serve residents, support local spending and enhance the quality of life. Our goal is to maintain a diverse and balanced economy that creates quality jobs, encourages private investment and supports long term economic growth.

### What is your outlook for your city’s economy and business community over the next three years?

Torrance enters the next three years from a position of strength. Assessed valuation reached a record \$44.4 billion in 2026, and the City generates the third-highest sales-tax revenue among Los Angeles County’s 88 cities. Business expansion, infrastructure investment, housing, workforce partnerships and LA28-related activity position the economy for sustained diverse growth.

## DISCOVER THE #WHYTORRANCE ADVANTAGE



ONE CITY. ENDLESS POSSIBILITIES. #WHYTORRANCE

### Torrance is where opportunity meets lifestyle.

Home to global innovators, thriving businesses, and vibrant neighborhoods, Torrance offers strategic access to global markets, a skilled workforce, and a business-friendly environment designed for growth.

#### LIVE.



#### WORK.



#### PLAY.



**143,000+**  
Residents



**21 Square Miles**  
In the heart of the  
South Bay



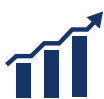
#### Safety

Class 1 Fire Dept Rating  
Top Ranked Police Dept



#### TUSD

31 Schools  
97% Graduation Rate



#### 3rd Highest

Sales Tax Revenue in  
LA County

#### 8 MILE RADIUS OF TORRANCE



#### \$52 Billion

Aggregate Income



#### 47,124

Active Business



#### 1,185,053

Daytime Population



#### 1.5 Miles

of Beautiful Beach



#### 33

Parks & Recreation  
Facilities



#### Del Amo

#### Fashion Center

Top 3 Most Visited in CA  
Top 9 Nationwide  
17.5 M Visits per Year

**Your next chapter of growth starts here.**  
**TorranceCA.Gov/WhyTorrance**



#### Office of Economic Development

3031 Torrance Blvd., Torrance, CA 90503  
EconomicDevelopment@TorranceCA.Gov  
(310) 618-5807



# CITY OF BELL

cityofbell.gov

ECONOMIC DEVELOPMENT DIVISION  
(323) 588-6211  
info@cityofbell.gov

POPULATION

31,864

COUNTY

Los Angeles

KEY INDUSTRIES IN BELL

- Business & Industry
- Restaurants & Hospitality
- Retail & Consumer Goods
- Transportation & Fuel
- Construction & Development



CITYofBELL

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, Dutch Bros, and Movita and upcoming projects for a brewery and food hall concept that allow for continued 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 INDUSTRY

CityofIndustry.org

**EDC CONTACT**  
**Joanne McClaskey**  
IBC Executive Director  
(626) 968-3737  
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; Maverick Aerospace



**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 conve-



niently 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 MAVERICK AEROSPACE



Home to more than 230 manufacturers and employing over 19,000 area residents, the City of Industry is the San Gabriel Valley’s manufacturing hub. Through its “Made in the City of Industry” initiative, the City helps connect residents with workforce training, career placement, and opportunities for advancement.

Since 1957, the City has maintained 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 continue

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 SIGNAL HILL

[cityofsignalhill.org](http://cityofsignalhill.org)

**EDC CONTACT**  
**Greg Kapovich**  
(562) 989-7300

**COUNTY**  
*Los Angeles*

**POPULATION**  
*11,848*

**KEY BUSINESSES WITH HEADQUARTERS  
IN SIGNAL HILL**

Office Depot Headquarters; Signal Hill Petroleum  
Headquarters; Walters Wholesale Electric Company;  
Hofman Hospitality Group; LD Products; Traffic Man-  
agement, Inc.; 2H Construction; Allied Refrigeration;  
Blair-Martin Company; Caliper HQ



**What makes your city an attractive  
destination for businesses looking to invest,  
expand or relocate?**

Signal Hill delivers a high-value operational landscape by pairing proactive municipal service with distinct financial and logistical advantages. Completely surrounded by Long Beach near the I-405, I-605, Port of Long Beach and Long Beach Airport, our 2.2-square-mile city provides seamless regional connectivity. We offer an exceptionally low-cost business environment with some of the lowest business license and permitting fees in LA County. Through our Community & Economic Development Department, businesses receive dedicated concierge support, including direct access to municipal decision-makers and expedited, same-day development reviews that roll out the red carpet rather than red tape.

**What major development, infrastructure  
or real estate projects are underway or  
planned for the coming years?**

We are revolutionizing 243 acres of commercial and industrial land through our forward-thinking Opportunity Overlay Zones. This initiative establishes targeted districts for a mixed-use community core, aerospace innovation and R&D, and entertainment. Crucially, the City is leading a comprehensive Programmatic Environmental Impact Report (PEIR) across the entire 243-acre footprint. By completing the CEQA review upfront at the City's expense, Signal Hill eliminates lengthy, costly, and uncer-



tain environmental reviews for incoming developers while expanding building envelopes and establishing flexible, by-right land uses.

**What are the most important factors  
businesses consider when choosing a  
location today, and how does your city  
address them?**

Speed to market and regulatory predictability are paramount. Signal Hill directly addresses physical expansion and relocation hurdles by establishing flat parking standards across commercial uses within our Opportunity Overlay Zones. Historically, new businesses were often blocked from relocating into viable spaces because their specific use triggered stricter parking requirements than the previous tenant. Our flat parking standards remove this major regional friction point, ensuring existing commercial spaces remain immediately available for business relocation and continuous commercial vitality.

**What recent investments or developments  
are having the greatest impact on your city's  
economic growth?**

We actively drive consumer demand through our innovative Open Rewards Program. City-sponsored 20% cash-back incentives encourage residents to shop locally, generating immediate foot traffic and repeat revenue for our merchant community. Coupled with free custom video and editorial marketing through our Spotlight on Small Business program, Signal Hill ensures businesses have the regulatory relief, active consumer foot traffic, and ongoing promotional backing needed to thrive long-term.

## Businesses Move Faster in Signal Hill





# CITY OF SOUTH EL MONTE

EDSEM.org

## EDC CONTACT

David De Vries, MBA, AICP  
Director of Economic Development  
ddevries@soelmonte.org  
(619) 302-7715

## POPULATION

19,493

## COUNTY

Los Angeles

## KEY BUSINESSES IN SOUTH EL MONTE

IMS, Ltd.; VACCO; RR Rubber Products, Inc.;  
Tracer Bikes; Southern California Food Inc.; Lawrence  
Equipment Inc.; Karman Space & Engineering; Greater  
El Monte Community Hospital; Cardinal Industrial  
Finishes; Ted Levine Drum Co.; AMRO



### What makes your city an attractive destination for businesses looking to invest, expand or relocate?

South El Monte combines a strategic San Gabriel Valley location just 12 miles east of Downtown LA with premier freeway access (I-10, I-605, and SR-60), putting 5 million people within 30 minutes and 15 million within an hour. Home to 1,300+ businesses and a robust daytime population of 44,000 (backed by a 19,000 resident base), the City features a dedicated “maker” economy where industrial land uses comprise 54% of total acreage. Beyond commerce, the City invites all to discover South El Monte which offers an exceptional quality of life anchored by community-focused support and recreation: comprehensive adult and senior support networks with an onsite social worker, year-round recreational classes, after-school programs, seasonal camps, over 50 annual community events, and well-maintained park facilities hosting youth and adult sports leagues like National Little League, AYSO Soccer, and Jets Football.

### What major development, infrastructure or real estate projects are underway or planned for the coming years?

South El Monte is experiencing dynamic transformation through high-profile commercial and industrial investments. New retail and dining drivers—including In-N-Out Burger, the Cielito Lindo Food Hall, Dutch Bros Coffee, Winchell’s, and O’Reilly Auto Parts—complement major active development (e.g., industrial manufacturing, mixed-

use, housing) along key economic corridors like Rosemead Blvd, Santa Anita Ave, Durfee Ave, and Rush St. These are anchored by the proposed South El Monte Arts District and bolstered by the surrounding regional bike and pedestrian trails, the Rio Hondo and San Gabriel Valley rivers, the ~1,500-acre Whittier Narrows Recreational Park (drawing 1.4 million annual visitors and serving as a venue for the LA 2028 Olympic Games), cementing the City as a premier regional hub to live, work, and play.

### What financial, tax or other incentive programs are available to attract and support businesses?

South El Monte actively drives capital investment through designated Opportunity Zones and the expansion-ready Opportunity Zones 2.0 (OZ 2.0) program, offering significant capital gains tax advantages for long-term investors (explore tracts at OZ2SEM.org). Businesses additionally leverage cost-reduction frameworks through Foreign Trade Zone FTZ 50, proactive municipal leadership, streamlined processes, low fees, and hands-on corporate collaboration through the City Hall-hosted SEM Business Workshop Series. The City was nominated by LAEDC as a finalist as the Most Business-Friendly City. This nomination goes beyond business and credit is due to our great staff from public works, community development, finance, HR, and community services! Discover South El Monte at EDSEM.org.



## KEY HIGHLIGHTS

- Most Business-Friendly City Finalist
- Opportunity Zone 2.0: 4 Tracts
- Within Foreign Trade Zone 50
- Built for Maker Manufacturers
- Freeway Access: 10, 60, 605
- Arts District Coming Soon
- Growing Retail Demand
- One-Stop Business Support
- Retail/Hotel Incentives
- Thriving Civic Events

EDSEM.org



# CITY OF WEST HOLLYWOOD

[business.weho.org](https://business.weho.org)

## CITY CONTACTS

Laura Biery  
Director of  
Economic Development  
(323) 848-6429 | [business@weho.org](mailto:business@weho.org)

Paolo Kespradit  
Business  
Development Manager

## POPULATION

36,292

## COUNTY

Los Angeles

## KEY BUSINESSES WITH HEADQUARTERS 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



### What makes your city an attractive destination for businesses looking to invest, expand or relocate?

The City of West Hollywood offers businesses a globally recognized brand, a culture of creativity and innovation, and direct access to one of the world’s most influential consumer markets. Located in Los Angeles County, West Hollywood attracts a dynamic mix of residents, visitors, and tastemakers who influence trends far beyond city borders. Businesses benefit from a strong hospitality and tourism economy, a walkable urban environment, and a community that embraces creativity through bold ideas and experiences. West Hollywood is more than a place to do business. It’s a place where new brands and concepts build their identity, gain momentum, and become part of something iconic.

### Which industries are currently driving the most growth and investment in your city?

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 are available to attract and support 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 to help businesses establish themselves. The Business Lease Renewal Tax Credit, which launched in July 2025, rewards businesses that renew or extend commercial leases for five years or more with a tax credit equal to their prior year’s business license tax. In addition, the City’s offers a Business Concierge Service for one-on-one guidance to help businesses navigate permitting, zoning, and location assistance.



West Hollywood

# Where *Iconic* Businesses *Thrive*

*1.9 square miles.*  
*The epicenter of what’s next.*

City of West Hollywood’s Business Development Division  
[business.weho.org](https://business.weho.org) • [business@weho.org](mailto:business@weho.org) • (323) 848-6429