

RAMON RD

Del Webb  
Rancho Mirage

Mission Hills  
Country Club



**Desert Pacific**  
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MONTEREY AVE



GERALD FORD DR



Sunnylands  
Center & Gardens



Marriott  
Shadow Ridge  
Golf Club

FRANK SINATRA DR

**SITE**

The Springs  
Country Club

Westin  
Desert Willow

COOK ST

**17.16 ACRES**

**COMMERCIAL SITE  
ACROSS FROM DISNEY'S  
STORYLIVING DEVELOPMENT**

**MONTEREY AVE & FRANK  
SINATRA DR, RANCHO MIRAGE**



COUNTRY CLUB DR



OMNI  
Rancho Las  
Palmas

PORTOLA AVE

JW Marriott  
Desert Springs  
Resort

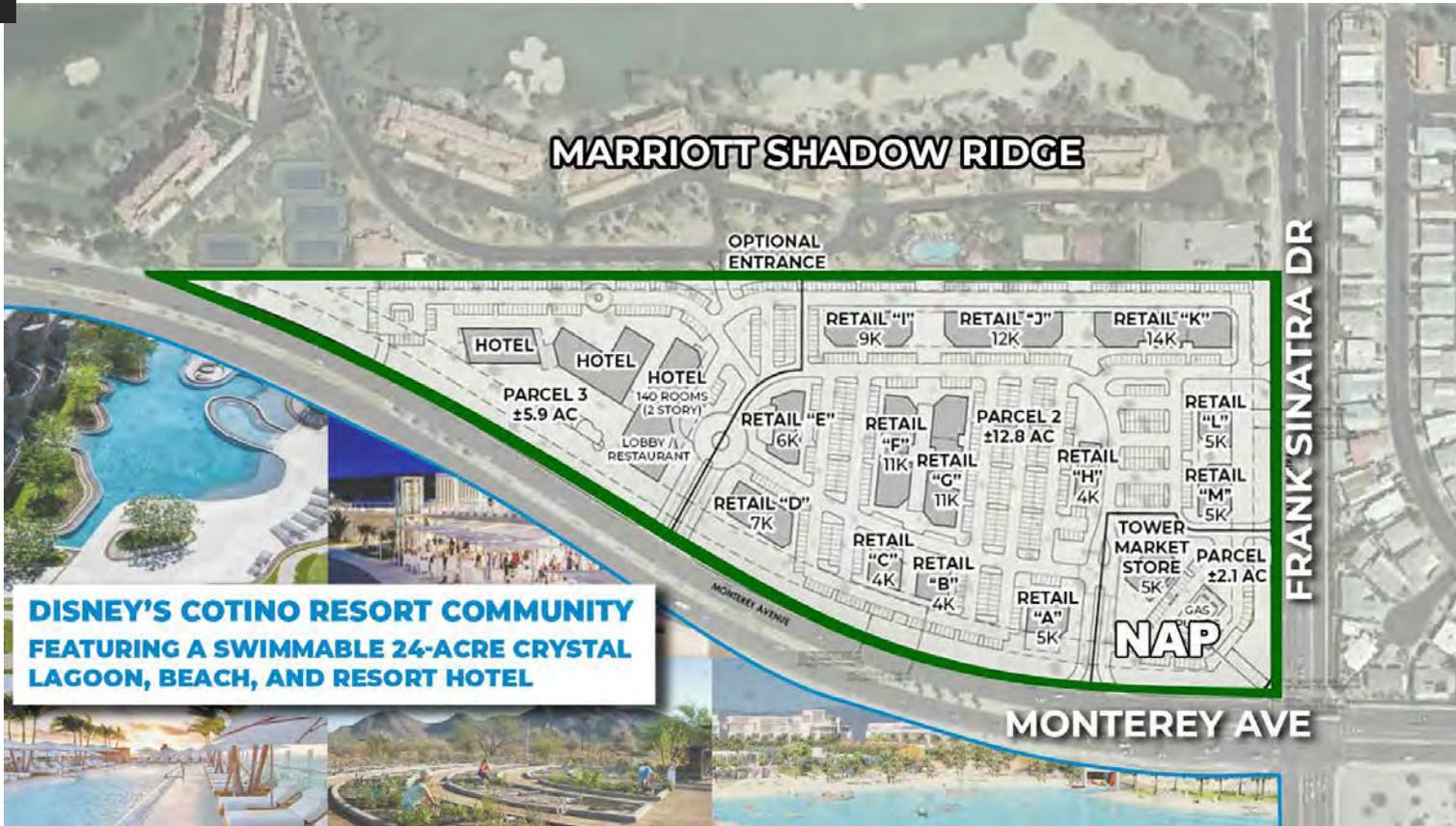
# PROPERTY FEATURES

- Across from Cotino, a Disney Storyliving luxury mixed use community development with homes, hotel, shopping, dining, entertainment and a 24-acre Crystal Lagoon
- Adjacent to Marriott Shadow Ridge Golf Resort with 424 units plus 93 recently approved single family homes
- Excellent exposure with nearly 1/2 mile of frontage on Monterey, one of the most traveled thoroughfares in the Coachella Valley
- Located near Sunnylands the renowned Presidential Retreat and Cultural Center, and Mission Hills Country Club, home of the Dinah Shore LPGA Golf Tournament

PRICE: \$9 MILLION (\$12/SF)



# SITE OUTLINE



**DISNEY'S COTINO RESORT COMMUNITY**  
**FEATURING A SWIMMABLE 24-ACRE CRYSTAL LAGOON, BEACH, AND RESORT HOTEL**



COTINO HOME RENDERING

## SITE DETAILS:

- **Location:** The property is located at the northeast corner of Frank Sinatra Dr. & Monterey Ave., Rancho Mirage, CA
- **General Plan/Zoning:** C-G (General Commercial) - Click to view
- **Total Parcel Size:** Approx. 17.16 AC
- **APN:** 685-220-008
- **Utilities:** Water: 18" main on Frank Sinatra & 18" main south of Frank Sinatra on Monterey Avenue  
 Sewer: 15" main on Frank Sinatra & 8" main on Monterey south of Frank Sinatra
- **Area Overview:** The upscale community of Rancho Mirage, nicknamed the "Playground to the Presidents," is located in the center of Southern California's rapidly growing Coachella Valley. Strategically situated in Riverside county, one of the nation's fastest growing counties. Rancho Mirage is 120 miles east of Los Angeles, 152 miles north east of San Diego, and approximately 262 miles west of Phoenix. Rancho Mirage has easy access to the entire Southern California region via major freeways, rail corridors and the Palm Springs International Airport, which offers service to all major metropolitan areas.



COTINO LAGOON

# LOCATION OVERVIEW



Located directly across the street from the subject property, Disney’s first luxury residential community, Cotino, is currently under construction. With Disney’s vibrant vision as the inspiration for this community, Cotino will boast a 24-acre crystal lagoon and beach, resort hotel, luxurious residences, and whimsical recreation areas.

The [Storyliving by Disney community](#) began home sales in 2024, starting in the mid-\$1 millions and offers homes built by award-winning builders Shea Homes, Woodbridge Pacific Group, and Davidson Communities. The first homes are expected to be completed between January and March 2025.

## CITY OF RANCHO MIRAGE



Rancho Mirage, known as the “Playground to the Presidents,” boasts world-class resorts, one-of-a-kind attractions, and state-of-the-art healthcare. Rancho Mirage is home to the region’s only five-star resort, The Ritz Carlton Rancho Mirage. This affluent community possesses the perfect combination of luxury, value, and access to the finer things in life, right in the heart of Greater Palm Springs.

SITE DEMOGRAPHICS	1 MI	3 MI	5 MI
Total Population:	5,069	39,684	116,331
Avg. Household Income:	\$75,540	\$83,404	\$73,380
# Households:	2,909	19,907	49,247

AVERAGE DAILY TRAFFIC	
Monterey s/o Gerald Ford	30,578
Monterey n/o Frank Sinatra	29,684
Frank Sinatra w/o Monterey	12,869
Frank Sinatra e/o Monterey	12,290

## COACHELLA VALLEY / GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



# CONTACTS & DISCLOSURE

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**SITE**



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