

17.16 AC COMMERCIAL DEVELOPMENT SITE ACROSS FROM DISNEY'S STORYLIVING DEVELOPMENT



NEC MONTEREY AVE & FRANK SINATRA DR, RANCHO MIRAGE, CA

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

CONCEPTUAL SITE PLAN



PRICE: \$9,000,000 (\$12/SF)

[VIEW THE DISNEY VIDEO HERE](#)



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17.16 AC COMMERCIAL DEVELOPMENT SITE

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the northeast corner of Frank Sinatra Drive & Monterey Avenue, Rancho Mirage, CA
- **General Plan/Zoning:** C-G (General Commercial)
- **Average Daily Traffic Counts:**

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

- **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.



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17.16 AC COMMERCIAL DEVELOPMENT SITE DISNEY COTINO DEVELOPMENT



COTINO™

A STORYLIVING BY Disney™ COMMUNITY

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.



Site Plan and Community Renderings

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LOCATION OVERVIEW

CITY OF RANCHO MIRAGE



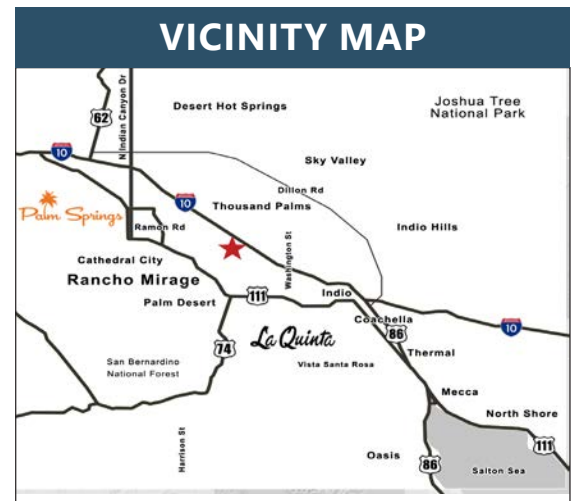
Rancho Mirage, known as the “Playground to the Presidents,” boasts world-class resorts, one-of-a-kind attractions, and state-of-the-art healthcare. Rancho Mirage is home to the region’s only five-star resort, The Ritz Carlton Rancho Mirage.

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

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.



TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

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