

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

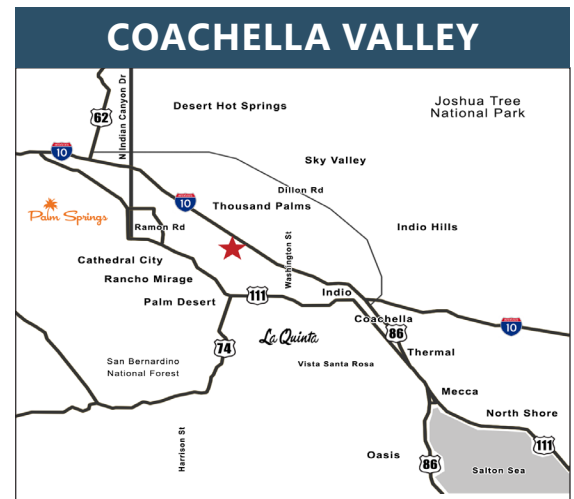


**NEC MONTEREY AVE & FRANK SINATRA DR, RANCHO MIRAGE, CA**

## 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

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



**VIEW THE DISNEY VIDEO HERE**



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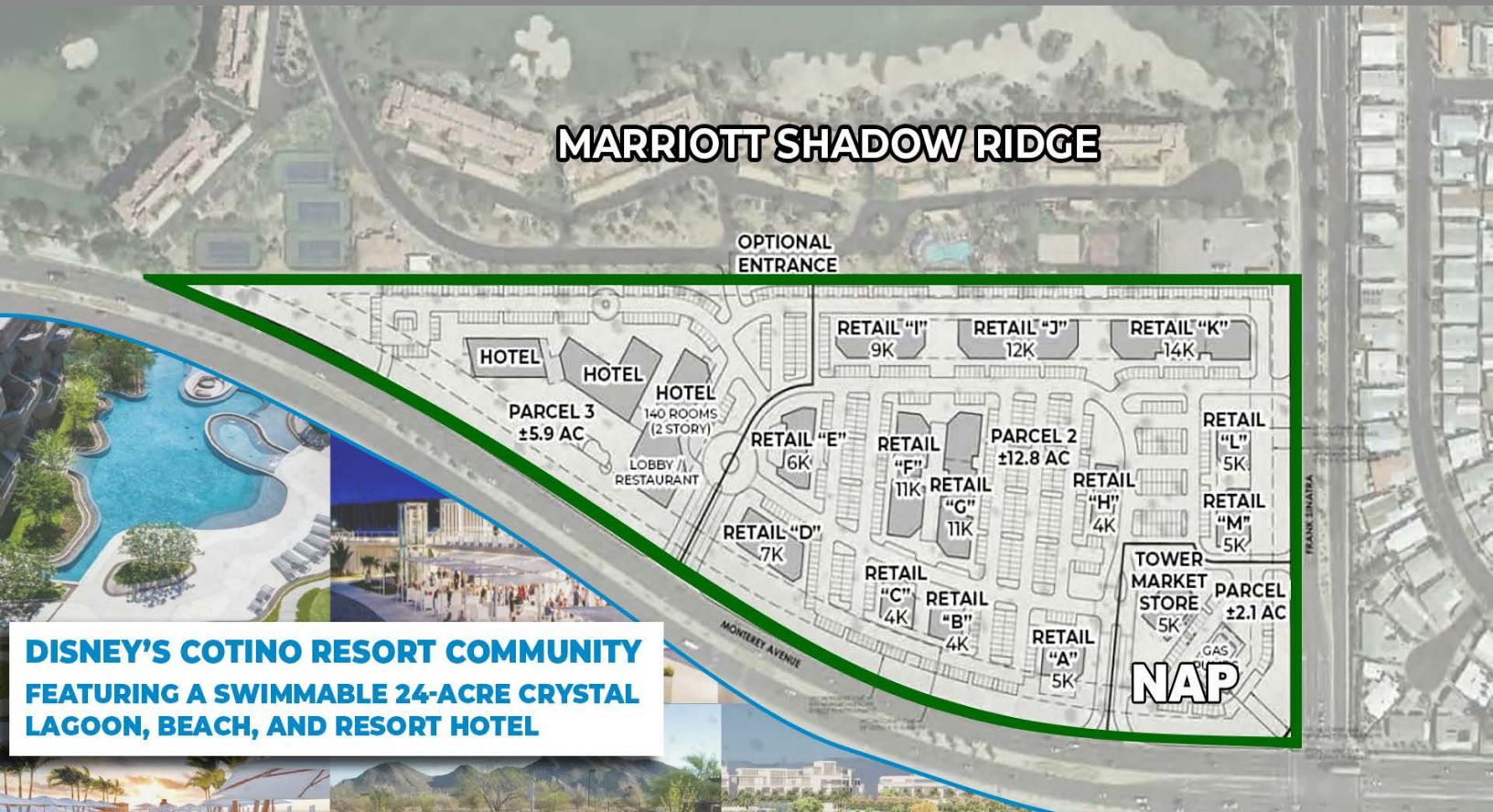


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# 17.16 AC COMMERCIAL DEVELOPMENT SITE

## AERIAL & SITE AMENITIES



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

### 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:**

Frank Sinatra w/o Monterey	10,944
Frank Sinatra e/o Monterey	11,063
Monterey s/o Gerald Ford	26,132
Monterey n/o Frank Sinatra	31,583

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

- **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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