

# 72125

VIA VAIL, RANCHO MIRAGE

Estate Home on 1.06 Acres  
72125 Via Vail  
Rancho Mirage, CA

DESERT PACIFIC  
PROPERTIES



# 72125

## VIA VAIL, RANCHO MIRAGE

This expansive 3,300\* SF home sits on over one acre in prestigious Rancho Mirage, offering 10 bedrooms and 3.5 bathrooms, with plenty of space, including room for a pool. The property features a library and is fully handicap accessible. With a little TLC, this home offers incredible potential to make it your own. This ideal location is just minutes from shopping, dining, and entertainment, with convenient access to all Desert Cities via Bob Hope Drive, Dinah Shore Drive, Monterey Avenue, and I-10. You'll also enjoy close proximity to Mission Hills Country Club and walking distance to the new Cotino Disney luxury resort community, Home Depot, and Lowe's shopping centers.

\*Size estimate provided by Seller. Buyer to verify actual square footage.



# PROPERTY DESCRIPTION

- 3,300\* SF home with 10 bedrooms and 3.5 bathrooms on over one acre
- Located in prestigious Rancho Mirage
- Just minutes away from shopping, dining, and entertainment
- Convenient access to all Desert Cities via Bob Hope Drive, Dinah Shore Drive, Monterey Avenue, and I-10
- Close proximity to Mission Hills Country Club
- One mile from the new Disney's Cotino luxury resort community

\*Size estimate provided by Seller. Buyer to verify actual square footage.





# SITE DETAILS

72125 VIA VAIL  
RANCHO MIRAGE



## SITE DETAILS:

- **Location:** 72125 Via Vail, Rancho Mirage
- **APN:** 685-060-002
- **Zoning:** [R-L-2 \(Very Low Density - 2 du/ac max.\)](#)
- **General Plan:** R-L-2(Very Low Density - 2 du/ac max.)
- **Home Size:** Approx. 3,300\* SQ. FT.  
10 bedrooms / 3.5 baths
- **Lot Size:** 1.06 acres
- **Year Built:** 1990
- **Utilities:** Water: To Site  
Sewer: Septic Tank
- **HOA:** No
- **Flood Zone:** Not in; Buyer to verify
- **Price:** \$1,700,000

\*Size estimate provided by Seller. Buyer to verify actual square footage.





# VICINITY MAP

# 72125

VIA VAIL  
RANCHO MIRAGE









# LOCATION OVERVIEW

# 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

# LOCATION OVERVIEW

The City of Rancho Mirage is located in the center of Southern California's Coachella Valley, also known as Greater Palm Springs. It has easy access to the entire Southern California market via major freeways, rail corridors and the Palm Springs International Airport, which offers services to all major metropolitan areas.

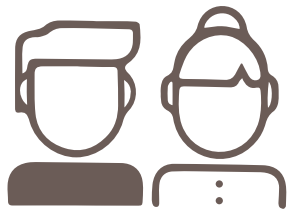
Rancho Mirage is one of the Coachella Valley's most affluent communities, and is often referred to as the "Playground to the Presidents." The city is home to the region's only Five-Star resort, The Ritz Carlton-Rancho Mirage, and is home to institutions like Eisenhower Health, Hazelden Betty Ford Center and the Barbara Sinatra Children's Center – all world-renowned health facilities.

Rancho Mirage offers the perfect combination of luxury, value, and access to the finest golf, spa, and dining experiences right in the heart of the Palm Springs area.

# RANCHO MIRAGE



## DEMOGRAPHICS



**16,804**  
POPULATION

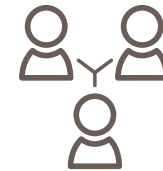


**671**  
POPULATION  
PER SQ. MILE



**\$825,738**  
AVERAGE HOME VALUE

**\$138,993**  
AVERAGE HOUSEHOLD INCOME



**64.7**  
MEDIAN AGE

**14,792**  
HOUSEHOLDS



# CONTACTS & DISCLOSURE



## BROKERS / AGENTS



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