THE THERMAL CLUB

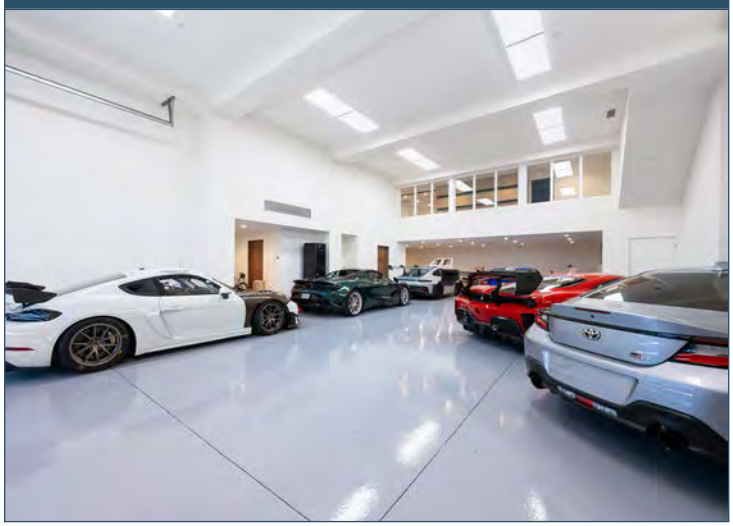


86768 ROGERS WAY (VILLA #16), THERMAL, CA

FEATURES

- Stunning furnished 9,110 SF* villa with 4 bedrooms, 4 full bathrooms, 2 half bathrooms, large private viewing deck, expansive garage, and personal locker room
- Premium on-track location with amazing views of the track and surrounding mountains
- Highly appointed fixtures
- The Thermal Club Motorsports facility has 5 miles of private pavement and luxury amenities including two clubhouses, three restaurants, meeting and banquet building, full service spa, fitness center, a highly appointed 48-villa hotel, tennis, pickleball, kids club, karting, racing, driver training, storage and repair facilities
- Purchasing a Villa at The Thermal Club requires purchasing a membership
- MySim Custom RF4 racing simulator available for purchase separately

VIEW OF THE GARAGE



PRICE: $5,739,000

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

7/13/26 KA



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86768 ROGERS WAY (VILLA #16), THERMAL, CA

Experience an exceptional blend of luxury, exclusivity, and motorsports lifestyle in this extraordinary villa, ideally positioned within the prestigious and exclusive Thermal Club. Boasting a premium trackside location, the residence offers an unparalleled vantage point with a spacious viewing deck designed for entertaining, relaxing, and taking in the excitement of the track. Sophisticated yet inviting, this distinctive property delivers a rare opportunity to enjoy elevated living immersed in the world of motorsports, where privacy, premium amenities, and front-row access come together in one remarkable setting.

BUILDING DETAILS

- **Building Size (Total):** 9,110* SF (Includes garage,entryways, & decks)
  Living Area: 6,172* SF
- **Elevator:** Yes
- **Year Built:** 2018
- **Stories:** Three (3)
- **Garage Area:** 2,938* SF
- **Garage Spaces:** 10 cars
- **Rooms:** 4 bedrooms / 4 full baths / 2 half baths (total)
  1st Floor: Garage, lounge, bath, and laundry
  2nd Floor: 2 beds, 2 baths, den, and locker room
  3rd Floor: Primary bed, primary bath, powder room, & casita
- **Items Included/Excluded:** Furnishings included, with the exception of select art pieces, personal belongings, and racing simulator. Simulator may be purchased separately.

SITE DETAILS

- **Location:** 86768 Rogers Way, Thermal, CA 92274
- **APN:** 759-200-016
- **Parcel Size (According to County Assessor Information):** 0.17 acres (7,405 SF)
- **Showing:** Call To Make An Appointment

SCAN OR CLICK THE QR CODES

PROPERTY PHOTOS
Take a look at the property's complete photo gallery.

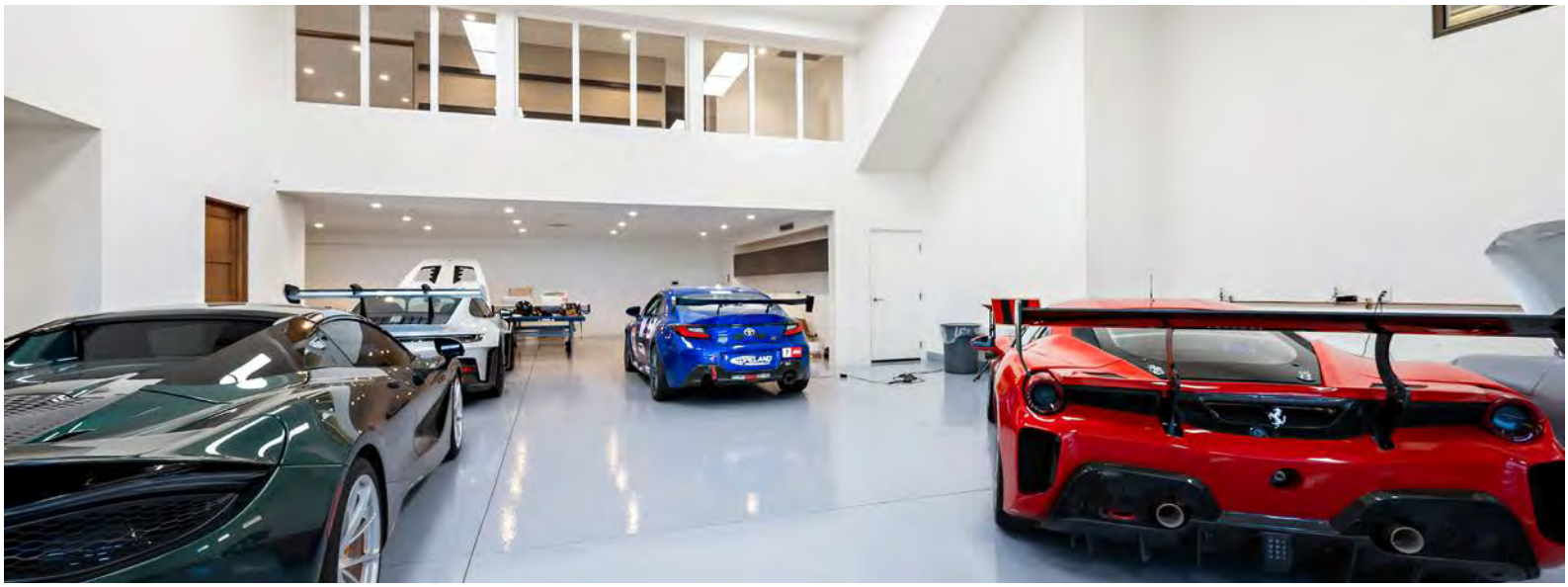
BUILDING PLANS
Click or scan the QR code to view the property's building plans.

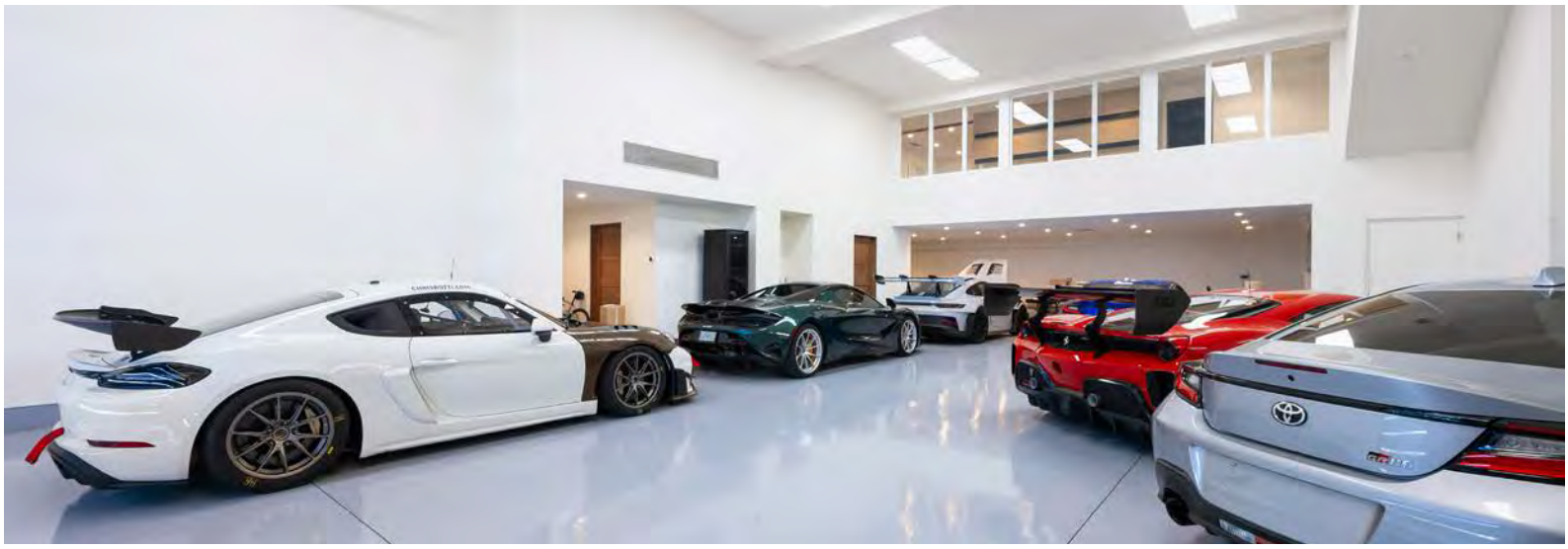
***Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

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Welcome to the Thermal Club, the World Class Motorsports Haven

- **Thermal Club Amenities:** The Thermal Club Motorsports facility has 5 miles of private pavement and luxury amenities including two clubhouses, three restaurants, meeting and banquet building, full service spa, fitness center, a highly appointed 48-villa hotel, tennis, pickleball, kids club, karting, racing, driver training, storage and repair facilities.
- **Thermal Club Membership:** Purchasing a Villa/Lot requires a membership at the club. Standard family membership has a one-time initiation fee of $400,000 plus membership dues of $3,200/month and a small $450/month ground maintenance fee per lot per month.

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