



ROCKSPRING

RESIDENCES

A NEW HERITAGE IN THE HEART OF MAMMOTH

A NOTE FROM THE FOUNDER

WELCOME TO ROCKSPRING

Thank you for taking the time to learn about what we're building. Rockspring is a project I've been dreaming about for years. It's a response to a place my family and I love deeply, and to the small ways mountain ownership in Mammoth can be made more special.

What follows is a first look at the setting, the residences, and a sense of the life we're designing around them. It isn't the whole story. There's much more to share, and we'll be doing exactly that in the weeks ahead. For now, I hope these pages give you a real feel for what we're creating, and I look forward to the conversation to come.



Mark Rafeh
FOUNDER



ROCKSPRING RESIDENCES • 6060 MINARET RD, MAMMOTH LAKES, CA • ARTIST'S CONCEPT

THE PLACE

MAMMOTH

7,880 FT · EASTERN SIERRA · CALIFORNIA



CALIFORNIA'S UNTAMED ICON

In the heart of the Sierra, 7,880 feet above sea level, tucked into the edge of an ancient caldera, lies California's last great mountain town — Mammoth Lakes.

Its story isn't one of manufactured charm, but of an authentic connection, born from the pioneering vision of Dave McCoy, who saw opportunity where others saw only wilderness.

At Rockspring, this is our foundation, literally and philosophically.



THE RESIDENCES

A MODERN EXPRESSION OF MAMMOTH LIVING

Set in the heart of Mammoth Lakes, at the corner of Minaret and Main, Rockspring rises as a new vision of mountain living, thoughtfully woven into the spirit and legacy of the Sierra.



THE LOBBY AT ROCKSPRING • ARTIST'S CONCEPT

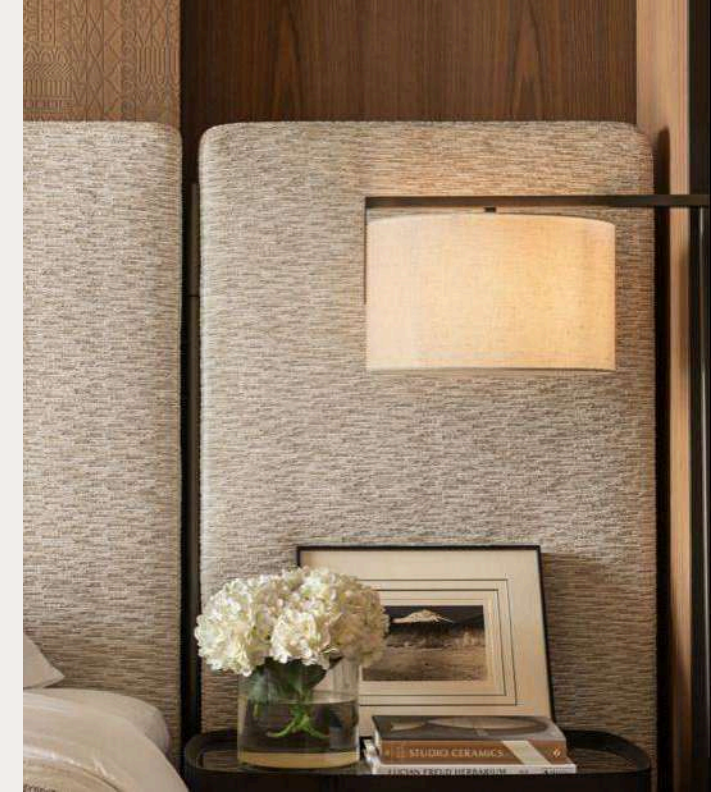
SANCTUARIES OF MODERN MOUNTAIN DESIGN

Crafted for legacy. Rooted in place.

Residences at Rockspring are designed in conversation with the Eastern Sierra — a landscape defined by alpine cold and geothermal forces.

Stanley Saitowitz and Natoma Architects shaped each residence around a clear conviction: The mountain should remain the center of attention. Floor-to-ceiling glass opens to the Sierra. Private decks extend daily life outdoors, where the light and the landscape remain the defining experience.

The interior finishes and furnishings are curated by Studio PCH, the Venice, California, studio behind Nobu Ryokan Malibu and Nobu Hotel Los Cabos. Design development is underway now — every kitchen, hearth, and bath at millwork-level detail.



THE INTERIORS

A PALETTE INSPIRED BY THE SIERRA

Rockspring interiors take cues from the caldera itself: shaped through a sense of depth, where layers, thickness, and shadow create grounded and immersive spaces. Studio PCH is shaping the palette now and every candidate is tested for a lifetime of use, not the first showing.



SHEARLING



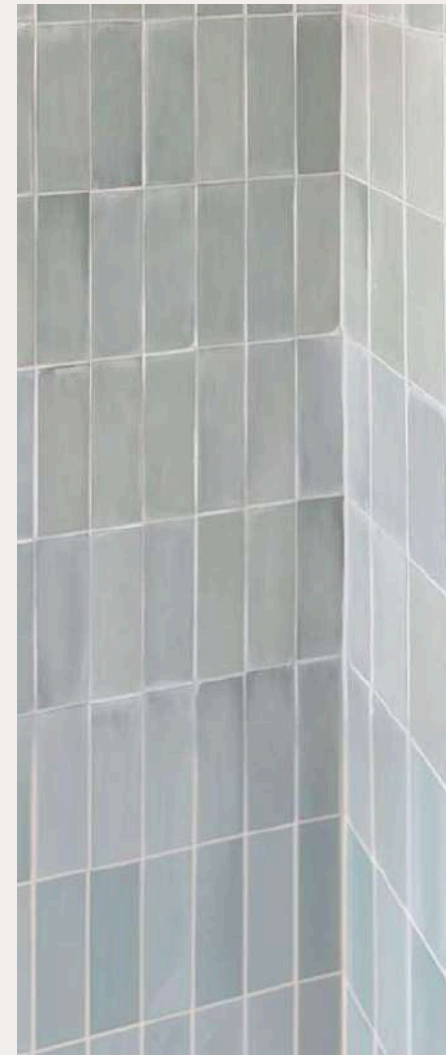
SHEEPSKIN



WARM TIMBER



CORDED VELVET



MINERAL GLAZE



FIGURED STONE



THE RESIDENCE COLLECTIONS

Five collections across fifteen layouts. Designed for every kind of mountain journey — the long weekend, the season, the lifetime. The footprint changes; the Saitowitz architecture and Studio PCH Interiors do not.

STUDIOS
460–520 SF

ONE
BEDROOMS
645–675 SF

TWO
BEDROOMS
980–1,450 SF

THREE
BEDROOMS
1,432–1,500 SF

FOUR
BEDROOMS
2,421–2,607 SF

CONTACT YOUR SALES CONCIERGE FOR FLOORPLANS & PRICING

THE AMENITIES

A CURATED EXPERIENCE OF WELLNESS, ADVENTURE AND SANCTUARY

Rockspring redefines what a Mammoth property can offer. Our collection of amenities and services ensures that wellness, access, and effortless living aren't afterthoughts — they are the core experience.



WELLNESS DEFINED BY NATURE, REFINED' BY TRADITION

In mountain culture, recovery isn't indulgence, it's a ritual. For generations, Mammoth's mineral-rich springs have drawn seekers of restoration to this valley.

Rockspring continues this legacy with the Eastern Sierra's only Nordic Spa, inspired by ancient Nordic traditions and the geothermal forces beneath our feet.



THE SAUNA AT ROCKSPRING SPA • ARTIST'S CONCEPT



STEP INTO THE RITUAL OF RECOVERY

Wellness at Rockspring is woven through an indoor-outdoor flow designed to be used daily. Every residence is steps away. The thermal circuit needs no appointment, you come as your body asks.

The Thermal Courtyard

Open-air hot soaking pools and cold plunges arranged under Sierra sky. Self-guided — soak, plunge, restore — repeat often.

The Spa at Rockspring

Two private treatment rooms for massage, bodywork, deep therapeutic care. In-residence treatments available.

The Cedar Sauna

A large-format cedar sauna anchoring the courtyard. Dry heat, clean air, sightlines over the thermal pools.

Gym & Fitness Studio

Fully equipped gym and light-filled movement studio — strength, cardio, mobility, recovery.



THERMAL COURTYARD AT ROCKSPRING SPA • ARTIST'S CONCEPT

FOOD & DRINK

MOUNTAIN DINING TAKEN SERIOUSLY

Dining at Rockspring exists to solve a problem nobody talks about in ski-town brochures... the dinner reservations on Saturday night, the morning coffee run before first chair, the long walk back to the car with takeout going cold.

So we've built a chef-driven restaurant and bar on the ground floor of your residence — partnered with a culinary team chosen for craft and credibility, in a space designed to be an extension of your mountain home.



THE LOBBY RESTAURANT & BAR

BUILT FOR CULINARY AMBITION

A beautiful room on the ground floor of Rockspring. A proper bar, a dining area that holds the light, a kitchen built to a standard most ski-town spaces only dream about.

We've held this space to the same standard as the residences themselves — designed by Stanley Saitowitz, and reserved for an operator whose food belongs in this room and in this town. Selection is underway.

— CULINARY PARTNER TO BE ANNOUNCED

REMOVING EVERY BARRIER BETWEEN YOU AND ADVENTURE

Mammoth was founded on making the Eastern Sierra accessible. Rockspring takes that legacy further. Gear handled. Transport arranged. Logistics invisible. Your only job is choosing the adventure.





ACCESS & ADVENTURE

A collection of integrated amenities designed to be the seamless start and endpoint for all your Sierra adventures. This is modern mountain access, refined to an art.

Ski & Gear Valet

Your equipment tuned, waxed, waiting and ready for first chair without a second thought. After the last run, hand it off and walk home light.

Private Ski Locker

A proper transition between mountain and home. Shed the layers, stow the boots, walk upstairs in comfort.

Curated Experiences

Backcountry tours, fly fishing guides, snowmobile, mountain bike outfitters. Arranged through a network of local partners.

Smart Storage

Secure, dedicated storage for skis, boards, bikes, and boots. Always ready for immediate use.

Ground Transportation

Rockspring's transportation program makes your trip around the mountain effortless.

Mammoth's Best Address

Rockspring places you within an easy walk of Mammoth's shops, restaurants, events, and year-round energy.



OWNERSHIP & HOSPITALITY SERVICES

Pre-Arrival Readiness

Your residence is provisioned, temperature-set, and stocked to your preferences before you walk through the door. Groceries, wine, whatever your arrival routine looks like, it's already handled.

Concierge Services

Dinner reservations, tee times, event tickets, childcare, the things that eat up your vacation if you let them. One call, it's handled.

Housekeeping & Laundry

Scheduled or on-demand. Your home is maintained to hotel standards whether you're in residence or away.

Property Care

When you're not here, we are. Maintenance, inspections, seasonal preparation. Your residence is looked after year-round so it's always ready when you decide to come back.

In-Residence Services

Private dining. Spa treatments in your living room. A full menu of services that come to you when you'd rather not leave home.

Fully Managed Rental Program

Your residence earns when you're away, professionally managed. No guest calls, no platform juggling, no time asked of you.

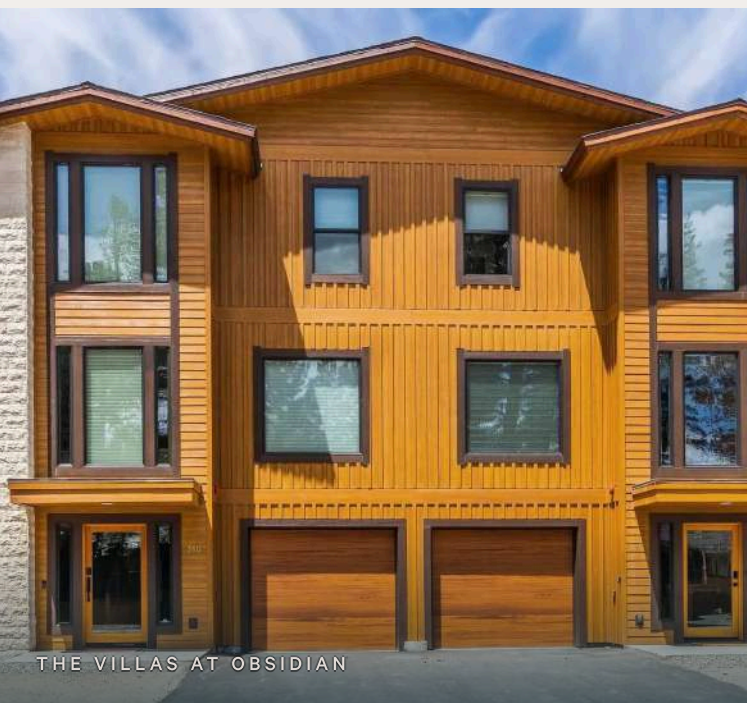
BEHIND ROCKSPRING

YOUR TEAM. YOUR NEXT STEPS.

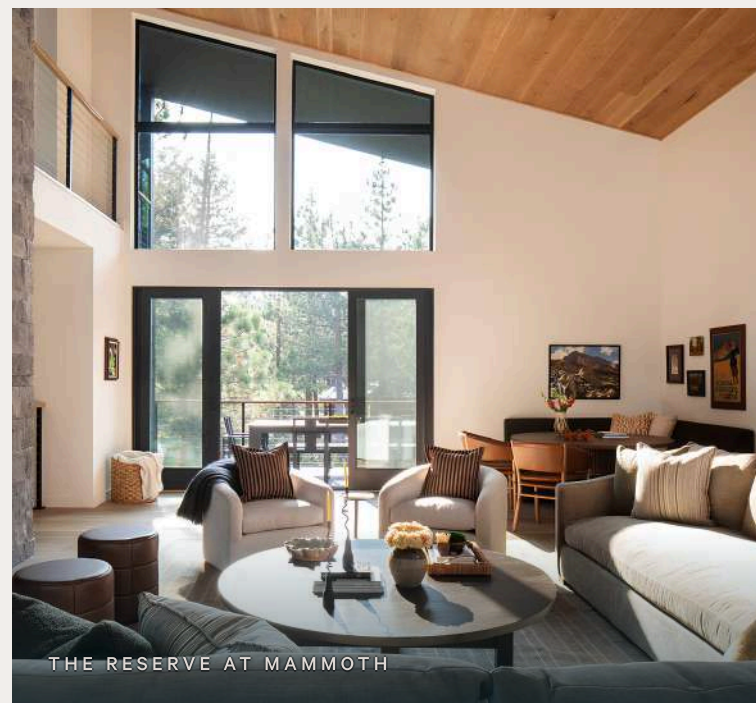
Meet the team behind Rockspring and the first step toward finding your perfect home.



CRESTWOOD · ARTIST'S CONCEPT



THE VILLAS AT OBSIDIAN



THE RESERVE AT MAMMOTH

THE DEVELOPER

A LEGACY OF BUILDING IN MAMMOTH

Rockspring is developed by AERIOS Properties, a group whose work has shaped a new generation of residential living in Mammoth Lakes — Obsidian Residences, The Villas at Obsidian, The Reserve at Mammoth, and now Rockspring.

From planning and design through construction and long-term stewardship, every project carries the same care for materials, the same respect for place, and the same understanding of how the Sierra climate moves through a year.

Rockspring continues that work, and expands it. For this project, AERIOS has assembled a team across architecture, interior design, and hospitality operations to bring residential, wellness, and hotel-level service into a single Mammoth address.

AERIOS
PROPERTIES

DEVELOPER PORTFOLIO
aeriosgroup.com/portfolio

EARLY ACCESS MEMBERS ONLY

A LIMITED EARLY RELEASE

RESERVATIONS OPEN SOON

We'd like to invite you to be first in line. Start the conversation today and we'll work with you to find your perfect home — with a first look inside the residences as the designs are revealed, early pricing, and first pick ahead of the public release.

ROCKSPRING RESIDENCES AT MINARET & MAIN • ARTIST'S CONCEPT

YOUR SALES CONCIERGE

A PERSONAL GUIDE TO YOUR NEXT CHAPTER

Choosing a mountain home is an intensely personal decision. It’s about more than floor plans and finishes. It’s about the way you want your days to feel.

Your Rockspring Sales Concierge is standing by to help you explore that vision with care. From residences and views to reservation timelines, ownership considerations, and the details that matter most to you.

Contact a Sales Concierge today — your personal point of contact for everything Rockspring. Reach out directly any way that works. We’re here when you’re ready.

CONTACT A SALES CONCIERGE TODAY →

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