



**BID DEADLINE OCTOBER 1** .....

## Pro Temecula Town Center & Ynez Shops

Premier Retail Investment Opportunity |  
84% Leased

 27520, 27576, 27644, 27648 Ynez Rd. &  
29640 Rancho California Rd., Temecula, CA

### HIGHLIGHTS

- 84% occupancy with near-term cash-flow upside
- High-traffic intersection at Ynez & Rancho California Roads
- Surrounded by major retailers, restaurants & financial institutions, including AMC Temecula, Chase Bank, CVS, HomeGoods, Target & more
- Convenient access to I-15, near Promenade Temecula, Temecula Valley Wine Country & growing residential communities

### DETAILS

**U.S. Bankruptcy Court, Central District of California (Santa Ana Division)**

**Case No.: 8:26-bk-10694-SC**

***In re: Pro Temecula Town Center, LLC***

**Case No. 8:26-bk-10693-SC**

***In re: Ynez Shops, LLC***

Temecula Town Center and Ynez Shops offer the opportunity to acquire an established neighborhood retail asset in Temecula's primary commercial corridor. The property features a diverse tenant mix with approximately 84% occupancy, providing in-place income with upside through lease-up, renewals and market rent growth. Its prominent location near Ynez Road & Rancho California Road offers strong visibility, convenient access and proximity to Interstate 15, while surrounding retail, dining and residential uses provide an established customer base.

The investment is supported by strong local demographics and visitor demand, with approximately 165,000 residents and average household income of roughly \$139,000 within five miles. Temecula Valley generated approximately \$1.2 billion in direct visitor spending in 2025, including \$106.5 million in retail expenditures. Combined with planned improvements along Ynez Road, the property offers multiple avenues for value creation through occupancy growth, rent increases and active asset management.



**415.799.3299**  
**thinkONYX.com**



**Building Size** 241,536± SF  
Total



**Land Size** 25.47± AC



**Year Built** 1989



**Parking** 1,800 Spaces



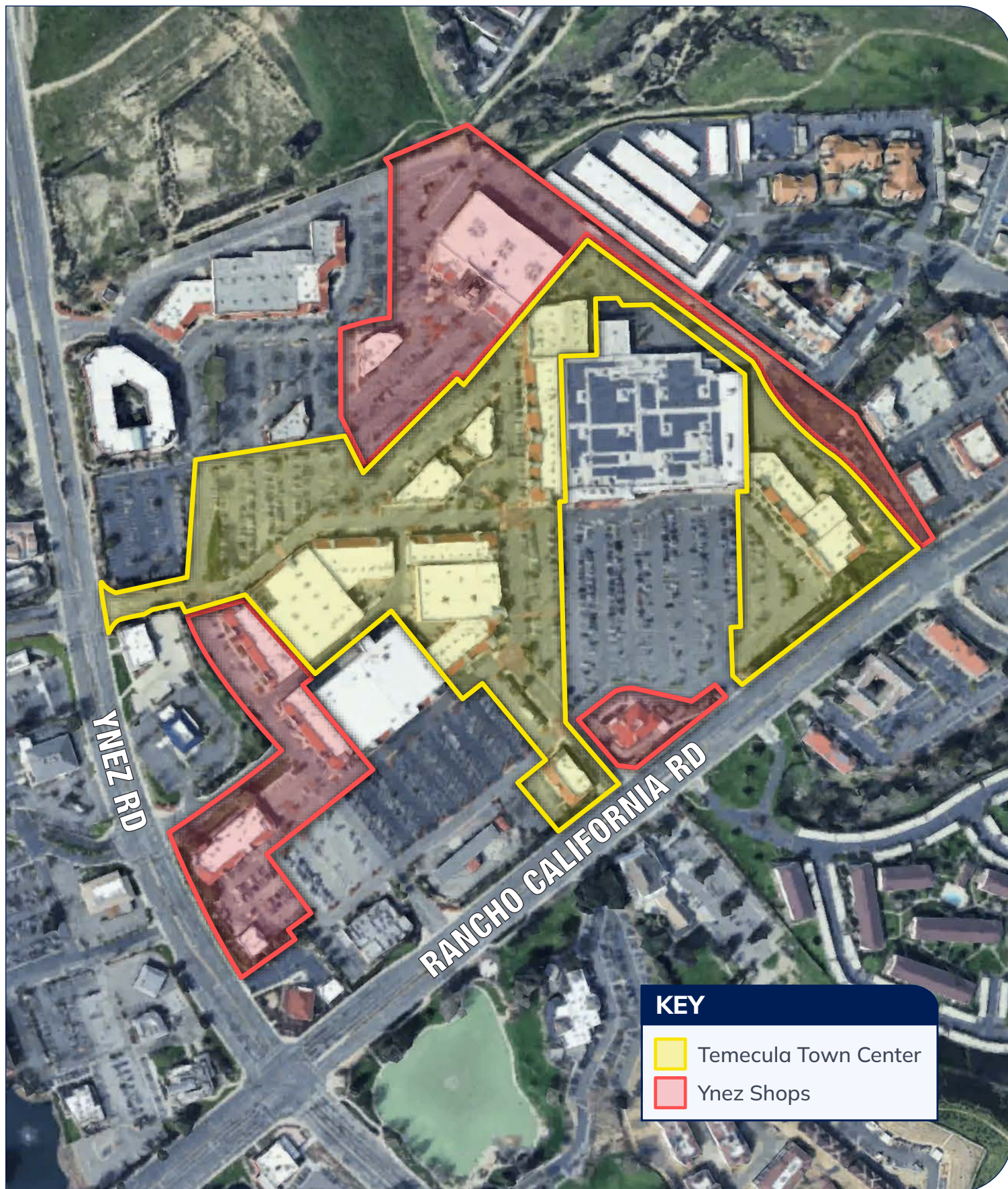
**Zoning** CC (Community  
Commercial)



**Taxes (2024)** 131293



**Tax ID#** 921-320-056



**KEY**

- Temecula Town Center
- Ynez Shops



| Unit                   | Sq. Ft. | Residents                 | Status | Market Rent       | Rent              | Other Charges    | Credits     | Total             | Move In  | Lease Start | Lease End | Move Out | Deposits          |
|------------------------|---------|---------------------------|--------|-------------------|-------------------|------------------|-------------|-------------------|----------|-------------|-----------|----------|-------------------|
| <b>Current Tenants</b> |         |                           |        |                   |                   |                  |             |                   |          |             |           |          |                   |
| I9                     | 1600    | Vacant Unit               |        | 4,000.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| Q1                     | 2794    | Vacant Unit               |        | 6,985.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| Q2                     | 1766    | Vacant Unit               |        | 4,415.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| F01                    | 3562    | Spectrum Store (Spectru   |        | 8,905.00          | 11,609.15         | 3,553.28         | 0.00        | 15,162.43         | 11/01/18 | 11/01/18    | 01/31/29  |          | 0.00              |
| F07                    | 1158    | Doodlebugs Art Studio     | C      | 2,895.00          | 3,992.70          | 949.56           | 0.00        | 4,942.26          | 05/17/24 | 05/17/24    | 05/31/29  |          | 0.00              |
| F09                    | 1200    | Kumon Learning Center     | C      | 3,000.00          | 3,220.81          | 1,210.40         | 0.00        | 4,431.21          | 04/01/11 | 04/01/11    | 03/31/29  |          | 0.00              |
| F11                    | 1100    | Eyeglass Express          | C      | 2,750.00          | 3,115.75          | 1,109.24         | 0.00        | 4,224.99          | 03/01/14 | 07/01/24    | 06/30/29  |          | 2,643.70          |
| F13                    | 1100    | Lost & Found Barb         | C      | 2,750.00          | 3,500.97          | 1,100.00         | 0.00        | 4,600.97          | 02/21/23 | 02/20/23    | 06/30/28  |          | 4,202.00          |
| F15                    | 2300    | Anasa Hair Studio         | C      | 5,750.00          | 5,740.49          | 0.00             | 0.00        | 5,740.49          | 07/01/08 | 09/22/23    | 06/30/29  |          | 4,530.00          |
| F19                    | 1200    | Massage by Sunny LLC D    | C      | 3,000.00          | 3,182.70          | 1,200.00         | 0.00        | 4,382.70          | 07/06/23 | 10/01/23    | 09/30/28  |          | 4,068.00          |
| F21                    | 2930    | Pho Ha                    | C      | 7,325.00          | 4,833.47          | 2,364.94         | 0.00        | 7,198.41          | 07/23/09 | 07/01/25    | 06/30/30  |          | 4,000.00          |
| F25                    | 1167    | Vacant Unit               |        | 2,917.50          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| F27                    | 2372    | Vacant Unit               |        | 5,930.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| G01                    | 4267    | Town Center Laundrom      | C      | 10,667.50         | 8,910.70          | 4,256.55         | 0.00        | 13,167.25         | 02/02/16 | 02/02/16    | 02/28/31  |          | 4,465.59          |
| G03                    | 1300    | Little Caesar's Pizza, So | C      | 3,250.00          | 4,925.07          | 1,296.82         | 0.00        | 6,221.89          | 01/31/95 | 09/01/14    | 08/31/26  |          | 2,600.00          |
| G05                    | 1300    | Temecula Center Denta     | C      | 3,250.00          | 4,686.50          | 1,310.16         | 0.00        | 5,996.66          | 02/06/04 | 10/01/24    | 09/30/35  |          | 3,665.00          |
| G07                    | 1300    | Lucky Feet Shoes, Inc.    | C      | 3,250.00          | 3,481.40          | 1,296.82         | 0.00        | 4,778.22          | 03/01/14 | 09/01/24    | 08/31/29  |          | 2,717.00          |
| G09                    | 1196    | Charlene LLC (Musicolog   | C      | 2,990.00          | 3,136.37          | 1,193.07         | 0.00        | 4,329.44          | 05/01/13 | 04/01/25    | 03/31/30  |          | 2,463.76          |
| G11                    | 1404    | Temecula Pool & S         | C      | 3,510.00          | 3,759.91          | 1,400.56         | 0.00        | 5,160.47          | 09/23/96 | 06/01/25    | 05/31/30  |          | 4,071.60          |
| I01                    | 3454    | Vacant Unit               |        | 8,635.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| I03                    | 1845    | Vacant Unit               |        | 4,612.50          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| I05                    | 3206    | Vacant Unit               |        | 8,015.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| I11                    | 1600    | Edible Arrangements #1    | C      | 4,000.00          | 3,200.00          | 1,600.00         | 0.00        | 4,800.00          | 11/01/21 | 11/01/21    | 10/31/31  |          | 2,480.00          |
| I13                    | 1600    | Juan Pollo                | C      | 4,000.00          | 4,455.78          | 1,538.92         | 0.00        | 5,994.70          | 12/01/04 | 12/01/13    | 12/01/26  |          | 4,051.83          |
| J01                    | 2050    | Nothing Bundt Cakes       | C      | 5,125.00          | 7,179.33          | 2,071.66         | 0.00        | 9,250.99          | 03/22/10 | 05/01/25    | 04/30/30  |          | 4,612.50          |
| J05                    | 1000    | Vivian Spa & Nails        | C      | 2,500.00          | 2,100.58          | 1,010.89         | 0.00        | 3,111.47          | 12/01/13 | 01/01/24    | 12/31/28  |          | 0.00              |
| J07                    | 1000    | Bill & Dallas Dedic       | C      | 2,500.00          | 1,273.08          | 0.00             | 0.00        | 1,273.08          | 06/01/24 | 06/01/24    | 05/31/27  |          | 2,090.00          |
| J09                    | 1000    | uBreak iFix               | C      | 2,500.00          | 2,519.97          | 997.55           | 0.00        | 3,517.52          | 11/12/18 | 01/01/24    | 12/31/28  |          | 5,433.34          |
| J11                    | 972     | Ghasem Separ And .        | C      | 2,430.00          | 2,165.51          | 982.96           | 0.00        | 3,148.47          | 02/01/14 | 01/01/24    | 12/31/28  |          | 2,050.92          |
| J13                    | 977     | Kitt Kathy Bowles         | C      | 2,442.50          | 2,369.00          | 0.00             | 0.00        | 2,369.00          | 02/01/25 | 02/01/25    | 01/31/28  |          | 0.00              |
| J15                    | 1949    | Love Optometry, Inc.      | C      | 4,872.50          | 6,032.45          | 1,970.91         | 0.00        | 8,003.36          | 01/10/22 | 02/01/22    | 01/31/28  |          | 5,359.75          |
| K01                    | 1400    | Vacant Unit               |        | 3,500.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| K03                    | 1400    | Rancho Donuts             | C      | 3,500.00          | 5,768.00          | 1,423.26         | 0.00        | 7,191.26          | 06/01/15 | 06/01/15    | 05/31/30  |          | 2,590.00          |
| K05                    | 2800    | Vacant Unit               |        | 7,000.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| K07                    | 1400    | European Wax Center (N    | C      | 3,500.00          | 5,250.00          | 1,400.00         | 0.00        | 6,650.00          | 08/11/22 | 08/11/22    | 07/31/32  |          | 6,412.00          |
| K11                    | 1350    | Dragon Express            | C      | 3,375.00          | 4,083.75          | 1,360.03         | 0.00        | 5,443.78          | 06/30/95 | 09/01/25    | 08/31/30  |          | 4,050.00          |
| K13                    | 1540    | Starbucks #7927           | C      | 3,850.00          | 5,776.73          | 1,536.23         | 0.00        | 7,312.96          | 03/01/25 | 03/01/25    | 02/28/30  |          | 0.00              |
| MAJ2                   | 29082   | Homegoods, Inc.           | C      | 72,705.00         | 23,871.50         | 13,436.50        | 0.00        | 37,308.00         | 08/08/03 | 12/01/23    | 11/30/28  |          | 0.00              |
| P1-3                   | 7962    | Extended Images T         | C      | 19,905.00         | 21,318.00         | 6,528.84         | 0.00        | 27,846.84         | 11/09/23 | 04/18/25    | 04/30/35  |          | 23,449.80         |
| ANC3A                  | 3000    | Vacant Unit               |        | 7,500.00          | 0.00              | 0.00             | 0.00        | 0.00              |          |             |           |          | 0.00              |
| ANC3B                  | 3000    | El Festin Candy           | C      | 4,500.00          | 9,015.00          | 3,000.00         | 0.00        | 12,015.00         | 03/09/23 | 03/09/23    | 03/31/28  |          | 10,710.00         |
| ANCH1                  | 21450   | Garfield Beach CVS, LLC   | C      | 53,625.00         | 33,247.50         | 11,134.16        | 0.00        | 44,381.66         | 10/07/88 | 04/01/24    | 04/30/29  |          | 0.00              |
| ANCH2                  | 8000    | O'Reilly Auto Enterprise  | C      | 20,000.00         | 16,000.00         | 7,979.48         | 0.00        | 23,979.48         | 03/01/23 | 03/01/23    | 01/31/34  |          | 0.00              |
| ANCH7                  | 14031   | PMCA Temecula, LLC        | C      | 35,077.50         | 20,373.01         | 14,143.37        | 0.00        | 34,516.38         | 06/01/15 | 06/01/25    | 05/31/30  |          | 7,725.00          |
| PAD2A                  | 3553    | Pacific Dental Services,  | C      | 8,882.50          | 12,213.44         | 3,544.30         | 0.00        | 15,757.74         | 06/17/10 | 10/19/20    | 10/18/30  |          | 0.00              |
| PAD2B                  | 1451    | Go Wireless, Inc. VERIZ   | C      | 3,627.50          | 5,509.78          | 1,529.43         | 0.00        | 7,039.21          | 06/01/10 | 10/01/25    | 09/30/31  |          | 0.00              |
| <b>Total</b>           |         |                           |        | <b>389,720.00</b> | <b>261,818.40</b> | <b>99,429.89</b> | <b>0.00</b> | <b>361,248.29</b> |          |             |           |          | <b>120,441.79</b> |
| <b>Non-Residents</b>   |         |                           |        |                   |                   |                  |             |                   |          |             |           |          |                   |
| 0                      |         | Fairway Colima CA Seve    |        | 0.00              | 0.00              | 3,153.13         | 0.00        | 3,153.13          |          |             |           |          | 0.00              |
| 0                      |         | Temecula Town Homes       |        | 0.00              | 0.00              | 13,621.22        | 0.00        | 13,621.22         |          |             |           |          | 0.00              |
| 0                      |         | Vons Store #1962          |        | 0.00              | 0.00              | 7,253.67         | 0.00        | 7,253.67          |          |             |           |          | 0.00              |
| 0                      |         | Target T - 359            |        | 0.00              | 0.00              | 6,633.19         | 0.00        | 6,633.19          |          |             |           |          | 0.00              |
| 0                      |         | Mobile Oil Circle K       |        | 0.00              | 0.00              | 336.67           | 0.00        | 336.67            |          |             |           |          | 0.00              |
| 0                      |         | 27450 Office Building N   |        | 0.00              | 0.00              | 3,583.00         | 0.00        | 3,583.00          |          |             |           |          | 0.00              |
|                        |         |                           |        |                   |                   | <b>34,580.88</b> | <b>0.00</b> | <b>34,580.88</b>  |          |             |           |          | <b>0.00</b>       |

**Property Occupancy**

| Type  | Status   | Market Rent       |       | Units     |       | Square Footage    |       |
|-------|----------|-------------------|-------|-----------|-------|-------------------|-------|
| Total | Occupied | 326,210.00        | 83.7% | 35        | 76.1% | 131,684.00        | 83.8% |
| Total | Vacant   | 63,510.00         | 16.3% | 11        | 23.9% | 25,404.00         | 16.2% |
|       |          | <b>389,720.00</b> |       | <b>46</b> |       | <b>157,088.00</b> |       |

**Unit Type Occupancy**

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|-------|----------|-------------------|-------|-----------|-------|-------------------|-------|
| Total | Occupied | 326,210.00        | 83.7% | 35        | 76.1% | 131,684.00        | 83.8% |
| Total | Vacant   | 63,510.00         | 16.3% | 11        | 23.9% | 25,404.00         | 16.2% |
|       |          | <b>389,720.00</b> |       | <b>46</b> |       | <b>157,088.00</b> |       |



| Unit                   | Sq. Ft. | Residents                 | Status | Market Rent       | Rent              | Other Charges    | Credits     | Total     | Move In           | Lease Start | Lease End | Move Out | Deposits          |
|------------------------|---------|---------------------------|--------|-------------------|-------------------|------------------|-------------|-----------|-------------------|-------------|-----------|----------|-------------------|
| <b>Current Tenants</b> |         |                           |        |                   |                   |                  |             |           |                   |             |           |          |                   |
| C1                     | 2000    | Thai Kitchen              | C      | 5,000.00          | 7,725.00          | 1,946.98         | 0.00        | 9,671.98  | 11/01/24          | 11/01/24    | 10/31/29  |          | 9,464.98          |
| C5                     | 940     | Vacant Unit               |        | 2,375.00          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| D1                     | 1200    | Juice Bar                 | C      | 3,000.00          | 3,900.00          | 1,144.18         | 0.00        | 5,044.18  | 08/22/95          | 12/01/25    | 11/30/30  |          | 11,392.00         |
| D3                     | 800     | TrendSetter Collections   | C      | 2,000.00          | 2,006.01          | 824.00           | 0.00        | 2,830.01  | 07/01/24          | 07/01/26    | 06/30/27  |          | 2,213.33          |
| D5                     | 1190    | Hearx West                | C      | 2,975.00          | 3,126.02          | 1,134.64         | 0.00        | 4,260.66  | 03/03/19          | 06/01/24    | 05/31/29  |          | 3,411.33          |
| O1                     | 1859    | TSP Group, LLC BDATast    | C      | 4,647.50          | 5,935.79          | 1,728.87         | 0.00        | 7,664.66  | 09/07/23          | 09/07/23    | 07/31/33  |          | 7,287.28          |
| O2                     | 2916    | Rubio's Coastal Grill (Th | C      | 7,290.00          | 8,962.03          | 3,837.84         | 0.00        | 12,799.87 | 11/01/14          | 11/01/24    | 10/31/29  |          | 4,082.40          |
| H09                    | 2600    | Beauty Systems Group,     | C      | 6,500.00          | 5,720.00          | 2,411.63         | 0.00        | 8,131.63  | 09/11/17          | 09/11/17    | 09/30/27  |          | 0.00              |
| H13                    | 700     | Vacant Unit               |        | 1,750.00          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| H15                    | 3399    | K Sushi Bar & Grill       | C      | 8,497.50          | 12,746.25         | 3,240.89         | 0.00        | 15,987.14 | 07/15/15          | 08/01/25    | 07/31/30  |          | 10,536.90         |
| L01                    | 1036    | Simon's Dole Whip &       | C      | 2,590.00          | 2,702.27          | 987.80           | 0.00        | 3,690.07  | 09/14/20          | 09/14/20    | 12/31/30  |          | 3,135.63          |
| L03                    | 1979    | Vibez Smoke Shop          | C      | 4,947.50          | 7,664.27          | 1,840.47         | 0.00        | 9,504.74  | 10/24/23          | 10/24/23    | 01/31/29  |          | 7,065.03          |
| L07                    | 950     | Postal Annex              | C      | 2,375.00          | 2,342.88          | 932.48           | 0.00        | 3,275.36  | 12/01/12          | 07/01/24    | 06/30/29  |          | 1,710.00          |
| L09                    | 977     | Vacant Unit               |        | 2,442.50          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| L11                    | 1000    | Poki Poki                 | C      | 2,500.00          | 3,182.70          | 966.82           | 0.00        | 4,149.52  | 12/14/16          | 12/14/16    | 06/30/29  |          | 3,170.00          |
| L13                    | 1501    | Subway Real Estate, LLC   | C      | 3,752.50          | 4,586.14          | 1,675.76         | 0.00        | 6,261.90  | 06/05/89          | 03/01/24    | 02/28/29  |          | 3,737.49          |
| L17                    | 1499    | Vacant Unit               |        | 3,747.50          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| M01                    | 2641    | Phoenix Foods, LLC        | C      | 6,502.50          | 0.00              | 0.00             | 0.00        | 0.00      | 04/20/05          | 01/01/15    | 12/31/25  |          | 0.00              |
| M05                    | 990     | Vacant Unit               |        | 2,475.00          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| M06                    | 1320    | Vacant Unit               |        | 3,300.00          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| M07                    | 2772    | Mountain Mike's Pizza (D  | C      | 1,000.00          | 6,637.09          | 2,643.05         | 0.00        | 9,280.14  | 06/04/19          | 06/04/19    | 06/03/29  |          | 7,964.88          |
| M11                    | 3410    | Banfield Pet Hospital (M  | C      | 8,525.00          | 11,253.00         | 3,162.94         | 0.00        | 14,415.94 | 05/02/18          | 05/02/18    | 05/31/28  |          | 0.00              |
| H01A                   | 2900    | Kitchen Fantasy           | C      | 7,250.00          | 7,395.00          | 2,765.10         | 0.00        | 10,160.10 | 10/01/12          | 10/01/25    | 02/28/31  |          | 6,525.00          |
| H01B                   | 2415    | Vacant Unit               |        | 6,037.50          | 0.00              | 0.00             | 0.00        | 0.00      |                   |             |           |          | 0.00              |
| PAD1                   | 5362    | JP Morgan Chase Bank,N    | C      | 13,405.00         | 24,129.00         | 5,112.57         | 0.00        | 29,241.57 | 11/01/14          | 11/01/14    | 10/31/29  |          | 0.00              |
| PAD5                   | 800     | Enterprise Rent a Car     | C      | 2,000.00          | 6,652.39          | 2,285.66         | 0.00        | 8,938.05  | 05/15/15          | 05/15/15    | 06/30/31  |          | 0.00              |
| ANCH8, KIOSK           | 35292   | Launch Family Entertain   | C      | 88,230.00         | 0.00              | 0.00             | 0.00        | 0.00      | 07/30/25          | 07/30/25    | 07/31/26  |          | 81,171.60         |
| <b>Total</b>           |         |                           |        | <b>205,115.00</b> | <b>126,665.84</b> | <b>38,641.68</b> | <b>0.00</b> |           | <b>165,307.52</b> |             |           |          | <b>162,867.85</b> |

### Property Occupancy

| Type  | Status   | Market Rent       |       | Units     |       | Square Footage   |       |
|-------|----------|-------------------|-------|-----------|-------|------------------|-------|
| Total | Occupied | 182,987.50        | 89.2% | 20        | 74.1% | 75,607.00        | 89.5% |
| Total | Vacant   | 22,127.50         | 10.8% | 7         | 25.9% | 8,841.00         | 10.5% |
|       |          | <b>205,115.00</b> |       | <b>27</b> |       | <b>84,448.00</b> |       |

### Unit Type Occupancy

| Type  | Status   | Market Rent       |       | Units     |       | Square Footage   |       |
|-------|----------|-------------------|-------|-----------|-------|------------------|-------|
| Total | Occupied | 182,987.50        | 89.2% | 20        | 74.1% | 75,607.00        | 89.5% |
| Total | Vacant   | 22,127.50         | 10.8% | 7         | 25.9% | 8,841.00         | 10.5% |
|       |          | <b>205,115.00</b> |       | <b>27</b> |       | <b>84,448.00</b> |       |





27520, 27576, 27644, 27648 Ynez Rd. &  
29640 Rancho California Rd., Temecula, CA

## LOCAL INFORMATION

Temecula has become a well-established retail and commercial hub in Southwest Riverside County, supported by a growing residential base, strong household incomes and a steady mix of local and regional consumers. The city has approximately 114,865 residents and has grown 4.4% since 2020, while household incomes remain above county averages. Ynez Shops is positioned at Ynez Road & Rancho California Road, two key commercial corridors with convenient access to Interstate 15. Nearby destinations including Temecula Town Center, Tower Plaza Center and other established retail centers along Ynez Road further strengthen the area's retail presence and help drive consistent consumer traffic.

The property also benefits from Temecula's sizable tourism and employment base. The Temecula Valley welcomed approximately 3.4 million visitors in 2024, generating roughly \$1.1 billion in direct travel spending. Retail sales accounted for approximately \$105 million, while arts, entertainment & recreation generated more than \$385 million. The area's Wine Country, Old Town, restaurants and entertainment venues draw visitors from across Southern California, adding another layer of demand beyond the local residential trade area. With strong demographics, established retail activity, regional accessibility and significant visitor spending, Ynez Shops is well positioned to benefit from the continued strength of the Temecula market.



ASSET ADVISORS



AN ORIX COMPANY

Subject to U.S. Bankruptcy Court for the Central District of California (Santa Ana Division) Case No.: 8:26-bk-10694-SC, *In re: Pro Temecula Town Center, LLC* & Case No. 8:26-bk-10693-SC, *In re: Ynez Shops, LLC* - Jointly administered. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Onyx Asset Advisors, LLC.

## SALE INFORMATION

### BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Onyx Asset Advisors website at [www.thinkONYX.com](http://www.thinkONYX.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID DEADLINE

October 1 by 5:00 p.m. (PT)

### BID SUBMISSIONS

Bids should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All bids must be submitted to **K. Kevin Otus** at [kotus@thinkONYX.com](mailto:kotus@thinkONYX.com) and **Paul Buie** at [pbuie@thinkONYX.com](mailto:pbuie@thinkONYX.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. NDA is required to access the Virtual Data Room ([available for download here](#)).

### Paul Buie

213.246.2837

[pbuie@thinkonyx.com](mailto:pbuie@thinkonyx.com)

### Christian Koulichkov

847.449.7757

[ckoulichkov@hilcoglobal.com](mailto:ckoulichkov@hilcoglobal.com)

### Cooper Jones

937.760.3309

[cjones@hilcoglobal.com](mailto:cjones@hilcoglobal.com)