



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.



Building Size 241,536± SF
Total



Land Size 25.47± AC



Year Built 1989



Parking 1,800 Spaces



Zoning CC (Community Commercial)



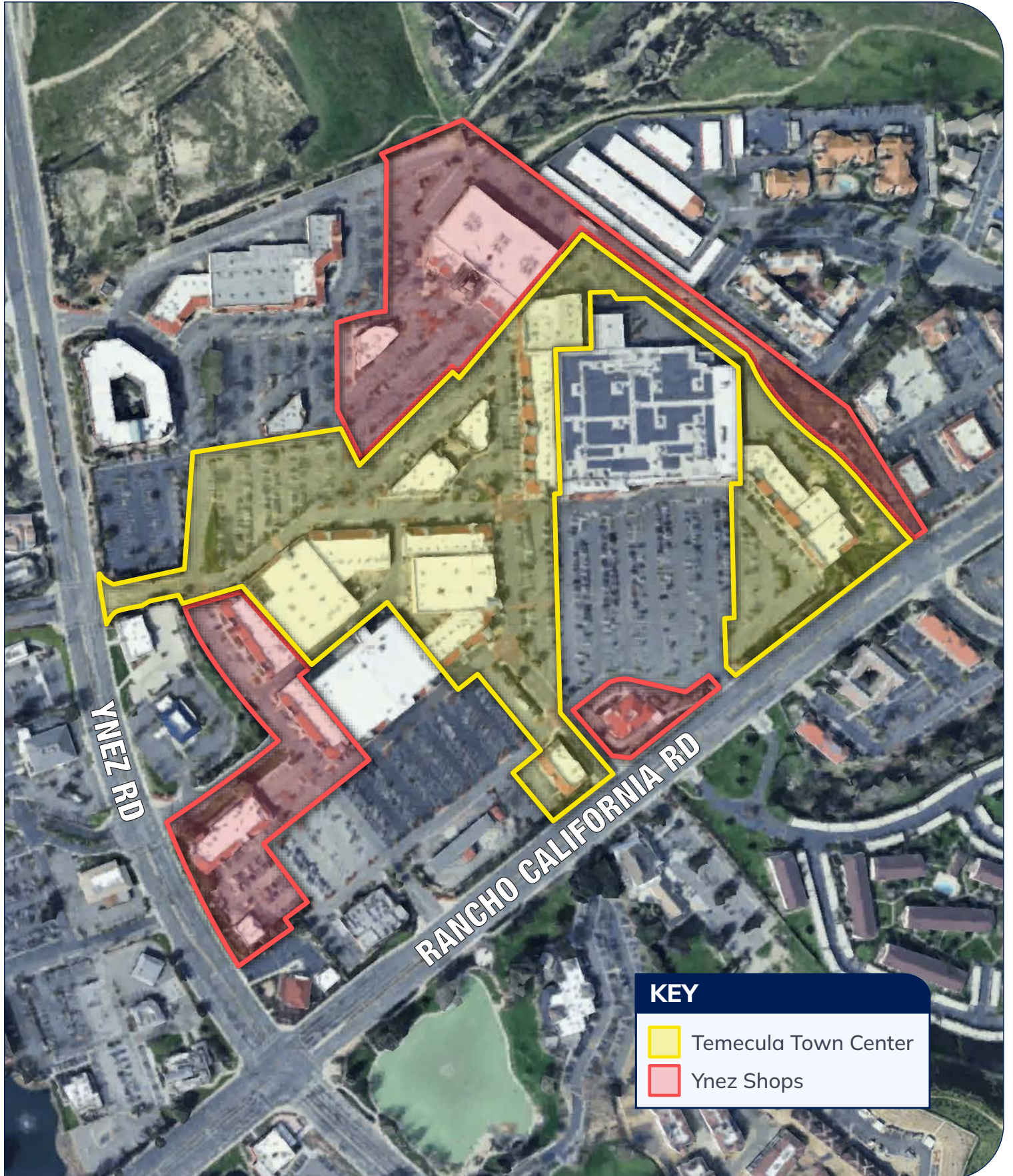
Taxes (2024) 131293



Tax ID# 921-320-056

855.755.2300

HilcoRealEstateSales.com



Unit	Sq. Ft.	Residents	Status	Market Rent	Rent	Other Charges	Credits	Total	Move In	Lease Start	Lease End	Move Out	Deposits
Current Tenants													
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
Total				389,720.00	261,818.40	99,429.89	0.00	361,248.29					120,441.79
Non-Residents													
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
						34,580.88	0.00	34,580.88					0.00

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%
		389,720.00		46		157,088.00	

Unit Type 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%
		389,720.00		46		157,088.00	

Unit	Sq. Ft.	Residents	Status	Market Rent	Rent	Other Charges	Credits	Total	Move In	Lease Start	Lease End	Move Out	Deposits
Current Tenants													
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
Total				205,115.00	126,665.84	38,641.68	0.00		165,307.52				162,867.85

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%
		205,115.00		27		84,448.00	

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%
		205,115.00		27		84,448.00	



Chase Bank - Ynez Shops



CVS Pharmacy - Temecula Town Center



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.



AN ORIX COMPANY



ASSET ADVISORS

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 Hilco Global.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.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 Christian Koulichkov at ckoulichkov@hilcoglobal.com and Cooper Jones at cjones@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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