



Ira Spilky & Associates
Ca. DRE Lic. #00962830
16130 Ventura Blvd. Suite 512
Encino, Ca. 91436

(310) 558-3241 Fax 888-588-5933 Email: ira@iraspilky.com

www.iraspilky.com – Corporate Website www.prime-restaurant-locations.com – Inventory Website

Ira Spilky
President

**2ND GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE with ABC LICENSES – NO KEY MONEY – JUNE 7TH**
www.iraspilky.com www.prime-restaurant-locations.com

21 NEW EQUIPPED & LICENSED 2ND GENERATION RESTAURANTS FOR LEASE

Sherman Oaks Fashion Square – 3200' + patio \$5.00 psf – Beer & Wine license - Northridge Fashion Mall – 11,000' Free Standing – Liquor license – 2018 Delivery- Woodland Hills Village – 2250' + 1000' patio \$4.75 + \$2.50 nets – B & W license- Culver City – 1650' - \$7.75 psf – B & W license Glendale – 5300' - \$4.25 + nnn – Liquor License - Seal Beach – 3200' + patio - \$5.00 + .80 net B & W license - Long Beach 10,000' Free Standing – new lease – Liquor License - Long Beach 6700' Free Standing - \$22,000 per mo. nnn Liquor License - Lakewood – 6500' \$3.00 nnn B & W license Lakewood – 7400' \$3.00 – Liquor License- Lakewood – 8100' \$2.50 – Liquor License - Thousand Oaks Promenade – 1500' \$7.50 + \$1.75 nets Liquor License - Thousand Oaks Promenade – 1630' \$7.50 + \$1.75 nets B & W License- Hollywood & Highland – 7000' \$5.00 Liquor License – Camarillo – 2900' free standing - \$3.75 + .50 nets – Liquor License - Irvine – 1700' + patio - \$5.40 + 1.08 nets B & W license - Yorba Linda – 6500' \$2.00 + .50 psf – Liquor License - Brea – 6500' \$3.75 nnn – Liquor License – 2018 delivery- Montclair – 7000' - \$4.00 + \$2.00 nets – Liquor License - Tyler Mall Riverside – 2000' + patio - \$5.50 nnn B & W license - Bakersfield – 7000' Equipped Free Standing - \$2.00 psf Liquor License – Woodland Hills Village – 1620' equipped - \$5.00 psf + nnn

LOS ANGELES COUNTY

NORTHRIDGE BBQ – CSUN – 1330' - \$4.45 + nnn – Equipped FOR LEASE.
HOLLYWOOD – 7200' incl. outdoor patio & balcony - \$4.50 psf nnn – Equipped – Liquor License
WESTWOOD VILLAGE - 1425' - \$6.00 psf + nnn – Beer and Wine license.
WEST COVINA ELEPHANT BAR 7400' \$3.50 psf + nnn Liquor FOR LEASE
WOODLAND HILLS TOPANGA PLAZA – 7093' Equipped – Liquor License
MONROVIA FREE STANDING – 4900' Equipped \$4.50 psf + .87 nnn Liquor License
GLENDALE BRAND BLVD. – 3500' + patio – Turn Key Equipped \$19,300 mo. nnn Liquor License
W. L. A. SUNSET BLVD. - 1750' FULLY Equipped - \$6.00 psf + nnn - Beer & Wine
LA BREA AVE. - 3200' - \$15,000 mo. nnn – Fully Equipped – Liquor License.
HERMOSA BEACH - 4300' – Equipped - \$3.50 psf + nnn Beer and Wine.
HOLLYWOOD 4300' + 975 'mezz +1985' patio Equipped \$4.50 Liquor License
PASADENA – 5800' Partially Equipped - \$3.50 psf + nnn – 47 Liquor license.
PASADENA LAKE AVE. – 6200' – Equipped - \$3.25 + .30 psf nnn – Liquor License.
BEVERLY HILLS – 9300' + patio - Equipped - \$4.90 psf nnn Liquor License.
WEST HOLLYWOOD – 5600' – fully equipped - \$4.95 psf + nnn – Beer and Wine license.
WEST COVINA – 4440' + Patio - Equipped - \$2.80 psf + nnn .93 – B & W license.
NORTH HOLLYWOOD – 3500' – turn key equipped - \$4.25 psf + nnn B & W license
WEST LOS ANGELES – 5500' + patio - Equipped - \$6.00 psf + nnn – Liquor License.
OLD TOWN PASADENA - 2700' grd. + 2900' basement - \$6.25 psf + nnn – Liquor License.
WEST HOLLYWOOD SUNSET – 3750' + patio - \$5.00 psf nnn Liquor License.
STUDIO CITY – 2900' + patio - \$4.50 psf + nnn – Type 47 Liquor License.
MARINA DEL REY – 4300' + patio & 1866' – no patio – Equipped – Beer and Wine license.
S. M. 3RD STREET PROMENADE – 4100' + 800' patio - \$10.75 psf + nnn – Type 47 Liquor License
WEST HOLLYWOOD – 5000' - \$25,000 per mo. nnn 2 am Liquor License NO RESTRICTIONS.

**Restaurant Real Estate Brokers, Consultants, Appraisers & Expert Witness
Specializing in Buyer/Seller/Tenant/Landlord Representation
Serving California, Arizona, and Nevada**



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BEVERLY HILLS TRIANGLE – 9200' + patio – Fully Equipped - \$45,000 per mo. – 2 am Liquor License

BEVERLY HILLS – 4300' + 1760' mezz – Equipped - \$6.00 psf nnn – 2 am Liquor License

ORANGE COUNTY

BREA TGIF – 6500' \$3.75 psf nnn – Liquor License FOR LEASE.

ANAHEIM – 1900' - \$2.85 psf + nets = .70 psf - fully equipped

ORANGE – 2885' - \$3.25 +.50 – All Fully Equipped

YORBA LINDA ASIAN 3200' - \$2.50 psf + .54 psf nnn B & W FOR LEASE

ALISO VIEJO – 1400' - \$3.50 + nnn & YORBA LINDA – 1560' & LAGUNA HILLS 1260' - \$3.00 + nnn

LAKE FOREST – 1950' - \$3.00 + .75 and 1320' - \$1.95 + .67

DANA POINT FREE STANDING – 7500' – Liquor License – Plentiful Parking Equipped

ORANGE - 4600' + 885' patio – Equipped \$4.50 psf nnn Beer & Wine License

TUSTIN – 6100 Free Standing Equipped - \$3.35 psf + nnn – Liquor License

COSTA MESA – 2100' DRIVE THRU & 1138' Both Equipped - \$4.50 psf + nnn – one has ABC license

MISSION VIEJO PIZZA – 2000' Equipped - \$3.75 psf + nnn – No ABC license

CARL'S JR. DRIVE THRU – LAGUNA – 3200' \$4.55 psf + nnn – No ABC license

ANAHEIM PIZZA – 4100' + 1000' patio - \$3.50 psf + .80 psf nnn – Beer and Wine license.

SAN CLEMENTE ITALIAN – 4400-+ Ocean View patio - \$3.50 psf + .75 nnn Liquor License.

TUSTIN – 5350' free standing on 23,050' lot – equipped - \$3.50 psf nnn – Liquor License.

RIVERSIDE COUNTY

TEMECULA EL TORITO – 7400' + patio Fully Equipped – Liquor License – FOR LEASE

CORONA ITALIAN – 4475' - Equipped - \$2.25 psf + .85 psf nnn – Liquor License.

CORONA LONE STAR STEAKHOUSE – 6250' free standing \$3.25 psf nnn Liquor License

TYLER MALL – 4100' – Equipped - \$4.50 psf nnn – Type 47 Liquor License

SAN BERNARDINO COUNTY

UPLAND – CLOSED EL TORITO – 9000' \$21,000 per mo. – Liquor License

MONTCLAIR – 7500' – fully equipped - \$2.95 psf nnn – Type 47 Liquor License

VENTURA COUNTY

T. O. /WESTLAKE VILLAGE 5500' + patio \$5.00 psf + nnn Liquor lic. FOR LEASE

OXNARD MARINA WATERFRONT- Turnkey Equipped – 6100' and 1200' – ABC licenses FOR LEASE

THOUSAND OAKS – TWO LOCATIONS – 3775' + patio - \$5.45 psf + \$1.00 nnn – Liquor License

SAN DIEGO COUNTY

DEL MAR MEXICAN – 3975' + 1800' patio - \$4.33 psf + nnn - \$140.00 psf Landlord T. I. Allowance – Liquor

TGI FRIDAYS – 8200' - \$2.50 psf nnn – Liquor License

LA JOLLA – 6800' dining area + patios & mezz. – Fully Equipped – Liquor License & Ent.

ALSO, GREAT PRIME INVENTORY IN NO. CALIF. & ARIZONA

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Specializing in Buyer/Seller/Tenant/Landlord Representation
Serving California, Arizona, and Nevada