

Ira Spilky

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, March 6, 2019 12:13 PM
To: ira@iraspilky.com
Subject: 84 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE - MARCH 6th



Our PRIME Restaurant 2nd gen Conversion Inventory is the Best in California for over 30 yrs. and we want to make sure you are notified of the latest 2nd generation EQUIPPED & LICENSED restaurant conversions No Key Money for lease opportunities.

"Timing is Everything in Life" - Invested in Your 2019 Success

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**84 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE with ABC LICENSES - NO KEY MONEY & LANDLORD T.I.**

MARCH 6th

www.iraspilky.com www.prime-restaurant-locations.com

NEW FOR 3/6

SANTA ANA BENJIES - 5000' Free Standing \$17,500 mo. Liquor NO Restrictions Entertainment
ANAHEIM CPK EXPRESS - 3200' + patio \$4.50 psf nnn - B & W Equipped Next to Angel Stadium
SHERMAN OAKS MARIE CALENDERS - 8500' \$4.00 psf Equipped - B & W license
2 EQUIPPED DRIVE THRU'S - COSTA MESA & GARDEN GROVE 2200' free standing For Lease
RIVERSIDE D.T. CAFE SEVILLE - 9000' - 11,000' Equipped - 2am Liquor & Entertainment

GASLAMP S. D. - 5600' \$2.50 psf nnn - Liquor License
CARLSBAD - 5000' + 1000' patio Turn key Equipped - \$2.75 psf nnn Liquor License
SOLANA BEACH S. D. - 1325' + 550' patio B & W license
SANTA BARBARA - 2 Turn Key Equipped - 4600' & 3200' Liquor & B & W
SOLANA BEACH CPK - S. D. - 5000' freestanding - great parking - steps to Ocean.

LOS ANGELES COUNTY

BRENTWOOD SAN VICENTE - 2500' + 42 seat patio \$6.50 psf Liquor
BRENTWOOD WILSHIRE BLVD. - 3000' + patio - \$5.50 psf nnn B & W license

[BEVERLY HILLS - 5600' + patio - \\$4.95 + nnn - Liquor License](#)

WEST HOLLYWOOD BURGER - RARE 900' - \$5.95 psf nnn - New Lease

SUNSET BLVD. SEAFOOD/MEX. OR PIZZA 2575' + patio \$5.50 psf nnn Liquor Lic
[SUNSET ADJ TO WEST HOLLYWOOD - 2777' - \\$6.50 psf + nnn - B & W License](#)
[SUNSET ADJ TO WEST HOLLYWOOD - 1845' \\$5.25 psf + nnn - B & W License](#)

WILSHIRE CRESCENT HEIGHTS - 2500' + patio - \$6.00 nnn B & W license
3rd STREET W. L. A. BAKERY CAFÉ - 2200' - \$15,000 - NO ABC
PICO BLVD. W. L. A. ISLANDS - 4500' \$5.25 psf + nnn - Liquor License
CENTURY CITY 7900' Fully Equipped Sports Bar \$4.50 psf nnn 2 am Liquor License
WESTSIDE PAVILLION - 12,200' CAN BE DIVIDED Equipped - \$3.00 psf - ABC license

[WESTWOOD VILLAGE -1006' - \\$12,00 psf nnn - Equipped - No ABC](#)

Westwood Village - 10,000' - Turn Key Equipped - Liquor License
WESTWOOD VILLAGE PIZZA - 1430' - Equipped - \$6.00 + \$1.85 nnn B & W

S. M. WATER GARDEN - 6977' + 1000' patio Turn Key Equipped \$2.50 gross Liquor
SANTA MONICA - 3600' end cap - \$5.75 nnn - Equipped - Apply for ABC license.
SANTA MONICA WOKCANO - 6000' + 3500' outdoor patio - \$35,000 mo. - Liquor
SANTA MONICA OCEAN AVE. 4900' Turn Key Equipped - B & W license
SANTA MONICA WILSHIRE BLVD. - 2500' \$5.25 psf + .80 psf nnn - B & W License.

MARINA DEL REY RA SUSHI 4700' \$5.00 psf nnn Equipped - Liquor License
MARINA DEL REY PANERA BREAD 4300' \$4.50 psf nnn
PLAYA VISTA 4700' + patio \$6.50 psf + nnn Equipped Liquor License
EL SEGUNDO MEXICAN - 2900' + 2 patios - Liquor License - Equipped

NORTH HOLLYWOOD FREE STANDING - 3600' \$3.75 nnn Great Parking B & W - 24 hr.

BURBANK next to studios -Toluca Lake -9000' -\$3.50 psf nnn fully equipped Liquor License
BURBANK FUDDRUCKERS - 6700' + patio/office \$5.50 psf + nnn - B & W license

STUDIO CITY Turn Key Equipped - 7800' \$4.50 psf + nnn - Liquor License. Landlord T. I.
STUDIO CITY - 2900' + patio - \$5.00 psf + nnn - Type 47 Liquor License.

VAN NUYS DENNY'S - 4400' \$4.00 PSF nnn - B & W license
[SHERMAN OAKS 3300' \\$4.00 psf nnn - Liquor License](#)
SHERMAN OAKS VENTURA BLVD. 2200' - \$4.25 PSF nnn NO ABC

NORTHRIDGE CHEVEY'S 5700' - \$28,500 mo. Equipped - Liquor License
ENCINO BAKERY 2200' + patio - \$5.25 psf nnn - Equipped - NO ABC

WOODLAND HILLS WARNER CENTER 8100' + 1500' patio + mezz. \$25,000 mo. 2am Liquor no restrictions
WOODLAND HILLS DENNY'S - 4300' \$4.00 psf nnn - B & W license

VALENCIA TOWN CENTER BONEFISH - 5400' + patio -\$5.80 psf gross Liquor
VALENCIA TOWN CENTER LYFE KITCHEN - 4000' + patio - Equipped
SANTA CLARITA - 7000' \$3.25 psf nnn Equipped Liquor License

SIMI VALLEY PIZZA - 2800' - \$3.75 psf nnn - Equipped - B & W license
SIMI VALLEY FAMOUS DAVE'S - 6950' free standing bldg. + large patio - Liquor License

[CALABASAS 4100' + 1000' patio - turn key B & W license](#)
[AGOURA HILLS - 4600' + patio \\$5.00 + nnn - Liquor License](#)
[AGOURA HILLS - 4800' - Fully Equipped - Liquor License](#)
AGOURA HILLS - 2825' \$3.75 psf nnn Equipped Need Mexican or Med menu

[DTLA FINANCIAL DISTRICT - 4200' + 1800' patio Turn Key Liquor License](#)
[DTLA ARTS DISTRICT - 4800' + patio \\$25,000 mo. Type 48 Bar License](#)
[DTLA OLYMPIC STAPLES- 2500' \\$4.65 psf nnn B & W license](#)
D.T.L.A. ONE BLOCK FROM STAPLES - 3700' \$4.50 psf nnn - Equipped - Beer & Wine License
D.T.L.A. WILSHIRE 3019' Equipped \$5.00 + \$1.10 nnn - Liquor License

GLENDALE - 5900' + patio Fully Equipped \$4.50 nnn Liquor
PASADENA LAKE AVE. 7900' Turn Key Brand New 2 am Liquor License

ORANGE COUNTY

BUENA PARK next to Knott's - 7300' Free Standing \$23,000 mo. - ABC license
HUNTINGTON BEACH - 2650' + 400' patio - 2am Liquor License
IRVINE - 2000' - \$5.00 psf nnn - B & W license
LAGUNA NIGUEL - 3200' + patio end cap - Equipped - ABC license
SAN CLEMENTE - 4500' + patio - Ocean View - Liquor License
SANTA ANA APPLEBEES 5600' - Equipped - Liquor License
BREA CLAIMJUMPER 10,000' free standing Equipped - \$23,000 mo. Liquor License
COSTA MESA TRIANGLE SQUARE 7800' + 5000' Patio \$4.00 + nnn 2 am Liquor Turn Key
CITY OF ORANGE SPORTS BAR - 3500' - patio \$3.75 psf - 2 am Liquor License - Equipped
WOODY'S DINER LAGUNA HILLS - 5500' - \$4.50 psf nnn- Liquor License

RIVERSIDE COUNTY

MORENO VALLEY ACAPULCO - 7500' free standing Equipped Liquor License
MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate
RIVERSIDE - EL TORITO - 10,700' Equipped - Liquor License.
TEMECULA SHAKEYS - 5000' EQUIPPED - BEER & WINE LICENSE

SAN BERNARDINO COUNTY

SAN BARNARDINO SPORTS BAR - 6700' - FULLY EQUIPPED - Liquor License
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

THOUSAND OAKS RED LOBSTER - 5900' Free Standing \$4.25 psf nnn Liquor License

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