

Ira Spilky

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, January 30, 2019 11:39 AM
To: ira@iraspilky.com
Subject: 85 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE - JANUARY 30th



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

Ira Spilky, President CA. BRE #962830
Ira Spilky & Associates
16130 Ventura Blvd. Suite 512
Encino, Calif. 91436
310-558-3241 Office
888-588-5933 Fax
ira@IraSpilky.com
www.iraspilky.com - Corporate Website
www.prime-restaurant-locations.com

**85 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE with ABC LICENSES - NO KEY MONEY & LANDLORD T.I.**

JANUARY 30th 2019

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

NEW FOR 1/30/19

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
SHERMAN OAKS 3300' \$4.00 psf nnn - Liquor License
IRVINE - 2000' - \$5.00 psf nnn - B & W 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. WEST HOLLYWOOD - 1300' Equipped - \$5.00 psf nnn - NO ABC
SUNSET BLVD. SEAFOOD/MEX. OR PIZZA 2575' + patio \$5.50 psf nnn Liquor Lic
SUNSET BLVD. HOLLYWOOD - 2800' + patio \$6.50 + nnn B & W license

WILSHIRE CRESCENT HEIGHTS - 2500' + patio - \$6.00 nnn B & W license
3rd STREET W. L. A. BAKERY CAFÉ - 2200' - rent TBD - 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 - 10,000' - Turn Key Equipped - Liquor License
WESTWOOD VILLAGE PIZZA - 1430' - Equipped - \$6.00 + \$1.85 nnn B & W
WESTWOOD VILLAGE - 1225 & 652' + patio - \$10.00 psf + nnn NO ABC license
DEL TACO FOR LEASE - W. L. A. 2600' - \$6.35 PSF + nnn - No ABC license

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

NOHO - 1200' + patio \$8500 mo. nnn Equipped B & W
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 PIZZA - FREE STANDING - 700' + 750' patio - \$10,500 mo. FOR LEASE.
SHERMAN OAKS VENTURA BLVD. 2200' - \$4.25 PSF nnn NO ABC

TARZANA - 3600' \$3.50 psf + nnn Equipped - Liquor License
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 VILLAGE - 2250' + 1040' patio \$5.00 nnn - B & W license
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

AGOURA HILLS - 4600' + patio \$5.00 + nnn - Liquor License

AGOURA HILLS - 2825' \$3.75 psf nnn Equipped Need Mexican or Med menu

LOS CERRITOS MACARONI GRILL 7600' & MIMI'S 6300' Both Free Standing Liquor
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
OLD TOWN PASADENA - 4800' + 2000' kitchen prep. Liquor License
PASADENA LAKE AVE. 7900' Turn Key Brand New 2 am Liquor License

ORANGE COUNTY

HUNTINGTON BEACH BURGER KING DRIVE THRU - 3200' \$5.50 psf nnn
LAGUNA NIGUEL - 3200' + patio end cap - Equipped - ABC license
SAN CLEMENTE - 4500' + patio - Ocean View - Liquor License
SANTA ANA APPLEBEES 5600' - Equipped - Liquor License
PLACENTIA - 4700' - Equipped - Beer and Wine License
BREA - 3500' + patio - Equipped - \$4.50 psf + nnn = .66 psf B & W
BREA CLAIMJUMPER 10,000' free standing Equipped - \$23,000 mo. Liquor License
IRVINE RUBYS DINER - 4380 + patio - Equipped
COSTA MESA TRIANGLE SQUARE 7800' + 5000' Patio \$4.00 + nnn 2 am Liquor Turn Key
COSTA MESA TRIANGLE SQUARE 9600' NIGHTCLUB - 2 am Liquor and entertainment
CITY OF ORANGE SPORTS BAR - 3500' - patio \$3.75 psf - 2 am Liquor License - Equipped
HUNTINGTON BEACH ITALIAN 1400' + patio Equipped - B & W license
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

NEWBURY PARK RUBIOS 2500' + patio \$3.50 psf + .65 nnn B & W
VENTURA JAKE'S WAYBACK BURGER - 2650' \$3.50 psf nnn - No ABC license
THOUSAND OAKS RED LOBSTER - 5900' Free Standing \$4.25 psf nnn Liquor License

NO warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. All parties who receive this document should constitute reliable sources of the information described herein. Ira Spilky & Associates respects your privacy and does not guarantee or warrant its accuracy not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents.

[Unsubscribe](#)

This message was sent to ira@iraspilky.com from ira@iraspilky.com

ira spilky
Ira Spilky & Associates
16130 Ventura Blvd. Suite 512
Encino, CA 91436

