

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Wednesday, August 23, 2017 10:47 AM  
**To:** ira@iraspilky.com  
**Subject:** Closed Equipped/No Key Money Restaurants/Bars FOR LEASE - August 23rd



Please review [Extensive So. Ca. List below for 5 Counties - also No. Calif. by client request](#) Equipped Closed "2nd Generation Conversion" restaurant conversions [No Key Money](#) for lease opportunities.

"Timing is Everything in Life" - [Inventory Changes By The Hour !](#)

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2ND GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE with ABC LICENSES - NO KEY MONEY - August 23, 2017

[www.iraspilky.com](http://www.iraspilky.com) [www.prime-restaurant-locations.com](http://www.prime-restaurant-locations.com)

2 LAS VEGAS FULL SERVICE RESTAURANTS FOR LEASE - ON THE STRIP & HENDERSON  
PASADENA LAKE AVE. - 2300' + 600' patio - \$5.45 + .90 nnn - Equipped B & W License  
GOTELA - SANTA BARBARA - 6200' - equipped - \$2.65 + .65 - Liquor License

Northridge Fashion Mall - 11,000' Free Standing - Liquor license - 2018 Delivery Culver City - 1650' - \$7.75 psf - B & W license Glendale - 5300' - \$3.00 nnn B & W license Lakewood - 7400' \$3.00 - Liquor License- Lakewood - 8100' \$2.50 - Liquor License - Thousand Oaks Promenade - 1500' 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 Former Macaroni Grill - 25720 The Old Rd - Valencia Marketplace Former Coco's - 16526 Soledad Canyon Rd - BLDG 2 - Sand Canyon PlazaBig V

### LOS ANGELES COUNTY

BURBANK NEXT TO THEATERS - Equipped - 9400' \$3.00 + \$1.25 psf nets B & W license.  
HOLLYWOOD - 7200' incl. outdoor patio & balcony - \$4.50 psf nnn - Equipped - Liquor License  
WOODLAND HILLS TOPANGA PLAZA - 7093' Equipped - Liquor License  
GLENDALE BRAND BLVD. - 3500' + patio - Turn Key Equipped \$19,300 mo. nnn Liquor License  
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 licenses.  
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.  
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.  
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  
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

SOUTH TEMECULA - 1770' + patio - fully equipped - \$4.00 psf + nnn  
TEMECULA EL TORITO & VAIL STEAKHOUSE - 7400' + patio & 7800' Fully Equipped - Liquor License  
CORONA ITALIAN - 4475' - Equipped - \$2.25 psf + .85 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

OXNARD - 1357' Equipped - \$4.50 + nnn expense - B & W license  
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

No N  
special listing conditions imposed by our principals. All parties who receive this document should constitute reliable sources of the information herein through a due diligence review of the books, records, files and documents.

This message was sent to [ira@iraspilky.com](mailto:ira@iraspilky.com) from [ira@iraspilky.com](mailto:ira@iraspilky.com)

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