

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Wednesday, January 10, 2018 11:00 AM  
**To:** ira@iraspilky.com  
**Subject:** Closed Equipped/No Key Money Restaurants/Bars FOR LEASE -JANUARY 10th



Please review [63 CLOSED RESTAURANTS for FIVE SO. CA. Counties on 3 PAGES - Newest Listings on TOP](#) Equipped Closed "2nd Gen" & LICENSED restaurant conversions [No Key Money](#) for lease opportunities.

"Timing is Everything in Life" - NO GUTS = NO GLORY

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](mailto:Ira@IraSpilky.com)  
[www.iraspilky.com](http://www.iraspilky.com) - Corporate Website  
[www.prime-restaurant-locations.com](http://www.prime-restaurant-locations.com)

2ND GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE with ABC LICENSES - NO KEY MONEY -January 10, 2018  
[www.iraspilky.com](http://www.iraspilky.com) [www.prime-restaurant-locations.com](http://www.prime-restaurant-locations.com)

TGIF LOCATIONS -ASSET SALES TEMECULA WOODLAND HILLS OXNARD WESTMINISTER - 2 LAS VEGAS

### LOS ANGELES COUNTY

LONG BEACH - PINE AVE. - 6500' + 1000' patio - \$3.50 psf - Liquor License  
NORTH HOLLYWOOD FREE STANDING - 3600' \$3.75 nnn Great Parking B & W - 24 hr.  
OLD TOWN PASADENA - 4800' + 2000' kitchen prep. Liquor License  
THE VILLAGE WOODLAND HILLS - 1300' - 900' 800' - 3 Equipped spaces for lease.  
ENCINO VENTURA BLVD. - 5600' - \$4.90 psf nnn - Liquor License  
CULVER CITY PIZZA - 1650' - B & W license.  
VALENCIA TOWN CENTER LYFE KITCHEN - 4000' + patio - Equipped  
LONG BEACH PIZZA - 2985' - B & W License  
Westwood Village - 10,000' - Turn Key Equipped - Liquor Licesne  
BRENTWOOD SAN VICENTE - 2500' + 42 seat patio \$6.50 psf Liquor  
DEL AMO MALL TORRANCE - 6500' + patio - Equipped - Liquor License  
LA CIENEGA RESTAURANT ROW - 7000' - \$3.25 psf + nnn - Liquor License.  
Puente Hills- Claimjumper - 11,000 - Liquor License  
Northridge Fashion Mall - 11,000' Free Standing - Liquor license - 2018 Delivery  
Long Beach 10,000' Liquor License Long Beach 6700' - \$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  
BRENTWOOD SAN VICENTE - 1800' - \$12.00 psf + nnn - Beer and Wine License  
BURBANK next to studios -Toluca Lake - 6000' - 9000' -\$3.50 psf nnn fully equipped Liquor License  
VALENICA - 2000' Burger - next to theaters - 2018 delivery  
LA MIRADA - SIZZLER - 7000' Free standing - B & W license.  
EL SEGUNDO - 2600' + patio - \$5.00 psf - Liquor License  
STUDIO CITY Turn Key Equipped - 7800' \$4.50 psf + nnn - Liquor License.  
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  
HERMOSA BEACH - 4300' - Equipped - \$3.50 psf + nnn Beer and Wine.  
HOLLYWOOD 4300' + 975 'mezz +1985' patio Equipped \$4.50 Liquor License  
WEST HOLLYWOOD - 5600' - fully equipped - \$4.95 psf + nnn - Beer and Wine license.  
STUDIO CITY - 2900' + patio - \$3.50 psf + nnn - Type 47 Liquor License.

ORANGE COUNTY

[NEWPORT BEACH - 4000' + 750' patio - Equipped - Liquor License](#)

Irvine - 1700' + patio - \$5.40 + 1.08 nets B & W license.  
LA HABRA PIZZA REV - 2200 + patio - Beer and Wine License  
MISSION VIEJO - ISLANDS - 5600' - \$3.50 psf nnn - Equipped Liquor License  
FULLERTON - 2400' + 5,000' patio - \$3.75 psf + nnn - Equipped - B & W license  
CYPRESS - 3025' end cap - Equipped \$3.50 psf + nnn - former chinese B & W  
SHARKYS - TUSTIN - 3000' - B & W license - equipped  
IRVINE - 3750' + patio Liquor License - Seeking Mexican  
ANAHEIM - 1900' - \$2.85 psf + nets = .70 psf - fully equipped  
YORBA LINDA ASIAN 3200' - \$2.50 psf + .54 psf nnn B & W  
TUSTIN - 6100 Free Standing Equipped - \$3.35 psf nnn Liquor License  
SAN CLEMENTE ITALIAN - 4400- + Ocean View patio - \$3.50 psf + .75 nnn Liquor License

RIVERSIDE COUNTY

[TYLER MALL RIVERSIDE FAMOUS DAVE'S - 5200' Free Standing Fully Built out - Liquor License.](#)

D. T. RIVERSIDE MAIN STREET Turn Key Equipped - 4500' expand to 6000' \$2.75 nnn Liuquor License  
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.

SAN BERNARDINO COUNTY

[Rancho Cucamonga - Joes' Crab Shack - 5800' 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 FREE STANDING EQUIPPED -5700' \\$3.25 psf + .93 nnn - Liquor license.](#)

CAMARILLO - 5800' free standing - fully equipped - \$3.25 psf + nnn - Liquor License.  
THOUSAND OAKS - 3 locations - 2600' - 2000' - 800' Equipped - \$4.75 - \$6.00  
WESTLAKE VILLAGE - 3500' & 7500' - Both with Liquor Licenses & Fully Equipped  
FAMOUS DAVE'S OXNARD - 6000' + 879' patio - \$3.50 psf + nnn/cam - Equipped Liquor License  
VENTURA HARBOR ON THE WATER - THREE equipped locations - Liquor License  
OXNARD SEAFOOD - 1900' + 330' patio - \$5.50 psf TURN KEY - Beer and Wine License  
T. O. /WESTLAKE VILLAGE 5500' + patio \$5.00 psf + nnn Liquor lic. FOR LEASE  
OXNARD MARINA WATERFRONT- Turnkey Equipped - 6100' and 1200' - Liquor License  
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.

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

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



