

Ira Spilky

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, November 29, 2017 11:26 AM
To: ira@iraspilky.com
Subject: Closed Equipped/No Key Money Restaurants/Bars FOR LEASE -NOVEMBER 29th



Please review [48 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

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2ND GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE with ABC LICENSES - NO KEY MONEY - November 29, 2017
www.iraspilky.com www.prime-restaurant-locations.com

BRENTWOOD SAN VICENTE - 2500' + 42 seat patio \$6.50 psf Liquor - FOR LEASE

DEL AMO MALL TORRANCE - 6500' + patio - Equipped - Liquor License

3rd STREET W. L. A. 1200' - \$7.00 psf + nnn - B & W 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 FOR LEASE

GASLAMP Q S. D. PRIME - 5800' to 7900' - Liquor license - FOR LEASE.

LA CIENEGA RESTAURANT ROW - 7000' - \$3.25 psf + nnn - Liquor License. FOR LEASE.

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

BEVERLY HILLS PRIME TRIANGLE - 4000' + patios Turn Key Equipped Liquor License FOR LEASE.

Westwood Village - 10,000' - Turn Key Equipped - Liquor Licesne - FOR LEASE

Long Beach - 4800' + patio - Equipped - Liquor License + entertainment

Rancho Cucamonga - Joes' Crab Shack - 5800' Liquor License

Puente Hills- Claimjumper - 11,000 - Liquor License

Northridge Fashion Mall - 11,000' Free Standing - Liquor license - 2018 Delivery

Glendale - 5300' - \$4.25 + nnn - Liquor License

Long Beach 10,000' Free Standing 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
Irvine - 1700' + patio - \$5.40 + 1.08 nets B & W license.

LOS ANGELES COUNTY

BRENTWOOD SAN VICENTE - 1800' - \$12.00 psf + nnn - Beer and Wine License
BURBANK next to studios - Toluca Lake - 6000' - fully equipped - Liquor License
VALENICA - 2000' Burger - next to theaters - 2018 delivery
WEST HILLS - 3100' + patio - \$3.25 psf - Liquor License
LA MIRADA - SIZZLER - 7000' Free standing - B & W license.
EL SEGUNDO - 2600' + patio - \$5.00 psf - Liquor License
STUDIO CITY - 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
GLENDALE - Colorado Blvd. - 5500' Free Standing - Equipped - 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
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.
MARINA DEL REY - 4300' + patio & 1866' - no patio - Equipped - Beer and Wine license.

ORANGE COUNTY

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

RIVERSIDE COUNTY

FAMOUS DAVE'S - 5200' Free Standing - Liquor 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.
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

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
THOUSAND OAKS - 3700' - FULLY EQUIPPED - 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 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.

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