

Ira Spilky

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, April 10, 2019 12:00 PM
To: ira@iraspilky.com
Subject: 92 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE - APRIL 10th



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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**92 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE with ABC LICENSES - NO KEY MONEY & LANDLORD T.I.**

APRIL 10th

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NEW FOR 4/10

WESTLAKE VILLAGE CISCO'S - 8100' + 2000' patio Equipped 120 park 2am Liquor & Ent.
CALABASAS - 2100' + 1500' 'patio Turn Key \$10 psf - B & W
THOUSAND OAKS - 3800' + 1500' patio - \$6.25 psf Equipped B & W
SIMI VALLEY FREE STANDING - 7200' - Liquor License & Equipped
WESTWOOD VILLAGE EL POLLO LOCO - 3800' - \$4.50 psf + .45 nnn Equipped
ECHO PARK / SUNSET PIZZA - 1100' \$6.00 psf nnn Equipped

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 CANON DR. - 5600' + patio - \\$4.95 + nnn - Liquor License](#)
[BEVERLY HILLS SO. BEV DR. - 1150' - \\$8.50 PSF + nnn Fully Equipped](#)

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

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
[TORRANCE ELEPHANT BAR - 8400' Free Standing Equipped - Liquor License](#)
[LONG BEACH PINE AVENUE - 11,000' - \\$2.25 psf + nets - Fully Equipped](#)

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

BURBANK next to studios -Toluca Lake -6000' - 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 MARIE CALENDERS - 8500' \\$4.00 psf Equipped - 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 - 2600' + patio - \\$12,000 mo. nnn 2 am Liquor License Excl. Parking R.E. For Sale](#)
[WOODLAND HILLS WARNER CENTER 8100' + 1500' patio + mezz. \\$25,000 mo. 2am Liquor no restrictions](#)
WOODLAND HILLS DENNYS - 4300' \$4.00 psf nnn - B & W license

SANTA CLARITA - 7000' \$3.25 psf nnn Equipped Liquor 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
[RED LOBSTER FREE STANDING - 6800' - \\$16,500 mo. Liquor License - T. I. Negotiable](#)

GLENDALE - 5900' + patio Fully Equipped \$4.50 nnn Liquor
[GLENDALE BRAND BLVD. - 5000' Turn Key with Liquor License](#)
PASADENA LAKE AVE. 7900' Turn Key Brand New 2 am Liquor License

ORANGE COUNTY

[COSTA MESA WESTIN HOTEL - 5900' + patio - \\$30,000 mo. Turn Key Liquor License](#)
[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](#)
[2 EQUIPPED DRIVE THRU'S - COSTA MESA & GARDEN GROVE 2200' free standing For Lease](#)
[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

[RIVERSIDE D.T. CAFE SEVILLE - 9000' - 11,000' Equipped - 2am Liquor & Entertainment](#)
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

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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