

## Ira Spilky

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**From:** Ira Spilky <iraspilky@earthlink.net>  
**Sent:** Wednesday, August 5, 2020 1:46 PM  
**To:** ira@iraspilky.com  
**Subject:** 148 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE - AUGUST 5th



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" - Inventory Changes By The Hour

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)

**Make sure you have made [ira@iraspilky.com](mailto:ira@iraspilky.com) a safe address on your server to receive all updates**

**148 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

**AUGUST 5th**  
[www.iraspilky.com](http://www.iraspilky.com) [www.prime-restaurant-locations.com](http://www.prime-restaurant-locations.com)

**NEWEST ON TOP FOR 8/5 PLUS SCROLL DOWN TO REVIEW BY ALL COUNTIES & TRADE AREAS**

[BRENTWOOD BOTTLEFISH - 4000' + patio - Turn Key Equipped \\$5.00 nnn - Liquor License](#)  
[CULVER CITY JIMMY JOHN'S - 1050' - \\$6000 mo. nnn - Equipped](#)  
[SANTA MONICA 2nd St. - 1700' + retractable rood patio - \\$13,000 mo. all in Liquor License](#)  
[BEVERLY HILLS VILLA BLANCA - 5000' + 2 patios - Fully /Equipped - Liquor License](#)  
[SUNSET STRIP - 1500' - \\$7.00 psf total B & W license](#)

[BEVERLY HILLS LE PAIN QUOTIDIEN - 1800' Fully Equipped - B & W license](#)  
[WESTWOOD BLVD. ASIAN - 2 kitchens 15' hood Fully Equipped with Parking](#)

[CULVER CITY - 2400' + patio - Fully Equipped - \\$5.50 psf nnn - B & W - For Lease](#)  
[WESTCHESTER - 1800' + patio \\$3.75 psf nnn Fully Equipped](#)  
[DTLA X 2 - 1750' & 3300' Equipped - \\$6500 & \\$8500 mo. 2 am Liq. & Speakeasy For Lease](#)

[SANTA BARBARA STATE ST. PIZZA - 4100' + patio \\$3.50 psf nnn Turn Key Equipped](#)  
[SANTA BARBARA TURN KEY EQUIPPED - 2400' + patio \\$3.00 nnn B & W license](#)  
[SANTA BARBARA INDIAN STATE ST. - 3300' - Turn Key Equipped B & W license](#)  
[SANTA BARBARA - 2650' + 2500' patio Turn Key \\$22,000 mo. 2 am Liquor License No Restrictions](#)

[SOLANA BEACH CPK - 5000' + patio Ocean Walk Equipped Liquor License](#)  
[LA JOLLA - 7500' + patio Equipped - Liquor License](#)  
[PACIFICA DEL MAR OCEAN VIEW - 6000' + 1500' patio Equipped Liquor License](#)  
[GASLAMP QUARTER S. D. 5TH AVE. - 5000' + Mezz. + patio - Liquor no restrictions For Lease](#)  
[GASLAMP QUARTER CLUB S. D. - 8700' \\$3.50 psf + nnn 2 am Liquor License No Restrictions](#)  
[ENCINITAS S. D. PEI WEI - 3500' + patio - Equipped B & W license](#)  
[OCEANSIDE S. D. RESTAURANT CLUB ROOFTOP BAR - 7500' 2 am Liquor Entertainment For Lease](#)

[LAS VEGAS ELEPHANT BAR - 8300' Equipped - Liquor License](#)  
[MAUI - LAHAINA - 3600' - Roof Top Deck Ocean View Turn Key Equipped \\$30,000 mo. Liquor License](#)

#### LOS ANGELES COUNTY

[BRENTWOOD 90049 - 1800' + patio Fully Equipped \\$6.50 psf nnn B & W](#)  
[BRENTWOOD WILSHIRE BLVD. SANDWICH DELI - 1300' - 1500' Equipped](#)  
BRENTWOOD CHINESE - 2500' + patio - \$5.50 psf nnn B & W license

[BEVERLY HILLS NO. BEV. DR. - 4600' + mezz - \\$5.00 psf + nnn - B & W license](#)  
[BEVERLY HILLS SO. BEV. DR. - 3100' - \\$6.00 nnn B & W license](#)  
[BEVERLY HILLS SO. BEV. DR. - 2500' - Equipped - B & W License](#)  
BEVERLY HILLS WILSHIRE - 2600' \$6.00 psf nnn Equipped - Liquor License

[HOLLYWOOD MEDIA TURN KEY - 5500' + 1500' patio - Liquor License](#)  
[HOLLYWOOD - 4580' - \\$5.25 psf nnn - Liquor License](#)  
[HOLLYWOOD - 1738 + patio - \\$5.85 psf nnn Liquor License](#)

[GROVE WEST 3RD STREET 1925' + patio \\$6.50 nnn Equipped](#)  
WEST HOLLYWOOD S. M. BLVD. - 5600' AND 2450' - ABC License For Lease  
WEST HOLLYWOOD MELROSE 3700' \$4.00 psf nnn - Liquor License For Lease

[AZUSA JIMMY JOHNS - 1500 DRIVE THRU - 1500' - \\$5.00 psf nnn](#)  
ECHO PARK / SUNSET PIZZA - 1100' \$6.00 psf nnn Equipped  
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

[WEST L. A. SAWTELLE - 2 Spaces - 1300' & 1500' Fully Equipped - \\$12,000 mo.](#)  
[WEST L. A. PAPPAS JOHN'S - 1650' end cap equipped - \\$4.50 psf nnn](#)  
[WEST L. A. JOHNNY ROCKETS & BAJA FRESH 1880' & 4100' Equipped](#)

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

[WESTWOOD HI RISE BLDG CAFE 1200' - \\$2.75 psf Equipped](#)  
[WESTWOOD FORMER LENNY'S DELI - 11,000' free standing with exclusive Parking](#)  
[WESTWOOD VILLAGE - 1350' + patio - \\$13,000 mo. B & W license Fully Equipped](#)  
WESTWOOD PIZZA 1500' - \$12,000 mo. No ABC license  
WESTWOOD VILLAGE - 1006' - Equipped - No ABC  
Westwood Village - 10,000' - Turn Key Equipped - Liquor License

[SANTA MONICA - 3400' - Turn Key Equipped - \\$5.50 psf nnn B & W](#)  
[SANTA MONICA 6000' Free Standing Equipped \\$4.25 psf nnn 2am Liquor Entertainment](#)  
[SANTA MONICA OCEAN PARK - 5400' + patio Free Standing B & W - may upgrade to Liquor](#)  
SANTA MONICA WILSHIRE - 6500' \$5.75 + .40 nets - Fully Equipped - Liquor License  
SANTA MONICA OCEAN AVE. 4900' \$4.00 psf nnn Turn Key Equipped - B & W license

[MARINA DEL REY WAHOO'S - 2500' + patio - \\$5.00 psf nnn](#)  
[HERMOSA BEACH - 4500' steps to water - B & W license](#)  
[MANHATTAN BEACH - 1535' - \\$5500 per mo. nnn - For lease](#)

REDONDO BEACH MEXICAN FAST CASUAL - 2400' \$11,000 mo. B & W Equipped - FOR LEASE  
[REDONDO BEACH BURGER - 1500' Fully Built out - Rent negotiable](#)

[REDONDO BEACH - 4900' + patio - Turn Key \\$3.25 psf nnn 2 am Liquor License](#)  
[REDONDO BEACH OCEAN FRONT - 5700' + patio - can add 4000' deck - 2 am liquor For Lease](#)

[EL SEGUNDO PIZZA REV - 2300' \\$6.75 psf - end cap location](#)  
[EL SEGUNDO WHICH WICH - 1475' - \\$6.75 psf nnn](#)  
[EL SEGUNDO ITALIAN ROSECRANS - 7200' + patio - Liquor License](#)  
EL SEGUNDO MEXICAN - 2900' + 2 patios - Liquor License - Equipped  
TORRANCE ELEPHANT BAR - 8400' Free Standing Equipped - Liquor License

[LONG BEACH PINE AVE. MEXICAN- 3200' + patio - \\$2.90 psf - 2 am Liquor](#)

[TOLUCA LAKE ITALIAN. - 1150' + 450' patio - Equipped B & W](#)  
TOLUCA LAKE BURBANK - 5800' Turn Key Equipped Sports Bar Full Liquor License  
BURBANK FUDDRUCKERS - 6700' + patio/office \$5.50 psf + nnn - B & W license

[NORTH HOLLYWOOD FREE STANDING - 2250' + Patio Parking Lot Fully Equipped B & W license](#)  
NOHO PANERA BREAD - 3200' & NOH SPORTS BAR - \$4.50 psf nnn Liquor LANDLORD T. I.  
[NORTH HOLLYWOOD COFFEE SHOP 3800' free stand Exclusive Parking \\$14,500 mo. nnn](#)  
NORTH HOLLYWOOD FREE STANDING - 3600' \$3.75 nnn Great Parking B & W - 24 hr.no restrictions

STUDIO CITY PIZZA REV - 2600' - Equipped - \$6.00 psf B & W  
STUDIO CITY Turn Key Equipped - 7800' \$3.00 psf + nnn - Liquor License. Landlord T. I. \$60 psf

[VAN NUYS PIZZA REV 2800' Equipped - B & W](#)  
VAN NUYS BLVD. - 3400' 3 meals \$2.85 nnn - Turn Key Equipped B & W license - For Lease

[ENCINO VENTURA BLVD. 6000' \\$4.75 - Fully Equipped Exclusive Parking - B & W license](#)

[SHERMAN OAKS HAMBURGER HAMLET 7100' .55 nnn Equipped 110 Parking Liquor License](#)  
[SHERMAN OAKS SEAFOOD 2500' Turn Key - No ABC license](#)  
SHERMAN OAKS MARIE CALENDERS - 8500' \$4.00 psf Equipped - B & W license  
SHERMAN OAKS 3300' \$4.00 psf nnn - Liquor License

[WOODLAND HILLS TGIF - 11,000' + patio - \\$2.95 nnn 2 am Liquor](#)  
[WOODLAND HILLS VENTURA BLVD. 5400' \\$3.50 nnn - Landlord T. I. Liquor](#)

[WESTLAKE VILLAGE - 5700' + patio \\$3.75 nnn Equipped - Liquor License](#)  
[WESTLAKE VILLAGE TACO BELL - 2000' + patio \\$4.50 nnn Fully Equipped](#)  
[WESTLAKE VILLAGE - 4500' + patio free standing - Liquor License - For Lease](#)  
WESTLAKE VILLAGE CISCO'S - 8100' + 2000' patio Equipped 120 park 2am Liquor & Ent.  
[WESTLAKE VILLAGE - 1200' - Equipped - \\$5.50 psf nnn](#)

CALABASAS 4100' + 1000' patio - turn key B & W license  
SIMI VALLEY TGIF - 6400' + courtyard patio - Fully Equipped - 2 am liquor license

[DTLA ARTS DISTRICT BURGER - 2000' + patio \\$9000 mo. nnn B & W](#)  
[DTLA HOPE ST. 2500' + 600' patio Equipped ABC license For Lease](#)  
[DTLA HOPE STREET - 1500' + patio - Turn Key Equipped](#)  
[DTLA SO. MAIN ST. - 4500' Equipped Liquor Licesne - For Lease](#)  
[DTLA 6th STREET - 2550' + 575' patio - Turn Key Equipped - \\$4.00 psf nnn 2 am Liquor](#)  
[DTLA 7TH STREET - 2200' Fully Equipped \\$6.75 psf nnn - B & W License](#)  
DTLA FINANCIAL DISTRICT - 4200' + 1800' patio Turn Key Liquor License

[EAGLE ROCK - 2000' + patio Equipped - \\$4.75 nnn](#)  
GLENDALE - 5900' + patio Fully Equipped \$4.50 nnn Liquor

[PASADENA ROY'S - 6700' + patio Turn Key Equipped - Liquor License For Lease](#)  
[OLD TOWN PASADENA -Turn Key 3000' +1000' patio 2 am Liquor For Lease](#)  
[OLD TOWN PASADENA 2900' + basement - 2 kitchens Turn Key Equipped - 2 am Liquor license](#)

#### ORANGE COUNTY

[NEWPORT BEACH - 3000' + 1050' patio \\$3.25 nnn Liquor For Lease](#)  
[NEWPORT BEACH - 2800' + patio - \\$3.00 nnn B & W - For Lease](#)  
[NEWPORT BEACH - 1135' + huge patio - \\$5.40 psf nnn - For Lease](#)  
[HUNTINGTON BEACH BELLA TERRA - 4000' + 800' patio Turn Key Equipped - Liquor license](#)  
[HUNTINGTON BEACH PACIFIC CITY - 5500' + patio - Liquor License - For Lease](#)  
[HUNTINGTON BEACH SLATER'S - 6100'- \\$2.75 nnn Equipped - Liquor License](#)  
PANERA BREAD - TWO O.C. LOCATIONS - 4000' Equipped \$3.00 psf + nnn  
[HUNTINGTON BEACH & FULLERTON JIMMY JOHNS \\$4.50 psf nnn- 1500' Equipped](#)  
[CYPRESS O. C. - 1850' \\$5.25 psf + nnn Equipped - B & W license](#)

[MISSION VIEJO - 2900' + patio Equipped - \\$4.30 psf + nnn ABC license](#)  
[TUSTIN THE DISTRICT - 5000' + 1000' patio - Adjacent to AMC theaters](#)  
[LAGUNA BEACH - Fully Equipped - 6300' - Liquor License](#)  
[BALBOA ISLAND TURN KEY 2300' ABC license For Lease](#)  
[TUSTIN BOSTON MARKET - 3000' + patio - \\$5.50 psf + .97 nnn No ABC license](#)  
[LAGUNA NIGUEL BOSTON MARKET - 3200' - No ABC](#)  
[NEWPORT BEACH - 1700' + patio - \\$4.00 + nnn - B & W - For Lease](#)  
[COSTA MESA NIGHTCLUB - 8500' + Patio - 48 Bar License & Live Entertainment](#)  
[LAGUNA HILLS SPORTS BAR - 5600' - \\$3.50 psf nnn - Liquor License](#)  
[ANAHEIM CPK EXPRESS - 3200' + patio \\$4.50 Next to Angel Stadium](#)  
[2 EQUIPPED DRIVE THRU'S - COSTA MESA & GARDEN GROVE 2200' free standing For Lease](#)

#### VENTURA COUNTY

[OXNARD ASIAN OR MEX. - 5500' + patio - Equipped - Liquor License](#)  
[NEWBURY PARK BBQ - 3100' + 1000' patio \\$3.25 nnn- Equipped B & W](#)  
[VENTURA VILLAGE SUBWAY - 1400' \\$3.00 psf nnn](#)  
[VENTURA SIZZLER - 5500' Free Standing Turn Key Equipped B & W](#)  
[SIMI VALLEY URBAN PIZZA - 2800' - \\$3.25 nnn B & W - For Lease](#)  
[MOORPARK MISSION BURRITO - 1900' - \\$2.00 psf nnn - Equipped B & W - For Lease.](#)  
[THOUSAND OAKS BAR/RESTAURANT 10,000' FreeStanding \\$25,000 mo. Liquor Live Ent. & Dance Excl. Park](#)  
[THOUSAND OAKS - 6700' + 1500' patio - \\$2.50 psf nnn - Liquor License](#)  
[AGOURA - 4000' + 1200' patio \\$4.00 psf nnn .60 - Liquor License](#)  
[AGOURA HILLS NUMERO UNO PIZZA - 1800' \\$5.00 psf nnn B & W](#)

[OXNARD ASIAN OR MEX. - 5500' + patio - Equipped - Liquor License](#)  
[OXNARD MARIA'S ITALIAN KITCHEN - 2800' + patio - Turn Key - B & W license](#)

#### RIVERSIDE COUNTY

[RIVERSIDE DRIVE THRU - 2500' + patio - Ground Lease or BTS](#)  
[RIVERSIDE STRAW HAT PIZZA - 6000' \\$3.00 psf nnn B & W license](#)  
[MORENO VALLEY ACAPULCO - 7500' free standing Equipped Liquor License](#)  
[MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate](#)

#### SAN BERNARDINO COUNTY

[CHINO SUBWAY - 1275' - \\$2.50 psf Equipped](#)  
[RANCHO CUCAMONGA MOD PIZZA - 2500' \\$4.50 psf + \\$1.00 nnn - Beer & Wine License](#)  
[RANCHO CUCAMONGA ASIAN - 2650' Equipped Beer and Wine](#)  
[ONTARIO MILLS - 4000' - Fully Equipped end cap space - great tenant mix](#)

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

