

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, January 14, 2026 2:55 PM
To: ira iraspilky.com
Subject: 170 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE JANUARY 14th



Our PRIME Restaurant 2nd gen Conversion Inventory is the Best in California for over 35 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.

Inventory Changes By The Hour - Timing is Everthing In Life

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170 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT

JANUARY 14th

www.iraspilky.com www.iraspilkyandassociates.com

NEWEST LISTINGS BEGIN ON TOP IN LISTING ORDER & SCROLL DOWN Four Pages REVIEW BY TRADE AREAS

DTLA SPORTS BAR 4800' \$3.85 psf nnn - Equipped - 2am Liquor License

Santa Clarita LYONS STATION FOR LEASE - 2300' + patio Equipped - B & W
DTLA COMMERCIAL KITCHEN 3500' Fully Equipped \$3.00 psf nnn Landlord T. I. Negotiable

LAGUNA HILLS CARL'S FREE STANDING DRIVE THRU FOR LEASE - 2500' - fully equipped - Ground Lease Terms
PLAYA VISTA FULLY EQUIPPED FOR LEASE - 4000' + 1200' patio \$5.00 + nnn Liquor License

WESTLAKE VILLAGE FOR LEASE 6850' + 3 patios - \$5.00 psf nnn - Turn Key Equipped -Liquor
CALABASAS FOR LEASE - 2900' + patio \$12,875 + nnn Equipped Beer and Wine
OLD TOWN SAN DIEGO MEXICAN FOR LEASE - 9600' + patios \$40,000 Turn Key 2 am Liquor

**DTLA SPORTS BAR PUB FOR LEASE - 4300' \$3.50 + .50 nnn - Fully Equipped - 2 am liquor + live
entertainment**

ANAHEIM ADJACENT TO ANGEL STADIUM FOR LEASE - 10,400' Fully Equipped with 2 am Liquor License
CITY OF ORANGE FOR LEASE - 2200' + patio - Fully Equipped

SHERMAN OAKS SPORTS BAR FOR LEASE - 4100' + patio \$5.25 + nets 2 am Liquor - Fully Equipped
DTLA GRAND AVE. ADJACENT TO L. A. LIVE FOR LEASE - 2100' + patio \$5.50 psf nnn Liquor license
SANTA MONICA WILSHIRE BLVD. FOR LEASE - 5400' on 11,600' lot \$16,500 mo. 2 am liquor no restrictions

SHERMAN OAKS BURGER VENTURA BLVD. FULLY EQUIPPED FOR LEASE - 2400' + patio \$4.75 nnn B & W
COSTA MESA CARL'S DRIVE THRU FOR LEASE - 2100' free stnding on 26,000' lot \$12,000 mo. Equipped

CPK SANTA MONICA FOR LEASE - 5850' + patio \$6.25 psf nnn Fully Equipped Liquor License
ANAHEIM HILTON RESTAURANT FOR LEASE - 10,400' + patio \$4.00 psf nnn - 2 am Liquor

[LA JOLLA SAN DIEGO FOR LEASE - 6700' + 2100' patio \\$3.25 psf nnn - \\$1,750,000 T. I. - Liquor](#)

[PASADENA CONGREGATION ALE HOUSE FOR LEASE 3000' + patio \\$4.00 nnn Equipped - Liquor](#)
[ENCINO SURLY GOAT FOR LEASE - 5000' - \\$5.25 psf fully equipped - Liquor License](#)

[EAGLE ROCK FREE STANDING TURN KEY FOR LEASE - 2000' + patio - \\$16,000 mo. rent - ABC License](#)
[SANTA MONICA CLUB BAR FOR LEASE - 3000' \\$19,500 nnn Fully Equipped 2 AM 48 BAR LICENSE NO Restrictions](#)
[SAN PEDRO MEXICAN FOR LEASE - 5000' + patio - \\$2.85 psf nnn Equipped Liquor License](#)

[THOUSAND OAKS PIZZA REV FOR LEASE FULLY EQUIPPED 2500' + patio \\$6.50 psf nnn](#)
[SUNSET BLVD. BBQ FOR LEASE 2600' + patio - Equipped - \\$6.00 nnn](#)
[TORRANCE FREE STANDING FOR LEASE - 2600' plus patio - \\$3.25 psf + nnn - Fully Equipped](#)

[WAHOO'S LONG BEACH FOR LEASE - 2325' + patio - Equipped \\$5.00 nnn](#)
[STELLA BARRA PIZZA SANTA MONICA FOR LEASE - 2500-3500' \\$6.25 nnn Liquor](#)
[FAT BURGER FOR LEASE - 2000' + patio - \\$5.00 psf nnn - Equipped](#)

[SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \\$4.50 + nets Liquor License](#)
[SANTA BARBARA STATE STREET FOR LEASE - 2500' + patio \\$3.45 nnn Liquor License](#)

LAS VEGAS

[LAS VEGAS THE PALMS CASINO FOR LEASE - SIX Equipped locations - 1200' to 12,000'](#)
[SHARKY'S MEXICAN LAS VEGAS FOR SALE - 2800' Free Standing + patio - Fully Equipped](#)
[PANERA BREAD HENDERSON NV. FOR LEASE - 4500' + patio \\$5.35 nnn - Equipped](#)
[BAHAMA BREEZE LAS VEGAS - 15,000' + patios Free Standing - \\$3.00 psf nnn - Equipped - Liquor License](#)
[HENDERSON LAS VEGAS NV. - Two Fully Equipped 2nd gen restaurants FOR LEASE - 6300' & 7100' Liquor](#)
[LAS VEGAS TOWN CENTER FOR LEASE - 6600' \\$5.00 psf fully equipped with Liquor license](#)

SAN DIEGO COUNTY

[DEL MAR HIGHLANDS SAN DIEGO FOR LEASE - 3500' + 900' patio - Equipped - Full Liquor](#)
[GASLAMP S. D. FISH HOUSE FOR LEASE - 4500' + 800 patio - \\$2.65 + nnn - Fully Equipped - Liquor license](#)
[DEL MAR FREE STANDING DELI FOR LEASE - 6900' + patio - \\$4.00 nnn B & W can upgrade](#)
[DEL MAR FREE STANDING ITALIAN FOR LEASE - 10,800' \\$3.75 nnn Full Liquor - no restrictions](#)
[LIBERTY STATION SAN DIEGO FOR LEASE - 3300' + 6000' Outdoor patio \\$5.00 nnn - Fullu Equipped Liquor](#)
[CARLSBAD FOR LEASE - 9000' free standing turn key equipped \\$4.50 psf - 2 am liquor](#)
[TOCAYA MEX SAN DIEGO FOR LEASE 3000' + 700' patio \\$6.00 psf Liquor Fully Equipped](#)
[SAN DIEGO CLUB FOR LEASE - 9200' free standing - Exclusive Parking 2 am liquor No Restrictions](#)
[LIBERTY STATION SAN DIEGO - 2900' + 8000' patio - \\$4.50 nnn Fully Equipped - Liquor License](#)
[CARLSBAD FREE STANDING RESTAURANT FOR LEASE - 3900' + Patio - Full Liquor](#)
[GASLAMP SAN DIEGO CLUB FOR LEASE - 8700' - Equipped - Liquor License](#)
[SAN DIEGO FASHION VALLEY FOR LEASE - 5000' + Patio Turn Key Liquor License](#)
[PACIFIC BEACH MEXICAN SAN DIEGO 4000' + patio - Equipped \\$12,300 month + nets - Liquor](#)
[GASLAMP SAN DIEGO NIGHTCLUB - 11,000' \\$4.50 psf nnn 2 am Liquor Live Entertainment & Dance](#)
[SAN DIEGO GASLAMP CLUB - 13,000' \\$4.00 psf nnn - 2 am Liquor & Entertainment](#)

NORTHERN CALIF.

[SANTA CLARA PIATTI'S RESTAURANT FOR LEASE - 6100' Free Standing Equipped with Liquor License](#)
[BUCCA DI BEPPO SAN JOSE - 8600' + patios - Fully Equipped with Landlord T. I. - Liquor License](#)
[FISHERMAN'S WHARF SAN FRANCISCO - 8100' + Patio - Fully Equipped - Liquor License](#)
[SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR](#)
[SAN FRANCISCO EMBARCADERO - 12,000' + patio Club OK - 2 am Liquor license](#)
[SAN FRANCISCO CLUB - 9000' - Lease or Sale 2 am Type 48 Bar license - No Restrictions](#)

LOS ANGELES COUNTY

[BRENTWOOD TAIKO SAN VICENTE FOR LEASE - 2285' - \\$6.00 + nnn Fully Equipped - B & W license](#)
[BRENTWOOD WILSHIRE FOR LEASE - 1500' + 800' patio Equipped - \\$5.25 nnn Liquor license](#)
[BRENTWOOD SAN VICENTE SUSHI FOR LEASE 935' \\$14,350 total Fully Equipped](#)
[BRENTWOOD MEXICAN FOR LEASE - 3900' + patio - \\$5.00 psf nnn Liquor](#)

[MELROSE FOR LEASE - 2900' + 1100' patio - \\$36,000 mo. nnn Beer and Wine license](#)
[BEVERLY BLVD. FOR LEASE 2350' + patio - \\$6.25 psf Fully Equipped B & W](#)
[FARMER'S MARKET FAIRFAX MARMALADE CAFE FOR LEASE - 4900' + 1300' patio - Fully Equipped Liquor license](#)
[BEVERLY CENTER TURN KEY FOR LEASE - 6500' + patio \\$5.50 psf Liquor License](#)

[SANTA MONICA EL TORITO FOR LEASE - 9300' + outdoor patio - Equipped - 2 am Liquor License No Restrict](#)
[SANTA MONICA CASSIA FOR LEASE - 5200' + 1000' patio - Equipped - \\$5.75 psf Liquor License](#)
[MONTANA AVE. SANTA MONICA FOR LEASE - 2100' + patio - \\$9.50 psf nnn - Equipped Liquor License](#)

SANTA MONICA WILSHIRE - 2500' + patio \$6.00 + .80 nets Turn Key Liquor License

RUBIOS MDR - 2000' + patio \$5.00 - Equipped B & W license

MARINA DEL REY FOR LEASE - 5400' + 1000' patio - \$9.00 psf Turn Key Equipped with Liquor License

MARINA DEL REY FOR LEASE - 2650' + patio - \$7.25 nnn B & W license - fully equipped

CULVER CITY FOR LEASE - 7300' + patios - \$5.25 nnn Fully Equiped - Full Liquor license

AKASAH CULVER CITY FOR LEASE - 5500' + patio - Equipped Liquor License

CITIZEN CULVER CITY FOR LEASE - 5800' + 2 rooftop patios \$6.25 nnn B & W Fully Equipped

CULVER CITY FIVE GUYS BURGERS 1600', HAROLD'S CHICKEN 1500' FOR LEASE

CULVER CITY ROUNDTABLE PIZZA FOR LEASE - 1650' + patio - \$11,000 mo. B & W

BEVERLY HILLS SO. BEV. DRIVE PIZZA FOR LEASE - 1500' \$15,000 mo. full equipped

BEVERLY HILLS CRUSTACEAN FOR LEASE - 9800' - Equipped - New Lease - 2 am Liquor license

BEVERLY HILLS FOR LEASE - 7300' basement fully equipped - \$6.00 psf + nnn - Liquor license

BEVERLY HILLS BEDFORD FOR LEASE - 4200' + 800; patio - Liquor License

B. H. LA CIENEGA FOR LEASE - 7000' and 11,000' - \$5.00 psf nnn - Liquor Licenses

BEVERLY HILLS BEVERLY DR. 7300' \$8.00 psf + nnn \$2 - Liquor License For Lease

LA CIENEGA RESTAURANT ROW RESTAURANTS 11,000' \$6.50 psf nnn Equipped Liquor License

LA CIENEGA BEVERLY HILLS - 7500' + patio - \$6.00 psf + nnn - Fully Equipped Liquor License

HOLLYWOOD & HIGHLAND FOR LEASE - 5400' + patio \$6.95 nnn Fully Equipped - Liquor License

HOLLYWOOD VINE FOR LEASE - 4300' + mezz/patio - \$4.50 + nnn Fully Equipped

HOLLYWOOD HIGHLAND FOR LEASE - 4300' + mezz. \$4.75 nnn 2 am Liquor No Restrictions

HOLLYWOOD SUNSET FOR LEASE - 6600' + patio \$6.00 nnn Fully Equipped - Liquor

HOLLYWOOD DOLBY CENTER CLUB FOR LEASE - 7250' + patio - 2 am liquor

HOLLYWOOD & VINE FOR LEASE - 4500' \$5.50 psf nnn - 47 liquor license Equipped

SUNSET & VINE HOLLYWOOD -3300' \$5.50 + nnn - Fully Equipped Liquor License

TOCA MADERA 3RD STREET FOR LEASE - 4300' Turn Key \$34,000 mo 2 am liquor no restrictions

WEST HOLLYWOOD BAR FOR LEASE - 2600' + patio \$6.00 psf nnn - 2 am 48 bar license - No Dance or Ent.

WEST HOLLYWOOD MELROSE AVE. - 3800' + patio - \$25,000 mo. Equipped - Liquor License

WEST HOLLYWOOD S. M. BLVD. - 1800' + patio - fully equipped

WEST HOLLYWOOD WOKCANO FOR LEASE - 3600' + patio \$6.50 Equipped with Liquor

WESTWOOD VILLAGE FOR LEASE 7200' + mezz - \$31,000 mo. nnn Equipped 2 am liquor licesne

WESTWOOD VILLAGE PRIME CORNER FOR LEASE - 10,000' Equipped - Liquor License

WESTWOOD VILLAGE TURN KEY FOR LEASE - 2200' + patio \$5.00 nnn 2 am Liquor license

ARTS DISTRICT DTLA - FATHER'S OFFICE - 5300' + 2000' patio Equipped with Liquor license

DTLA PALM STEAKHOUSE FOR LEASE - 13,750' \$60,000 mo. Fully Equipped - Liquor License

DTLA CLUB VENUE BAR - 6800' - Fully Equipped - 48 bar license entertainment & dance

DTLA TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped

DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License

SPORTS BAR TORRANCE FOR LEASE - 7200' + patio - Equipped 2 am liquor

EL SEGUNDO BURGER OR MEX - 2800' + patio - \$4.75 nnn Equipped - Beer & Wine License

EL SEGUNDO FLAME BROILER - 1500' + patio \$4.75 psf nnn - equipped

TORRANCE MARKET BROILER FOR LEASE - 6400' + patio \$45,000 mo. all in Fully Equipped - Liquor License

TORRANCE ASIAN FOR LEASE - 6500' + patio - \$7.00 psf Equipped Liquor License

TORRANCE DEL AMO FRIDA MEXICAN FOR LEASE - 6600' + patio Fully Equipped Liquor License

LONG BEACH FOR LEASE 7,500 RSF turnkey restaurant/bar + 7,500 SF basement in a larger 28,368 RSF building 47 license included

LONG BEACH BAR WITH R. E. 2400' fully equipped 2 am 48 license live entertain \$1,350,000

LONG BEACH OCEAN AVE./PINE FOR LEASE - 9500' + patio - \$4.50 psf net Turn Key - Liquor license

LONG BEACH MARINA JADE ON THE WATER FOR LEASE 6000' + 1250' patio \$3.50 + .88 nets Liquor & Entertain

BELMONT SHORES LONG BEACH FOR LEASE - 2000'+ patio \$4.40 nnn Turn Key Fully Equipped

LONG BEACH MARINA FOR LEASE - 7300' + patio - \$3.25 + .88 Equipped with T. I. & Liquor

LONG BEACH PCH 2ND TOCAYA FOR LEASE - 3100' + patio \$8.00 psf all in Equipped

LONG BEACH PCH 2ND SUSHI FOR LEASE - 1960' + patio - \$8.00 psf nnn B & W

LONG BEACH PRIME PINE AVE. FOR LEASE - 6500' + patio - \$3.95 Fully Equipped - 2 am Liquor

BURBANK TENDER GREENS FOR LEASE - 4500' - \$5.00 + nnn Equipped

PASADENA FAIROAKS FOR LEASE - 5300' + patio - \$3.00 psf nnn - Liquor

PASADENA ITALIAN RESTAURANT FOR LEASE 5600' + 1000' patio \$9.75 psf nnn 2 am Liquor
P F CHANGS PASADENA FOR LEASE - approx. 6500' + patio \$3.50 psf nnn- Liquor License

NOHO PANERA FOR LEASE - 3200' \$4.25 nnn B & W

SHERMAN OAKS MEXICAN - 8000' + patio \$4.00 psf + \$1.54 psf nnn Turn Key Equipped - 2 am Liquor License
SHERMAN OAKS FREE STANDING - 3900' + patio \$4.50 psf + nnn 2 am Liquor Licesne NO restrictions

ENCINO BECKS CAFE FOR LEASE - 1400' + patio \$6.00 psf nnn

ENCINO HOUSE OF LEGENDS FOR LEASE - 6000' + patio + cafe - \$5.00 psf Fully Equipped 2 am liquor
entertainment & Hookah

BLAZE PIZZA WOODLAND HILLS - 2900' + patio - \$5.75 - Equipped - B & W

PANERA BREAD VILLAGE WOODLAND HILLS - 4400' \$5.00 psf nnn - Equipped

WOKCANO WOODLAND HILLS FOR LEASE Equipped - 6000' + 3000' Patio - Liquor License

WOODLAND HILLS VEGGIE GRILL FOR LEASE - 2800' + 700' patio - \$8.00 psf nnn Fully Equipped

VALENCIA FOR LEASE - 5500' + patio - \$2.25 psf nnn - Equipped - Liquor License

VALENCIA CANYON CLUB FOR LEASE - 11,750' - 2 AM Liquor - Live Entertainment

VALENCIA TOWN CENTER FOR LEASE Saddle Ranch 7500' + 3000' Patio - Liquor License

ORANGE COUNTY

CORONA DEL MAR COAST HIGHWAY - 2765' + patio - \$7.50 nnn Equipped CUP for Liquor

JIMMY'S FAMOUS BREA MALL - 4990' + patio - Fully Equipped - Liquor License

TUSTIN RA SUSHI FOR LEASE - 4700' +patio - \$6.00 nnn Equipped B & W license

NEWPORT BEACH DINNER HOUSE 6800' + 1000' patio \$50,000 mo. Equipped - Liquor

SAN CLEMENTE FREE STANDING DRIVE THRU FOR LEASE - 2685' \$5.75 nnn - Equipped

NEWPORT BEACH COAST HIGHWAY FOR LEASE - 5300' free stand + patio \$11.00 psf net Liquor License

SAN CLEMENTE FREE STANDING CAFE 2300' + patio \$5.75 - Fully Equipped

ALISO VIEJO FORMER CHILI'S FOR LEASE - 6200' + patio Free Standing Equipped exclusive parking- Liquor

ORANGE COUNTY TGIF FRIDAY'S FOR LEASE - 7500' + patio Free Standing Equipped - Liquor License

ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W

RANCHO SANTA MARGARITA FOR LEASE - 4600' + patio \$3.75 + nnn Liquor License

SAN CLEMENTE COASTAL FOR LEASE - 2000' + patio Free Standing - Very Rare Opportunity

VENTURA COUNTY

WESTLAKE VILLAGE FOR LEASE - 3300' + patio - \$6.00 psf nnn Liquor License

THOUSAND OAKS KOREAN BBQ FOR SALE - 2700' + patios - \$3.00 psf Beer and Wine - Price: \$550,000

MIMI'S VENTURA FOR LEASE - 6500' free standing Equipped - \$5.00 psf Liquor License

ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing \$3.00 psf - Liquor License

THOUSAND OAKS EQUIPPED SPORTS BAR FOR LEASE - 6680' + patio - \$3.00 + nets - Liquor License

THOUSAND OAKS MEXICAN CANTINA FOR LEASE - \$7.50 psf - Equipped - Liquor

THOUSAND OAKS MALL FOR LEASE - 3000' plus 2 patios - \$6.00 psf Equipped

NEWBURY PARK FOR LEASE - 3800' + patio - \$3.00 psf nnn

NEWBURY PARK RUBIOS & N.Y. DELI FOR LEASE - 2500' & 2750' Fully Equipped

RIVERSIDE COUNTY

RIVERSIDE FULLY EQUIPPED FOR LEASE - 5900' - \$3.00 psf nnn Liquor License

RIVERSIDE COCO'S COFFEE SHOP - 6000' Freestanding Fully Equipped with B & W license

TEMECULA OUTBACK STEAK HOUSE FOR LEASE - 6100' Free Standing - \$20,000 mo. nnn - Liquor

MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate

SAN BERNARDINO COUNTY

ONTARIO FOR LEASE - 7000' free standing - \$2.50 psf Equipped - Liquor license

APPLEBEES ONTARIO FOR LEASE - 5900' free stand + patio - \$5.00 psf nnn - Liquor

ROMANO'S ITALIAN REDLANDS FOR LEASE - 7400' + patio Turn Key Fully Equipped Liquor

ROSSA'S CUCINA ENOTECA FOR LEASE - 5300' Free Stnading \$4.00 psf Liquor

ONTARIO for Lease - 5700' + Patio Free Standing - Equipped - \$3.50 psf nnn Liquor - No restrictions

RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing \$4.75 psf Liquor License

SAN BERNARDINO - TWO Fully Equipped Restaurants for lease - 8500' & 3200' Liquor Licenses

Ontario TGIF 8100' + patio Free Standing - Equipped 2 am liquor license For Lease

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