

From: ira spilky <ira@iraspilky.com>
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To: ira iraspilky.com
Subject: 181 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE SEPTEMBER 3rd



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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181 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT

SEPTEMBER 3rd

www.iraspilky.com www.iraspilkyandassociates.com

NEWEST LISTINGS BEGIN ON TOP IN LISTING ORDER & SCROLL DOWN Four Pages REVIEW BY SO. CA. TRADE AREA

CITIZEN CULVER CITY FOR LEASE - 5800' + 2 rooftop patios \$6.25 nnn B & W Fully Equipped
SUNSET BLVD. HOLLYWOOD FOR LEASE - 2250' + patio - \$11,000 mo. B & W Equipped

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

DTLA FORMER SHAKE SHACK - 2100' + patio - % rent deal Equipped - B & W license
DTLA FORMER MAYAN THEATER - 20,700' \$45,000 per mo. Fully Built Out - 2 am 48 Bar License
TORRANCE FREE STANDING FOR LEASE - 2600' plus patio - \$3.25 psf + nnn - Fully Equipped
SHERMAN OAKS VENTURA BLVD. FOR LEASE - 2400' + patio - \$4.75 nnn - Equipped

BRENTWOOD WILSHIRE FOR LEASE - 1500' + 800' patio Equipped - \$5.25 nnn Liquor license
CULVER CITY VENICE BLVD. 2480' + patio - Equipped - B & W License
CULVER CITY HOLY COW FOR LEASE - 2600' - \$5.00 nnn - Equipped Liquor License
WOODLAND HILLS WARNER CENTER - 6200' + patio \$2.75 psf - Equipped - Liq. License
SAN CLEMENTE SOUTH OF NICKS FOR LEASE - 7000' + patio \$5.00 nnn Equipped - 2 am Liquor

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
LAS VEGAS PIEOLOGY FOR LEASE - 2000' + patio \$4.50 psf nnn B & W
LAS VEGAS HABIT BURGER FOR LEASE - 2300' + patio \$5.00 psf nnn B & W

D. T. L. A. Live /Crypto - Craft BBQ - 5750' + patio AND Tripe Eight - 8100' Both Equipped with Full Liquor
SAWTELLE BLVD. FOR LEASE 1400' - \$12,800 mo. Equipped B & W license
MARINA DEL REY FOR LEASE - 5400' + 1000' patio - \$9.00 psf Turn Key Equipped with Liquor License

Hollywood & Western Farmer Boys (4,000 SF) - \$4 psf/mo + NNN's: est. at \$1.68 psf/mo
Delivered: as-is Possession: As Needed ABC: Current tenant does not serve beer, wine, spirits TI: Negotiable
[VALENCIA FOR LEASE - 5500' + patio - \\$2.25 psf nnn - Equipped - Liquor License](#)
[FAT BURGER FOR LEASE - 2000' + patio - \\$5.00 psf nnn - Equipped](#)

RESEDA PIZZA HUT FOR LEASE - 1200' \$5.35 psf + .80 nets - Equipped
NORTHRIDGE FOR LEASE - 1275' - \$4.00 + nnn - Equipped
BEVERLY BLVD. FOR LEASE 2350' + patio - \$6.25 psf Fully Equipped B & W
[PALMDALE CLAIMJUMPER FOR LEASE - 11,000' - \\$2.90 pdf nnn - Equipped - Liquor License](#)
[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](#)
[SAGE SILVERLAKE FOR LEASE - 3200' + mezz & basement - \\$3.25 psf + nnn - Type 75 Brew Pub license](#)

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

[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 - Full 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 SAN VICENTE SUSHI FOR LEASE 935' \\$14,350 total Fully Equipped](#)
[BRENTWOOD SAN VICENTE FOR LEASE - 2200' + patio \\$24,000 mo. B & W](#)
[BRENTWOOD SAN VICENTE 3400' + 700' mezz - \\$45,000 mo. gross Fully Equipped Liquor license](#)
[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](#)

[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 4500' + patio \\$6.50 psf + .89 nnn 1 am 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 - 2650' + patio - \\$7.25 nnn B & W license - fully equipped](#)

[CULVER CITY FIVE GUYS BURGERS 1600', HAROLD'S CHICKEN 1500' FOR LEASE](#)
[CULVER CITY D. T. EQUIPPED FOR LEASE - 1700' + patio \\$7.00 nnn B & W](#)

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

[RUTH CHRIS B. H. FOR LEASE- 6400' \\$8.25 psf Equipped - 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](#)

[L. A. LIVE CLUB FOR LEASE - 15,000' \\$3.75 + \\$1.00 nets - 2 am Liquor & Live Entertainment Dance](#)

[DTLA ARTS DISTRICT TURN-KEY RESTAURANT FOR LEASE - 6500' + 2100' patio - \\$4.00 psf 2 am Liquor & Ent.](#)

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

[DTLA CLUB VENUE BAR - 6800' - Fully Equipped - 48 bar license entertament & dance](#)

[DTLA TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped](#)

[DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License](#)

[VEGGIE GRILL DTLA FOR LEASE - 2975' + patio - \\$4.00 nnn Equipped](#)

[DTLA -L. A. LIVE ADJACENT 3875' + patio Fully Equipped \\$2.85 psf + nnn 2 am liquor For Lease](#)

[IL FORNAIO MANHATTAN BEACH - 8000' -\\$5.00 psf nnn - Equipped Free Standing 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](#)

[TORRANCE DEL AMO LEMONADE RESTAURANT FOR LEASE - 1700' + 1000' patio - \\$10.00 psf Fully Equipped](#)

[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 WATERFRONT EQUIPPED FOR LEASE - 8000' + Patio - \\$4.50 nnn Liquor License](#)

[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](#)

[OLD TOWN PASADENA FOR LEASE - 3200' + patio \\$3.50 - Fully equipped Liquor License](#)

[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](#)

[EL CHOLO PASADENA FOR LEASE - 6900' + patio - \\$3.75 + nnn Liquor License & Landlord T. I.](#)

[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 FULLY EQUIPPED FOR LEASE - 7100' Landlord T. I. Liquor License 120 Parking spaces
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 \$5.00 psf nnn
ENCINO HOUSE OF LEGENDS FOR LEASE - 6000' + patio + cafe - 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
WOODLAND HILLS MEXICAN FOR LEASE - 6300' + 1900' patio - \$5.00 + nnn ; Full Liquor
WOKCANO WOODLAND HILLS FOR LEASE Fully Equipped - 6000' + 3000' Patio - 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
THREE NEWPORT BEACH RESTAURANTS FOR LEASE - 2000' - 3400' Fully Equipped B & W
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
HUNTINGTON BEACH WATERFRONT FOR LEASE 4850' + patio \$4.25 + nets 2am liquor - live ent
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
LAGUNA BEACH COAST HWY FOR LEASE - 1800' \$8.50 psf nnn Equipped Beer and Wine
ORANGE COUNTY FAST CASUAL PIZZA FOR LEASE - 2100' + patio - \$4.50 psf nnn Equipped - Beer & Wine
ORANGE COUNTY TGIF FRIDAY'S FOR LEASE - 7500' + patio Free Standing Equipped - Liquor License
RUBIOS SANTA ANA RESTAURANT FOR LEASE - 2160' + patio - Equipped Beer & Wine
ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W
LAGUNA BEACH FOR LEASE - 3500' + patio \$5.00 psf + nets Liquor License
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
THOUSAND OAKS PIZZA REV - 2500' + patio \$6.50 psf + nets 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 - Equpped - \$3.50 psf nnn Liquor - No restrictions
RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing \$4.75 psf Liquor License
SAN BERNARDIONO - 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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