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Sent: Wednesday, October 15, 2025 2:08 PM

To: ira iraspilky.com

Subject: 178 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE OCTOBER 15th



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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www.iraspilky.com - Corporate Website

178 2nd Generation Closed Equipped Restaurants for Lease & ABC License - No key Money Landlord T.I. & Free Rent

OCTOBER 15th

<u>www.iraspilky.com</u> <u>www.iraspilkyandassociates.com</u>

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

AREA

BRENTWOOD SAN VICENTE ASIAN FOR LEASE - 1700' up to 3500' - Fully Equipped - B & W license

<u>EAGLE ROCK FREE STANDING TURN KEY FOR LEASE - 2000' + patio - \$16,000 mo. rent - ABC License</u>
AKASAH CULVER CITY FOR LEASE - 5500' + patio - Equipped Liquor License
PANERA FOR LEASE PUENTE HILLS MALL - 4400' - \$4.50 psf - fully equipped

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 BEVERLY HILLS SO. BEV. DRIVE PIZZA FOR LEASE - 1500' \$15,000 mo. full equipped ENCINO VENTURA BLVD. FREE STANDING FOR LEASE - 2700' \$6.50 psf nnn - Equipped

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

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 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

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

<u>BEVERLY CENTER TURN KEY FOR LEASE - 6500' + patio \$5.50 psf Liquor License</u> 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 - 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 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

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

<u>RUBIOS MDR - 2000' + patio \$5,00 - Equipped B & W license</u> 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

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

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

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

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

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 \$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
WOODLAND HILLS MEXICAN FOR LEASE - 6300' + 1900' patio - \$5.00 + nnn; Full Liquor

<u>VALENCIA CANYON CLUB FOR LEASE - 11,750' - 2 AM Liquor - Live Entertainment</u> <u>VALENCIA TOWN CENTER FOR LEASE Saddle Ranch 7500' + 3000' Patio - Liquor License</u>

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

RIVERSIDE COUNTY

RIVERSIDE FULY 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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