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From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, August 12, 2026 3:01 PM
To: ira iraspilky.com
Subject: 163 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE AUGUST 12th

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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163 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR LEASE & ABC LICENSE – NO KEY MONEY LANDLORD T.I. & FREE RENT

AUGUST 12th

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

BELLFLOWER PIZZA HUT FOR LEASE - 2000' $2.75 nnn - Equipped - 90 days Free Rent
SANTA MONICA FULLY EQUIPPED FOR LEASE - 1500' + patio $12,500 nnn B & W

TOLUCA LAKE BURBANK FOR LEASE - 2060' + patio - $3.75 + .86 nnn Equipped with 2 am liqour license

MID WILSHIRE / MIRACLE MILE FOR LEASE - 1740' + patio - $11,000 mo. Total Equipped B & W
CALABASAS MEXICAN FOR LEASE - 4600' + 1200' patio - $80,000 mo. Total - 2am liquor license
WEST LOS ANGELES B.H. ADJACENT CAFE BAKERY - 3500' end cap location - Fully Equipped

HUNTINGTON BEACH FREE STANDING FOR LEASE - 5400' $5.00 + nnn - Fully Equipped Liquor License
CYPRESS O. C. FOR LEASE- 2500' + 500' patio - $5.00 + nnn Fully Equipped

LAMPPOST PIZZA THOUSAND OAKS FOR LEASE - 3600' $3.00 psf nnn Equipped B & W
ISLANDS LONG BEACH FOR LEASE - 5300' next to theaters $4.00 nnn Equipped Liquor
NOPITZ AISAN LONG BEACH FOR LEASE - 7100' next to theaters $3.00 nnn Equipped Liquor
PIZZA STUDIO LONG BEACH - 2300' OR 1300' next to theaters - $4.50 nnn Equipped
QUENCH JUICE SHERMAN OAKS FOR LEASE - 1500' - $7.50 nnn Equipped Available Sept.

ECHO PARK FOR LEASE - 2600' + patio $6.50 psf nnn Fully Equipped B & W license
CALABASAS RESTAURANT FOR LEASE - 4600' + patio - $3.50 + nets Equipped 2 am Liquor License
BUENA PARK CLAIMJUMPER NEXT TO KNOTT'S - 6800' $3.25 + Nets Equipped -2 am Liquor License
INGLEWOOD CAFE ON MARKET FOR LEASE - 2600' + patio - $3.25 nnn B & W

MELROSE HOLLYWOOD FOR LEASE - 3100' free standing + patio $4.00 nnn Equipped B & W
CAVA CULVER CITY FOR LEASE - 2075' + patio -$12.00 nnn Fully Equipped

CAFE GRATTITUDE VENICE FOR LEASE 3500' + 700' patio B & W
MALIBU TURNKEY RESTAURANT FOR SALE - 3600' + patio Liquor License Make Offer

DOG HAUS SANTA ANA FOR LEASE - 2020' + patio - Equipped B & W
HUNTINGTON BEACH BELLA TERRA FOR LEASE - 900' + patio - Equipped
BEVERLY CENTER FOR LEASE - 5500' + 700' patio $7.50 Gross All In - Equipped with 2 am liquor

CULVER CITY SEASALT FOR LEASE - 1790' + patio - $6.50 + nnn - Equipped
MANHATTAN BEACH FOR LEASE - 2995' - $8.00 psf nnn - Equipped - Liquor License
LONG BEACH FOR LEASE - FULL LANDLORD BUILD OUT - 1300' - 3000'
$4.00 psf - B & W

STUDIO CITY VENTURA BLVD. FOR LEASE - 2000' + patio $7.95 psf nnn
VENICE NAVY STREET FOR LEASE - 4800' + patio - $4.50 nnn - Fully Equipped Liquor License
TORRANCE TURNKEY EQUIPPED FOR LEASE - 6450' + patio $6.50 psf gross Liquor License

CULVER CITY WASHINGTON BLVD. FOR LEASE - 1790' + patio - $6.75 + nets - Fully Equipped
MALIBU FOR LEASE - 2500' + patio - $7.00 + nnn - Turn Key Equipped with Liquor License
PLAYA VISTA FULLY EQUIPPPED FOR LEASE - 4000' + 1200' patio $5.00 + nnn Liquor License

SANTA BARBARA

SANTA BARBARA STATE STREET FOR LEASE - 766' + PATIO - $8.00 psf $50,000 T. I. contributiuon
SANTA BARBARA OCEAN VIEW RESTAURANT FOR SALE - 6900' + rooftop patio - $30,000 mo. Liquor License
SANTA BARBARA STATE STREET SUSHI FOR LEASE - 2400' + patio - $3.50 psf total B & W
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 FREMONT EXPERIENCE FOR LEASE 3500'-7000' 4am liquor & entertainment
HENDERSON LAS VEGAS FOR LEASE - 7000' - 4900' - 5100' & 8500' Equipped with Liquor Licenses
LAS VEGAS ON THE STRIP -SHOPPES AT CRYSTALS - 7500' Equipped with T. I. - 2 am Liquor
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
LAS VEGAS TOWN CENTER FOR LEASE - 6600' $5.00 psf fully equipped with Liquor license

SAN DIEGO COUNTY

LA JOLLA SAN DIEGO FOR LEASE - 6700' + 2100' patio $3.25 psf nnn - $1,750,000 T. I. - Liquor
OGGI'S BREWHOUSE & PIZZA - SAN DIEGO - 4200' free standing + 2000' patio Fully Equipped with Liquor Licesne
DEL MAR HIGHLANDS SAN DIEGO FOR LEASE - 3500' + 900' patio - Equipped - Full Liquor
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
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
CARLSBAD FREE STANDING RESTAURANT FOR LEASE - 3900' + Patio - Full Liquor
GASLAMP SAN DIEGO CLUB FOR LEASE - 8700' - Equipped - Liquor License
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

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 FULLY EQUIPPED FOR LEASE - 8500' + patio $5.50 psf Liquor License

CPK SANTA MONICA FOR LEASE - 5850' + patio $6.25 psf nnn Fully Equipped Liquor License
SANTA MONICA EL TORITO FOR LEASE - 9300' + outdoor patio - Equipped - 2 am Liquor License No Restrict
SANTA MONICA WILSHIRE BLVD. FOR LEASE - 9000' Free Standing - $3.95 nnn Liquor License
SANTA MONICA CLUB BAR FOR LEASE - 3000' $19,500 nnn Fully Equipped 2 AM 48 BAR LICENSE NO Restrictions
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 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
B. H. LA CIENEGA FOR LEASE - 7000' and 11,000' - $5.00 psf nnn - Liquor Licenses
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 BLVD. WAHLBURGERS FOR LEASE - 3200' + patio - $4.25 nnn Liquor License
HOLLYWOOD STOUT BURGER BEER BAR FOR LEASE - 2300' + patio - $6.00 nnn B & W license - 2 am
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
SUNSET & VINE HOLLYWOOD -3300' $5.50 + nnn - Fully Equipped Liquor License

WEST HOLLYWOOD LA CIENEGA - 5100' +patio - $35,000 mo. Equipped 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 S. M. BLVD. - 1800' + patio - fully equipped
WEST HOLLYWOOD WOKCANO FOR LEASE - 3600' + patio $6.50 Equipped with Liquor

WESTWOOD VILLAGE RESTAURANT BREW PUB FOR LEASE - 4500' + patio $7.00 psf nnn Liquor license
WESTWOOD VILLAGE FOR LEASE - 4700' + patio & Mezz $4.75 +.86 nnn Fully Equipped with 2 am liquor
WESTWOOD VILLAGE CAFE FOR LEASE - 1700' + patio $6.50 nnn Equipped - NO ABC
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

DTLA SPORTS BAR RESTAURANT FOR LEASE - 5000' $3.25 + .62 nnn - Fully Equipped - 2 am liquor + live entertainment
DTLA GRAND AVE. ADJACENT TO L. A. LIVE FOR LEASE - 2100' + patio $5.50 psf nnn 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 entertament & dance
DTLA TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped

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

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 CONGREGATION ALE HOUSE FOR LEASE 3000' + patio $4.00 nnn Equipped - Liquor
PASADENA TOKYO WACO FOR LEASE - 12,000' kbbq dining - $3.50 nnn Liquor License

PASADENA EL CHOLO FOR LEASE - 6900' $4.00 nnn - Liquor License
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 FREE STANDING FOR LEASE - 3900' + patio $5.00 psf + .65 nnn 2 am Liquor Licesne NO restrictions
JERSEY MIKES SHERMAN OAKS FOR LEASE - 2100' - $2.75 nnn - Equipped
SHERMAN OAKS MEXICAN - 8000' + patio $4.00 psf + $1.54 psf nnn Turn Key Equipped - 2 am Liquor License

ENCINO SURLY GOAT FOR LEASE - 5000' - $5.25 psf fully equipped - Liquor License
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 TOWN CENTER FOR LEASE - SALT CREEK GRILL 8200' and SOLITA MEXICAN - EQUIPPED WITH LIQUOR
SANTA CLARITA FULLY EQUIPPED FOE LEASE - 8500' $3.25 + nets - Liquor License
VALENCIA CANYON CLUB FOR LEASE - 11,750' - 2 AM Liquor - Live Entertainment

ORANGE COUNTY
PIZZA HUT SOUTH COAST PLAZA FOR LEASE - 2000' Free Standing $7800 mo. Equipped
DIVE OYSTER BAR IRVINE SPECTURM FOR LEASE - 1887' + 400' Patio - Turn Key Equipped - B & W license
SANTA ANA SPORTS BAR FOR LEASE - 5500' + patio - Fully Equipped - Liquor
ANAHEIM ADJACENT TO ANGEL STADIUM FOR LEASE - 10,400' Fully Equipped with 2 am Liquor License
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
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

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

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

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