

From: ira spilky <ira@iraspilky.com>
Sent: Monday, November 17, 2025 2:25 PM
To: ira iraspilky.com
Subject: 188 RESTAURANTS-BARS/CLUBS FOR LEASE & SALE SUMMARY- NOVEMBER 17th



**Scroll down to Review 188 Current listings by So. Ca. Trade Areas for November 17th
Newest Listings Starting on Top for Four Pages - Subject to Current Availability**

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 - substantial T. I. - Liquor

LAS VEGAS THE PALMS HOTEL CASINO FOR LEASE - SIX Equipped locations - 1200' to 18,000'
SHERMAN OAKS FOR SALE - 3200' + patio - \$19,000 mo. 2 am Liquor - \$395,000
PASADENA CONGREGATION ALE HOUSE FOR LEASE - 3000' + patio \$4.00 nnn - Liquor

WEST HOLLYWOOD CLUB FOR SALE- 5500' + 2 patios \$6.00 psf Turn Key 2 am liquor live entertainment and dance - no restrictions - \$1,500,000

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

BRENTWOOD SAN VICENTE FOR SALE - 1900' + patio \$16,000 mo. Liquor - \$495,000

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

ENCINO SURLY GOAT BAR FOR LEASE - 5000' - \$5.25 psf fully equipped - Liquor License

BEVERLY HILLS CANON DR TURNKEY FOR LEASE - 5600'+ patio \$39,000 mo. 2am Liquor

BRENTWOOD TAIKO SAN VICENTE FOR LEASE - 2285' - \$6.00 + nnn Fully Equipped - B & W license

THOUSAND OAKS KOREAN BBQ FOR SALE - 2700' + patios - \$3.00 psf Beer and Wine - Price: \$425,000

EAGLE ROCK FREE STANDING TURN KEY FOR LEASE - 2000' + patio - \$16,000 mo. rent - ABC License

DENVER COLORADO FOR LEASE - 2300' + patio \$4.50 nnn - Turn Key Brand New

BEVERLY GROVE TURNKEY FOR SALE - 1200'+ patio \$8500 mo. Liquor License \$250,000

NORTH HILLS TURNKEY EQUIPPED FOR SALE - 2000' \$7000 mo. nnn \$90,000

AKASAH CULVER CITY FOR SALE - 5500' + 3 patios - \$6.00 nnn Turn Key 2 am Liquor \$450,000

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

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

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

SUNSET BLVD. HOLLYWOOD FOR LEASE - 2250' + patio - \$11,000 mo. Equipped B & W

TORRANCE FREE STANDING FOR LEASE - 2600' plus patio - \$3.25 psf + nnn - Fully Equipped

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

NORTH HOLLYWOOD PROFITABLE CAFE - 3000' - \$5.75 psf Turn Key Equipped and fully staffed \$600,000 yr. gross Beer and Wine - Price: 125,000

BRENTWOOD WILSHIRE FOR LEASE - 1500' + 800' patio Equipped - \$5.25 nnn Liquor license

SAN CLEMENTE SOUTH OF NICKS FOR LEASE - 7000' + patio \$5.00 nnn Equipped - 2 am Liquor

SANTA MONICA FOR LEASE - 2000' + patio \$6.00 nnn Fully Equipped with tap lines - B & W License

WAHOO'S LONG BEACH FOR LEASE - 2325' + patio - Equipped \$5.00 nnn

STELLA BARRA PIZZA SANTA MONICA FOR LEASE - 1500-3500' \$6.25 nnn Liquor

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

DTLA COLE'S RESTAURANT AND BAR - Fully Equipped - No Operating Restrictions \$600,000
HOLLYWOOD & HIGHLAND FOR LEASE - 5400' + patio \$7.50 nnn Fully Equipped - Liquor License
MELROSE FOR LEASE - 2900' + 1100' patio - \$36,000 mo. nnn Beer and Wine license

WEST L. A. FAT BURGER FOR LEASE - 2000' + patio - \$5.00 psf nnn - Equipped
CITY OF VENTURA MAIN STREET FOR SALE 4200' + 600' patio \$10,500 mo. B & W \$250,000 yr. Profit
\$550,000

BEVERLY BLVD. FOR LEASE 2350' + patio - \$6.25 psf Fully Equipped B & W
TOCA MADERA 3RD STREET FOR LEASE - 4300' Turn Key \$34,000 mo 2 am liquor no
restrictions
FARMER'S MARKET FAIRFAX MARMALADE CAFE FOR LEASE - 4900' + 1300' patio - Fully Equipped Liquor
license

RUBIOS MDR - 2000' + patio \$5,00 - Equipped B & W license
SAGE SILVERLAKE FOR LEASE - 3200' + mezz & basement - \$3.25 psf + nnn - Type 75 Brew Pub license
MARINA DEL REY FOR LEASE - 2650' + patio - \$7.25 nnn B & W license - fully equipped

TOLUCA LAKE PROFITABLE RESTAURANT FOR SALE - 2450' + patio \$8700 mo. \$335,000 yr. net profit
Plus \$150,000 annual Salary - Price: \$1,550,000 -- \$300,000 SBA loan assumable

LAS VEGAS

BAHAMA BREEZE LAS VEGAS - 15,000' + patios Free Standing - \$3.00 psf nnn - Equipped - Liquor License
PANERA BREAD HENDERSON NV. FOR LEASE - 4500' + patio \$5.35 nnn - Equipped
SHARKY'S MEXICAN LAS VEGAS FOR SALE - 2800' Free Standing + patio - Fully Equipped
HENDERSON LAS VEGAS NV. - Two Fully Equipped 2nd gen restaurants FOR LEASE - 6300' & 7100' \$5.25 nnn
Liquor License to purchase
LAS VEGAS TOWN CENTER FOR LEASE - 6600' fully equipped with Liquor license

SULLIVAN'S PALM DESERT STEAKHOUSE FOR LEASE - 7000' Fully Equipped with Liquor License

SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \$4.50 + nets Liquor
SANTA BARBARA STATE STREET FOR LEASE - 2500' + patio \$3.45 nnn Liquor License
SANTA BARBARA TURN KEY ITALIAN FOR SALE - 3000' - Liquor License - \$450,000

SAN DIEGO COUNTY

SAN DIEGO LIBERTY STATION FOR LEASE 4200' + patio \$4.15 psf Equipped - Liquor License
GASLAMP S. D. FISH HOUSE FOR LEASE - 4500' + 800 patio - \$2.65 + nnn - Fully Equipped - Liquor license
CARMEL VALLEY SAN DIEGO FOR LEASE - 3600' + 870' patio - 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' + 8000' Outdoor patio \$5.00 nnn - Fully Equipped Liquor
PACIFIC BEACH S.D. FOR SALE - 3750' + patio \$8100 mo. Liquor License - \$395,000
CARLSBAD FOR LEASE - 9000' free standing turn key equipped - 2 am liquor
SAN DIEGO LIBERTY STATION 4200' + patio \$4.15 psf \$185,000yr. profit \$695,000
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 Equipped Liquor License
PACIFIC BEACH MEXICAN SAN DIEGO 4000' + patio - Equipped \$12,300 month + nets - Liquor
SAN DIEGO HILLCREST AREA PANERA BREAD - 4200' \$3.50 + \$1.40 Equipped
CARLSBAD S. D. TOAST FOR LEASE - 3900' + 1000' patio - Liquor License

NORTHERN CALIF.

SAN JOSE SLATERS 50-50 FOR LEASE - 4500' Equipped with Liquor License
SAN JOSE BUCCA DI BEPPO - 8600' + patio - Fully Equipped Liquor License
SANTA CLARA PIATTI'S RESTAURANT FOR LEASE - 6100' Free Standing \$4.00 psf Equipped with Liquor License
DUBLIN NO. CA. ON THE BORDER MEX - 9800' - eQUIPPED \$3.75 psf nnn - Liquor License
SAN FRANCISCO EMBARCADERO - 12,000' + patio Club OK - 2 am Liquor license
SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR
S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License

CLUBS

SAN FRANCISCO CLUB FOR SALE - 6000' - Turn Key equipped with 48 Bar License 3 qm music \$525,000
HOLLYWOOD CLUB - 8500' - \$32,000 mo. rent 2 am Liquor no restrictions FOR LEASE
[DTLA CLUB VENUE BAR - 6800' - Fully Equipped - 48 bar license entertainment & dance](#)
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
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 ITALIAN - 2000' +patio \$10,000 mo. Valet B & W \$1,050,000

[BEVERLY HILLS FOR LEASE - 4500' patio - Equipped - Liquor License](#)
BEVERLY HILLS NORTH BEVERLY DR. 7300' \$8.00 p sf + nnn \$2 - Liquor License For Lease

WEST HOLLYWOOD S. M. BLVD. - 1800' + patio - fully equipped
[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 SUNSET STRIP FOR SALE - 2500' + 1000' patio \$14,600 mo. nnn Liquor \$295,000

LA CIENEGA BEVERLY HILLS - 7500' + patio - \$5.50 psf + nnn - Fully Equipped 2 am Liquor License
LA CIENEGA RESTAURANT ROW RESTAURANT -11,000 \$6.50 nnn Equipped Liquor License

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 & VINE FOR LEASE - 4500' \\$5.50 psf nnn - 47 liquor license Equipped](#)

CULVER CITY FIVE GUYS BURGERS 1600', HAROLD'S CHICKEN 1500' & ROUND TABLE PIZZA 2000' FOR LEASE

[SANTA MONICA BAR FOR SALE - 2700' \\$9600' mo. 48 Bar license \\$695,000](#)
[MONTANA AVE. SANTA MONICA FOR LEASE - 2100' + patio - \\$9.50 psf nnn - Equipped 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](#)

WESTWOOD VILLAGE FOR LEASE 7200' + mezz - \$31,000 mo. nnn Equipped 2 am liquor licesne no restriction
WESTWOOD VILLAGE TURN KEY FOR LEASE - 2200' + patio \$5.00 nnn 2 am Liquor license
WESTWOOD VILLAGE PRIME CORNER FOR LEASE - 10,000' Equipped - Liquor License Sustantial Landlord Contribution

[DTLA PALM STEAKHOUSE FOR LEASE - 13,750' \\$40,000 mo. Fully Equipped - Liquor License](#)
ARTS DISTRICT CLUB/48 BAR LICENSE WITH R. E. FOR SALE - NO RESTRICTIONS - 5700' + 2000' patio bar & residential 2 am liquor live entertainment and dance - Turn Key \$5,000,000
[DTLA ARTS DISTRICT TURN-KEY RESTAURANT FOR LEASE - 6500' + 2100' patio - \\$4.00 psf 2 am Liquor & Ent.](#)
[DTLA TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped](#)
[DTLA -L. A. LIVE ADJACENT 3875' + patio Fully Equipped \\$3.50 psf + nnn 2 am liquor For Lease](#)
[DTLA - 2400' + 600' Patio+ Parking Lot - \\$11,500 mo. 2 am Liquor & Entertain \\$450,000](#)
DTLA HOTEL ROOFTOP RESTAURANT FOR LEASE - 6200' + 1000' patio - \$5.35 psf - 2 am Liquor License
DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License
VEGGIE GRILL DTLA FOR LEASE - 2975' + patio - \$4.00 nnn Equipped

PLAYA VISTA FOR SALE 2600' + patio \$17,000 mo. Liquor License \$395,000
SOUTH BAY BAR 48 LICENSE - 1300' + Patio - 2 am no restrictions - Business & R. E. \$1,800,000

[TORRANCE MARKET BROILER FOR LEASE - 6400' + patio \\$45,000 mo. all in Fully Equipped - Liquor License](#)
SPORTS BAR TORRANCE FOR LEASE 7250 + patio - Equipped Liquor License 1st Q 2024
[TORRANCE DEL AMO FRIDA MEXICAN FOR LEASE - 6600' + patio Fully Equipped Liquor License](#)
[EL SEGUNDO FOR LEASE 2100' + patio - \\$4.95 psf nnn Equipped Ideal for Pizza or Burger](#)
[EL SEGUNDO BURGER OR MEX - 2800' + patio - \\$4.75 nnn Equipped - Beer & Wine License](#)

[LONG BEACH MARINA JADE ON THE WATER FOR LEASE 6000' + 1250' patio \\$3.50 + .88 nets Liquor & Entertain](#)
[LONG BEACH OCEAN AVE./PINE FOR LEASE - 9500' + patio - \\$4.50 psf net Turn Key - Liquor license](#)
BELMONT SHORES LONG BEACH FOR LEASE - 2000'+ patio \$4.40 nnn Turn Key Fully Equipped
PRIME HIGH END RESTAURANT FULLY EQUIPPED IN LONG BEACH with R. E. For Sale \$3.5 mil
LONG BEACH BAR WITH R. E. 2400' fully equipped 2 am 48 license live entertain \$1,350,000
LONG BEACH PCH 2ND TOCAYA FOR LEASE - 3000' + patio \$8.00 psf all in Equipped

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

LONG BEACH PINE AVE. FOR LEASE - 4100' + patio - \$3.50 nnn- 2 am liquor

OLD TOWN PASADENA FOR LEASE - 3200' + patio \$3.50 - Fully equipped Liquor License

PASADENA COLORADO BLVD. RESTAURANT FOR LEASE 5600' + 1000' patio \$7.75 psf 2 am Liquor

P F CHANGS PASADENA FOR LEASE - 6600' + patio \$3.75 + nnn - Liquor License & landlord T. I.

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

BURBANK PROFITABLE MEXICAN FOR SALE - 3700' + two patios - \$6000 mo.rent Liquor \$695,000

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

NOHO PANERA FISH DISH FOR LEASE - 1200' TO 3200' \$4.25 nnn B & W

NORTH HOLLYWOOD 24hr. Diner 3600' Free Standing \$4.50 psf + .60 nnn B & W FOR LEASE.

ENCINO VENTURA BLVD. PROFITABLE RESTAURANT FOR SALE - 6500' \$21,500 mo. \$685,000

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

SHERMAN OAKS FREE STANDING - 3900' + patio \$4.50 psf + nnn 2 am Liquor Licesne NO restrictions For Lease

SHERMAN OAKS - 5000' + patio \$16,000' mo. Turn Key Equipped 2 am Liquor Licesne \$575,000

SHERMAN OAKS 8000' + patio - \$3.50 psf + \$1.54 psf nnn Turn Key Equipped 2 am Liquor License

RESEDA PIZZA HUT FOR LEASE - 1200' \$5.35 psf + .80 nets - Equipped

NORTHRIDGE FOR LEASE - 1275' - \$4.00 + nnn - Equipped

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

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

BLAZE PIZZA TOPANGA WOODLAND HILLS - 2900' \$5.80 gross all in Beer & Wine

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

AGOURA HILLS FOR LEASE - 1450' + patio - Equipped - ideal for mex.

ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing - Liquor License

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 Saddle Ranch 7500' + 3000' Patio - Liquor License

PALMDALE CLAIMJUMPER FOR LEASE - 11,000' - \$2.90 pdf nnn - Equipped - Liquor License

VENTURA COUNTY

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

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

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

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

THOUSAND OAKS TACO SHOP FOR SALE - 4000' \$13,000 mo. Fully Equipped - Liquor \$350,000

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

THOUSAND OAKS MEXICAN - 6680' + patio - Equipped - 2 am liquor license

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

ORANGE COUNTY

CORONA DEL MAR COAST HIGHWAY - 2765' + patio - \$7.50 nnn Equipped B & W can be upograded to Liquor

THREE NEWPORT BEACH RESTAURANTS FOR LEASE - 2000' - 3400' Fully Equipped B & W

NEWPORT BEACH DINNER HOUSE FOR LEASE - 6800' free standing + patio \$54,000 mo. gross Fully Equipped Liquor License

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

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

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

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

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

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

LAGUNA NIGUEL PIZZA - 1600' + patio - \$3.75 nnn - Fully Equipped - B & W license

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

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

NEWPORT BEACH LAS SALSA FOR LEASE - 1800' + patio \$5.00 + 1.25 psf nnn

RIVERSIDE FULLY EQUIPPED FOR LEASE - 5900' - \$3.00 psf nnn Liquor License
TEMECULA OUTBACK STEAKHOUSE FOR LEASE - 6160' Free Standing Pad - \$4.00 psf nnn Liquor

ONTARIO FOR LEASE - 7000' free standing - \$2.50 psf Equipped - Liquor license
ROMANO'S ITALIAN REDLANDS FOR LEASE - 7400' + patio Turn Key Fully Equipped Liquor
APPLEBEES ONTARIO FOR LEASE - 5900' free stand + patio - \$5.00 psf nnn
ROSSA'S ONTARIO CUCINA ENOTECA FOR LEASE - 5300' Free Standing \$4.00 psf Liquor
RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing \$4.75 psf Liquor License
ONTARIO for Lease - 5700' + Patio Free Standing - Equipped - \$3.50 psf nnn Liquor - No restrictions
CORONA FREE STANDING MEXICAN - 7900' or add drive thru - Equipped - 2 am Liquor Lic.
RANCHO CUCAMONGA PIZZA PRESS -3300' \$3.75 psf + nnn - Equipped B & W For Lease

All Clients must have current client information profiles on file prior to any additional disclosures

"Timing is Everything in Life" – "Invested in your 2025 Success"

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