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From: ira spilky <ira@iraspilky.com>
Sent: Monday, August 10, 2026 2:54 PM
To: ira iraspilky.com
Subject: 179 RESTAURANTS-BARS/CLUBS FOR LEASE & SALE SUMMARY- AUGUST 10th

Scroll down to Review 179 Current listings by So. Ca. Trade Areas for August 10th
Newest Listings Starting on Top for Four Pages - Subject to Current Availability.

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.

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

MELROSE HOLLYWOOD FOR LEASE - 3100' free standing + patio $4.00 nnn Equipped B & W
ECHO PARK FOR LEASE - 2600' + patio $6.50 psf nnn Fully Equipped B & W license
INGLEWOOD CAFE ON MARKET FOR LEASE - 2600' + patio - $3.25 nnn B & W

WOODLAND HILLS PIZZA FOR SALE - 900' $4300 mo. $125,000
POMONA LOUNGE CLUB FOR SALE - 4300' +patio $7200 mo. 4am liquor license
Live Entertainment and HOOKAH - $535,000
CAVA CULVER CITY FOR LEASE - 2075' + patio -$12.00 nnn Fully Equipped
CAFE GRATTITUDE VENICE FOR LEASE 3500' + 700' patio B & W

PASADENA EL CHOLO & TOKYO WACO - 6900' & 12,000' $3.50 psf all in 2 am LIQUOR
PIZZA HUT SOUTH COAST PLAZE FOR LEASE - 2000' Free Standing $7800 mo. Equipped
MALIBU TURNKEYRESTAURANT FOR SALE - 3600' + patio Liquor License Make Offer
TOLUCA LAKE BURBANK FOR LEASE - 2060' + patio - $3.75 + .86 nnn Equipped with 2 am liqour license
BEVERLY CENTER FOR LEASE - 5500' + 700' patio $7.50 Gross All In - Equipped with 2 am liquor
SHERMAN OAKS FREE STANDING FOR LEASE - 3900' + patio $5.00 psf + .65 nnn 2 am Liquor Licesne NO restrictions

VALENCIA FOR LEASE SALT CREEK GRILL 8200' - Solita Mexican 4200' & Canyon Club 11,750' All Equipped
DOG HAUS SANTA ANA FOR LEASE- 2020' + 800' patio - Equipped B & W
HUNTINGTON BEACH BELLA TERRA PIZZA FOR LEASE- 900' + patio
BELLFLOWER CLOSED PIZZA HUT - 2000' $3.25 - Equipped

CULVER CITY SPORTS BAR FOR SALE 2200' + patio $10,800 per mo. $1.2 mil gross $120,000 Salary Price: $275,000
CULVER CITY SEASALT FOR LEASE - 1790' + patio - $6.50 + nnn - Equipped
DIVE OYSTER BAR IRVINE SPECTURM FOR LEASE - 1887' + 400' Patio - Turn Key Equipped - B & W license

MANHATTAN BEACH FOR LEASE - 2995' - $8.00 psf nnn - Equipped - Liquor License
STUDIO CITY VENTURA BLVD. FOR LEASE - 2000' + patio $7.95 psf nnn

CITY OF VENTURA MAIN STREET FOR SALE 4200' + 600' patio $10,500 mo. B & W $200,000 yr. Profit $535,000

TORRANCE DEL AMO BRAND NEW TURN KEY FOR LEASE - 6400' + patio $6.50 psf gross all TURN KEY Fully Equipped - 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

WEST HOLLYWOOD BAR FOR SALE 2000' + patio $26,800 per mo. No Restrictions & Grandfathered CUP $650,000

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

FARMER'S MARKET FAIRFAX MARMALADE CAFE FOR LEASE - 4900' + 1300' patio - Fully Equipped Liquor license

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

LAS VEGAS FREMONT EXPERIENCE FOR LEASE 3500'-7000' 4am liquor & entertainmen.

LAS VEGAS ON THE STRIP -SHOPPES AT CRYSTALS - 7500' Equipped with T. I. - 2 am Liquor

HENDERSON LAS VEGAS FOR LEASE - 7000' - 4900' - 5100' & 8500' Equipped with Liquor Licenses

PANERA BREAD HENDERSON NV. FOR LEASE - 4500' + patio $5.35 nnn - Equipped

LAS VEGAS TOWN CENTER FOR LEASE - 6600' fully equipped with Liquor license

SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio $4.50 + nets Liquor

SANTA BARBARA STATE STREET FOR LEASE - 766' + patio - $8.00 nnn -$50,000 Landlord T.I. Equipped B & W

SANTA BARBARA STATE STREET SUSHI FOR LEASE - 2400' + patio - $3.50 psf total B & W

SANTA BARBARA OCEAN VIEW RESTAURANT FOR SALE - 6900' + rooftop patio - $30,000 mo. Liquor License

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

LA JOLLA SHORES FOR SALE - 3000' + patio $5.00 psf nnn - Fully Equipped with Liquor

OGGI'S BREWHOUSE & PIZZA SAN DIEGO FOR LEASE 4200' + 2000' patio 4.25 nnn - Fully Equipped Liquor

LA JOLLA SAN DIEGO FOR LEASE - 6700' + 2100' patio $3.25 psf nnn - substantial T. I. - Liquor

CARMEL VALLEY SAN DIEGO FOR LEASE - 3600' + 870' patio - Liquor License

DEL MAR FREE STANDING ITALIAN FOR LEASE - 10,800' $3.75 nnn Full Liquor - no restrictions

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

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

CARLSBAD S. D. TOAST FOR LEASE - 3900' + 1000' patio - Liquor License

NORTHERN CALIF.

SAN JOSE SLATERS 50-50 FOR LEASE - 4500' Equipped with Liqor License

SAN JOSE BUCCA DI BEPPO - 8600' + patio - Fully Equipped Liquor License

SANTA CLARA PIATTI'S RESTAURANT FOR LEASE - 6100' Free Standing $4.00 psfEquipped 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

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

SAN FRANCISCO CLUB FOR SALE - 6000' - Turn Key equpped with 48 Bar License 3 qm music $525,000

SANTA MONICA CLUB BAR FOR LEASE - 3000' $19,500 nnn Fully Equipped 2 AM 48 BAR LICENSE NO Restrictions

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 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 TAIKO SAN VICENTE FOR LEASE - 2285' - $6.00 + nnn Fully Equipped - B & W license
BRENTWOOD SAN VICENTE ITALIAN - 2000' +patio $10,000 mo. Valet B & W $300,000 Profit $1,250,000

BEVERLY HILLS CRESCENT DR. CAFE BAKERY - 1500' $6700 mo. Fully Equipped $275,000
BEVERLY HILLS SO. BEVERLY DR. BURGER FOR LEASE 1375' $8.75 psf Equipped B &W
BEVERLY HILLS CRUSTACEAN FOR LEASE - 9800' - Equipped - New Lease - 2 am Liquor license
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

SUNSET BLVD. HOLLYWOOD FOR LEASE - 2250' + patio - $11,000 mo.Equipped B & W
BEVERLY BLVD. FOR LEASE 2350' + patio - $6.25 psfFully Equipped B & W

WEST HOLLYWOOD S. M. BLVD. - 1800' + patio - fully equipped
WEST HOLLYWOOD LA CIENEGA - 5100' +patio - $35,000 mo. Equipped 2 am Liquor NO Restrictions
WEST HOLLYWOOD WOKCANO FOR LEASE - 3600' + patio $6.50 Equipped with Liquor
WEST HOLLYWOOD BAR FOR LEASE - 2600' + patio $6.00 psf nnn - 2 am 48 bar license - No Dance or Ent.
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 STOUT BURGER BEER BAR FOR LEASE - 2300' + patio - $6.00 nnn B & W license - 2 am
HOLLYWOOD HIGHLAND FOR LEASE - 4300' + mezz. $4.75 nnn 2 am Liquor No Restrictions
HOLLYWOOD & HIGHLAND FOR LEASE - 5400' + patio $7.50 nnn Fully Equipped - Liquor License
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 MAIN STREET FOR SALE - 1100' + patio - Fully Equipped B & W $225,000
CULVER CITY FIVE GUYS BURGERS 1600', HAROLD'S CHICKEN 1500' & ROUND TABLE PIZZA 2000' FOR LEASE
CITIZEN CULVER CITY FOR LEASE - 5800' + 2 rooftop patios $6.25 nnn B & W Fully Equipped
AKASAH CULVER CITY FOR SALE - 5500' + 3 patios - $6.00 nnn Turn Key 2 am Liquor $450,000
CULVER CITY FOR LEASE - 7300' + patios - $5.25 nnn Fully Equiped - Full Liquor license

STELLA BARRA PIZZA SANTA MONICA FOR LEASE - 1500-3500' $6.25 nnn Liquor
SANTA MONICA WILSHIRE BLVD. FOR LEASE - 9000' Free Standing - $3.95 nnn Liquor License
CPK SANTA MONICA FOR LEASE - 5850' + patio $6.25 psf nnn Fully Equipped Liquor License
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 - 4700' + patio & Mezz $4.75 +.86 nnn Fully Equipped with 2 am liquor
WESTWOOD VILLAGE RESTAURANT BREW PUB FOR LEASE - 4500' + patio $7.00 psf nnn Liquor license
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 no restriction
WESTWOOD VILLAGE PRIME CORNER FOR LEASE - 10,000' Equipped - Liquor License Sustantial Landlord Contribution

DTLA SPORTS BAR ADJACENT L. A. LIVE - 5000'+ patio $3.25 + nnn 2 am liquor license
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 TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped
DTLA - 2400' + 600' Patio+ Parking Lot - $11,500 mo. 2 am Liquor & Entertain $450,000

PLAYA VISTA FOR SALE 2600' + patio $17,000 mo. Liquor License $395,000
PLAYA VISTA FULLY EQUIPPPED FOR LEASE - 4000' + 1200' patio $5.00 + nnn Liquor License

VENICE NAVY STREET FOR LEASE - 4800' + patio - $4.50 nnn - Fully Equipped Liquor License

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

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

LONG BEACH FOR LEASE - FULL LANDLORD BUILD OUT - 1300' - 3000'
$4.00 psf - B & W
WAHOO'S LONG BEACH FOR LEASE - 2325' + patio - Equipped $5.00 nnn
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
PRIME HIGH END RESTAURANT FULLY EQUIPPED IN LONG BEACH with R. E. For Sale $3.5 mil
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

P F CHANGS PASADENA FOR LEASE - 6600' + patio $3.75 + nnn - Liquor License & landlord T. I
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 8000' + patio - $3.50 psf + $1.54 psf nnn Turn Key Equipped 2 am Liquor License
SHERMAN OAKS JERSEY MIKES FOR LEASE - 2077' - $2.75 + nnn

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

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 PIZZA REV FOR LEASE FULLY EQUIPPED 2500' + patio $6.50 psf nnn
THOUSAND OAKS EQUIPPED SPORTS BAR FOR LEASE - 6680' + patio - $3.00 + nets - Liquor License
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

LAKE FOREST FREE STANDING FULLY EQUIPPED FOR LEASE - 6500' + patio $3.00 nnn 2 am Liquor
SANTA ANA SPORTS BAR TURN KEY EQUIPPED FOR LEASE - 5500' + patio $3.00 - Fully Equipped - Liquor
THREE NEWPORT BEACH RESTAURANTS FOR LEASE - 2000' - 3400' Fully Equipped B & W
TUSTIN RA SUSHI FOR LEASE - 4700' +patio - $6.00 nnn Equipped B & W license

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
ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W
NEWPORT BEACH LAS SALSA FOR LEASE - 1800' + patio $5.00 + 1.25 psf nnn

TEMECULA MEXICAN TURNKEY FOR LEASE - 7500' + 1000' patio $21,000 mo. Liquor License
RANCHO CUCAMONGA MIMI'S FOR LEASE - 6500' free standing $4.00 psf nnn Liquor License
RIVERSIDE FULY 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 Stnading $4.00 psf Liquor
RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing $4.75 psf Liquor License

All Clients must have current client information profiles on file prior to any additional disclosures
"Timing is Everything in Life" – "Invested in your 2026 Success"

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