

**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Monday, April 20, 2026 3:09 PM  
**To:** ira iraspilky.com  
**Subject:** 192 RESTAURANTS-BARS/CLUBS FOR LEASE & SALE SUMMARY- APRIL 20th



[Scroll down to Review 192 Current listings by So. Ca. Trade Areas for April 20th  
Newest Listings Starting on Top for Four Pages - Subject to Current Availability.](#)

[SHERMAN OAKS JERSEY MIKES FOR LEASE - 2077' - \\$2.75 + nnn](#)  
[WEST HOLLYWOOD LA CIENEGA - 5100' +patio - \\$35,000 mo. Equipped 2 am Liquor NO Restrictions](#)  
[DTLA SPORTS BAR ADJACENT L. A. LIVE - 5000'+ patio \\$3.25 + nnn 2 am liquor license](#)

[LAS VEGAS ON THE STRIP -SHOPPES AT CRYSTALS - 7500' Equipped with T. I. - 2 am Liquor](#)  
[MANHATTAN BEACH FOR LEASE - 2995' - \\$8.00 psf nnn - Equipped - Liquor License](#)  
[ANAHEIM PROFITABLE TURNKEY BREWERY RESTAURANT FOR SALE - 16,000' freestanding 8000'  
outdoors - \\$3.85 psf gross all in Type 23 & 47 Licenses \\$4mil gross & \\$350k net \\$675,000](#)

[LONG BEACH FOR LEASE - FULL LANDLORD BUILD OUT - 1300' - 3000'  
\\$4.00 psf - B & W](#)

[CALABASAS EQUIPPED FOR LEASE - 4300' + patio - \\$11.00 psf nnn - 2 am liquor for Italian or Mexican](#)  
[SANTA BARBARA STATE STREET - 766' + patio - \\$8.00 nnn - Equipped B & W](#)

[STUDIO CITY VENTURA BLVD. FOR LEASE - 2000' + patio \\$7.95 psf nnn](#)  
[LAKE FOREST FREE STANDING FULLY EQUIPPED FOR LEASE - 6500' + patio \\$3.00 nnn 2 am Liquor](#)  
[RANCHO CUCAMONGA MIMI'S FOR LEASE - 6500' free standing \\$4.00 psf nnn Liquor License](#)  
[SANTA ANA SPORTS BAR TURN KEY EQUIPPED FOR LEASE - 5500' + patio \\$3.00 - Fully Equipped - Liquor](#)

[NEWPORT BEACH PRIME COAST HIGHWAY FOR LEASE Freestanding 5500' + Patio  
\\$38,500 mo. nnn Parking Lot 2 am Liquor Live Entertainment and Dance](#)  
[WESTLAKE VILLAGE FREE STANDING FOR LEASE - 10,000' \\$4.50 psf Liquor License R. E. For Sale](#)

[CITY OF VENTURA MAIN STREET FOR SALE 4200' + 600' patio \\$10,500 mo. B & W \\$200,000 yr. Profit  
\\$525,000](#)

[THOUSAND OAKS ITALIAN TURNKEY PROFITABLE FOR SALE - 2000' + patio \\$6400 mo.  
\\$85,000](#)

[SANTA BARBARA STATE STREET SUSHI FOR LEASE - 2400' + patio - \\$3.50 psf total B & W](#)  
[TORRANCE SOUTH BAY PCH FOR LEASE - 1200' - \\$5.50 + nnn - fully Equipped](#)

[VALENCIA TOWN CENTER FOR LEASE 1150' \\$7.00 psf all Equipped](#)

[SANTA MONICA WILSHIRE BLVD. FOR LEASE - 9000' Free Standing - \\$3.95 nnn Liquor License](#)  
[HOLLYWOOD STOUT BURGER BEER BAR FOR LEASE - 2300' + patio - \\$6.00 nnn B & W license - 2 am](#)  
[VENICE NAVY STREET FOR LEASE - 4800' + patio - \\$4.50 nnn - Fully Equipped Liquor License](#)  
[NOHO KALAVERAS FOR LEASE - 4100' + patio Fully Equipped - Liquor License](#)

[MANHATTAN BEACH ROSECRANS FOR LEASE - 900' & 1500' & 3200' patio \\$6.75 psf Equipped](#)  
[TOCAYA BEVERLY CENTER FOR LEASE - 3800' + patio - \\$5.00 psf - Beer and Wine](#)  
[HOLLYWOOD WAHLBURGERS FOR LEASE - 3200' + patio - \\$4.25 nnn Liquor License](#)  
[TEMECULA MEXICAN TURNKEY FOR LEASE - 7500' + 1000' patio \\$21,000 mo. Liquor License](#)  
[WESTWOOD VILLAGE RESTAURANT BREW PUB FOR LEASE - 4500' + patio \\$7.00 psf nnn Liquor license](#)

[TORRANCE DEL AMO BRAND NEW TURN KEY FOR LEASE - 6400' + patio \\$6.50 psf gross all  
TURN KEY Fully Equipped - Liquor License](#)

[SAN JUAN CAPISTRANO REST & HOOKAH FOR SALE - 3400' + patio \\$10,800 mo. Liquor & Entertain \\$545,000](#)

CULVER CITY WASHINGTON BLVD. FOR LEASE - 1790' + patio - \$6.75 + nets - Fully Equipped  
SILVERLAKE FREE STANDING FOR LEASE - 1285' + 450' patio - \$5.95 nnn Exclusive Parking

## CALABASAS FOR SALE 2900' patio \$16,000 All In Fully Equipped B & W \$585,000

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  
CULVER CITY MAIN STREET RESTAURANT FOR LEASE 1580' \$15,000 mo. B & W  
WESTWOOD VILLAGE CAFE FOR LEASE - 1700' + patio \$6.50 nnn Equipped - NO ABC

SHERMAN OAKS FREE STANDING 3900' +patio \$4.75 psf + nnn 2 am Liquor NO restrictions \$475,000  
MALIBU FOR LEASE - 2500' + patio - \$7.00 + nnn - Turn Key Equipped with Liquor License  
OGGI'S BREWHOUSE & PIZZA SAN DIEGO FOR LEASE 4200' + 2000' patio 4.25 nnn - Fully Equipped Liquor

SANTA BARBARA OCEAN VIEW RESTAURANT FOR SALE - 6900' + rooftop patio - \$30,000 mo. Liquor License  
BRENTWOOD PRIME SAN VICENTE - 1900' + patio - \$10,600 per mo. + nnn  
Turn Key Equipped \$2 mil annual gross - Price: \$395,000

## CULVER CITY MAIN STREET FOR SALE - 1100' + patio - Fully Equipped B & W \$225,000

WEST HOLLYWOOD BAR FOR SALE 2000' + patio \$26,800 per mo. No Restrictions & Grandfathered CUP  
\$650,000  
PLAYA VISTA FULLY EQUIPPED FOR LEASE - 4000' + 1200' patio \$5.00 + nnn Liquor License  
WESTLAKE VILLAGE FOR LEASE 6850' + 3 patios - \$5.00 psf nnn - Turn Key Equipped -  
Liquor

BEVERLY HILLS CANON DRIVE FOR LEASE - 1500' + patio - \$14,500 per mo. Liquor License  
DTLA GRAND AVE. ADJACENT TO L. A. LIVE FOR LEASE - 2100' + patio \$5.50 psf nnn Liquor license

DTLA SPORTS BAR PUB FOR LEASE - 4300' ++ \$3.50 psf + nets 2am liquor & entertainment Turn Key  
SANTA MONICA WILSHIRE BLVD. FOR LEASE - 5400' on 11,600' lot \$16,500 mo. 2 am liquor no restrictions  
SHERMAN OAKS VENTURA BLVD. EQUIPPED BURGER FOR LEASE - 2400' + patio \$4.75 nnn B & W license

CPK SANTA MONICA FOR LEASE - 5850' + patio \$6.25 psf nnn Fully Equipped Liquor License  
LA JOLLA SAN DIEGO FOR LEASE - 6700' + 2100' patio \$3.25 psf nnn - substantial T. I. - Liquor  
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  
ENCINO SURLY GOAT BAR FOR LEASE - 5000' - \$5.25 psf fully equipped - Liquor License  
SANTA MONICA CLUB BAR FOR LEASE - 3000' \$19,500 nnn Fully Equipped 2 AM 48 BAR LICENSE NO  
Restrictions

FARMER'S MARKET FAIRFAX MARMALADE CAFE FOR LEASE - 4900' + 1300' patio - 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

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

LAS VEGAS THE PALMS HOTEL CASINO FOR LEASE - SIX Equipped locations - 1200' to 18,000'  
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

[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 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](#)  
[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](#)  
[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 \\$1,050,000](#)  
[BEVERLY HILLS CANON DR TURNKEY FOR LEASE - 5600'+ patio \\$39,000 mo. 2am Liquor](#)  
[BEVERLY HILLS SO. BEV. DRIVE PIZZA FOR LEASE - 1500' \\$15,000 mo. full equipped](#)  
[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 psf Fully Equipped B & W](#)  
[MELROSE FOR LEASE - 2900' + 1100' patio - \\$36,000 mo. nnn Beer and Wine license](#)

[WEST HOLLYWOOD S. M. BLVD. - 1800' + patio - fully equipped](#)  
[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 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 & 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 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 Equipped - Full Liquor license](#)

STELLA BARRA PIZZA SANTA MONICA FOR LEASE - 1500-3500' \$6.25 nnn Liquor  
[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 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 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](#)  
DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License

PLAYA VISTA FOR SALE 2600' + patio \$17,000 mo. Liquor License \$395,000

TORRANCE FREE STANDING FOR LEASE - 2600' plus patio - \$3.25 psf + nnn - 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](#)

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 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](#)

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](#)

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 PROFITABLE CAFE - 3000' - \$5.75 psf Turn Key Equipped and fully staffed  
\$600,000 yr. gross Beer and Wine - Price: 125,000  
[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](#)

[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

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 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"**

Ira Spilky, President CA. BRE #962830

Ira Spilky & Associates

16130 Ventura Blvd. Suite 512

Encino, Calif. 91436

310-558-3241 Office

888-588-5933 Fax

[Ira@IraSpilky.com](mailto:Ira@IraSpilky.com)

[www.iraspilky.com](http://www.iraspilky.com) - Corporate Website

<http://iraspilkyandassociates.com/> – Restaurant Inventory Website

[www.linkedin.com/iraspilky](http://www.linkedin.com/iraspilky)

The information contained in this message and/or attachments is for the sole use of intended recipient(s) or entity to whom it was addressed and may contain confidential and/or privileged material. Any unauthorized review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. Thank you

**Unsubscribe**

This message was sent to **ira@iraspilky.com** from **ira@iraspilky.com**

ira spilky  
Ira Spilky & Associates  
16130 Ventura Blvd.Suite 512  
Encino, CA 91436

---

