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From: ira spilky <ira@iraspilky.com>
Sent: Thursday, August 13, 2026 3:19 PM
To: ira iraspilky.com
Subject: 186 RESTAURANTS, BARS & CLUBS FOR LEASE & SALE AUGUST 13th

NEWEST LISTINGS BEGIN ON TOP & SCROLL DOWN FOUR PAGES TO REVIEW BY TRADE AREAS all 186 OPPORTUNITIES FOR LEASE & SALE AS OF AUGUST 13th:

SANTA MONICA FULLY EQUIPPED FOR LEASE - 1500' + patio $12,500 nnn B & W
NOHO COMMONS FOR LEASE - 2200' & 4200' $4.50 + NNN - Equipped PIZZA & MEX.

BELLFLOWER PIZZA HUT FOR LEASE - 2000' $3.00 nnn - Equipped
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
MID WILSHIRE / MIRACLE MILE FOR LEASE - 1740' + patio - $11,000 mo. Total Equipped B & W
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

WOODLAND HILLS PIZZA FOR SALE - 900' $4300 mo. $125,000
INGLEWOOD CAFE ON MARKET FOR LEASE - 2600' + patio - $3.25 nnn B & W
POMONA LOUNGE CLUB FOR SALE - 4300' +patio $7200 mo. 4am liquor license
Live Entertainment and HOOKAH $550,000
CAVA CULVER CITY FOR LEASE - 2075' + patio -$12.00 nnn Fully Equipped
CAFE GRATTITUDE VENICE FOR LEASE 3500' + 700' patio B & W

PIZZA HUT SOUTH COAST PLAZA FOR LEASE - 2000' Free Standing $7800 mo. Equipped
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

TOLUCA LAKE/BURBANK TAVERN FOR LEASE - 2000' + patio $3.75 Equipped Liquor License
STUDIO CITY VENTURA BLVD. FOR LEASE - 2000' + patio $7.95 psf nnn
SHERMAN OAKS JERSEY MIKES FOR LEASE - 2077' - $2.75 + nnn
SHERMAN OAKS FREE STANDING FOR LEASE 3900' +patio $5.00 psf + .65 nnn 2 am Liquor NO restrictions

DIVE OYSTER BAR IRVINE SPECTURM FOR LEASE - 1887' + 400' Patio - Turn Key Equipped - B & W license

DTLA SPORTS BAR ADJACENT L. A. LIVE - 5000'+ patio $3.25 + nnn 2 am liquor license
MANHATTAN BEACH FOR LEASE - 2995' - $8.00 psf nnn - Equipped - Liquor License

CITY OF VENTURA MAIN STREET FOR SALE 4200' + 600' patio $10,500 mo. B & W $200,000 yr. Profit $535,000
VENICE NAVY STREET FOR LEASE - 4800' + patio - $4.50 nnn - Fully Equipped Liquor License

BEVERLY CENTER TURN KEY EQUIPPED FOR LEASE - 8300' + patio $4.50 psf Liquor License
BEVERLY CENTER FOR LEASE - 5500' + 700' patio $7.50 psf all in gross FullyEquipped 2 am Liquor

WEST HOLLYWOOD BAR FOR SALE - 2000' + patio $26,800 per mo. No Restrictions & Grandfathered CUP $650,000
ENCINO SURLY GOAT FOR LEASE - 5000' - $5.25 psf 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 - SBA $300,000 loan assumable

LAS VEGAS

PANERA BREAD HENDERSON NV. FOR LEASE - 4500' + patio $5.35 nnn - Equipped
LAS VEGAS FREMONT EXPERIENCE FOR LEASE 3500'-7000' - 4am liquor & entertainment
HENDERSON SUNSET GALLERIA FOR LEASE - 7000' - 4900' 5000' & 8500' Fully Equipped Liquor
LAS VEGAS STRIP SHOPPES AT CRYSTALS FOR LEASE - 7500' + patio - Liquor
BAHAMA BREEZE LAS VEGAS - 15,000' + patios Free Standing - $3.00 psf nnn - Equipped - Liquor License
LAS VEGAS TOWN CENTER FOR LEASE - 6500' $5.50 nnn fully equipped with Liquor license

SANTA BARBARA

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

DESERT

PALM SPRINGS CANYON DR. FOR LEASE - 4300' free standing Equipped B & W
SULLIVAN'S PALM DESERT STEAKHOUSE FOR LEASE - 7000' Fully Equipped with Liquor License

SAN DIEGO COUNTY

OGGI'S BREWHOUSE & PIZZA - SAN DIEGO - 4200' free standing + 2000' patio Fully Equipped with Liquor Licesne
LA JOLLA SHORES FOR SALE - 3000' + patio $5.00 psf nnn - Fully Equipped with Liquor
LA JOLLA SAN DIEGO FOR LEASE - 6700' + 2100' patio $3.25 psf nnn - substantial T. I. - Liquor
SAN DIEGO GASLAMP QUARTER ADJACENT TO PETCO PARK - 3000' + patio Equipped - ABC 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
DEL MAR HIGHLANDS - 3500' + 900' patio - Equipped - Full Liquor
LA JOLLA FOR LEASE - 2300' + patio - $3.50 nnn Equipped
CARLSBAD FOR LEASE - 9000' free standing turn key equipped $4.50 psf nnn- 2 am liquor
GASLAMP SAN DIEGO CLUB FOR LEASE - 8700' - Equipped - Liquor License
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

NORTHERN CALIF.

SLATERS 50-50 FRESNO FOR LEASE - 5500' + patio - Equipped - Liquor License
SAN FRANCISCO CLUB FOR SALE - 6000' - Turn Key equipped with 48 Bar License 3 qm music $525,000
SAN JOSE SLATERS 50-50 FOR LEASE - 4500' Equipped with Ligor License
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
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
FISHERMAN'S WHARF SAN FRANCISCO - 8100' + Patio - Fully Equipped - Liquor License
S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License
SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR

CLUBS

WEST HOLLYWOOD CLUB FOR SALE- 5500' + 2 patios $6.00 psf Turn Key 2 am liquor live entertainment and dance - no restrictions - $1,000,000
SANTA MONICA CLUB BAR FOR LEASE - 3000' $19,500 nnn Fully Equipped 2 AM 48 BAR LICENSE NO Restrictions
HOLLYWOOD CLUB 20,000' 2 am 48 bar license - 300 parking spaces $105,000 mo. rent

SAN DIEGO GASLAMP CLUB - 13,000' $4.00 psf nnn - 2 am Liquor & Entertainment
GASLAMP SAN DIEGO NIGHTCLUB - 11,000' $4.50 psf nnn 2 am Liquor Live Entertainment & Dance + Real Estate

BRENTWOOD TAIKO SAN VICENTE FOR LEASE - 2285' - $6.00 + nnn Fully Equipped - B & W license
BRENTWOOD SAN VICENTE SUSHI FOR LEASE 935' $14,350 total Fully Equipped

CPK SANTA MONICA FOR LEASE - 5850' + patio $6.25 psf nnn Fully Equipped Liquor License
SANTA MONICA WILSHIRE BLVD. FOR LEASE - 9000' Free Standing - $3.95 nnn Liquor License
STELLA BARRA PIZZA SANTA MONICA FOR LEASE - 2500-3500' $6.25 nnn Liquor
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

CULVER CITY SEASALT FOR LEASE - 1790' + patio - $6.50 + nnn - Equipped
CULVER CITY MAIN STREET FOR SALE - 1100' + patio - Equipped B & W $225,000
CULVER CITY SPORTS BAR FOR SALE - 2200' + patio - $10,800 per mo. $1.2 mil gross $120,000 Salary Price: $275,000
CULVER CITY WASHINGTON BLVD. FOR LEASE - 1790' + patio - $6.75 + nets - Fully Equipped
CITIZEN CULVER CITY FOR LEASE - 5800' + 2 rooftop patios $6.25 nnn B & W Fully Equipped
AKASAH CULVER CITY - 5500' + patio - Equipped Liquor License $495
CULVER CITY FOR LEASE - 7300' + patios - $5.25 nnn Fully Equiped - Full Liquor license
CULVER CITY FIVE GUYS BURGERS 1600', HAROLD'S CHICKEN 1500' & ROUND TABLE PIZZA 2000' FOR LEASE

BEVERLY HILLS CRUSTACEAN FOR LEASE - 5600' - $8.00 psf nnn Equipped - New Lease - 2 am Liquor
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
BEVERLY HILLS NORTH BEVERLY DR. 7300' $6.00 psf + nnn $1.20 - Liquor License For Lease

LA CIENEGA RESTAURANT ROW RESTAURANT 11,000' $6.00 psf nnn Equipped Liquor License

HOLLYWOOD & HIGHLAND FOR LEASE - 5400' + patio $7.50 nnn Fully Equipped - Liquor License
HOLLYWOOD STOUT BURGER BEER BAR FOR LEASE - 2300' + patio - $6.00 nnn B & W license - 2 am
HOLLYWOOD WAHLBURGERS FOR LEASE - 3200' + patio - $4.25 nnn Liquor License
HOLLYWOOD SUNSET FOR LEASE - 6600' + patio $6.00 nnn Fully Equipped - Liquor
HOLLYWOOD & VINE FOR LEASE - 4500' $5.50 psf nnn - 47 liuipped
SUNSET & VINE HOLLYWOOD - $5.50 + nnn - Fully Equipped Liquor License

BEVERLY BLVD. FOR LEASE 2350' + patio - $6.25 psf Fully Equipped B & W
FARMERS MARKET TURN KEY EQUIPPED - 4900' + 1300' patio $64,000 mo all in Liquor

WEST HOLLYWOOD BAR FOR LEASE - 2600' + patio $6.00 psf nnn - 2 am 48 bar license - No Dance or Ent.
WEST HOLLYWOOD LA CIENEGA - 5100' +patio - $35,000 mo. Equipped 2 am Liquor NO Restrictions
WEST HOLLYWOOD SUNSET STRIP FOR SALE - 2500' + 1000' patio $14,500 mo. nnn Liquor $295,000
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 no restrictions
WESTWOOD VILLAGE FOR LEASE - 4700' + 1500' mezz - $4.75 + $1.35 nnn - Turnkey Equipped 2 am Liquor
WESTWOOD VILLAGE CAFE FOR LEASE - 1700' + patio $6.50 nnn Equipped - NO ABC
WESTWOOD VILLAGE RESTAURANT BREW PUB FOR LEASE - 4500' + patio $7.00 psf nnn Liquor license
WESTWOOD VILLAGE PRIME CORNER FOR LEASE - 10,000' Equipped - Liquor License

DTLA PALM STEAKHOUSE FOR LEASE - 13,750' $64,000 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 L. A. LIVE FOR LEASE - 2170' + patio $5.00 nnn Fully Equipped - Liquor License
DTLA TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped
DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License
DTLA 2400' + 600' Patio + Tented Parking Lot $8600 mo. 2 am Liquor + Live Entertainment $450,000

MARINA DEL REY FOR LEASE - 2650' + patio - $7.25 nnn B & W license - fully equipped
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

PLAYA VISTA FULLY EQUIPPPED FOR LEASE - 4000' + 1200' patio $5.00 + nnn Liquor License
PLAYA VISTA FOR SALE 2600' + patio $17,000 mo. Liquor License $295,000

MALIBU FOR LEASE - 2500' + patio - $7.00 + nnn - Turn Key Equipped with Liquor License
MALIBU TURNKEYRESTAURANT FOR SALE - 3600' + patio Liquor License Make Offer

TORRANCE MARKET BROILER FOR LEASE - 6400' + patio $45,000 mo. all in Fully Equipped - Liquor License
TORRANCE DELAMO MALL TURNKEY EQUIPPED FOR LEASE - 6450' + patio $6.50 psf gross Liquor License
TORRANCE DEL AMO FRIDA MEXICAN FOR LEASE - 6600' + patio Fully Equipped Liquor License

LONG BEACH MEXiCAN 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

PASADENA ITALIAN COLORADO BLVD.RESTAURANT FOR LEASE 5600'+ 1000' patio $7.75 psf 2 am Liquor
PASADENA CONGREGATION ALE HOUSE FOR LEASE 3000' $4.00 nnn - Equipped Liquor License
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 - 6600' + patio $3.75 + nnn - Liquor License & landlord T. I.

NOHO ARTS DISTRICT - 3400' PANERA $4.50 psf nnn ABC lic. FOR LEASE
NOHO 24 hr. DINER - 3600' Free Standing Equipped - $4.00 psf nnn - B & W license. New Lease

SHERMAN OAKS MEXICAN - 8000' + patio $3.50 psf + $1.54 psf nnn Turn Key Equipped - 2 am Liquor License
SHERMAN OAKS ITALIAN- 5000' + patio $16,000' mo. Liquor Licesne $295,000

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

PANERA BREAD VILLAGE WOODLAND HILLS - 4400' $5.00 psf nnn - Equipped
WOKCANO WOODLAND HILLS FOR LEASE Equipped - 6000' + 3000' Patio - Liquor License
BLAZE PIZZA WOODLAND HILLS - 2900' + patio - $5.75 - Equipped - B & W
WOODLAND HILLS VEGGIE GRILL FOR LEASE - 2800' + 700' patio - $8.00 psf nnn Fully Equipped

SANTA CLARITA/VALENCIA FOR LEASE - 8600' + Patio - $2.50 psf + $1.35 nnn - Equipped - Liquor
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
CITY OF VENTURA FOR LEASE PIZZA OR MEX. - 2000' $4.75 nnn Liquor license
THOUSAND OAKS PIZZA REV FOR LEASE FULLY EQUIPPED 2500' + patio $6.50 psf nnn
THOUSAND OAKS LAMPPOST PIZZA FOR LEASE - $3.35 psf + nets FULLY Equipped - B & W
ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing $3.00 psf - Liquor License

MIMIS PACIFICA VENTURA MALL - 6500' Free Standing - Equipped with liquor license
NEWBURY PARK RUBIOS & N.Y. DELI FOR LEASE - 2500' & 2750' Fully Equipped
NEWBURY PARK FOR LEASE - 3800' + patio - $3.00 psf nnn
THOUSAND OAKS MEXICAN - 6680' + patio - Equipped - 2 am liquor license
THOUSAND OAKS MEXICAN CANTINA FOR LEASE - $7.50 psf - Equipped - Liquor

ORANGE COUNTY

SANTA ANA FULLY EQUIPPED SPORTS BAR FOR LEASE- 5500' + 1100' patio - 2 am Liquor License
LAKE FOREST FREE STANDING FULLY EQUIPPED FOR LEASE - 6500' + patio $3.00 nnn 2 am Liquor
JIMMY'S FAMOUS BREA MALL - 4990' + patio - Fully Equipped - Liquor License
THREE NEWPORT BEACH RESTAURANTS FOR LEASE - 2000' - 3400' Fully Equipped B & W

CORONA DEL MAR COAST HIGHWAY - 2765' + patio - $7.50 nnn Equipped B & W can be upograded to Liquor
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 Lic
ORANGE COUNTY TGIF FRIDAY'S FOR LEASE - 9200' + patio Free Standing Equipped - 2 am Liquor License
ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W
IRVINE ORANGE COUNTY Free Standing 7200' Equipped - 2 am liquor license

INLAND EMPIRE - RIVERSIDE AND SAN BERNARDINO

RANCHO CUCAMONGA COCOS FOR SALE - 5500' free standing $2.60 psf nnn Liquor License - $399,000

TEMECULA MEXICAN TURNKEY FOR LEASE - 7500' + 1000' patio $21,000 mo. Liquor License
RIVERSIDE FULY EQUIPPED FOR LEASE - 5900' - $3.00 psf nnn Liquor License
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
TEMECULA OUTBACK STEAK HOUSE FOR LEASE - 6100' Free Standing - $20,000 mo. nnn - Liquor
ROSSA'S ONTARIO CUCINA ENOTECA FOR LEASE - 5300' Free Stnading $4.00 psf Liquor
ROMANO'S ITALIAN REDLANDS FOR LEASE - 7400' + patio Turn Key Fully Equipped Liquor
ONTARIO for Lease - 5700' + Patio Free Standing - Equpped - $3.50 psf nnn Liquor - No restrictions

All clients must complete client profiles prior to any additional disclosures.

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