

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Wednesday, March 30, 2022 3:32 PM  
**To:** ira@iraspilky.com  
**Subject:** 131 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE MARCH 30th



Our PRIME Restaurant 2nd gen Conversion Inventory is the Best in California for over 30 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**  
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**131 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

**MARCH 30th**  
[www.iraspilky.com](http://www.iraspilky.com) [www.iraspilkyandassociates.com](http://www.iraspilkyandassociates.com)

[NEWEST LISTINGS 3/30 IN LISTING ORDER & SCROLL DOWN Four Pages REVIEW BY COUNTIES & TRADE AREAS](#)

[WESTWOOD PICO - 11,000' Equipped - Exclusive Parking \\$4.50 psf - Liquor](#)

IRVINE Panera 4,743sf \$5.00 psf + NNNs at \$1.30 psf

Venture Park IRVINE Makino Sushi 5,843sf + 691sf patio \$4.30 psf + NNNs \$1.37 psf Liquor

HOLLYWOOD CLUB 20,000' 48 bar license - No Restrictions 300 car parking \$100,000 mo.

HOLLYWOOD CLUB FOR LEASE - 11,400' \$3.95 psf - Equipped 48 Bar License - 4 am Close

LONG BEACH PIKE - 7200' Free Standing + 1600' Patio - \$3.65 Equipped Liquor License

[REDONDO BEACH - 3300' + 400' patio - Equipped Free Standing Liquor License](#)

[AGOURA HILLS - 2800' \\$3.45 + \\$1.20 nets Equipped](#)

[AGOURA HILLS - 5000' - \\$3.45 + \\$1.20 nets - Equipped](#)

EAST HOLLYWOOD MEX - 1500' - \$4.50 psf + \$1.60 nnn - Equipped For Lease

SANTA MONICA WILSHIRE - 2500' + patio \$6.00 + .80 nets Turn Key Liquor License

LAGUNA BEACH - 3500' + patio - Fully Equipped Liquor License

COSTA MESA/SANTA ANA FREE STAND - 5900' \$3.50 psf + nets B & W license

W. L.A. COFFEE BEAN Free Standing - 1200' on 12,700' land Equipped - Available March 2023

LAGUNA NIGUEL IHOP - 4600' Free Standing \$3.50 psf nnn - Equipped

AGOURA HILLS/OAK PARK - 3300' & 2800' - \$2.50 + nets - Equipped B & W and Liquor

HOLLYWOOD VINE - 4500' + 2800' improved basement Fully Equipped \$4.75 psf + nnn Liquor License

THE GROVE L.A. - 6800' + 1200' patio - \$9.50 psf gross - Turn Key Equipped with Liquor License

HOLLYWOOD SUNSET BLVD. - 3000' OR 5000' or combined \$6.00 psf nnn Equipped Liquor License

AGOURA HILLS BREWERY - 5000' \$2.50 psf+ .65 nets- Fully Equipped - 75 Brewery License  
WEST HOLLYWOOD LA CIENEGA - 5100' + patio \$9.00 psf + nnn Turn Key - 2 am Liquor No Restrictions  
WESTLAKE VILLAGE MEXICAN - 5700' + 1200' patio \$4.75 psf + nnn - Turn Key 1 am Liquor License

[BRENTWOOD SAN VICENTE - 4300' + 1800' patio \\$9.00 psf - equipped - 2 am liquor](#)  
[MELROSE AVE. SPORTS BAR - 6500' + 2500' patio - \\$2.95 psf nnn - 2 am Liquor licesne](#)  
[MARINA DEL REY OCEAN VIEW 5000' + patio \\$3.50 psf- Lease thru 7/31/27 Equipped 2 am liquor](#)  
[CERRITOS MEXICAN Free Stand - 6500' - Equipped - \\$4.80 psf nnn - 2 am Liquor license](#)

[SANTA BARBARA STATE STREET - 3200' + patio - \\$3.50 + \\$1.00 psf nnn - Fully Equipped](#)  
[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](#)  
[CARLSBAD SAN DIEGO - 4700' + patio Turnkey equipped \\$4.00 psf nnn Liquor License](#)

#### LOS ANGELES COUNTY

[BRENTWOOD CABO CANTINA - 3900' + 1600' patio \\$20,000 total Liquor License](#)  
[BRENTWOOD COFFEE BEAN - 2200' - \\$4.00 psf equipped](#)

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](#)  
[BEVERLY HILLS 2600' - Equipped - \\$6.00 + \\$1.50 nnn Liquor](#)  
PICO BLVD. SUSHI - 3100' - \$5.50 psf + nnn - Equipped B & W - For Lease  
BEVERLY HILLS SUSHI - 1150' + patio - \$8000 mo + nnn - B & W License  
[BEVERLY HILLS VILLA BLANCA - 5000' + 2 patios - Fully /Equipped - Liquor License](#)

EAST HOLLYWOOD/ LOS FELIZ - 4500' + 6500' OUTDOOR PATIO - \$4.50 nnn 2 am Liquor Live Entertainment  
[HOLLYWOOD RESTAURANT - 12,500' + 2nd flr. Lounge Equipped \\$35,000 mo. 2 am Liquor](#)  
[HOLLYWOOD 6500' + patio \\$5.00 psf nnn Turn Key Equipped 2 am Liquor](#)  
[HOLLYWOOD DELI CAFE - 2300' + 1000' patio - \\$4.50 + .75 nnn Equipped](#)

CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 2 am Liquor License

WEST HOLLYWOOD SUNSET BLVD.- 4800' Equipped Rent TBD Liquor licesne  
WEST HOLLYWOOD 4 Spaces 5600' - 3100' - 2500' & 1800' + patios - B & W and Liquor  
[WEST HOLLYWOOD RESTAURANT CLUB - 5100' \\$65,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance - \\$1.5 mil - \\$16 mil for the Real Estate](#)  
[WEST HOLLYWOOD BAKERY - 2100' + patio - Fully Equipped](#)

PICO BLVD. W. L. A. ISLANDS - 4500' \$5.25 psf + nnn - Liquor License  
[WESTWOOD VILLAGE - 1900' - \\$5.00 psf nnn - Equipped - B & W license](#)  
[WESTWOOD PICO BLVD - 10,800' - \\$5.50 psf nnn - Equipped - 2 am Liquor](#)  
WESTWOOD PIZZA 1500' - \$12,000 mo. No ABC license  
WESTWOOD VILLAGE -1006' - Equipped - No ABC

CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License

SANTA MONICA WILSHIRE - 4800' + mezz. Rent TBD Fully Equipped Liquor License

[DOWNEY ROCK & BREWS - 7500' Liquor License](#)

[DTLA - L. A. LIVE ADJACENT 3875' + patio \\$3.50 psf + nnn 2 am liquor For Lease](#)  
[DTLA BLUE COW - 6000' + large patio \\$2.50 psf Fully Equipped 2am liquor license](#)  
[DTLA - 2700' - Equipped \\$4.75 psf + \\$1.10 psf nnn - Liquor License](#)  
[DTLA - 7100' Turn Key Equipped - \\$3.50 psf nnn Liquor License](#)  
D. T. L. A. - 3200' - \$4.50 psf + nnn - Liquor License  
D. T. A. A. - 4500' - \$4.00 psf + nnn - Liquor License  
THREE DTLA EQUIPPED RESTAURANTS LIQUOR LICENSES & Outdoor Patios 4500' - 8200' - 7100'  
[DTLA 7TH STREET - 2200' Fully Equipped \\$6.75 psf nnn - B & W License](#)  
[DTLA FINANCIAL DISTRICT - 4200' + 1800' patio Turn Key Liquor License](#)

[REDONDO BEACH PIER - 10,000' Interior Plus 5000' outdoor space - Liquor License](#)  
[REDONDO BEACH - 4900' + patio - Turn Key \\$3.25 psf nnn 2 am Liquor License](#)  
[REDONDO BEACH OCEAN FRONT - 5700' + patio - can add 4000' deck - 2 am liquor For Lease](#)

TORRANCE ELEPHANT BAR - 8400' \$4.00 psf nnn Free Standing Equipped - Liquor License

[EL SEGUNDO BURGER OR MEX - 2800' + patio - \\$4.75 nnn Equipped - Beer & Wine License](#)  
[EL SEGUNDO PRIME ROSECRANS - 7200' + 2000' patio \\$5.50 nnn - Liquor License](#)  
EL SEGUNDO FLAME BROILER - 1500' + patio \$4.75 psf nnn - equipped  
EL SEGUNDO MEXICAN - 2900' + 2 patios - Liquor License - Equipped

BELMONT SHORES LONG BEACH - 3300' + patio Equipped - \$4.75 psf + nnn - Liquor License  
LONG BEACH BELMONT SHORES ITALIAN - 1900' + patio - \$6.50 psf nnn  
LONG BEACH CLUB - Approx. 12,000' Equipped - 2 am Liquor Entertainment and Dance

DT BURBANK - 3000' & 3800' + Patios - \$5.50 psf nnn Fully Equipped  
BURBANK WARNER BROS STUDIOS - 6000' expand to 9000' + two patios Fully Equipped  
\$2.75 psf nnn - Full Bar Liquor License  
BURBANK AMC THEATER - 9300' + patio - Equipped - Liquor License  
BURBANK FUDDRUCKERS - 6700' + patio/office \$5.50 psf + nnn - B & W license

GLENDALE - BRAND BLVD. - 5600' + patio - \$3.00 psf nnn - Equipped Liquor License

PASADENA FAIR OAKS AVE. - 2600' + patio - Equipped \$3.25 psf + nnn - B & W license  
SOUTH PASADENA 4300' +patio \$3.00 psf nnn Liquor License FF&E available  
PASADENA LAKE ST. - JIMMY JOHNS & KREATION CAFE - 1900' & 2100' - \$4.75 nnn  
PASADENA LAKE AVE. - 6700' Fully Equipped - Liquor License  
PASADENA ROY'S - 6700'+ patio Turn Key Equipped - Liquor License For Lease  
OLD TOWN PASADENA -Turn Key 3000' +1000' patio 2 am Liquor For Lease  
OLD TOWN PASADENA 2900' + basement - 2 kitchens Turn Key Equipped - 2 am Liquor license

NOHO MOD PIZZA - 2200' + patio - \$4.00 psf nnn Equipped Beer and Wine  
NOHO PANERA BREAD - 3200' - \$4.00 + nnn Equipped  
NOHO SPORTS BAR - 4100' - \$4.00 psf nnn Equipped - Liquor License

SHERMAN OAKS - 8000' + patio \$3.50 psf + \$1.54 psf nnn Turn Key Equipped - 2 am Liquor License  
SHERMAN OAKS SANDWICH DELI - 2100' + patio - Equipped

ENCINO/S. O. FAST CASUAL - 1400' \$6950 mo. + nnn - Equipped - No ABC license  
ENCINO JERRY'S DELI - 6500' Free Standing \$4.50 - Equipped - Exclusive Parking ABC license  
TARZANA 2000' - \$11,000 mo. - Fully Equipped - B & W license

WOODLAND HILLS RED ROBIN - 7100' Fully Equipped - 2 am Liquor License

VALENCIA NEW MOON RESTAURANT - 5000' + \$3.50 Free Standing plus Large Patio Equipped  
SANTA CLARITA COCO'S - 3850' + patio Equipped For Lease

#### ORANGE COUNTY

HUNTINGTON BEACH FAT BURGER or MEX. - 1800' \$3.25 psf nnn  
COSTA MESA KICKIN ' CRAB - 2800' + patio - Equipped For Lease  
CYPRESS O. C. - 2 FAST CASUAL EQUIPPED SPACES - 1840' & 2000' \$5.50 psf nnn For Lease  
IRVINE CHILI'S - 6500' - \$4.33 + nnn - Liquor License  
MIMI'S LAKE FOREST - 6500' Free Standing \$3.00 psf + nnn = .65 psf Equipped - Liquor License  
CORONA DEL MAR COFFEE BAKERY - 1100' end cap free standing - No ABC license

CITY OF ORANGE - 6800' + 750' patio Free Standing \$3.30 psf nnn Fully Equipped Liquor License \$\$  
ORANGE COUNTY - City of Orange - 3000' + patio - Equipped Liquor License  
TUSTIN - 8000' + patio - \$3.00 psf + nnn - Equipped - Liquor License  
LAGUNA NIGUEL - 6500' + patio -\$3.00 + .44 nnn - Equipped - B & W license  
SANTA ANA MAIN PLACE - 5000' + patio - Equipped \$5.00 psf Liquor License

IRVINE - 5850' Free Standing + patio - \$4.75 + nnn Liquor  
COSTA MESA BURGER-ASIAN OR ITALIAN - 4800' \$3.00 psf nnn - Equipped - Liquor License  
COSTA MESA - 2800' + Patio - Fully Equipped - B & W License  
NEWPORT BEACH COAST HWY - 2100' + patio - \$10,000 mo. Equipped - No ABC license  
MISSION VIEJO - O. C. - (2) spaces Equipped - 7000' + patio OR 5600' OR BOTH - Liquor License  
NEWPORT BEACH BALBOA ISLAND PIZZA - 2000' + patio \$4.75 psf - Liquor license

#### VENTURA COUNTY

AGOURA HILLS - 3400' + patio - Fully Equipped \$2.50 psf + .65 nets Liquor license  
AGOURA HILLS DELI BAKERY - 1670' Equipped - \$3.25 psf + nnn For Lease

THOUSAND OAKS RED ROBIN - 5800' free standing Liquor License  
THOUSAND OAKS - 11,000' Free Standing \$2.25 psf nnn Exclusive Parking Liquor License + Entertainment

OXNARD MARIA'S ITALIAN - 2800' plus outdoor patios - Equipped - B & W license  
VENTURA COUNTY RED BRICK PIZZA - 2600' + patio - \$3.50 psf nnn B & W license

NEWBURY PARK BBQ - 3100' + 1000' patio \$3.25 nnn- Equipped B & W

[VENTURA SIZZLER - 5500' Free Standing Turn Key Equipped B & W](#)  
[SIMI VALLEY URBAN PIZZA - 2800' - \\$3.25 nnn B & W - For Lease](#)  
[MOORPARK MISSION BURRITO - 1900' - \\$2.00 psf nnn - Equipped B & W - For Lease.](#)

**RIVERSIDE COUNTY**

[RIVERSIDE COCO'S COFFEE SHOP - 6000' Freestanding Fully Equipped with B & W license](#)  
[MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate](#)

**SAN BERNARDINO COUNTY**

[Ontario TGIF 8100' + patio Free Standing - Equipped 2 am liquor license For Lease](#)  
[Ontario Marie Calendars - 15,000' Free Standing For Lease](#)  
[RANCHO CUCAMONGA PIEOLOGY PZZA - 2600' + 100' patio - Turn Key Equipped - B & W license](#)  
[ONTARIO MOD PIZZA - 2800' + patio \\$4.25 psf nnn Turn Key Equipped - B & W license](#)  
[RANCHO CUCAMONGA MOD PIZZA - 2500' \\$4.50 psf + \\$1.00 nnn - Beer & Wine License](#)

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