

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Thursday, March 31, 2022 3:14 PM  
**To:** ira@iraspilky.com  
**Subject:** 137 RESTAURANTS, BARS & CLUBS FOR LEASE & SALE - MARCH 31st



### NEWEST LISTINGS ON TOP & SCROLL DOWN FOUR PAGES TO REVIEW BY TRADE AREA ALL 137 OPPORTUNITIES AS OF MARCH 31st:

[WEST HOLLYWOOD SUNSET STRIP 2950' +1000' patio \\$26,000 mo. +.50 nnn Requires renewed CUP](#)

[IRVINE PANERA - 4700' \\$5.00 + nnn B & W](#)

[IRVINE CHILI'S - 6500' \\$4.25 + nnn - Liquor](#)

[IRVINE SUSHI - 5800' \\$4.30 + nnn - Liquor](#)

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

[DTLA WILSHIRE - 2600' +patio - Equipped - \\$3.00 psf + .88 nnn Grd.Fillor Highrise - No ABC](#)

[TWO PALM DESERT TURN KEY RESTAURANTS WITH R.E. FOR SALE - 44,000' lot 10,000' Bldg.\\$350,000  
NOL \\$4.5 mil or 1031](#)

[HOLLYWOOD CLUB 20,000' 2 am 48 bar license - 300 parking spaces \\$105,000 mo. rent](#)

[LONG BEACH PIKE - 7200' Free Standing + 1600' Patio - \\$3.65 Equipped Liquor License](#)

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

[REDONDO BEACH PCH 3300' + 400' patio \\$4.45 psf nnn Equipped Free Standing Liquor License](#)

[EAST HOLLYWOOD MEX - 1500' - \\$4.50 psf + \\$1.60 nnn - Equipped For Lease](#)

[LAGUNA BEACH - 3500' + patio - Fully Equipped Liquor License](#)

[ATWATER VILLAGE BAR - 2150' Turn Key 48 Bar License - \\$12,000 mo. nnn \\$375,000](#)

[DTLA CLUB - 4000' 2nd flr. \\$2.50 psf + 2000' Rooftop Bar \\$1.00 psf Turn Key 30 yr. lease](#)

[2 am Type 48 Bar Liquor No Restrictions \\$2.5 mil](#)

[W. L.A. COFFEE BEAN DRIVE THRU - 1200' on 12,700' land Equipped - Available March 2023](#)

[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](#)

[SILVERLAKE ITALIAN 2000' + Patio \\$12,000 mo. Liquor License \\$30k mo. Profit \\$1,100,000](#)

[DTLA - L. A. LIVE ADJACENT 3875' + patio \\$3.50 psf + nnn Fully Equipped 2 am liquor For Lease](#)

[MELROSE AVE. SPORTS BAR - 6500' + 2500' patio - \\$2.95 psf nnn - 2 am Liquor licenes](#)

[MARINA DEL REY OCEAN VIEW FREE STAND 5000' + patio - Lease thru 7/31/27 Equipped 2 am liquor](#)

[DTLA - 2400' + 600' Patio + Tented Parking Lot - \\$8600 mo. 2 am Liquor \\$895,000](#)

[CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 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](#)

[BRENTWOOD SAN VICENTE - 4300' + 1800' patio - equipped \\$9.00 psf- 2 am liquor](#)

[BRENTWOOD CABO CANTINA - 3900' + 1600' patio \\$20,000 total Liquor License](#)

[BRENTWOOD COFFEE BEAN - 2200' - \\$4.00 psf equipped](#)

[BRENTWOOD SAN VICENTE - 2000' + patio - \\$8000 mo. + nnn B & W license - \\$795,000](#)

[SANTA MONICA WILSHIRE - 2500' + patio \\$6.00 + .80 nets Liquor License](#)

[SANTA MONICA WILSHIRE - 4500' + 950' mezz. \\$25,000 mo. Fully Equipped Liquor License](#)

[LA CIENEGA RESTAURANT ROW RESTAURANT 11,000' \\$6.00 psf nnn Equipped Liquor License](#)

[LA CIENEGA BEVERLY HILLS - 7500' + patio - \\$5.50 psf + nnn - Fully Equipped 2 am Liquor License](#)

[BEVERLY HILLS SUSHI - 1150' + patio - \\$8000 mo + nnn - B & W License](#)

BEVERLY HILLS - 2600' - Equipped - \$6.00 + \$1.50 nnn Liquor

BEVERLY HILLS 3000' long term lease \$400,000 yr. net cash flow Profit B&W \$1,100,000

PICO BLVD. SUSHI - 3100' - \$5.50 psf + nnn - Equipped B & W - For Lease

LA BREA BREWERY - 8400' + 1600' Patio - Equipped with Type 75 Brew Pup License

EAST HOLLYWOOD/ LOS FELIZ - 4500' + 6500' OUTDOOR PATIO - \$3.25 nnn 2 am Liquor Live Entertainment

HOLLYWOOD 6500' + patio \$5.00 psf nnn Turn Key Equipped 2 am Liquor For Lease

HOLLYWOOD DELI CAFE - 2300' + 1000' patio - \$4.50 + .75 nnn Equipped

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

WEST HOLLYWOOD LA CIENEGA - 5100' + patio \$9.00 psf + nnn Turn Key - 2 am Liquor No Restrictions

WEST HOLLYWOOD SUNSET - 4800' Equipped Rent TBD Liquor licesne

WEST HOLLYWOOD RESTAURANT CLUB - 5100' \$65,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance - \$1.5 MIL - \$19 mil for R. E.

WEST HOLLYWOOD 4 Spaces 5600' - 3100' - 2500' & 1800' + patios - B & W and Liquor

WESTWOOD VILLAGE - 3800' \$4.50 + .45 nnn Equipped - No ABC lic.

WESTWOOD VILLAGE - 1900' - \$5.00 psf nnn - Equipped - B & W license

WESTWOOD PICO - 10,800' - \$5.50 psf nnn - Equipped - 2 am Liquor

WESTWOOD - 3700' + patio - \$15,000 mo. rent - Fully Equipped - B & W license - \$695,000

WESTWOOD PICO ISLANDS 4500' Equipped \$4.50 psf nnn Liquor License For LEASE

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

CULVER CITY ITALIAN- 4500' \$8500 total rent Turn Key B & W - \$350,000

CULVER CITY 2600' + patio - \$6.00 psf nnn Liquor License - \$395,000

WILSHIRE BLVD. WESTWOOD- 10,000' + mezz. + patio Turn Key \$3.90 psf nnn - TI neg. Liquor License

DTLA - 2700' - \$4.75 + \$1.10 nets - Equipped - 47 Liquor License

DTLA GRAND AVE - 3360' + patio Turn Key Equipped - \$4.75 + nnn - Liquor License - \$350,000

DTLA BLUE COW - 6000' + large patio \$2.50 psf Fully Equipped 2am liquor license

DTLA ARTS DISTRICT - 4600' + 1000' Patio - \$25,750 mo. nnn Fully Equipped - Ligor License \$550,000

D. T. L. A. - 3200' - \$4.50 psf + nnn - Liquor License For Lease

D. T. A. A. - 4500' - \$4.50 psf + nnn - Liquor License For Lease

THREE DTLA EQUIPPED RESTAURANTS WITH LIQUOR LICENSES - 4500' 8200' & 7100' Plus Patios

DTLA - 800 W. SIXTH - 2800' + 1600' patio - Equipped - LIQUOR LICENSE

DTLA 7th & GRAND BURGER - 2000' - \$5.50 + nnn Fully Equipped No ABC license

EL SEGUNDO BURGER OR MEX - 2800' + patio - \$4.75 nnn Equipped - Beer & Wine License

EL SEGUNDO MAC GRILL ROSECRANS - 7200' + 2000 patio - \$5.50 psf nnn Liquor License For Lease

EL SEGUNDO FLAME BROILER - 1500' + patio \$4.75 psf nnn - equipped

TORRANCE ELEPHANT BAR - 8400' \$4.60 psf nnn Free Standing Equipped - Liquor License

REDONDO BEACH PIER - 10,000' Interior Plus 5000' outdoor space -

REDONDO BEACH OCEAN VIEW 4400' + 1075' patio Turn Key \$17,000 mo. Liquor \$195,000

MANHATTAN BEACH - 3000' + patio - \$15,000 mo. Liquor License - \$365,000

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 OCEAN AVE. - 2500' + large patio \$4.50 psf + nnn - fully built out

LONG BEACH CLUB 15,000' \$25,000 mo.14 yr.lease Liquor License No Restrictions

BURBANK WARNER BROS STUDIOS - 6000' expand to 9000' + two patios Fully Equipped

\$2.75 psf nnn - Full Bar Liquor License

DT BURBANK- 2 opportunities - 3000' & 3900' + Patios - \$6.50 psf nnn Fully Equipped

BURBANK SAN FERNANDO RD. - 7000' Sports Bar - Liquor New Lease. \$5.50 psf nnn

BURBANK AMC THEATER - 9300' + patio - Equipped - Liquor License

GLENDALE - BRAND - 5600' + 2 patios - \$3.00 psf nnn - Equipped Liquor License

SOUTH PASADENA 4300' +patio \$3.00 psf nnn Liquor License FF&E available

PASADENA FAIR OAKS AVE. - 2600' + patio - Equipped \$3.25 psf + nnn - B & W license

PASADENA LAKE AVE. - 6700' Fully Equipped - Liquor License

OLD TOWN PASADENA -Turn Key 3000' +1000' patio 2 am Liquor For Lease

PASADENA ROY'S - 6700' + patio Turn Key Equipped - Liquor License For Lease

[STUDIO CITY FAST CASUAL - 1400' \\$11,000 mo. nnn - B & W license - \\$275,000](#)  
 STUDIO CITY 1000' + patio \$3000 mo. total rent Equipped \$60,000 mo. gross Liquor in process \$595,000  
 STUDIO CITY CLUB RESTAURANT 4300' + 700' patio \$20,000 mo. 2am Liquor Live Ent & Dance \$695,000.

VAN NUYS PIZZA ITALIAN 1100' \$4000 mo. rent - \$40,000 mo. Net profit B & W license \$1,195,000  
[NOHO BAR & GRILL - 2500' + patio \\$5000 mo. 47 Liquor Licesne & live entertainment - \\$445,000](#)

NOHO MOD PIZZA - 2200' + patio - \$4.50 psf nnn Equipped  
[NOHO MEXICAN - 4100' - \\$4.25 psf + \\$1.72 nnn - Liquor License](#)  
[NOHO ARTS DISTRICT - 3400' PANERA & 4100' Mex. \\$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 8000' + patio - \\$3.50 psf + \\$1.54 psf nnn Turn Key Equipped 2 am Liquor License](#)  
[SHERMAN OAKS SANDWICH DELI - 2100' + patio - Equipped](#)  
[SHERMAN OAKS - 3100' + patio - \\$2.25 psf + nnn -ABC license - For Lease OR R. E. \\$2.95 mil](#)

[ENCINO FAST CASUAL - 1400' \\$4.95 psf. + 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](#)  
[TARZANA - 2000' on Ventura Blvd. - Equipped - B & W license](#)

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

[AGOURA HILLS - 3400' + patio - Fully Equipped \\$2.50 psf + .65 nets Liquor license](#)  
[AGOURA HILLS BREWERY - 5000' \\$2.50 psf+ .65 nets- Fully Equipped - 75 Brewery License](#)  
[AGOURA HILLS - 2800' \\$3.45 + \\$1.20 nets Equipped](#)  
[AGOURA HILLS - 5000' - \\$3>45 + \\$1.20 nets - Equipped](#)

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

[WESTLAKE VILLAGE - 3200' + 2 patios - \\$15,000 mo. nnn 2 am Liquor \\$595,000](#)  
[WESTLAKE VILLAGE MEXICAN - 5700' + 1200' patio \\$4.75 psf + nnn - Turn Key 1 am Liquor License](#)

[OXNARD MARIA'S ITALIAN - 2800' plus outdoor patios - Equipped - B & W license](#)  
[VENTURA SIZZLER - 5500' Free Standing Turn Key Equipped - For Lease](#)  
 VENTURA RED BRICK PIZZA - 2600' + patio - \$3.50 psf nnn B & W license

[ORANGE CTY. PROFITABLE FAST CASUAL 2100' + 500' patio \\$11,500 nnn \\$295,000](#)  
[HUNTINGTON BEACH MEX. or BURGER - 1800' \\$3.25 psf nnn](#)  
[ORANGE COUNTY - City of Orange - 3000' + patio - Equipped Liquor License](#)  
[IRVINE CHILI'S - 6500' - \\$4.33 + nnn - 2 am Liquor License](#)  
[MIMI'S LAKE FOREST - 6500' Free Standing \\$3.00 psf + nnn = .65 psf 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  
 COSTA MESA - 8500' former Club \$2.35 psf + \$1.15 nnn 2 am 48 Bar License  
 No Restrictions  
 IRVINE - 5850' Free Standing+ patio - \$4.75 + nnn Liquor  
[HUNTINGTON BEACH MAIN ST.- 2500'+ patio \\$8600 mo. Fully Equipped 2 am Liquor \\$875,000](#)  
 COSTA MESA - 2800' + Patio - Fully Equipped - B & W License  
[NEWPORT BEACH COAST HWY - 2100' + patio - \\$10,000 mo. Equipped](#)  
[COSTA MESA BURGER- ITALIAN OR ASIAN - 4800' \\$3.00 psf nnn - Liquor License](#)  
[NEWPORT BEACH COAST HWY WATERFRONT - 5300' + Patio \\$6.00 psf nnn Liquor License \\$1.8 mil](#)  
[NEWPORT BEACH BALBOA ISLAND PIZZA - 1860' - \\$4,75 psf nnn - Equipped - CUP for Liquor](#)  
[CYPRESS ORANGE COUNTY - 1840' & 2000' - two fast casual for lease - \\$5.00 psf nnn](#)

[Ontario TGIF 8100' + patio Free Standing - Equipped 2 am liquor license For Lease](#)  
[Ontario Marie Calendars - 15,000' Free Standing For Lease](#)

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

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