

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Monday, March 28, 2022 2:05 PM  
**To:** ira@iraspilky.com  
**Subject:** 148 RESTAURANTS-BARS/CLUBS FOR LEASE & SALE SUMMARY- MARCH 28th



[Scroll down to Review 148 Current listings by So. Ca. Trade Areas for March 28th](#)  
[Newest Listings Starting on Top itemized by Trade Area](#)

### [NEWEST LISTINGS ON TOP -SCROLL DOWN TO REVIEW FOUR PAGE INVENTORY](#)

[LONG BEACH PIKE - 7200' Free Standing + 1600' Patio - \\$3.65 Equipped Liquor License](#)  
[BURBANK FOR LEASE - 3300' + 900' patio Free Stand \\$5.00 nnn Exclusive parking](#)  
[IRVINE PANERA - 4700' \\$5.00 + nnn B & W](#)  
[IRVINE CHILI'S - 6500' \\$4.25 + nnn - Liquor](#)  
[IRVINE SUSHI - 5800' \\$4.30 + nnn - Liquor](#)  
[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 exchange](#)

[REDONDO BEACH - 3300' + 400' patio - Equipped Free Standing Liquor License](#)  
[EAST HOLLYWOOD MEX - 1500' - \\$4.50 psf + \\$1.60 nnn - Equipped For Lease](#)  
[SANTA MONICA WILSHIRE - 2500' + patio \\$6.00 + .80 nets Equipped Liquor License](#)  
[LAGUNA BEACH - 3500' + patio - Fully Equipped Liquor License](#)

[ATWATER/LOS FELIZ BAR - 2150' Turn Key 48 Bar License - \\$12,000 mo. nnn \\$375,000](#)  
[W. L.A. COFFEE BEAN Free Standing - 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](#)  
[SILVERLAKE ITALIAN 2000' + patio \\$12,000 mo. \\$30-35k mo. net Profit B&W \\$1,100,000](#)

[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 Equipped Liquor License](#)  
[CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 2 am Liquor License](#)

[MELROSE AVE. SPORTS BAR - 6500' + 2500' patio - \\$2.95 psf nnn - 2 am Liquor licesne](#)  
[MARINA DEL REY OCEAN VIEW FREE STAND 5000' + patio - 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](#)

## CLUBS

[COMING 20,000' HOLLYWOOD CLUB 48 bar license - Terms TBD](#)  
[DTLA CLUB - 4000' 2nd flr. \\$2.50 psf + 2000' Rooftop Bar \\$1.00 psf Turn Key 30 yr. lease 2 am 48 Bar Liquor No Restrictions \\$2.5 mil](#)  
[LONG BEACH CLUB - 14,000' - Pine Avenue Equipped - 2 am Liquor No Restrictions](#)  
[WEST HOLLYWOOD RESTAURANT CLUB - 5100' \\$65,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance - \\$1.5 mil](#)  
[HOLLYWOOD CLUB FOR LEASE - 11,400' \\$3.95 psf - Equipped 48 Bar License - 4 am Close](#)  
[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 COFFEE BEAN - 2200' - \\$4.00 psf + nnn equipped](#)  
[BRENTWOOD SAN VICENTE - 4300' + 1800' patio - \\$9.00 all in Gross - equipped - 2 am liquor](#)  
[BRENTWOOD CABO CANTINA - 3900' + 1600' patio \\$20,000 total Liquor License](#)  
[BRENTWOOD SAN VICENTE - 2000' + patio - \\$8000 mo. + nnn B & W license - \\$795,000](#)

HOLLYWOOD VINE - 4500' + 2800' improved basement Fully Equipped \$4.75 psf + nnn Liquor License  
HOLLYWOOD SUNSET BLVD. - 3000' OR 5000' or combined \$6.00 psf nnn Equipped Liquor License

[HOLLYWOOD RESTAURANT - 12,500' + 2nd flr. Lounge Equipped \\$35,000 mo. 2 am Liquor](#)  
[EAST HOLLYWOOD/ LOS FELIZ - 4500' + 6500' OUTDOOR PATIO - \\$35,000 mo. 2 am Liquor Live Entertainment](#)  
[HOLLYWOOD- SUNSET 6500' + patio \\$5.00 psf nnn Turn Key Equipped 2 am Liquor](#)  
[HOLLYWOOD HIGHLAND - 4800' + 58 Patio Rent Negotiable 2 am Liquor License](#)  
[HOLLYWOOD DELI CAFE - 2300' + 1000' patio - \\$4.50 + .75 nnn Equipped](#)

WEST HOLLYWOOD 4 Spaces 5600' - 3100' - 2500' & 1800' + patios - B & W and Liquor  
[LA BREA BREWERY - 8400' + 1600' Patio - Equipped with Type 75 Brew Pup License](#)  
WEST HOLLYWOOD SUNSET - 4800' Equipped Rent TBD Liquor license

SANTA MONICA WILSHIRE - 4800' + mezz. Rent TBD Fully 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 VILLA BLANCA - 5000' + 2 patios - Fully /Equipped - Liquor License](#)  
LA CIENEGA RESTAURANT ROW RESTAURANT -11,000 \$6.50 nnn Equipped Liquor License  
BEVERLY HILLS - 5600' Patio Turn Key \$5.95 nnn - Liquor License For Lease

CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License  
CULVER CITY - 4500' \$10,000 total rent Turn Key B & W  
CULVER CITY 2600' + patio - \$14,000 mo. nnn Equipped - Liquor License - \$350,000

PICO BLVD. SUSHI - 3100' - \$5.50 psf + nnn - Equipped B & W - For Lease  
[WEST L. A. SAWTELLE - 1300' & 1900' Fully Equipped - \\$15,000 mo. total - for lease](#)  
[WEST L. A. JOHNNY ROCKETS & BAJA FRESH 1880' & 4100' Equipped - For Lease](#)

WESTWOOD VILLAGE - 3800' \$4.50 + .45 nnn Equipped - No ABC lic.  
[WESTWOOD PICO BLVD. - 10,800' - \\$5.50 psf nnn - Equipped - 2 am Liquor](#)  
[WESTWOOD VILLAGE - 1900' - \\$5.00 psf nnn - Equipped - B & W license](#)  
[WESTWOOD VILLAGE - 1000' + patio - \\$12.00 psf - NO ABC - For Lease](#)  
WILSHIRE BLVD. - 10,000' + mezz. + patio Turn Key \$3.90 psf nnn - T1 neg. Liquor License  
WESTWOOD ISLANDS 4500' Equipped \$5.25 psf nnn 2 am Liquor License FOR LEASE *RE For Sale*

[DTLA - L. A. LIVE ADJACENT 3875' + patio \\$3.50 psf + nnn 2 am liquor For Lease](#)  
DTLA - 2400' + 600' Patio + Tented Parking Lot - \$8600 mo. 2 am Liquor & Entertain \$865,000  
DTLA - 2700' - Equipped \$4.75 psf + \$1.10 psf nnn - 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 - 7100' Turn Key Equipped - \$3.50 psf nnn Liquor License  
[DTLA ARTS DISTRICT - 4600' + 1000' Patio - \\$25,750 mo. nnn Fully Equipped - Liquor License \\$550,000](#)  
D. T. L. A. - 3200' - \$4.50 psf + nnn - Liquor License For Lease  
D. T. A. A. - 4500' - \$4.00 psf + nnn - Liquor License For Lease

[THREE DTLA EQUIPPED RESTAURANTS WITH LIQUOR LICENSES & PATIOS - 4500' - 7100' Liquor](#)  
DTLA - 800 W. SIXTH - 2800+ 1600' patio - Equipped - LIQUOR LICENSE  
[DTLA - 3700' Equipped \\$18,000 mo. 2 am Liquor Live Music & Dance - \\$250,000](#)

[EL SEGUNDO BURGER OR MEX - 2800' + patio - \\$4.75 nnn Equipped - Beer & Wine License](#)  
EL SEGUNDO FLAME BROILER - 1500' + patio \$4.75 psf nnn - equipped  
[EL SEGUNDO ITALIAN ROSECRANS - 7200' + patio - Liquor License For Lease](#)

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

TORRANCE ELEPHANT BAR - 8400' \$4.00 psf nnn Free Standing Equipped - Liquor License  
[MANHATTAN BEACH - 3000' + patio - \\$15,000 mo. Liquor License - \\$375,000](#)

[REDONDO BEACH PIER - 10,000' Interior Plus 5000' outdoor space - Liquor License](#)  
[REDONDO BEACH MEXICAN FAST CASUAL - 2400' \\$11,000 mo. B & W Equipped - FOR LEASE](#)  
[REDONDO BEACH OCEAN VIEW 4400' + 1075' patio \\$17,000 mo. Liquor \\$195,000](#)

DT BURBANK- PANERA BREAD & STEAK N SHAKE - 3000' & 3800' + Patios - \$5.50 psf nnn Fully Equipped  
BURBANK AMC THEATER - 9300' + patio - Equipped - Liquor 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 - 3600' Free Standing with R. E. & Liquor License Exclusive Parkjng - \$2.9 mil

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

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

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

PASADENA JIMMY JOHNS FOR LEASE - 1900' + PATIO \$4.75 nnn

NOHO BAR & GRILL - 2500' + patio \$5000 mo. Liquor Licesne & live entertainment - \$445,000

NOHO MOD PIZZA - 2200' + patio - \$4.50 psf nnn Equipped

NORTH HOLLYWOOD 24hr. Diner 3600' Free Standing \$4.50 psf + .60 nnn B & W FOR LEASE.

NOHO PANERA BREAD - 3500' - \$4.50 psf nnn FOR LEASE

STUDIO CITY FAST CASUAL - 1400' \$9000 mo. nnn - B & W license - \$275,000

STUDIO CITY 1000' + patio \$3000 mo. total rent Equipped Liquor in process \$595,000

STUDIO CITY CLUB REST 4300' +700' patio \$20,000 mo. nnn Turn Key 150 parking 2 am Liquor Entertainment-

Asset Sale \$675,000.

VAN NUYS PIZZA ITALIAN 1100' \$4000 mo. rent - \$40,000 mo. profit B & W license \$1,195,000

SHERMAN OAKS FOR SALE - 3300' + patio - \$12,000 mo. Liquor - \$500k for assets -\$3.2 R. E.

SHERMAN OAKS SANDWICH DELI - 2100' + patio - Equipped

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

ENCINO 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

AGOURA HILLS BREWERY - 5000' \$2.50 psf+ .65 nets- Fully Equipped - 75 Brewery License

AGOURA HILLS DELI BAKERY - 1670' Equipped - \$3.25 psf + nnn For Lease

AGOURA HILLS ITALIAN - 3400' + patio \$2.50 psf + .65 - Liquor License

AGOURA HILLS WILDFLOWER BAKERY 5000' - \$3.45 psf + \$1.20 psf nets

AGOURA HILLS CURRYING FLAVORS - 2800'- \$3.45 psf + \$1.20 psf nets

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

THOUSAND OAKS RED ROBIN - 5800' free standing Liquor License

THOUSAND OAKS - 11,000' Free Standing \$25,000 mo. Exclusive Parking Liquor License + Entertainment

NEWBURY PARK FREE STANDING - 3100' + patio - Liquor License - For Lease

CAMARILLO #101 frontage- 2300' & 2600' - Fully Equipped ABC License

OXNARD MARIA'S ITALIAN - 2800' plus outdoor patios - Equipped - B & W license

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.

VENTURA RED BRICK PIZZA - 2600' + patio - \$3.50 psf nnn B & W license

VENTURA VILLAGE SUBWAY - 1400' \$3.00 psf nnn - For Lease

VENTURA SIZZLER - 5500' Free Standing Turn Key Equipped - For Lease

ORANGE COUNTY - City of Orange - 3000' + patio - Equipped Liquor License

CITY OF ORANGE - 6800' + 750' patio Free Standing \$3.30 psf nnn Fully Equipped Liquor License \$495,000

MIMI'S LAKE FOREST - 6500' Free Standing \$3.00 psf + nnn = .65 psf Equipped - Liquor License

CYPRESS O. C. - 2 FAST CASUAL EQUIPPED SPACES - 1840' & 2000' \$5.50 psf nnn For Lease

HUNTINGTON BEACH FAT BURGER - 1800' \$3.25 psf nnn - also Mexican

LAGUNA NIGUEL IHOP - 4600' Free Standing \$3.50 psf nnn - Equipped Landlord T. I. Available

COSTA MESA - 2800' + Patio - Fully Equipped - B & W License For Lease

IRVINE - 5850' FREE STANDING + patio - \$4.75 + nnn Liquor

[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 MALL - 5000' + patio - Equipped \\$5.00 psf Liquor License](#)  
[ORANGE COUNTY PROFITABLE FAST CASUAL 2100' + 500' patio \\$11,500 nnn \\$150,000 yr. net \\$295,000](#)  
[HUNTINGTON BEACH - 2400' + patio \\$8600 mo. rent 2 am Liquor \\$875,000](#)  
[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](#)

[Ontario TGIF 8100' + patio Free Standing - Equipped 2 am liquor license For Lease](#)  
[Ontario Marie Calendars - 15,000' Free Standing For Lease](#)  
[CORONA FREE STANDING MEXICAN - 7900' or add drive thru - Equipped - 2 am Liquor Lic.](#)  
[TEMECULA - 3 SPACES - 1288' - 1735' & 1520' - Formwer Jimmy John's and Coffee Shop](#)  
[RANCHO CUCAMONGA PIZZA PRESS -3300' \\$3.75 psf + nnn - Equipped B & W For Lease](#)  
[TEMECULA DRIVE THRU - 2500' + patio on 21,000' parcel - \\$7000 mo. 19 yrs. lease term \\$1.3 mil](#)  
[MISSION VIEJO - O. C. - \(2\) spaces Equipped - 7000' + patio OR 5600' OR BOTH - Liquor License](#)  
[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](#)

All Clients must have current client information profiles on file prior to any additional disclosures

**"Timing is Everything in Life" – "Invested in your 2022 Success"**

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