

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Friday, September 9, 2022 3:06 PM  
**To:** ira@iraspilky.com  
**Subject:** 126 RESTAURANTS, BARS & CLUBS FOR LEASE & SALE - SEPTEMBER 9th



**NEWEST LISTINGS BEGIN ON TOP & SCROLL DOWN FOUR PAGES TO REVIEW BY TRADE AREA ALL 126 OPPORTUNITIES AS OF SEPTEMBER 9th:**

[BRENTWOOD WILSHIRE - 2000' + patio \\$5.50 nnn Equipped for lease](#)  
[VENTURA DELI GRILL - 4000' - \\$6500 mo. B & W Profitable Fully Equipped \\$650,000](#)

[TAM'S BURGERS HUNTINGTON PARK - 1800' - \\$4.95 + nnn - Fully Equipped for Lease](#)  
[SANTA MONICA - 3300' + patio \\$10,000 mo. Liquor License For Sale](#)  
[ANAHEIM - 2200' + patio - fully equipped for lease](#)  
[MIRACLE MILE WILSHIRE - 3700' equipped with liquor license for lease](#)

[BRENTWOOD SAN VICENTE 2000' + storage \\$8000 mo. rent B & W license \\$565,000](#)  
[SHERMAN OAKS - 5000' + patio \\$16,000' mo. Liquor Licesne \\$575,000](#)

[SOUTH BAY PROFITABLE BAR WITH R. E. - 1300' + patio 2 am 48 Bar License Price for Biz and R. E. with parking lot \\$2,100,000](#)

[BUFFALO WILD WINGS SOUTH BAY - 7350' + patio - \\$6.00 psf all in Equipped Liquor License For Lease](#)  
[KRISPY SUSHI - SOUTH BAY - 4780' + patio \\$6.00 psf all in - Equipped - Liquor License For Lease](#)

**FOUR ON AND OFF LAS VEGAS STRIP EQUIPPED RESTAURANT OPPORTUNITIES FOR LEASE**  
**ASK FOR DETAILS**

[SILVERLAKE RESTAURANT BAR FOR LEASE - 3100' \\$7.00 psf nnn 1 am Liquor License](#)

[ECHO PARK ATWATER RESTAURANT & REAL ESTATE - 2800' + patio Fully Equipped B & W \\$1,600,000](#)  
[OGGI'S PIZZA & BREWHOUSE MISSION VIEJO - 5900' Free Standing Bldg. \\$5.25 nnn with Landlord T. I. Allowance Fully Equipped Liquor License For Lease](#)

[CALABASAS EQUIPPED - 4400' + patio \\$4.00 psf + nets Liquor License for Lease](#)  
[PASADENA EQUIPPED - 4500' + patio - Liquor License For Lease](#)

[SHERMAN OAKS FREE STANDING - 3900' + patio \\$4.50 psf + nnn 2 am Liquor Licesne NO restrictions For Lease](#)

[BURBANK WARNER BROS STUDIOS - 6000' expand to 9000' + two patios Fully Equipped \\$2.75 psf nnn - Full Bar Liquor License - Landlord T. I. Available](#)

[ORANGE COUNTY FOUR UNIT PROFITABLE TURN KEY EQUIPPED AND STAFFED PIZZA CHAIN FOR SALE \\$6mil gross \\$750,000 Net Price: \\$2,500,000](#)  
[HUNTINGTON BEACH MAIN ST - 110 Seats + patio - \\$9800 mo. 20 yr. lease 2 am 47 Liquor License \\$850,000](#)

[DTLA - L. A. LIVE ADJACENT 3875' + patio \\$3.50 psf + nnn Fully Equipped 2 am liquor For Lease](#)  
[WESTLAKE VILLAGE - 6800' + 100 on patio - \\$12,500 nnn Turn Key Equipped Liquor License \\$695,000](#)  
[LAGUNA BEACH RESTAURANT & REAL ESTATE 3500' + patio Fully Equipped 1 AM Liquor License \\$5.1 MIL](#)  
[DTLA 2400' + 600' Patio + Tented Parking Lot \\$8600 mo. 2 am Liquor + Live Entertainment \\$695,000](#)

### CLUBS

[MISSION VIEJO CLUB 8700' + patio \\$21,000 mo. \\$3 mil Gross \\$500k net profit 2 am liquor live entertainment & dance Absentee Run 5 hrs. per night Price: \\$2.5 mil](#)

STUDIO CITY CLUB RESTAURANT 7500' + 2000' Patio \$28,000 mo. nnn Liquor License & Live Entertainment  
Sales \$3.5 mil and net \$350,000 - Price: \$850,000  
HOLLYWOOD CLUB FOR LEASE - 11,400' \$3.95 psf - Equipped 48 Bar License - 4 am Close  
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  
SAN FRANCISCO CLUB - 9000' - Lease or Sale 2 am Type 48 Bar license - No Restrictions

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

SANTA MONICA WILSHIRE BLVD. 5200' \$23,500 + nnn - Fully Equipped B & W license  
SANTA MONICA WILSHIRE 4500' + patio \$6.50 psf + .89 nnn 1 am Liquor License  
SANTA MONICA WILSHIRE - 2500' + patio \$6.00 + .80 nets 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 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  
CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 2 am Liquor License

EAST HOLLYWOOD/ LOS FELIZ - 4500' - \$3.25 nnn 2 am Liquor Live Entertainment  
HOLLYWOOD SUNSET BLVD. - 3000' OR 5000' or combined \$6.00 psf nnn Entertainment & Liquor License

HOLLYWOOD 6500' + patio \$5.00 psf nnn Turn Key Equipped 2 am Liquor For Lease  
HOLLYWOOD SUNSET - 1700' Fully Equipped Rent depends on T. I. \$1.00 psf nnn Photos available  
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  
MID WILSHIRE FORMER PIZZA REV - 2700- + patio Fully Equipped

MELROSE AVE. 2700' + 60' patio \$3.00 psf Liquor License - \$575,000  
MELROSE AVE. SPORTS BAR - 6500' + 2500' patio - \$5.00 psf nnn - 2 am Liquor licesne entertainment

WEST HOLLYWOOD LA CIENEGA - 5100' + patio \$9.00 psf + nnn Turn Key - 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 - \$19 mil for R. E.

WESTWOOD VILLAGE - 3800' \$4.50 + .45 nnn Equipped - No ABC lic.  
WESTWOOD PICO - 11,000' Equipped - Exclusive Parking \$4.50 psf - Liquor  
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 2600' + patio - \$6.00 psf nnn Liquor License - \$395,000

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

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  
TORRANCE VILLAGE DEL AMO ASIAN FOR LEASE - 3300' + patio ABC license Equipped

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

BELMONT SHORES LONG BEACH - 3300' + patio Equipped - \$4.75 psf + nnn - Liquor License  
LONG BEACH PINE AVE. - 3500' + patio \$4.50 psf + nnn Equipped B & W 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

DT BURBANK- 2 opportunities - 3000' & 3900' + Patios - \$6.50 psf nnn Fully Equipped  
BURBANK AMC THEATER - 9300' + patio - Equipped - Liquor License

GLENDALE - BRAND - 5600' + 2 patios - \$3.00 psf nnn - Equipped Liquor License  
MONROVIA ROUND TABLE PIZZA - 4000' \$3.00 nnn Equipped - B & W license  
PASADENA ROY'S - 6700' + patio Turn Key Equipped - Liquor License For Lease

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

ENCINO VENTURA BLVD. - 2700' \$4.25 psf nnn Equipped B & W license  
ENCINO JERRY'S DELI - 6500' Free Standing \$4.50 - Equipped - Exclusive Parking ABC license

WOODLAND HILLS RED ROBIN - 7100' \$35,000 mo. 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 - 1680' + two patios - \$3.50 psf + .84 nnn - Equipped- Landlord T. I. available  
THOUSAND OAKS - 3700' + patio - Fully Equipped \$4.50 psf + nnn Liquor License  
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

HUNTINGTON BEACH FREE STANDING - 10,000' Equipped \$2.70 psf 2 am Liquor License  
COSTA MESA ASIAN 3500' + patio \$3.50 nnn - B & W license

NEWPORT BURGER - 3000' + 1000' Patio - Equipped - B & W license  
IRVINE PIZZA - 2500' + patio - Equipped - B & W license  
IRVINE PANERA - 4700' \$5.00 + nnn B & W  
IRVINE CHILI'S - 6500' \$4.25 + nnn - Liquor  
IRVINE SUSHI - 5800' \$4.30 + nnn - Liquor

ORANGE CTY. PROFITABLE FAST CASUAL 2100' + 500' patio \$11,500 nnn \$295,000  
ORANGE COUNTY - City of Orange - 3000' + patio - Equipped Liquor License  
TUSTIN - 8000' + patio - \$3.00 psf + nnn - Equipped - Liquor License  
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 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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