

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Thursday, January 5, 2023 2:10 PM  
**To:** ira@iraspilky.com  
**Subject:** 137 RESTAURANTS, BARS & CLUBS FOR LEASE & SALE - JANUARY 5th



NEWEST LISTINGS BEGIN ON TOP & SCROLL DOWN FOUR PAGES TO REVIEW BY TRADE AREA  
all **137** OPPORTUNITIES AS OF JANUARY 5th: [HAPPY NEW YEAR](#)

[REDONDO BEACH WATERFRONT - 8000' free standing bldg. + Patio - Equipped - \\$2.50 psf  
nnn](#)

[vs. % - Liquor License For Lease - 1st time on the Market](#)

[FATBUGER Franchise - 2000' + patio - \\$10,600 mo. 25 yr. lease \\$200,000 yr. \\$595,000](#)

[NORMS COFFEE SHOP ENCINO JUST CLOSED - Fully Equipped](#)

[ENCINO VENTURA BLVD. - 2385' + patio - \\$4.50 psf + .58 psf nnn - Equipped - Ideal for Pizza](#)

[HOLLYWOOD & VINE - 4500' + basement \\$5.50 psf nnn Equipped Liquor License For Lease](#)

[ORANGE COUNTY STANTON ASIAN - 2900' + patios Turn Key Equipped 2 am Liquor MAKE OFFER](#)

[MIMI'S MONROVIA FREE STANDING - 6200' - \\$5.00 psf nnn - Fully Equipped Liquor For Lease](#)

[VAN NUYS HIGHLY PROFITABLE PIZZA - 1100' \\$4000 mo. rent Lease thru 2030 B & W license \\$1,195,000](#)

[BEVERLY HILLS TRIANGLE - 5800' \\$50,000 mo. total Equipped - Liquor license For Lease](#)

[BEVERLY HILLS NORTH BEVERLY DR. 7300' \\$8.00 psf + nnn \\$2 - Liquor License For Lease](#)

[BEVERLY HILLS TRIANGLE 4100' + patio - Equipped 2 am Liquor License For Lease](#)

[VENICE OCEAN FRONT - 1800' + patio \\$14,500 mo. nnn B & W For Lease](#)

[SHERMAN OAKS BAR - 1600' \\$5000 mo. 2 am 48 bar liense - \\$300,000](#)

[IRVINE ORANGE COUNTY Free Standing 7200' Equipped - 2 am Liquor For Lease](#)

[PASADENA TURN KEY EQUIPPED - 4200' + 1500' patio - 2am liquor For Lease also R. E. For Sale](#)

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

[MANHATTAN BEACH D. T. PIZZA FOR SALE - 50 seats + 32 patio - \\$14,000 mo. B&W \\$525,000](#)

[MANHATTAN BEACH FOR LEASE - 3000' + patio - \\$14,000 mo. 2 am liquor license](#)

[OUTLETS AT ORANGE MARKET BROLIER - 7500' Equipped LIQUOR LICENSE](#)

[LAGUNA BEACH PIZZA COAST HWY 1950' \\$7.50 nnn B & W For Leaae](#)

[SANTA MONICA - VENICE - 9300' + 2000' patio \\$40,000 mo. nnn Equipped 2 am liquor - FOR LEASE](#)

[SUNSET & VINE HOLLYWOOD - \\$5.50 + nnn - Fully Equipped Liquor License](#)

[ATWATER VILLAGE - 2150' no patio \\$12,000 mo. Equipped 2 am 48 bar license \\$450,000  
R. E. for Sale at \\$2.1 mil](#)

[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 \\$650,000](#)

[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](#)

[SIX SAN FRANCISCO BAY AREA DOWNTOWN RESTAURANTS FOR LEASE](#)

SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR

[LAS VEGAS BREWERY OFF STRIP - 11,400' \\$3.25 psf nnn - Liquor Licesne For Lease](#)  
[FOUR ON AND OFF LAS VEGAS STRIP EQUIPPED RESTAURANT OPPORTUNITIES FOR LEASE](#)  
[ASK FOR DETAILS](#)

**CLUBS**

HOLLYWOOD CLUB FOR LEASE - 11,400' \$3.95 psf - Equipped 48 Bar License - 4 am Close with R. E. & 20,000' club space \$20 mil  
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  
[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 SAN VICENTE 2000' + storage \$8000 mo. rent B & W license \$565,000  
BRENTWOOD FOR LEASE- 1800' + patio - \$5.00 psf + nnn - Equipped - B & W  
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

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  
SILVERLAKE RESTAURANT BAR FOR LEASE - 3100' \$7.00 psf nnn 1 am Liquor Licens  
ECHO PARK SUNSET - 2400' +700' Patio - \$10,900 mo. nnn - 2 am Liquor License

[MELROSE AVE. 2700' + 60' patio \\$3.00 psf Liquor License - \\$575,000](#)  
MELROSE ITALIAN - Fully Equipped Grandathered CUP liquor license \$8900 mo. + nnn \$450,000  
[MELROSE AVE. SPORTS BAR - 6500' + 2500' patio - \\$5.00 psf nnn - 2 am Liquor licesne entertainment](#)

WEST HOLLYWOOD LA CIENEGA 5100' + patio \$8.00 psf + nnn Turn Key 2 am Liquor License  
[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 MED HOOKAH BAR - 5700' + patio - Fully Equipped - Liquor License \$660,000  
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 TAPROOM - 2000' + patio \\$5.25 nnn - B & W license](#)  
CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License  
[CULVER CITY 2600' + patio - \\$6.00 psf nnn Liquor License - \\$395,000](#)

DTLA LIVE & STAPLES - 8000' + Patios - Fully Equipped For CLUB & restaurant - 2 am Liquor  
DTLA LIVE & STAPLES - 5700' + Patios - Fully Equipped - 2 am liquor license  
DTLA LIVE & STAPLES - 4000' PIZZA Restaurant dEquipped for Lease - B & W

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

REDONDO BEACH COFFEE BEAN end cap corner location 2000' + patio  
[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](#)

BUFFALO WILD WINGS SOUTH BAY - 7350' + patio - \$6.00 psf all in Equipped Liquor License For Lease  
TORRANCE ELEPHANT BAR - 8400' \$4.60 psf nnn Free Standing Equipped - Liquor License

BELMONT SHORES LONG BEACH - 3300' + patio Equipped - \$4.75 psf + nnn - Liquor License  
[BELMONT SHORES 2nd St. - 2900' + patio - \\$10,500 mo. TurnKey Equipped & Profitable 47 liquor license \\$725,000](#)

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

BURBANK AIRPORT RESTAURANTS - 1170' \$4.50 psf and 2400' \$4.00 psf nnn \$1.35  
BURBANK HOTEL RESTAURANT BAR & EVENT SPACE 2500'- 7000' Fully Equipped Liquor License

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

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

STUDIO CITY PIZZA FOR LEASE - 2650' + patio - \$6.00 psf + nnn Equipped B & W license

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.

[UNIVERSAL CITY BAR- 2500' + patio \\$5000 mo. 47 Liquor Licesne & live entertainment - \\$350,000](#)

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

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

SHERMAN OAKS - 5000' + patio \$16,000' mo. Liquor Licesne \$575,000

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

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

WOODLAND HILLS - 2500' + patio end cap ventura blvd. \$4.75 + nnn - Apply for B & W

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 - 2500' + Patio - End Cap space - \$4.70 psf nnn Fully Equipped - B & W license

THOUSAND OAKS ARBY'S - 1950' free standing - exclusive parking \$3.75 psf nnn

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

[HUNTINGTON BEACH MAIN ST - 110 Seats + patio - \\$9800 mo. 20 yr. lease 2 am 47 Liquor License \\$850,000](#)

[IRVINE HOTEL RESTAURANT - 5400' + patio Fully Equipped Liquor License](#)

ORANGE CTY. PROFITABLE FAST CASUAL 2100' + 500' patio \$11,500 nnn \$295,000

ORANGE COUNTY - City of Orange - 3000' + patio - 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](#)

[OGGI'S PIZZA & BREWHOUSE MISSION VIEJO - 5900' Free Standing Bldg. \\$5.25 nnn with Landlord T. I. Allowance Fully Equipped Liquor License For Lease](#)

[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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