

# Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Monday, January 9, 2023 2:50 PM  
**To:** ira@iraspilky.com  
**Subject:** 140 RESTAURANTS-BARS/CLUBS FOR LEASE & SALE SUMMARY- JANUARY 9th



Scroll down to Review 140 Current listings by So. Ca. Trade Areas for January 9th  
Newest Listings Starting on Top - All Subject to Current Availability

## NEWEST LISTINGS ON TOP -SCROLL DOWN TO REVIEW FOUR PAGE INVENTORY

[MANHATTAN BEACH FAST CASUAL FOR LEASE - 3000' \\$6.50 psf B & W Fully Equipped](#)  
[SILVERLAKE MEXICAN FOR LEASE - 2100' + patio - Equipped - Liquor License](#)  
[S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License](#)  
[VAN NUYS HIGHLY PROFITABLE PIZZA 1100' \\$4000 mo. rent Lease 2030 B & W \\$485,000 annual net and salary \\$1,200,000](#)  
[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. Profit \\$595,000](#)

[ENCINO VENTURA BLVD. - 2385' + patio - \\$4.50 psf + .58 psf nnn - Equipped - Ideal for Pizza](#)  
[BEVERLY HILLS TRIANGLE - 5800' \\$50,000 mo. total Equipped - Liquor license For Lease](#)  
[NORMS COFFEE SHOP ENCINO JUST CLOSED YESTERDAY - LET ME KNOW YOUR INTEREST](#)  
[HOLLYWOOD & VINE - 4500' + basement \\$5.50 psf nnn Equipped Liquor Licesne 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](#)  
[BEVERLY HILLS NORTH BEVERLY DR. 7300' \\$8.00 p sf + nnn \\$2 - Liquor License For Lease](#)  
[NOHO MOD PIZZA - 2200' + patio - \\$4.50 psf nnn Equipped B & W For Lease](#)

[LAS VEGAS OFF STRIP - 11,400' \\$3.25 psf nnn - Liquor Licesne For Lease](#)  
[VENICE OCEAN FRONT - 1800' + patio \\$14,500 mo. nnn B & W For Lease](#)  
[BEVERLY HILLS GOLDEN TRIANGLE 4100' + patio - Equipped 2 am Liquor License For Lease](#)

[SHERMAN OAKS BAR - 1600' \\$5000 mo. 2 am 48 bar license - \\$295,000](#)  
[IRVINE ASIAN FREE STANDING 7200' Equipped - 2 am Liquor For Lease](#)  
[PASADENA TURN KEY - 4200' + 1500' patio - \\$3.00 psf 2am liquor For Lease R. E. For Sale](#)

[WESTWOOD MED HOOKAH BAR - 5700' + patio - Fully Equipped - Liquor License \\$660,000](#)  
[MANHATTAN BEACH FOR LEASE - 3000' + patio - \\$14,000 mo. 2 am liquor license](#)  
[OUTLETS AT ORANGE MARKET BROLIER - 7500' Liquor License](#)  
[IRVINE HOTEL RESTAURANT - 5400' + patio Fully Equipped Liquor License](#)

[LAGUNA BEACH PIZZA COAST HWY 1950' \\$7.50 nnn B & W For Leaae](#)  
[MANHATTAN BEACH PIZZA D. T. FOR SALE - 50 seats + 32 patio - \\$14,000 mo. B&W \\$525,000](#)  
[SANTA MONICA - VENICE - 9300' + 2000' patio \\$40,000 mo. nnn Equipped 2 am liquor - FOR LEASE](#)  
[SUNSET VINE HOLLYWOOD 3100' - \\$5.50 + nnn - Fully Equipped Liquor License](#)

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

[DTLA - 2400' + 600' Patio + Tented Parking Lot - \\$8600 mo. 2 am Liquor & Entertain \\$650,000](#)  
[DTLA L. A. LIVE ADJACENT 3875' + patio \\$3.50 psf + nnn 2 am liquor For Lease](#)

SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR  
SIX SAN FRANCISCO BAY AREA DOWNTOWN RESTAURANTS FOR LEASE

**CLUBS**

HOLLYWOOD CLUB FOR LEASE - 11,400' \$3.95 psf - Equipped 48 Bar License - 4 am Close  
OR with R. E. & 20,000' club space \$20 mil

[WEST HOLLYWOOD RESTAURANT CLUB - 5100' \\$65,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance - \\$1.5 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](#)

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 FOR LEASE- 1800' + patio - \$5.00 psf + nnn - Equipped - B & W

BRENTWOOD SAN VICENTE 2000' + storage \$8000 mo. rent B & W license \$565,000

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

[HOLLYWOOD SUNSET - 1700' Fully Equipped Rent depends on T. I. \\$1.00 psf nnn Photos available](#)

[HOLLYWOOD- SUNSET 6500' + patio \\$5.00 psf nnn Turn Key Equipped 2 am Liquor](#)

MELROSE ITALIAN - Fully Equipped Grandathered CUP liquor license \$8900 mo. + nnn \$450,000

MELROSE AVE. 2700' + 60' patio \$3.00 psf Liquor License - \$575,000

MELROSE AVE. SPORTS BAR - 6500' + 2500' patio - \$2.95 psf nnn - 2 am Liquor licesne OFF MARKET

[WEST L. A. JOHNNYs PIZZA & BAJA FRESH 3200' + patio & 3500' Equipped - For Lease](#)

WEST HOLLYWOOD LA CIENEGA 5100' + patio \$8.00 psf + nnn Turn Key 2 am Liquor License

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

LA CIENEGA RESTAURANT ROW RESTAURANT -11,000 \$6.50 nnn Equipped Liquor License

SANTA MONICA WILSHIRE BLVD. 5200' \$23,500 + nnn - Fully Equipped B & W license

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

SANTA MONICA WILSHIRE 4500' + patio \$6.50 psf + .89 nnn 1 am Liquor License

CULVER CITY TAPROOM - 2000' + patio \$5.25 nnn - B & W license

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

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

[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

WESTWOOD ISLANDS 4500' Equipped \$5.25 psf nnn 2 am Liquor License FOR LEASE *RE For Sale*

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 Equipped for Lease - B & W

DTLA 7th STREET - Two Spaces Fully Equipped - 2000' and 3000' \$3.00 psf nnn For Lease

DTLA SPRING STREET - 3000' + patios \$4.00 psf + nnn Equipped 2 am Liquor License

DTLA - 2700' - Equipped \$4.75 psf + \$1.10 psf nnn - Liquor License

DTLA DELI - 2600' + patio - Fully Equipped - \$3.00 psf nnn - No ABC 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' - \$4.00 psf + nnn - Liquor License For Lease

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

[EL SEGUNDO ITALIAN ROSECRANS - 7200' + patio - Liquor License For Lease](#)

BELMONT SHORES 2nd St. - 2900' + patio - \$10,500 mo. TurnKey Equipped & Profitable  
47 liquor license \$725,000

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

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

[DT BURBANK- PANERA BREAD & STEAK N SHAKE - 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 - Landlord T. I. Available](#)

[BURBANK HOTEL RESTAURANT BAR & EVENT SPACE 2500'- 7000' Fully Equipped Liquor License](#)

[BURBANK AIRPORT RESTAURANTS - 1170' \\$4.50 psf and 2400' \\$4.00 psf nnn \\$1.35](#)

[BURBANK AMC THEATER - 9300' + patio - Equipped - Liquor License](#)

[GLENDALE - BRAND BLVD. - 5600' + patio - \\$3.00 psf nnn - Equipped Liquor License](#)

[PASADENA EQUIPPED - 4500' + patio - Liquor License For Lease](#)

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

[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 PIZZA FOR LEASE - 2650' + patio - \\$6.00 psf + nnn Equipped B & W license](#)

[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.](#)

[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. Turn Key Equipped 2 am Liquor Licesne \\$575,000](#)

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

[ENCINO JERRY'S DELI - 6500' Free Standing \\$4.50 - Equipped - Exclusive Parking ABC license](#)

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

[WOODLAND HILLS RED ROBIN - 7100' Fully Equipped - 2 am Liquor License](#)

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

[AGOURA HILLS BREWERY - 5000' \\$2.50 psf+ .65 nets- Fully Equipped - 75 Brewery License](#)

[AGOURA HILLS ITALIAN - 3400' + patio \\$2.50 psf + .65 - Liquor License](#)

[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 - 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 RED ROBIN - 5800' free standing Liquor License](#)

[THOUSAND OAKS - 3700'+ patio - Fully Equipped \\$4.50 psf + nnn Liquor License](#)

[THOUSAND OAKS - 1680' + two patios - \\$3.50 psf + .84 nnn - Equipped- Landlord T. I. available](#)

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

[WESTLAKE VILLAGE MEXICAN 5700' +1200' patio \\$4.75 psf + nnn Turn Key Equipped Liquor License](#)

[WESTLAKE VILLAGE - 6850' + 2500' patio \\$35,000 mo. Turn Key Equipped 3 kitchens](#)

[type 47 liquor license Profitable - \\$450,000](#)

[NEWBURY PARK FREE STANDING - 3100' + patio - Liquor License - For Lease](#)

[CAMARILLO #101 frontage- 2300' & 2600' - Fully Equipped ABC License](#)

[VENTURA DELI GRILL - 4000' - \\$6500 mo. B & W Profitable Fully Equipped \\$650,000](#)

[OGGI'S PIZZA & BREWHOUSE MISSION VIEJO - 5900' Free Standing Bldg. \\$5.25 nnn with Landlord T. I.](#)

[Allowance Fully Equipped Liquor License For Lease](#)

[HUNTINGTON BEACH MAIN ST 110 Seats \\$9800 mo. 20 yr. lease 2 am Liquor License](#)

[Entertainment \\$850,000](#)

[ANAHEIM - 2200' + patio - fully equipped for lease](#)

[HUNTINGTON BEACH FREE STANDING - 10,000' Equipped \\$2.70 psf 2 am Liquor License](#)

[LAGUNA BEACH RESTAURANT WITH R. E. 3500' + patio Fully Equipped Liquor License \\$5.1 MIL](#)

[TUSTIN SPIRES FREESTANDING COFFEE SHOP - 5000' - \\$4.00 psf nnn Equipped](#)

IRVINE PIZZA - 2500' + patio - Equipped - B & W license  
IRVINE Panera 4,743sf \$5.00 psf + NNNs at \$1.30 psf  
IRVINE Makino Sushi 5,843sf + 691sf patio \$4.30 psf + NNNs \$1.37 psf Liquor  
IRVINE CHILI'S - 6500' \$4.25 + nnn - Liquor  
ORANGE COUNTY - City of Orange - 3000' + patio - Equipped Liquor License  
CYPRESS O. C. - 2 FAST CASUAL EQUIPPED SPACES - 1840' & 2000' \$5.50 psf nnn For Lease  
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  
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

MORENO VALLEY - 8900' Free Stand Restaurant & Craft Brewery with R. E. \$2,950,000  
CORONA FREE STANDING MEXICAN - 7900' or add drive thru - Equipped - 2 am Liquor Lic.  
RANCHO CUCAMONGA PIZZA PRESS -3300' \$3.75 psf + nnn - Equipped B & W For Lease  
MISSION VIEJO - O. C. - (2) spaces Equipped - 7000' + patio OR 5600' OR BOTH - Liquor License

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

**"Timing is Everything in Life" – "Invested in your 2023 Success"**

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