

Ira Spilky

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, February 22, 2023 3:13 PM
To: ira@iraspilky.com
Subject: 129 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE FEBRUARY 22nd



Our PRIME Restaurant 2nd gen Conversion Inventory is the Best in California for over 30 yrs. and we want to make sure you are notified of the latest 2nd generation EQUIPPED & LICENSED restaurant conversions No Key Money for lease opportunities.

Inventory Changes By The Hour - Timing is Everthing In Life

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129 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT

FEBRUARY 22nd

www.iraspilky.com www.iraspilkyandassociates.com

[NEWEST LISTINGS ON TOP IN LISTING ORDER & SCROLL DOWN Four Pages REVIEW BY TRADE AREA](#)

BELMONT SHORES SUSHI FOR LEASE- 1960' + 650' patio - \$7.50 + nnn Beer and Wine
BELMONT SHORES RESTAURANT FOR LEASE - 2600' + patio \$7.00 + nnn Liquor License
SANTA CLARITA MEXICAN FOR LEASE - 6700' + patio \$2.25 psf + nnn
CERRITOS ASIAN FOR LEASE - 4800' can expand to 6800' Fully Equipped - Liquor License

SAN FRANCISCO EMBARCADERO - 12,000' + patio Club OK - 2 am Liquor license
LAS VEGAS OFF STRIP CONVENTION CENTER - 11,400' \$3.25 psf nnn - Liquor Licesne For Lease
FOUR ON AND OFF LAS VEGAS STRIP EQUIPPED RESTAURANT OPPORTUNITIES FOR LEASE

BEVERLY HILLS BEVERLY DRIVE - 2500' + patio - \$18,000 mo. Equipped - Beer and Wine license
HUNTINGTON BEACH WARNER AVE. TACO FOR LEASE - 1700' + patio
EL CHOLO PASADENA FOR LEASE - 6900' + patio - \$3.75 + nnn Liquor License & Landlord T. I.
SANTA BARBARA STATE STREET FOR LEASE - 2500' + patio \$3.45 nnn Liquor License
REDONDO BEACH COFFEE BEAN - 1600' + 400' patio \$15,000 mo. no vent
WESTWOOD VILLAGE PIZZA FOR LEASE - 1500' - \$5.00 psf - partially equipped

DOWNEY SIZZLER FOR LEASE - 4550' free standing \$3.00 psf B & W equipped
P F CHANGS PASADENA FOR LEASE - approx. 6500' + patio - Liquor License & landlord T. I.
SOUTH PASADENA PIZZA FOR LEASE - 3650' + patio - \$4.00 psf + nnn equipped B & W license
SANTA MONICA ASIAN FOR LEASE - 1960' + patio - \$7.00 psf nnn B & W license
ARCADIA RESTAURANT WITH R. E. - 3400' free standing + patio - 16,000' land B & W - \$1,400,000
JOE'S CRAB SHACK SAN DIEGO WATERFRONT FOR LEASE - 9000' Equipped Exclusive Parking Liquor License
SANTA MONICA MEXICAN WILSHIRE FOR LEASE 3700' + 1200' Patio Turn Key Equipped Liquor license
SANTA MONICA TURN KEY WILSHIRE FOR LEASE 3000' + 2000' patio - Equipped Liquor license

WEST HOLLYWOOD ASIAN FOR LEASE - 4800' + patio Equipped Liquor License
HILLCREST SAN DIEGO FOR LEASE - 4500' + Patio - Fully Equipped - Liquor license
ENCINITAS S. D. ISLANDS & BUFFALO WILD WINGS FOR LEASE - Equipped with Liquor

WEST HOLLYWOOD FOR LEASE - 2300' + patio - \$20,000 mo. rent Equipped 2 am Liquor No Restrictions
SANTA MONICA OCEAN FOR LEASE - 7400' + 900' patio Turn Key - No Cost on Liquor License

MANHATTAN BEACH FAST CASUAL FOR LEASE - 3000' \$6.50 psf B & W Fully Equipped
SILVERLAKE MEXICAN FOR LEASE - 2100' + patio - Equipped - Liquor License
REDONDO BEACH WATERFRONT - 8000' free standing bldg. + Patio - Equipped - \$2.50 psf nnn
vs. % - Liquor License For Lease - 1st time on the Market

HOLLYWOOD & VINE - 4500' + basement \$5.50 psf nnn Equipped Liquor Licesne For Lease
BEVERLY HILLS TRIANGLE - 5800' \$45,000 mo. Equipped - Liquor license For Lease
ORANGE COUNTY STANTON ASIAN - 2900' + patios Turn Key Equipped 2 am Liquor MAKE OFFER
BEVERLY HILLS BEVERLY DR. 7300' \$8.00 psf + nnn \$2 - Liquor License For Lease

LAS VEGAS PARADISE RD. - 11,400' \$3.25 psf nnn - Turn Key Equipped 2 am Liquor Licesne For Lease
DTLA -L. A. LIVE ADJACENT 3875' + patio Fully Equipped \$3.50 psf + nnn 2 am liquor For Lease
CULVER CITY TAPROOM - 2000' + patio \$5.25 nnn - B & W license
IRVINE FREE STANDING 7200' Equipped - 2 am Liquor For Lease

BURBANK HOTEL RESTAURANT BAR & EVENT SPACE 2500'- 7000' Fully Equipped Liquor License
MANHATTAN BEACH FOR LEASE - 3000' + patio - \$14,000 mo. 2 am liquor license
OUTLETS AT ORANGE MARKET BROLIER - 7500' Fully Equipped with Liquor License
IRVINE HOTEL RESTAURANT - 5400' + patio Fully Equipped Liquor License
SUNSET & VINE HOLLYWOOD -3300' \$5.50 + nnn - Fully Equipped Liquor License

WEST HOLLYWOOD FULLY EQUIPPED - 5000' Plus patio \$8.00 psf- Grandfathered no liquor license conditions
VILLAGE AT ORANGE - 2400' equipped adjacent to Red Robin - ABC license
TAM'S BURGERS HUNTINGTON PARK 1800' - \$4.50 psf Fully Equipped for Lease
BUFFALO WILD WING DEL AMO TORRANCE - 7350' + patio - Equipped Liquor License

BURBANK WARNER BROS STUDIOS - 6000' + two patios Fully Equipped
\$2.75 psf nnn - Full Bar Liquor License - Landlord T. I. Available
HOLLYWOOD CLUB FOR LEASE - 11,400' \$4.00 psf - Equipped 48 Bar License - 4 am Close

SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR
S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License
SIX SAN FRANCISCO BAY AREA DOWNTOWN RESTAURANTS FOR LEASE
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

LOS ANGELES COUNTY

BRENTWOOD WILSHIRE - 2000' + patio B & W license
BRENTWOOD FOR LEASE - 1800' + patio - \$5.00 psf + nnn - Equipped - B & W

SANTA MONICA WILSHIRE 4500' + patio \$6.50 psf + .89 nnn 1 am Liquor License
SANTA MONICA WILSHIRE BLVD. 5200' \$23,500 + nnn - Fully Equipped B & W license
SANTA MONICA WILSHIRE - 2500' + patio \$6.00 + .80 nets Turn Key Liquor License

LA CIENEGA RESTAURANT ROW RESTAURANTS 11,000' \$6.50 psf nnn Equipped Liquor License
LA CIENEGA BEVERLY HILLS - 7500' + patio - \$6.00 psf + nnn - Fully Equipped Liquor License
PICO BLVD. SUSHI - 3100' - \$5.50 psf + nnn - Equipped B & W - For Lease

HOLLYWOOD RESTAURANT - 12,500' + 2nd flr. Lounge Equipped \$35,000 mo. 2 am Liquor
HOLLYWOOD 6500' + patio \$5.00 psf nnn Turn Key Equipped 2 am Liquor
ECHO PARK SUNSET - 2400' +700' Patio - \$10,900 mo. nnn - 2 am Liquor License

CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 2 am Liquor License
WEST L. A. JOHNNYs PIZZA & BAJA FRESH 3200'' + patio & 3500' Equipped - For Lease

WEST HOLLYWOOD RESTAURANT CLUB - 5100' \$65,000 mo. nnn Turn Key Equipped 2 am Liquor Live
Entertainment & Dance - \$1.5 mil - \$16 mil for the Real Estate
WEST HOLLYWOOD BAKERY - 2100' + patio - Fully Equipped

PICO BLVD. W. L. A. ISLANDS - 4500' \$5.25 psf + nnn - Liquor License
WESTWOOD PICO - 11,000' Equipped - Exclusive Parking \$4.50 psf - Liquor

[WESTWOOD PICO BLVD - 10,800' - \\$5.50 psf nnn - Equipped - 2 am Liquor](#)
[WESTWOOD VILLAGE -1006' - Equipped - No ABC](#)

[CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License](#)

[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 SPRING STREET - 3000' + patios \\$4.00 psf + nnn Equipped 2 am Liquor License](#)
[DTLA 7th STREET - Two Spaces Fully Equipped - 2000' and 3000' \\$3.00 psf nnn](#)
[DTLA DELI - 2600' + patio - Fully Equipped - \\$3.00 psf nnn - No ABC license](#)
[DTLA BLUE COW - 6000' + large patio \\$2.50 psf Fully Equipped 2am liquor license](#)
[DTLA - 2700' - Equipped \\$4.75 psf + \\$1.10 psf nnn - Liquor License](#)
[D. T. L. A. - 3200' - \\$4.50 psf + nnn - Liquor License](#)
[D. T. A. A. - 4500' - \\$4.00 psf + nnn - Liquor License](#)

[TORRANCE ELEPHANT BAR - 8400' \\$4.00 psf nnn Free Standing 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](#)

[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 CLUB - Approx.12,000' Equipped - 2 am Liquor Entertainment and Dance](#)

[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 MOD PIZZA - 2200' + patio - \\$4.00 psf nnn Equipped Beer and Wine](#)
[NOHO PANERA BREAD - 3200' - \\$4.00 + nnn Equipped](#)

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

[SHERMAN OAKS - 8000' + patio \\$3.50 psf + \\$1.54 psf nnn Turn Key Equipped - 2 am Liquor License](#)
[SHERMAN OAKS FREE STANDING - 3900' + patio \\$4.50 psf + nnn 2 am Liquor Licesne NO restrictions](#)

[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' Equipped \\$34,000 mo.- 2 am Liquor License](#)
[WOODLAND HILLS - 2500' + patio end cap ventura blvd. \\$4.75 + nnn - Apply for B & W](#)
[WOODLAND HILL BISTRO K - 5300' Equipped - \\$18,000 mo. - Liquor License](#)

ORANGE COUNTY

[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 FREE STANDING - 10,000' Equipped \\$2.70 psf 2 am Liquor License](#)
[ANAHEIM - 2200' + patio - fully equipped for lease](#)

[COSTA MESA ASIAN 3500' + patio \\$3.50 nnn - B & W license](#)
[TUSTIN SPIRES FREESTANDING COFFEE SHOP - 5000'](#)
[NEWPORT BURGER - 3000' + 1000' Patio - \\$5.40 psf nnn- Equipped - B & W license](#)
[IRVINE Panera 4,743sf \\$5.00 psf + NNNs at \\$1.30 psf](#)
[Venture Park IRVINE Makino Sushi 5,843sf + 691sf patio \\$4.30 psf + NNNs \\$1.37 psf Liquor](#)
[COSTA MESA KICKIN ' CRAB - 2800' + patio - Equipped For Lease](#)
[CYPRESS O. C. - 2 FAST CASUAL EQUIPPED SPACES - 1840' & 2000' \\$5.50 psf nnn For Lease](#)
[IRVINE CHILI'S - 6500' - \\$4.33 + nnn - Liquor License](#)
[IRVINE - 5850' Free Standing + patio - \\$4.75 + nnn Liquor](#)
[MISSION VIEJO - O. C. - \(2\) spaces Equipped - 7000' + patio OR 5600' OR BOTH - Liquor License](#)
[NEWPORT BEACH BALBOA ISLAND PIZZA - 2000' + patio \\$4.75 psf - Liquor license](#)

VENTURA COUNTY

[THOUSAND OAKS - 2500' + Patio - End Cap space - 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 - 11,000' Free Standing \\$2.25 psf nnn Exclusive Parking Liquor License + Entertainment](#)

RIVERSIDE COUNTY

[RIVERSIDE COCO'S COFFEE SHOP - 6000' Freestanding Fully Equipped with B & W license](#)
MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate

SAN BERNARDINO COUNTY

[SAN BERNARDINO - TWO Fully Equipped Restaurants for lease - 8500' & 3200' Liquor Licenses](#)
[Ontario TGIF 8100' + patio Free Standing - Equipped 2 am liquor license For Lease](#)
[Ontario Marie Calendars - 15,000' Free Standing For Lease](#)

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