

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Thursday, February 23, 2023 2:46 PM  
**To:** ira@iraspilky.com  
**Subject:** 144 RESTAURANTS, BARS & CLUBS FOR LEASE & SALE - FEBRUARY 23rd



**NEWEST LISTINGS BEGIN ON TOP & SCROLL DOWN FOUR PAGES TO REVIEW BY TRADE AREA  
all 144 OPPORTUNITIES AS OF FEBRUARY 23rd:**

**BEST BBQ IN L. A. seeking an Investor-Partner-Operator to take the Brand to the  
Next Level - Financials Available and tastings by appointment- Rare Opportunity !**

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 All In Equipped - Beer and Wine license  
ENCINO FAST CASUAL VENTURA BLVD. FOR SALE - 750' + patio - \$5200 mo. + nnn \$195,000  
BELMONT SHORES SUSHI FOR LEASE- 1960' + 650' patio - \$7.00 + nnn Beer and Wine  
BELMONT SHORES RESTAURANT FOR LEASE - 2600' + patio \$6.50 + nnn Liquor License  
SANTA CLARITA MEXICAN FOR LEASE - 6700' + patio \$2.25 psf + nnn  
CERRITOS ASIAN FOR LEASE - 4800' can expand to 6800' \$6.00 psf nnn \$100psf T. I. Equipped - Liquor

DOWNEY SIZZLER FOR LEASE - 4550' free standing \$3.00 psf B & W equipped  
HUNTINGTON BEACH WARNER AVE. TACO FOR LEASE - 1700' + patio  
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  
P F CHANGS PASADENA FOR LEASE - 6600' + patio \$3.75 + nnn - Liquor License & landlord T. I.  
EL CHOLO PASADENA FOR LEASE - 6900' + patio - \$3.75 + nnn 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 WILSHIRE FOR LEASE 3700' + 1200' Patio \$7.00 psf Equipped Liquor license  
SANTA MONICA WILSHIRE FOR LEASE 3000' + patio \$25,000 mo. - Equipped B & W license

WEST HOLLYWOOD ASIAN FOR LEASE - 4800' + patio Equipped Liquor License  
SANTA MONICA VENICE MAIN STREET 3600' + patio \$5.95 nnn Equipped Liquor License \$495,000  
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 License For Lease**

ORANGE COUNTY STANTON ASIAN - 2900' + patios Turn Key Equipped 2 am Liquor MAKE OFFER

VAN NUYS HIGHLY PROFITABLE PIZZA - 1100' \$4000 mo. rent Lease thru 2030 \$485,000 Annual Net Profit  
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](#)  
[IRVINE ORANGE COUNTY Free Standing 7200' Equipped - 2 am liquor license](#)  
[DTLA - L. A. LIVE ADJACENT 3875' + patio \\$3.50 psf + nnn Fully Equipped 2 am liquor For Lease](#)

[MANHATTAN BEACH FOR LEASE - 3000' + patio - \\$14,000 mo. 2 am liquor license](#)  
[OUTLETS AT ORANGE MARKET BROLIER - 7500' Equipped LIQUOR LICENSE](#)  
[SUNSET & VINE HOLLYWOOD - \\$5.50 + nnn - Fully Equipped Liquor License](#)  
[ATWATER VILLAGE - 2150' no patio \\$12,000 mo. Equipped 2 am 48 bar licene \\$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](#)

[ENCINITAS S. D. ISLANDS & BUFFALO WILD WINGS FOR LEASE - Equipped with Liquor](#)  
[HILLCREST SAN DIEGO FOR LEASE - 4500' + Patio - Fully Equipped - Liquor license](#)  
[SAN DIEGO PACIFIC BEACH FOR SALE - 4000' + Patios - \\$14,000 mo. all in Liquor License \\$695,000](#)  
[TWELVE SAN FRANCISCO BAY AREA DOWNTOWN RESTAURANTS FOR LEASE](#)  
[S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License](#)  
[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

[STUDIO CITY CLUB RESTAURANT 4300' + 700' patio \\$20,000 mo. 2am Liquor Live Ent & Dance \\$895,000.](#)  
[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](#)

[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](#)

[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 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](#)

[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](#)

[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 2nd St. - 2900' + pato - \\$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 HOTEL RESTAURANT BAR & EVENT SPACE 2500'- 7000' Fully Equipped Liquor License](#)

[BURBANK WARNER BROS STUDIOS - 6000'+ two patios Fully Equipped](#)

[\\$2.75 psf nnn - Full Bar Liquor License - Landlord T. I. Available](#)

[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](#)

[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 ITALIAN- 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](#)

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

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

[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 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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