

# Ira Spilky

---

**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Wednesday, April 12, 2023 3:10 PM  
**To:** ira@iraspilky.com  
**Subject:** 149 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE APRIL 12th



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

Ira Spilky, President CA. BRE #962830

Ira Spilky & Associates

16130 Ventura Blvd. Suite 512

Encino, Calif. 91436

310-558-3241 Office

888-588-5933 Fax

[ira@IraSpilky.com](mailto:ira@IraSpilky.com)

[www.iraspilky.com](http://www.iraspilky.com) - Corporate Website

**149 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

**APRIL 12th**

[www.iraspilky.com](http://www.iraspilky.com) [www.iraspilkyandassociates.com](http://www.iraspilkyandassociates.com)

**NEWEST LISTINGS BEGIN ON TOP IN LISTING ORDER & SCROLL DOWN Four Pages REVIEW BY TRADE AREA**

ECHO PARK FREE STANDING FOR LEASE - 2400' + patio  
PIZZA HUT VENTURA COUNTY FREE STANDING - 1360' - \$2.75 psf + .50 nnn - Equipped  
ENCINO OFFICE BLDG. RESTAURANT FOR LEASE - 1900' + patio - \$2.85 psf - 7 am to 3 pm 5 days  
B. H. LA CIENEGA FOR LEASE - 7000' and 11,000' - \$5.00 psf nnn - Liquor Licenses

[BAJA FRESH PORTER RANCH FOR LEASE - 2400' + patio \\$5.00 nnn](#)

[BLAZE PIZZA HOLLYWOD FOR LEASE - 1700' + patio \\$8.00 nnn](#)

[DENNY'S COFFEE SHOP LONG BEACHJ FOR LEASE - 5500' Free Standing on 41,000 Lot](#)

[CENTURY CITY SAINT MARC FOR LEASE 8300' + 1285' patio - Liquor License](#)

[CENTURY CITY TAKE A BAO FOR LEASE - 1900' + 650' patio - B & W](#)

[VALENCIA TOWN CENTER FOR LEASE Saddle Ranch 7500' + 3000' Patio - Liquor License](#)

[Dudes Brewing 4400' + patio liquor license](#)

[Bonefish 5500' + 600' patio liquor license](#)

[Bunker Hill Bar and Grill 4500' + 550' patio liquor license](#)

[CULVER CITY QDOBA FOR LEASE 2800' +880' patio - Seeking Mexican](#)

[CULVER CITY SUBWAY FOR LEASE - 1800' - Ideal Sandwich shop conversion](#)

[PORTER RANCH PICK UP STIX FOR LEASE - 1650' - \\$6.00 psf nnn](#)

[NEWBURY PARK PIZZA FOR LEASE - 1400' - \\$3.35 nnn](#)

[LAKEWOOD SANDWICH SHOP FOR LEASE - 1480' - \\$3.25 nnn - Former Dickey's BBQ](#)

[CARLSBAD S. D. TOAST FOR LEASE - 3900' + 1000' patio - Liquor License](#)

[WEST HOLLYWOOD FOR LEASE - 4800' + patio Equipped Liquor License](#)

[ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing - Liquor License](#)

[DEL MAR PLAZA FOR LEASE 2000' + outdoor patio - Fully Equipped with ABC license - at the Beach](#)

[BEVERLY HILLS SO. BEV DR. - 2500' - patio - \\$18,000 mo. All In - B & W](#)

EL SEGUNDO FOR LEASE 2100' + patio - \$4.95 psf nnn Equipped Ideal for Pizza or Burger

BEVERLY HILLS PIZZA FOR LEASE - 1150' + patio - \$4.50 nnn Equipped

[MARINA DEL REY WATERFRONT FOR LEASE - 5500' + patio \\$17,500 mo. Fully Equipped Liquor license](#)

[THOUSAND OAKS RESTAURANTS FOR LEASE - 3700' & 4500' - \\$7.50 psf all in Equipped - Liquor](#)

[CAMARILLO PIZZA FOR LEASE - 2000' \\$5.40 psf all in - Fully Equipped](#)

THOUSAND OAKS PIZZA FOR LEASE - 2200' + patio - \$3.25 nnn Fully Equipped

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

DTLA ARTS DISTRICT FOR LEASE - 4100' + Patios - \$14,300 mo. nnn B & W License - Fully Equipped \$600

ORANGE COUNTY LAZY DOG FOR LEASE - 6800' free standing \$3.50 + .78 nets Liquor License

THOUSAND OAKS FAST CASUAL - 1500' - \$4.50 psf + nets Fully Equipped

SUNSET STRIP WEST HOLLYWOOD - 2500' + 1000' Patio \$13,200 mo. nnn Liquor Licesne - \$750,000

AGOURA HILLS FOR LEASE - 1400' + patio - \$5.00 psf nnn Equipped

[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](#)

[LAS VEGAS PARADISE RD. - 11,400' \\$3.25 psf nnn - Turn Key Equipped 2 am Liquor Licesne For Lease](#)

[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](#)

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](#)

WESTWOOD VILLAGE PIZZA FOR LEASE - 1500' - \$5.00 psf - partially 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

ARCADIA RESTAURANT WITH R. E. - 3400' free standing + patio - 16,000' land B & W - \$1,400,000

[WEST HOLLYWOOD FULLY EQUIPPED - 5000' Plus patio \\$8.00 psf- Grandfathered no liquor license conditions](#)

[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](#)

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

HOLLYWOOD BLVD. CLUB FOR LEASE - 11,400' \$40,000 mo. - Equipped 48 Bar License - 4 am Close

GASLAMP SAN DIEGO NIGHTCLUB - 11,000' \$4.50 psf nnn 2 am Liquor Live Entertainment & Dance

[HILLCREST SAN DIEGO FOR LEASE - 4500' + Patio - Fully Equipped - Liquor license](#)

[JOE'S CRAB SHACK SAN DIEGO WATERFRONT FOR LEASE - 9000' Equipped Exclusive Parking Liquor License](#)

[ENCINITAS S. D. ISLANDS & BUFFALO WILD WINGS FOR LEASE - Equipped with Liquor](#)

[SAN DIEGO GASLAMP CLUB - 13,000' \\$4.00 psf nnn - 2 am Liquor & Entertainment](#)

[SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR](#)

[SAN FRANCISCO EMBARCADERO - 12,000' + patio Club OK - 2 am Liquor license](#)

[S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License](#)

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

[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 MEXICAN WILSHIRE FOR LEASE 3700' + 1200' Patio \\$7.00 psf Equipped Liquor license](#)

[SANTA MONICA TURN KEY WILSHIRE FOR LEASE 3000' + 2000' patio \\$26k mo.- Equipped Liquor license](#)

[SANTA MONICA OCEAN FOR LEASE - 7400' + 900' patio Turn Key - No Cost on Liquor License](#)

SANTA MONICA ASIAN FOR LEASE - 1960' + patio - \$7.00 psf nnn B & W license

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

BEVERLY HILLS TRIANGLE - 5800' \$45,000 mo. Equipped - Liquor license For Lease

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

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

[SUNSET & VINE HOLLYWOOD -3300' \\$5.50 + nnn - Fully Equipped Liquor License](#)  
[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](#)

[WEST L. A. BAJA FRESH 3500' \\$4.50 nnn 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](#)

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 - 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

[MANHATTAN BEACH FOR LEASE - 3000' + patio - \\$14,000 mo. 2 am liquor license](#)  
[MANHATTAN BEACH FAST CASUAL FOR LEASE - 3000' \\$6.50 psf B & W Fully Equipped](#)

[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  
[BURBANK WARNER BROS STUDIOS - 6000' + 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](#)

[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 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](#)

[IRVINE FREE STANDING 7200' Equipped - 2 am Liquor For Lease](#)  
[OUTLETS AT ORANGE MARKET BROLIER - 7500' Fully Equipped with Liquor License](#)  
[IRVINE HOTEL RESTAURANT - 5400' + patio Fully Equipped Liquor License](#)

[HUNTINGTON BEACH FREE STANDING - 10,000' Equipped \\$2.70 psf 2 am Liquor License](#)  
[ANAHEIM - 2200' + patio - fully equipped for lease](#)  
[VILLAGE AT ORANGE - 2400' equipped adjacent to Red Robin - ABC license](#)

[COSTA MESA ASIAN 3500' + patio \\$3.50 nnn - B & W license](#)  
[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 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](#)

NO warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. All parties who receive this document should constitute reliable sources of the information described herein. Ira Spilky & Associates respects your privacy and does not guarantee or warrant its accuracy not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents.

**Unsubscribe**

This message was sent to [ira@iraspilky.com](mailto:ira@iraspilky.com) from [ira@iraspilky.com](mailto:ira@iraspilky.com)

ira spilky  
Ira Spilky & Associates  
16130 Ventura Blvd.Suite 512  
Encino, CA 91436

