

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, May 31, 2023 3:00 PM
To: ira iraspilky.com
Subject: 154 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE MAY 31st



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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**154 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

MAY 31st

www.iraspilky.com www.iraspilkyandassociates.com

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

[PACIFIC BEACH MEXICAN SAN DIEGO 4000' + patio - Equipped \\$12,300 month + nets - Liquor](#)

[SAN DIEGO HILLCREST AREA PANERA BREAD - 4200' \\$3.50 + \\$1.40 Equipped](#)

[LA JOLLA PROSPECT OCEAN - 6000' + patio Turn Key Equipped - Liquor & Live Entertainment](#)

[BLAZE PIZZA THOUSAND OAKS AND WEST COVINA FOR LEASE - FULLY EQUIPPED FOR LEASE](#)

[USC VILLAGE SANWICH DELI FOR LEASE - 1800' \\$5.75 PSF + nnn - Equipped - No ABC license](#)

[PASADENA MI PIACE COLORADO BLVD.RESTAURANT FOR LEASE 5600' + equipped basement + 1000' patio New Lease 2 am Liquor](#)

[HOLLYWOOD VINE CAFE - 1228' for lease - No ABC - Equipped](#)

[VAN NUYS SEPULVEDA BLVD. FOR LEASE - 2000' - \\$5.00 psf nnn - Fully Equipped](#)

[PALO ALTO PREMIER STANFORD UNIV CENTER 2800' +patio -\\$28,000 mo. gross Turn Key Equipped For Lease -seeking Mex or Breakfast lunch - F & B grossing over \\$2000 psf](#)

[SILVERLAKE SUNSET FOR LEASE - multiple spaces 4500' up to 10,000' Fully Equipped with Roof Top Patios](#)

[2am unrestricted Liquor License \\$4.50 psf to \\$5.85 psf](#)

[STARBUCKS TORRANCE - 1450' + patio - \\$3.00 + .88 nnn - Equipped](#)

[HONOLULU WAIKKI HAWAII FOR LEASE -1st Floor 3100' Level 2 7096' Liquor License](#)

[Rent subject to landlord tenant review](#)

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

[TOLUCA LAKE RIVERSIDE DR. FOR LEASE - 2050' \\$7.00 psf Equipped - No ABC](#)

[SEAL BEACH DENNY'S FOR LEASE - 3950' free standing bldg. Equipped \\$4.00 psf nnn](#)

[SAN JOSE BUCCA DI BEPPO - 8600' + patio - Fully Equipped Liquor License](#)
[HOLLYWOOD SUNSET BLVD. - 9400' free standing 33,000' lot \\$50,000 mo. Liquor License](#)
[DUBLIN NO. CA. ON THE BORDER MEX - 9800' - Equipped \\$3.75 psf nnn - Liquor License](#)

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
[BAJA FRESH PORTER RANCH FOR LEASE - 2400' + patio \\$5.00 nnn](#)
[BLAZE PIZZA HOLLYWOOD FOR LEASE - 1700' + patio \\$8.00 nnn](#)
[DENNY'S COFFEE SHOP LONG BEACH FOR LEASE - 5500' Free Standing on 41,000 Lot](#)

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

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 \$650

EL CHOLO PASADENA FOR LEASE - 6900' + patio - \$3.75 + nnn Liquor License & Landlord T. I.
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 BARBARA STATE STREET FOR LEASE - 2500' + patio \\$3.45 nnn Liquor License](#)
[SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \\$4.50 + nets 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](#)

CARLSBAD S. D. TOAST FOR LEASE - 3900' + 1000' patio - Liquor License
DEL MAR PLAZA FOR LEASE 2000' + outdoor patio - Fully Equipped with ABC license - at the Beach
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

B. H. LA CIENEGA FOR LEASE - 7000' and 11,000' - \$5.00 psf nnn - Liquor Licenses
BEVERLY HILLS TRIANGLE - 5800' \$45,000 mo. Equipped - Liquor license For Lease
[BEVERLY HILLS SO. BEV DR. - 2500' - patio - \\$18,000 mo. All In - B & W](#)
BEVERLY HILLS PIZZA FOR LEASE - 1150' + patio - \$4.50 nnn Equipped
[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](#)

ECHO PARK SUNSET - 2400' +700' Patio - \$10,900 mo. nnn - 2 am Liquor License

CULVER CITY QDOBA FOR LEASE 2800' +880' patio - Seeking Mexican
CULVER CITY SUBWAY FOR LEASE - 1800' - Ideal Sandwich shop conversion
CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License

WEST L. A. BAJA FRESH 3500' \$4.50 nnn Equipped - For Lease

WEST HOLLYWOOD FOR LEASE - 4800' + patio Equipped Liquor License
WEST HOLLYWOOD FULLY EQUIPPED - 5000' Plus patio \$8.00 psf- Grandfathered no liquor license conditions
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

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

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

REDONDO BEACH WATERFRONT - 8000' free standing bldg. + Patio - Equipped - \$2.50 psf nnn vs. % - Liquor License For Lease - 1st time on the Market

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

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

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 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

SANTA CLARITA MEXICAN FOR LEASE - 6700' + patio \$2.25 psf + nnn

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

ORANGE COUNTY STANTON ASIAN - 2900' + patios Turn Key Equipped 2 am Liquor MAKE OFFER
ORANGE COUNTY LAZY DOG FOR LEASE - 6800' free standing \$3.50 + .78 nets Liquor License

[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 Fair 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

[AGOURA HILLS FOR LEASE - 1400' + patio - \\$5.00 psf nnn Equipped](#)

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

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

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

[THOUSAND OAKS FAST CASUAL - 1500' - \\$4.50 psf + nets Fully Equipped](#)

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

[THOUSAND OAKS PIZZA FOR LEASE - 2200' + patio - \\$3.25 nnn Fully Equipped](#)

[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](#)

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