

**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Thursday, June 1, 2023 2:42 PM  
**To:** ira iraspilky.com  
**Subject:** 167 RESTAURANTS, BARS & CLUBS FOR LEASE & SALE - JUNE 1st



**NEWEST LISTINGS BEGIN ON TOP & SCROLL DOWN FOUR PAGES TO REVIEW BY TRADE AREA**  
**all 167 OPPORTUNITIES AS OF JUNE 1st: [Thursday's Update is also a Summary for the Week.](#)**

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  
NORTH LAS VEGAS - 2100' Free Standing Bldg. \$8000 mo. Turn Key Equipped \$350,000 asset sale

BLAZE PIZZA THOUSAND OAKS AND WEST COVINA FOR LEASE - EQUIPPED  
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  
WEST HOLLYWOOD MELROSE 5000' + patio \$4.15 psf + .30 nnn Fully Equipped -2am Liquor No Restrictions \$500,000

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

HONOLULU WAIKKI HAWAII FOR LEASE -1st Floor 3100' Level 2 7096' Liquor License  
Rent subject to landlord tenant review  
SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \$4.50 + nets Liquor  
TOLUCA LAKE RIVERSIDE DR. FOR LEASE - 2050' \$7.00 psf Equipped

HOLLYWOOD SUNSET BLVD. - 9400' free standing 33,000' lot \$50,000 mo. Liquor License  
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 - Fully Equipped Liquor Licenses  
SUNSET STRIP WEST HOLLYWOOD - 2500' + 1000' Patio \$13,200 mo. nnn Liquor Licesne - \$750,000  
BAJA FRESH PORTER RANCH FOR LEASE - 2400' + patio \$5.00 nnn  
SUNSET & VINE HOLLYWOOD - \$5.50 + nnn - Fully Equipped Liquor License

VALENCIA TOWN CENTER 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

PORTER RANCH PICK UP STIX FOR LEASE - 1650' - \$6.00 psf nnn  
LAKEWOOD SANDWICH SHOP FOR LEASE - 1480' - \$3.25 nnn - Former Dickey's BBQ

DTLA ARTS DISTRICT FOR SALE - 4100' + Patios \$14,400 mo. nnn B & W - Fully Equipped \$495,000  
DTLA 2400' + 600' Patio + Tented Parking Lot \$8600 mo. 2 am Liquor + Live Entertainment \$650,000  
DTLA - L. A. LIVE ADJACENT 3875' + patio \$3.50 psf + nnn Fully Equipped 2 am Liquor For Lease

FIVE SUMMERLIN LAS VEGAS EQUIPPED RESTAURANTS FOR LEASE  
FOUR ON AND OFF LAS VEGAS STRIP EQUIPPED RESTAURANT OPPORTUNITIES FOR LEASE  
ASK FOR DETAILS

JOE'S CRAB SHACK SAN DIEGO WATERFRONT FOR LEASE - 9000' Equipped Exclusive Parking Liquor License  
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  
[LA JOLLA PRIME PROSPECT AVE. FOR LEASE - 5400' + patios Liquor License & Entertainment](#)  
[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

[SAN JOSE BUCCA DI BEPPO - 8600' + patio - Fully Equipped Liquor License](#)  
[DUBLIN NO. CA. ON THE BORDER MEX - 9800' - Equipped \\$3.75 psf nnn - Liquor License](#)  
[SAN FRANCISCO EMBARCADERO - 12,000' + patio Club OK - 2 am Liquor license](#)  
[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](#)

## 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  
[GASLAMP SAN DIEGO NIGHTCLUB - 11,000' \\$4.50 psf nnn 2 am Liquor Live Entertainment & Dance + Real Estate](#)  
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 \$575,000  
[BRENTWOOD FOR LEASE- 1800' + patio - \\$5.00 psf + nnn - Equipped - B & W](#)

[SANTA MONICA FOR SALE 2500' + patio \\$930 per mo. Fully Equipped B & W license \\$600,000](#)  
SANTA MONICA ASIAN FOR LEASE - 1960' + patio - \$7.00 psf nnn B & W license  
[SANTA MONICA VENICE MAIN STREET 3600' + patio \\$5.95 nnn Equipped Liquor License \\$495,000](#)  
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  
[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

[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 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](#)  
[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

PICO BLVD. SUSHI - 3100' - \$5.50 psf + nnn - Equipped B & W - For Lease

CENTURY CITY SAINT MARC FOR LEASE 8300' + 1285' patio - Liquor License  
CENTURY CITY TAKE A BAO FOR LEASE - 1900' + 650' patio - B & W  
CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 2 am Liquor License

BLAZE PIZZA HOLLYWOD FOR LEASE - 1700' + patio \$8.00 nnn  
[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 License  
[ECHO PARK SUNSET - 2400' +700' Patio - \\$10,900 mo. nnn - 2 am Liquor License](#)

[MELROSE ITALIAN - Fully Equipped Grandathered CUP liquor license \\$8900 mo. + nnn \\$450,000](#)

WEST HOLLYWOOD ASIAN FOR LEASE - 4800' + patio Equipped Liquor License  
[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 VILLAGE PIZZA FOR LEASE - 1500' - \$5.00 psf - partially equipped  
[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 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  
[CULVER CITY 2600' + patio - \\$6.00 psf nnn Liquor License - \\$395,000](#)

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.Fllor 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

MANHATTAN BEACH FOR LEASE - 3000' + patio - \$14,000 mo. 2 am liquor license

[REDONDO BEACH WATERFRONT - 8000' . + Patio - Equipped - \\$2.50 psf nnn- 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  
[SEAL BEACH DENNYS FOR LEASE - 3950' free standing bldg. Equipped \\$4.00 psf nnn](#)

[BELMONT SHORES 2nd St. - 2900' + pato - \\$10,500 mo. TurnKey Equipped & Profitable  
47 liquor license \\$650,000](#)

DENNY'S COFFEE SHOP LONG BEACH FOR LEASE - 5500' Free Standing on 41,000 Lot \$25,000 mo.  
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

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

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 MEXICAN - 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 For  
Lease  
SHERMAN OAKS ITALIAN- 5000' + patio \$16,000' mo. Liquor Licesne \$575,000

[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

AGOURA HILLS FOR LEASE - 1400' + patio - \$5.00 psf nnn Equipped  
NEWBURY PARK PIZZA FOR LEASE - 1400' - \$3.35 nnn  
PIZZA HUT VENTURA COUNTY FREE STANDING - 1360' - \$2.75 psf + .50 nnn - Equipped

[ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing - Liquor License](#)  
[CAMARILLO PIZZA FOR LEASE - 2000' \\$5.40 psf all in - Fully Equipped](#)

[THOUSAND OAKS RESTAURANTS FOR LEASE - 3700' & 4500' - \\$7.50 psf all in Equipped - Liquor](#)  
[THOUSAND OAKS PIZZA FOR LEASE - 2200' + patio - \\$3.25 nnn Fully Equipped](#)  
[THOUSAND OAKS - 2500' + Patio - End Cap space - \\$4.70 psf nnn Fully Equipped - B & W license](#)  
[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](#)

[OUTLETS AT ORANGE MARKET BROLIER - 7500' Equipped LIQUOR LICENSE](#)  
[ORANGE COUNTY STANTON ASIAN - 2900' + patios Turn Key Equipped 2 am Liquor MAKE OFFER](#)  
[IRVINE ORANGE COUNTY Free Standing 7200' Equipped - 2 am liquor license](#)

[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 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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