

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, October 25, 2023 3:38 PM
To: ira iraspilky.com
Subject: 157 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE OCTOBER 25th



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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**157 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

OCTOBER 25th

www.iraspilky.com www.iraspilkyandassociates.com

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

[VALENCIA CANYON CLUB FOR LEASE - 11,750' - 2 AM Liquor - Live Entertainment](#)

[SAN DIEGO FASHION VALLEY FOR LEASE - 5000' + Patio Turn Key Liquor License](#)

[SAN JOSE SLATERS 50-50 FOR LEASE - 4500' Equipped with Ligor License](#)

[LAS VEGAS TOWN CENTER FOR LEASE - 10,000' Free Standing Equipped - Liquor License](#)

[SANTA MONICA WILSHIRE TURN KEY FOR LEASE - 3700' + 1200' patio - \\$25,500 mo. Liquor License](#)

CULVER CITY BURGER FOR LEASE - 2700' + patio \$6.00 nnn - Liquor License

CULVER CITY MEXICAN FOR LEASE - 3000' + patio \$6.00 nnn - Liquor License

BEVERLY HILLS BEDFORD FOR LEASE - 4200' + 800; patio - Liquor License

SANTA MONICA FOR LEASE - 2700' \$7.25 + nnn - B & W

NORTHRIDGE FOR LEASE - 2100' equipped - \$4.75 + nnn - B & W

REDONDO BEACH OCEANFRONT FOR LEASE - 10,200' - Free Standing - Liquor License

DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License

RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing \$4.75 psf Liquor License

[WESTWOOD FULLY EQUIPPED - 2200' + patio](#)

[TACO MARIA COSTA MESA FOR LEASE - 1365' + 450' Patio - B & W license](#)

[HOLLYWOOD & VINE RESTAURANT + ROOFTOP FOR LEASE - 4500' + 5000' roof \\$5.25 psf nnn 2 am liquor](#)

[HOLLYWOOD & VINE CAFE FOR LEASE - 1230' - Equipped](#)

[HOOTERS COSTA MESA FOR LEASE 6625' Free Stand \\$4.75 psf nnn Equipped Liquor Lic.](#)

[ENCINO VEGGIE GRILL FOR LEASE - 2835' + 850' patio - \\$5.45 psf nnn Fully Equipped](#)

[IRVINE BARRANCA PARKWAY FOR LEASE - 1500' - Fully Equipped - New Lease Negotiable](#)

[HUNTINGTON BEACH FOR LEASE - 1700' Fully Equipped - Beach Blvd. B & W license](#)

LAS VEGAS CAESARS PALACE BAR LOUNGE FOR LEASE - 2000' 2 am Liquor License
LAS VEGAS SUMMERLIN FOR LEASE - 5900' + patios - \$5.00 psf all in - Equipped
BEVERLY CENTER FOR LEASE - 6500' + patio - \$5.80 psf all in - Liquor License Equipped

DENNYS ANAHEIM FOR LEASE - 4400' - Free Standing \$175,000 yr. Exclusive Parking B & W license
ENCINO VENTURA BLVD. 700' - \$4900 mo. + \$700 per mo. nnn Equipped - NO Pizza or SUBS
CULVER CITY CHICKEN - 1445' + 200' patio - \$9.00 psf all in Equipped - Beer and Wine
MONTEBELLO ASIAN - 1870' + patio - \$8.50 psf all in Equipped Beer and Wine license

HUNTINGTON BEACH ON PCH - 1362' & 1609' \$4.50 psf nnn Equipped
BEVERLY CENTER - 2500' + 300' patio - fully equipped - B & W license
CLAIMJUMPER ANTELOPE VALLEY FOR LEASE - 11,000' + 2100' Patio - Liquor License
IHOP NEWBURY PARK FOR LEASE - 4000' \$4.00 + nnn Equipped

SAN JUAN CAPISTRANO - 2000' Fully Equipped For Lease
NEWPORT BEACH LAS SALSA FOR LEASE - 1800' + patio \$5.00 + 1.25 psf nnn
SANTA MONICA BURGER OR PIZZA FOR LEASE - 1250' = \$4.65 nnn B & W wine
VEGGIE GRILL DTLA FOR LEASE - 2975' + patio - \$4.00 nnn Equipped

BRENTWOOD SAN VICENTE MEXICAN OR PIZZA - 2500' + patio - \$6.75 psf + \$1.75 nets - Liquor License
THOUSAND OAKS PIZZA REV - 2500' + patio \$6.50 psf + nets Equipped
SAN CLEMENTE COASTAL FOR LEASE - 2000' + patio Free Standing - Very Rare Opportunity
WEST HOLLYWOOD TURN KEY CLUB FOR LEASE - 5100' \$11.00 psf 2 am Liquor No Restrictions
WEST L. A - TWO SPACES 1585' AND 1400' - \$4.50 psf + \$1.45 psf nets Equipped

BLAZE PIZZA WEST COVINA FOR LEASE - 2770' \$4.30 psf + nnn
USC VILLAGE SANWICH DELI FOR LEASE - 1800' \$5.75 PSF + nnn - Equipped - No ABC license
PASADENA ITALIAN RESTAURANT FOR LEASE 5000' + 1000' patio \$9.75 psf nnn 2 am Liquor
HOLLYWOOD VINE CAFE - 1228' for lease - No ABC - Equipped

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 WAIKIKI 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
SEAL BEACH DENNYS FOR LEASE - 3950' free standing bldg. Equipped \$4.00 psf nnn
HOLLYWOOD SUNSET BLVD. - 9400' free standing 33,000' lot \$50,000 mo. Liquor License
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

CENTURY CITY SAINT MARC FOR LEASE 8300' + 1285' patio - Liquor License

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 \$4.75 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

AUSTIN TX. BUCA DE BEPO FOR LEASE
DENVER ON THE BORDER MEXICAN FOR LEASE
DENVER HARD ROCK CAFE FOR LEASE - 11,000' \$5.00 psf gross Equipped Liquor 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

SAN DIEGO COUNTY

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
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](#)

NORTHERN CALIF.

SANTA CLARITA MEX FOR LEASE - 6700' + patio - \$2.50 psf + .40 nnn - Liquor
[SANTA CLARA PIATTI'S RESTAURANT FOR LEASE - 6100' Free Standing Equipped with Liquor License](#)
[BUCCA DI BEPPO SAN JOSE - 8600' + patios - Fully Equipped with Landlord T. I., - Liquor License](#)
[FISHERMAN'S WHARF SAN FRANCISCO - 8100' + Patio - Fully Equipped - Liquor License](#)
[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

[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 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 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](#)

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

[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 RESTAURANT CLUB - 5100' \\$5,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance](#)

WESTWOOD VILLAGE PIZZA FOR LEASE - 1500' - \$5.00 psf - partially equipped
[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 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](#)

[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 HOTEL RESTAURANT BAR & EVENT SPACE 2500'- 7000' Fully 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

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 - 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 BERNARDIONO - 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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