

**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Monday, October 23, 2023 3:19 PM  
**To:** ira iraspilky.com  
**Subject:** 172 RESTAURANTS-BARS/CLUBS FOR LEASE & SALE SUMMARY- OCTOBER 23rd



Scroll down to Review 172 Current listings by So. Ca. Trade Areas for October 23rd  
Newest Listings Starting on Top for Four Pages - Subject to Current Availability

**NEWEST LISTINGS ON TOP -SCROLL DOWN TO REVIEW FOUR PAGE INVENTORY**

VALENCIA CANYON CLUB FOR LEASE = 11,750' - 2 AM Liquor - Live Entertainment  
SANTA MONICA WILSHIRE TURN KEY FOR LEASE - 3700' + 1200' patio - \$25,500 mo. Liquor License

SANTA MONICA BAR FOR SALE - 2700' \$9600' mo. 48 Bar license \$695,000  
BEVERLY HILLS FOR LEASE - 4500' patio - Equipped - Liquor License  
TUSTIN FOR LEASE - 1300' patio \$4.15 psf nnn - Former Subway  
SANTA MONICA FOR LEASE - 2700' patio \$7.25 psf nnn Beer and Wine

DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - 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  
NORTHRIDGE FOR LEASE - 2100' equipped - \$4.75 + nnn - B & W

REDONDO BEACH OCEANFRONT FOR LEASE - 10,200' - Free Standing - Liquor License  
RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing \$4.75 psf Liquor License  
SOUTH BAY BAR TYPE 48 LICENSE - 1300' + Patio - 2 am no restrictions - R. E. for  
\$1,800,000

WESTWOOD FULLY EQUIPPED - 2200' + patio  
HOLLYWOOD & VINE RESTAURANT + ROOFTOP FOR LEASE - 4500' + 5000' roof \$5.25 psf nnn 2 am liquor  
HOLLYWOOD & VINE CAFE FOR LEASE - 1230' - Equipped  
BELMONT SHORES 2nd St. - 2900' + patio - \$10,500 mo. TurnKey Equipped & Profitable  
47 liquor license \$650,000

HOOTERS COSTA MESA FOR LEASE 6625' Free Stand \$4.75 psf nnn Equipped Liquor Lic.  
BEVERLY CENTER FOR LEASE - 6500' + patio - \$5.80 psf all in - Liquor License Equipped  
SOUTH BAY PROFITABLE TURN KEY RESTAURANT BREWERY 4000' + patios \$2.95 psf Net \$185k yr. \$850,000  
THIRD STREET PROFITABLE GASTROPUB Restaurant FOR SALE 2000' + patio \$9000 mo. 2 am B & W \$665,000

DENNYS ANAHEIM FOR LEASE - 4400' - Free Standing \$175,000 yr. Exclusive Parking B & W license  
WOODLAND HILLS RESTAURANTS WITH REAL ESTATE FOR SALE - 3200' 48 Bar License \$1,850,000  
SANTA MONICA FOR SALE - 3800' + 1000' patio \$10,400 mo. nnn Liquor License \$395,000  
WEST HOLLYWOOD LA CIENEGA - 3700' + patio \$18,000 mo. Liquor license \$395,000

LOS ANGELES PROFITABLE CLUB LOUNGE - 3600' + patio - 2 am liquor no restrictions Price \$1,350,000  
CULVER CITY CHICKEN- 1445' + 200' patio - \$9.00 psf All In B & W For Lease  
BEVERLY CENTER - 2500' + 300' patio - fully equipped - B & W license

HOLLYWOOD CLUB LOUNGE 6500' \$18,000 mo. Turn Key 2 am Liquor No Restrictions - \$650,000  
SANTA MONICA BURGER OR PIZZA FOR LEASE - 1250' = \$4.65 nnn B & W  
VEGGIE GRILL DTLA FOR LEASE - 2975' + patio - \$4.00 nnn Equipped

VENTURA BLVD KOSHER SUPERMARKET 8000' \$34,000 mo \$6 mil gross sales Price:\$1,395,000 all cash  
BRENTWOOD SAN VICENTE MEXICAN OR PIZZA - 2500' + patio - \$6.75 psf + \$1.75 nets - Liquor License  
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

USC VILLAGE SANWICH DELI FOR LEASE - 1800' \$5.75 psf+ nnn - Equipped - No ABC license  
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  
SHERMAN OAKS BAR FOR SALE - 1600' - \$5000 mo. - Equipped Type 48 Bar License - \$350,000  
B. H. LA CIENEGA FOR LEASE - 7000' and 11,000' - \$5.00 psf nnn - Liquor Licenses Fully Equipped

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

DTLA -L. A. LIVE ADJACENT 3875' + patio Fully Equipped \$4.25 psf + nnn 2 am liquor For Lease  
DTLA - 2400' + 600' Patio + Tented Parking Lot - \$8600 mo. 2 am Liquor & Entertain \$650,000

LAS VEGAS SUMMERLIN FOR LEASE - 5900' + patios - \$5.00 psf all in - Equipped  
LAS VEGAS TOWN CENTER FOR LEASE - 10,125' Free Standing - Equipped  
LAS VEGAS CAESARS PALACE BAR LOUNGE FOR LEASE - 2000' - \$50,000 mo. 2 am Liquor License ONLY one on STRIP

DENVER HARD ROCK CAFE FOR LEASE - 11,000' \$5.00 psf gross Equipped Liquor License  
SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \$4.50 + nets Liquor  
SANTA BARBARA STATE STREET FOR LEASE - 2500' + patio \$3.45 nnn 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  
CARLSBAD S. D. TOAST FOR LEASE - 3900' + 1000' patio - Liquor License  
JOE'S CRAB SHACK SAN DIEGO WATERFRONT FOR LEASE - 9000' Equipped Exclusive Parking Liquor License

#### NORTHERN CALIF.

SAN JOSE BUCCA DI BEPPO - 8600' + patio - Fully Equipped Liquor License  
SANTA CLARA PIATTI'S RESTAURANT FOR LEASE - 6100' Free Standing \$4.00 psf Equipped with 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  
SAN JOSE AND SANTA CLARA 2ND GEN EQUIPPED RESTAURANTS FOR LEASE - LIQUOR  
S. F. FISHERMAN'S WHARF FOR LEASE - 5600' + patios Equipped - 2 am Liquor License  
SIX SAN FRANCISCO BAY AREA DOWNTOWN RESTAURANTS FOR LEASE

## CLUBS

DTLA CLUB FOR SALE - 14,000' \$4.00 psf nnn 2 am Liquor and live entertainment Turn Key \$2.0 mil  
GASLAMP SAN DIEGO NIGHTCLUB - 11,000' \$4.50 psf nnn 2 am Liquor Live Entertainment & Dance  
WEST HOLLYWOOD RESTAURANT CLUB - 5100' \$65,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance - \$1.5 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  
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

#### LOS ANGELES COUNTY

BRENTWOOD SAN VICENTE 2000' + storage \$8000 mo. rent B & W license \$565,000  
BEVERLY HILLS NORTH BEVERLY DR. 7300' \$8.00 psf + nnn \$2 - Liquor License For Lease  
BEVERLY HILLS PIZZA FOR LEASE - 1150' + patio - \$4.50 nnn Equipped  
LA CIENEGA BEVERLY HILLS - 7500' + patio - \$5.50 psf + nnn - Fully Equipped 2 am Liquor License  
LA CIENEGA RESTAURANT ROW RESTAURANT - 11,000 \$6.50 nnn Equipped Liquor License  
HOLLYWOOD SUNSET BLVD. - 9400' free standing 33,000' lot \$50,000 mo. Liquor License No Restrictions  
BLAZE PIZZA HOLLYWOOD FOR LEASE - 1700' + patio \$8.00 nnn  
SUNSET VINE HOLLYWOOD 3100' - \$5.50 + nnn - Fully Equipped Liquor License  
HOLLYWOOD- SUNSET 6500' + patio \$5.00 psf nnn Turn Key Equipped 2 am Liquor  
MELROSE ITALIAN - Fully Equipped Grandfathered CUP liquor license \$8900 mo. + nnn \$450,000

[WEST L. A. BAJA FRESH 3500' Equipped - For Lease](#)

WEST HOLLYWOOD ASIAN FOR LEASE - 4800' + patio Equipped Liquor License

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

SANTA MONICA WILSHIRE FOR LEASE 3700' + 1200' Patio Trn Key Equipped Liquor license

SANTA MONICA WILSHIRE TURN KEY FOR LEASE 3000' + 1200' patio - Equipped Liquor license

[SANTA MONICA WILSHIRE - 2500' + patio \\$6.00 + .80 nets Equipped Liquor License](#)

CULVER CITY TAPROOM - 2000' + patio \$5.25 nnn - B & W license

CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License

CENTURY CITY SUGAR FACTORY - 10,000' + patio Equipped 2 am Liquor License

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

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 BLVD. - 10,800' - \\$5.50 psf nnn - Equipped - 2 am Liquor](#)

[WESTWOOD VILLAGE - 1000' + patio - \\$12.00 psf - NO ABC - For Lease](#)

WESTWOOD ISLANDS 4500' Equipped \$5.25 psf nnn 2 am Liquor License FOR LEASE *RE For Sale*

[DTLA ARTS DISTRICT FOR LEASE - 3800' + Patios - B & W License - Fully Equipped \\$600,000](#)

DTLA 7th STREET - Two Spaces Fully Equipped - 2000' and 3000' \$3.00 psf nnn For Lease

DTLA SPRING STREET - 3000' + patios \$4.00 psf + nnn Equipped 2 am Liquor License

DTLA - 2700' - Equipped \$4.75 psf + \$1.10 psf nnn - Liquor License

[DTLA DELI - 2600' + patio - Fully Equipped - \\$3.00 psf nnn - No ABC 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' - \$4.00 psf + nnn - Liquor License For Lease

DTLA - 800 W. SIXTH - 2800+ 1600' patio - Equipped - LIQUOR LICENSE

[MANHATTAN BEACH FOR LEASE - 3000' Free Standing + patio - \\$3.50 + .50 2 am liquor license](#)

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

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

[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

[BELMONT SHORES SUSHI FOR LEASE- 1960' + 650' patio - \\$7.00 + nnn Beer and Wine](#)

BELMONT SHORES 2nd St. - 2900' + patio - \$10,500 mo. TurnKey Equipped & Profitable  
47 liquor license \$725,000

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

[LONG BEACH PINE AVE. - 3500' + patio \\$4.50 psf + nnn Equipped B & W License](#)

LONG BEACH OCEAN AVE. - 2500' + large patio \$4.50 psf + nnn - fully built out

TORRANCE ELEPHANT BAR - 8400' \$4.00 psf nnn Free Standing Equipped - Liquor License

REDONDO BEACH RIVIERA - 1260' + 400' patio \$10,100 mo. B & W Equipped - Price \$125,000

[BURBANK HOTEL RESTAURANT BAR & EVENT SPACE 2500'- 7000' Fully Equipped Liquor License](#)

PASADENA COLORADO BLVD. RESTAURANT FOR LEASE 5600' + 1000' patio \$9.75 psf 2 am Liquor

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

[PASADENA EQUIPPED - 4500' + patio - Liquor License For Lease](#)

NOHO BAR & GRILL - 2500' + patio \$5000 mo. Liquor Licesne & live entertainment - \$350,000

NOHO MOD PIZZA - 2200' + patio - \$4.50 psf nnn Equipped B & W For Lease

NORTH HOLLYWOOD 24hr. Diner 3600' Free Standing \$4.50 psf + .60 nnn B & W FOR LEASE.

NOHO PANERA BREAD - 3500' - \$4.50 psf nnn FOR LEASE

[STUDIO CITY PIZZA FOR LEASE - 2650' + patio - \\$6.00 psf + nnn Equipped B & W license](#)

STUDIO CITY 1000' + patio \$3000 mo. total rent Equipped Liquor in process \$595,000

[SHERMAN OAKS FREE STANDING - 3900' + patio \\$4.50 psf + nnn 2 am Liquor Licesne NO restrictions For Lease](#)

[SHERMAN OAKS - 5000' + patio \\$16,000' mo. Turn Key Equipped 2 am Liquor Licesne \\$575,000](#)

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

ENCINO VEGGIE GRILL FOR LEASE - 2835' + 850' patio - \$5.45 psf nnn Fully Equipped  
ENCINO VENTURA BLVD. 700' - \$4900 mo. + \$700 per mo. nnn Equipped - NO Pizza or SUBS

WOODLAND HILLS RED ROBIN - 7100' Fully Equipped - 2 am Liquor License  
AGOURA HILLS FOR LEASE - 1400' + patio - \$5.00 psf nnn Equipped  
ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing - Liquor License

## VENTURA COUNTY

THOUSAND OAKS PIZZA REV FOR LEASE - 2500' + patio \$6.50 psf + nets  
BLAZE PIZZA THOUSAND OAKS AND WEST COVINA FOR LEASE - EQUIPPED  
THOUSAND OAKS FAST CASUAL - 1500' - \$4.50 psf + nets Fully Equipped  
THOUSAND OAKS PIZZA FOR LEASE - 2200' + patio - \$3.25 nnn Fully Equipped  
THOUSAND OAKS RESTAURANTS FOR LEASE - 3700' & 4500' - \$7.50 psf all in Equipped - Liquor  
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 - 11,000' Free Standing \$25,000 mo. Exclusive Parking Liquor License + Entertainment

CAMARILLO PIZZA FOR LEASE - 2000' \$5.40 psf all in - Fully Equipped  
OXNARD PIZZA FREE STANDING FOR LEASE - 1300' Exclusive Parking for Pick Up & Delivery  
PIZZA HUT VENTURA COUNTY FREE STANDING - 1360' - \$2.75 psf + .50 nnn - Equipped  
VENTURA DELI GRILL - 4000' - \$6500 mo. B & W Profitable Fully Equipped \$650,000  
IHOP NEWBURY PARK FOR LEASE - 4000' \$4.00 + nnn Equipped  
NEWBURY PARK PIZZA FOR LEASE - 1400' - \$3.35 nnn

## 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

NEWPORT BEACH LAS SALSA FOR LEASE - 1800' + patio \$5.00 + 1.25 psf nnn

HUNTINGTON BEACH MAIN ST 110 Seats \$9800 mo. 20 yr. lease 2 am Liquor License Entertainment \$850,000  
HUNTINGTON BEACH WARNER AVE. TACO FOR LEASE - 1700' + patio  
HUNTINGTON BEACH - 2400' + patio \$8600 mo. rent 2 am Liquor \$875,000  
HUNTINGTON BEACH FREE STANDING - 10,000' Equipped \$2.70 psf 2 am Liquor License

ORANGE COUNTY LAZY DOG FOR LEASE - 6800' free standing \$3.50 + .78 nets Liquor License  
ORANGE COUNTY STANTON ASIAN - 2900' + patios Turn Key Equipped 2 am Liquor MAKE OFFER  
OUTLETS AT ORANGE MARKET BROLIER FOR LEASE- 7500' Liquor License  
ANAHEIM - 2200' + patio - fully equipped for lease  
TACO MARIA COSTA MESA FOR LEASE - 1365' + 450' Patio - B & W license

IRVINE BARRANCA PARKWAY FOR LEASE - 1500' - Fully Equipped - New Lease Negotiable  
IRVINE ASIAN FREE STANDING FOR LEASE 7200' Equipped - 2 am Liquor For Lease  
IRVINE HOTEL RESTAURANT FOR LEASE - 5400' + patio Fully Equipped Liquor License  
IRVINE Panera 4,743sf \$5.00 psf + NNNs at \$1.30 psf  
IRVINE Makino Sushi 5,843sf + 691sf patio \$4.30 psf + NNNs \$1.37 psf Liquor  
IRVINE CHILI'S - 6500' \$4.25 + nnn - Liquor  
CYPRESS O. C. - 2 FAST CASUAL EQUIPPED SPACES - 1840' & 2000' \$5.50 psf nnn For Lease

CORONA FREE STANDING MEXICAN - 7900' or add drive thru - Equipped - 2 am Liquor Lic.  
RANCHO CUCAMONGA PIZZA PRESS -3300' \$3.75 psf + nnn - Equipped B & W For Lease  
MISSION VIEJO - O. C. - (2) spaces Equipped - 7000' + patio OR 5600' OR BOTH - Liquor License

All Clients must have current client information profiles on file prior to any additional disclosures

**"Timing is Everything in Life" – "Invested in your 2023 Success"**

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