

**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Wednesday, January 31, 2024 3:08 PM  
**To:** ira iraspilky.com  
**Subject:** 161 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE JANUARY 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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**161 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

**JANUARY 31st**

[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](#)

[HOLLYWOOD CAFE - 1600' + patio For Lease - \\$6.00 psf - Tjurn Key Equipped](#)

[IVY STATION CULVER CITY FOR LEASE - 5600' + 1200' patio - \\$40,000 mo. Turn Key -Liquor License](#)

[GASLAMP SAN DIEGO CLUB FOR LEASE - 8700' - Equipped - Liquor License](#)

[STUDIO CITY RESTAURANT CLUB - 3300' + patio - \\$14,000 mo.2 am liquor license](#)

[LOS FELIZ VERMONT FOR SALE - 4500' + 2 bars \\$21,000 mo. Liquor License Fully Equipped](#)

[LONG BEACH PRIME PINE AVE. FOR LEASE - 6500' + PATIO - \\$3.95 Fully Equipped - 2 am Liquor](#)

[YORBA LINDA LAMPOST PIZZA FOR LEASE - 2900' Equipped - B & W license](#)

[ENCINO BAKERY CAFE - 3300 + patio - \\$4.25 + nnn Fully Turn Key Equipped](#)

[FIVE SWEET LADY JANE LOCATIONS - ENCINO, B. H. WEST HOLLYWOOD SANTA MONICA & CALABASAS](#)

[1400' - 1500' Equipped - \\$6.00 - \\$7.50 psf nnn New Leases - Equipped](#)

[RUTH CHRIS B. H. FOR LEASE- 6400' \\$8.25 psf Equipped - 2 am liquor license](#)

[LARGO ON FAIRFAX FOR LEASE - 3700' - Equipped - Liquor License and Music](#)

[PALO ALTO STANFORD CENTER - 3000' - \\$10.00 psf Liquor Fully Equipped with T. I. Corner Location](#)

[LA JOLLA OCEAN VIEW - 8900' + patio \\$3.00 psf nnn - \\$1,700,000 Landlord Contribution LIQUOR](#)

[MELROSE AVE KOSHER CAFE FOR LEASE - 2500' Turn Key Fully Equipped](#)

[WESTLAKE VILLAGE FOR LEASE 3250' \\$3.00 nnn Liquor & Music](#)

[WEST L. A. BAKERY - 2200' + Patio - \\$7.00 nnn - Equipped - Awesome Location](#)

[BOSTON MARKET REDONDO BEACH FREE STANDING FOR LEASE - 3100' Equipped](#)

[NOHO PANERA FISH DISH & MOD PIZZA FOR LEASE - 1200' TO 3200' \\$4.25 nnn B & W](#)

[SHERMAN OAKS FOR LEASE - 3700' + patio 2 am liquor - Equipped](#)

ECHO PARK RESTAURANT BAKERY FOR LEASE - 3200' Equipped - \$2.85 psf nnn

PLAYA VISTA FOR LEASE - 1700' + patio Fully Equipped - \$16,000 mo. Liquor License

BEVERLY HILLS PIZZA FOR LEASE - 1000' - \$5500 mo. rent Fully Equipped

DTLA For Lease - 3100' +1400' patio \$.25 nnn - Liquor License

SPORTS BAR TORRANCE FOR LEASE - 7200' + patio - Equipped 2 am liquor

CALABASAS BURGER RESTAURANT FOR SALE - 2986 + patio - Fully Equipped - B & W

LONG BEACH PINE AVE. FOR LEASE - 4100' + patio - \$3.50 nnn- 2 am liquor

WOODLAND HILLS VEGGIE GRILL FOR LEASE - 2800' + 700' patio - \$8.00 psf nnn Fully Equipped

STUDIO CITY FOR LEASE - 1750' + patio \$7.00 psf NO ABC

LAGUNA BEACH COAST HWY - 3500' + patio - \$6.00 + nnn - Fully Equipped Liquor License

HOLLYWOOD MEXICAN FOR LEASE - 8500' + patio - 2 am liquor

PASADENA OLD TOWN - 3300' + patios \$3.50 nnn 2 am Liquor

HUNTINGTON BEACH BELLA TERRA MEXICAN FOR LEASE - 7000' + patio Equipped - Liquor

VALENCIA CANYON CLUB FOR LEASE - 11,750' - 2 AM Liquor - Live Entertainment

LAS VEGAS TOWN CENTER FOR LEASE - 10,000' Free Standing Equipped - Liquor 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

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

SAN DIEGO FASHION VALLEY FOR LEASE - 5000' + Patio Turn Key Liquor License

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.

SAN JOSE SLATERS 50-50 FOR LEASE - 4500' Equipped with Ligor License

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

BRENTWOOD SAN VICENTE MEXICAN OR PIZZA - 2500' + patio - \$6.75 psf + \$1.75 nets - Liquor License

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

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

SANTA MONICA BURGER OR PIZZA FOR LEASE - 1250' = \$4.65 nnn B & W wine

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

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

B. H. LA CIENEGA FOR LEASE - 7000' and 11,000' - \$5.00 psf nnn - Liquor Licenses

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

CENTURY CITY SAINT MARC FOR LEASE 8300' + 1285' patio - Liquor License  
BEVERLY CENTER FOR LEASE - 6500' + patio - \$5.80 psf all in - Liquor License Equipped

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

HOLLYWOOD & VINE RESTAURANT + ROOFTOP FOR LEASE - 4500' + 5000' roof \$5.25 psf nnn 2 am liquor  
BLAZE PIZZA HOLLYWOOD FOR LEASE - 1700' + patio \$8.00 nnn  
HOLLYWOOD SUNSET BLVD. - 9400' free standing 33,000' lot \$50,000 mo. Liquor License  
SUNSET & VINE HOLLYWOOD -3300' \$5.50 + nnn - Fully Equipped Liquor License

CULVER CITY WOKCANO - 5500' + patio - Fully Equipped Liquor License  
CULVER CITY CHICKEN - 1445' + 200' patio - \$9.00 psf all in Equipped - Beer and Wine  
CULVER CITY BURGER FOR LEASE - 2700' + patio \$6.00 nnn - Liquor License  
CULVER CITY MEXICAN FOR LEASE - 3000' + patio \$6.00 nnn - Liquor License

WEST L. A - TWO SPACES 1585' AND 1400' - \$4.50 psf + \$1.45 psf nets Equipped  
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' \$55,000 mo. nnn Turn Key Equipped 2 am Liquor Live Entertainment & Dance

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

WESTWOOD FULLY EQUIPPED - 2200' + patio  
WESTWOOD VILLAGE PIZZA FOR LEASE - 1500' - \$5.00 psf - partially equipped  
WESTWOOD PICO - 11,000' Equipped - Exclusive Parking \$4.50 psf - Liquor  
WESTWOOD VILLAGE -1006' - Equipped - No ABC

DTLA BIERGARTEN FOR LEASE - 7000' + patios - Equipped - Liquor License  
VEGGIE GRILL DTLA FOR LEASE - 2975' + patio - \$4.00 nnn Equipped  
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

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 OCEANFRONT FOR LEASE - 10,200' - Free Standing - 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  
PASADENA ITALIAN RESTAURANT FOR LEASE 5000' + 1000' patio \$9.75 psf nnn 2 am Liquor  
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

NOHO MOD PIZZA - 2200' + patio - \$4.00 psf nnn Equipped Beer and Wine  
NOHO PANERA BREAD - 3200' - \$4.00 + nnn Equipped

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

ENCINO VEGGIE GRILL FOR LEASE - 2835' + 850' patio - \$5.45 psf nnn Fully Equipped

NORTHRIDGE FOR LEASE - 2100' equipped - \$4.75 + nnn - B & W  
BAJA FRESH PORTER RANCH FOR LEASE - 2400' + patio \$5.00 nnn

WOODLAND HILLS RED ROBIN - 7100' Equipped \$34,000 mo. - 2 am Liquor License  
WOODLAND HILL BISTRO K - 5300' Equipped - \$18,000 mo. - 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

#### ORANGE COUNTY

ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W  
SAN CLEMENTE COASTAL FOR LEASE - 2000' + patio Free Standing - Very Rare Opportunity  
HOOTERS COSTA MESA FOR LEASE 6625' Free Stand \$4.75 psf nnn Equipped Liquor Lic.  
HUNTINGTON BEACH FOR LEASE - 1700' Fully Equipped - Beach Blvd. B & W license  
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  
HUNTINGTON BEACH FREE STANDING - 10,000' Equipped \$2.70 psf 2 am Liquor License  
VILLAGE AT ORANGE - 2400' equipped adjacent to Red Robin - ABC 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  
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

#### VENTURA COUNTY

IHOP NEWBURY PARK FOR LEASE - 4000' \$4.00 + nnn Equipped  
THOUSAND OAKS PIZZA REV - 2500' + patio \$6.50 psf + nets Equipped  
AGOURA HILLS FORLEASE - 1400' + patio - \$5.00 psf nnn Equipped  
ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing - Liquor License  
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

#### 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

ONTARIO for Lease - 5700' + Patio Free Standing - Equipped - \$3.50 psf nnn Liquor - No restrictions  
RANCHO CUCAMONGA ISLANDS FOR LEASE - 5400' Free Standing \$4.75 psf Liquor License  
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

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