

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, December 18, 2024 3:52 PM
To: ira iraspilky.com
Subject: 169 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE DECEMBER 18th



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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**169 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

DECEMBER 18th

www.iraspilky.com www.iraspilkyandassociates.com

NEWEST LISTINGS BEGIN ON TOP IN LISTING ORDER & SCROLL DOWN Four Pages REVIEW BY SO. CA. TRADE AREA

LONG BEACH OCEAN AVE./PINE FOR LEASE - 9500' + patio - \$4.50 psf net Turn Key - Liquor license
LIBERTY STATION SAN DIEGO FOR LEASE - 3300' + 8000' Outdoor patio \$5.00 nnn - Fullu Equipped Liquor
NEWPORT BEACH COAST HIGHWAY FOR LEASE - 5300' free stand + patio \$11.00 psf net Liquor License

MANDALAY BAY LAS VEGAS HOTEL RESTAURANT FOR LEASE - 9000' Equipped Liquor License

NEWYORKNEWYORK VEGAS BAR FOR LEASE - fully equipped and licensed

HUNTINGTON BEACH WATERFRONT FOR LEASE 4850' + patio \$4.25 + nets 2am liquor - live ent

HOLLYWOOD VINE FOR LEASE - 4300' + mezz/patio - \$4.50 + nnn Fully Equipped

FOUR PALM SPRINGS FULLY EQUIPPED RESTAURANTS FOR LEASE - 5300' - 7800' Equipped with Liquor

SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \$4.50 + nets Liquor License

CULVER CITY - 2300' + patio - \$10.00 nnn Equipped - Beer and Wine

SAN CLEMENTE FREE STANDING CAFE 2300' + patio \$5.75 - Fully Equipped

PALM DESERT WITH REAL ESTATE - 8100' free stand on 17,000' lot Turn Key Equipped Liquor \$5.6 mil

TGIF SIMI VALLEY - 6400' + patio - Equipped - 2 am liquor license

TOCAYA MEX SAN DIEGO FOR LEASE 3000' + 700' patio \$6.00 psf Liquor Fully Equipped

LAS VEGAS STRIP SENOR FROGS FOR LEASE - 23,000' 4 am liquor no restrrictions \$150.00 psf

LONG BEACH BAR WITH R. E. 2400' fully equipped 2 am 48 license live entertain \$1,350,000

ORANGE COUNTY FAST CASUAL PIZZA FOR LEASE - 2100' + patio - \$4.50 psf nnn Equipped - Beer & Wine

ORANGE COUNTY TGIF FRIDAY'S FOR LEASE - 7500' + patio Free Standing Equipped - Liquor License

RUBIOS SANTA ANA RESTAURANT FOR LEASE - 2160' + patio - Equipped Beer & Wine

LAGUNA BEACH COAST HWY FOR LEASE - 1800' \$8.50 psf nnn Equipped Beer and Wine
[WESTWOOD RESTAURANT BAR HOOKAH - 5600' + patio \\$3.50 nnn Liquor No Restrictions](#)
SUNSET STRIP FOR LEASE - 5900' on 2 levels + patios \$6.00 psf nnn Equipped Liquor license
ROCK N BREWS FOR LEASE - 6000' in TUSTIN \$4.50 nnn with liquor license

[L. A. LIVE CLUB FOR LEASE - 12,000' \\$3.75 + \\$1.00 nets - 2 am Liquor & Live Entertainment Dance](#)
[MIMI'S VENTURA FOR LEASE - 6500' free standing Equipped - \\$5.00 psf Liquor License](#)
HOLLYWOOD HIGHLAND FOR LEASE - 4300' + mezz. \$4.75 nnn 2 am Liquor No Restrictions
ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing \$3.00 psf - Liquor License

[LONG BEACH PCH 2ND TOCAYA FOR LEASE - 3100' + patio \\$8.00 psf all in Equipped](#)
[LONG BEACH PCH 2ND SUSHI FOR LEASE - 1960' + patio - \\$8.00 psf nnn B & W](#)
[THOUSAND OAKS EQUIPPED SPORTS BAR FOR LEASE - 6680' + patio - \\$3.00 + nets - Liquor License](#)

[CERRITOS FOR LEASE - 6800' + patio \\$5.25 psf + nets - Liquor License](#)
[CARLSBAD FOR LEASE - 9000' free standing turn key equipped \\$4.50 psf - 2 am liquor](#)
ALISO VIEJO FORMER CHILI'S FOR LEASE - 6200' + patio Free Standing Equipped exclusive parking- Liquor License
SAWTELLE W. L. A. FOR LEASE - 2 SPACES - 1650' & 1300' \$10.00 psf nnn Equipped B & W license
ONTARIO FOR LEASE - 7000' free standing - \$2.50 psf Equipped - Liquor license

[BRENTWOOD MEXICAN FOR LEASE - 3900' + patio - \\$5.00 psf nnn Liquor](#)
[STUDIO CITY VENTURA BLVD. FOR LEASE - 2900' + patio \\$4.00 psf + nnn Beer and Wine](#)
[BEVERLY CENTER TURN KEY FOR LEASE - 6500' + patio \\$5.50 psf Liquor License](#)
LONG BEACH WATERFRONT EQUIPPED FOR LEASE - 8000' + Patio - \$4.50 nnn Liquor License
[BURBANK TENDER GREENS FOR LEASE - 4500' - \\$5.00 + nnn Equipped](#)

[LAS VEGAS TOWN CENTER FOR LEASE - 6600' \\$5.00 psf fully equipped with Liquor license](#)
[LONG BEACH MARINA FOR LEASE - 7300' + patio - \\$3.25 + .88 Equipped with T. I. & Liquor](#)

WESTWOOD VILLAGE FOR LEASE 7200' + mezz - \$31,000 mo. nnn Equipped 2 am liquor licesne
[BELMONT SHORES LONG BEACH FOR LEASE - 2000'+ patio \\$4.40 nnn Turn Key Fully Equipped](#)
HOOTERS COSTA MESA FOR LEASE 6625' Free Stand \$4.75 psf nnn Equipped Liquor Lic.
[WEST HOLLYWOOD SUNSET STRIP FOR LEASE - 4700' two levels \\$5.00 psf nnn Equipped - 2 am Liquor](#)
[TORRANCE DEL AMO LEMONADE RESTAURANT FOR LEASE - 1700' + 1000' patio - \\$10.00 psf Fully Equipped](#)
PANINI KABOB PLAYA VISTA FOR LEASE - 3000' + 1500' Patio Beer & Wine

[TORRANCE DEL AMO FRIDA MEXICAN FOR LEASE - 6600' + patio Fully Equipped Liquor License](#)
[WOKCANO WOODLAND HILLS FOR LEASE Fully Equipped - 6000' + 3000' Patio - Liquor License](#)
[TORRANCE TURN KEY BRAND NEW NEVER OPENED ASIAN FOR LEASE - 6500' + patio - \\$7.00 psf Fully Equipped Liquor License](#)

FOUR NEWPORT BEACH RESTAURANTS FOR LEASE 2000' - 3500' - Equipped
[WOODLAND HILLS MEXICAN FOR LEASE - 6300' + 1900' patio - \\$5.00 + nnn ; Full Liquor](#)

SANTA BARBARA STATE STREET FOR LEASE - 2500' + patio \$3.45 nnn Liquor License

SAN DIEGO COUNTY

[SAN DIEGO CLUB FOR LEASE - 9200' free standing - Exclusive Parking 2 am liquor No Restrictions](#)
LIBERTY STATION SAN DIEGO - 2900' + 8000' patio - \$4.50 nnn Fully Equipped - Liquor License
CARLSBAD FREE STANDING RESTAURANT FOR LEASE - 3900' + Patio - Full Liquor
[GASLAMP SAN DIEGO CLUB FOR LEASE - 8700' - Equipped - Liquor License](#)
[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](#)
GASLAMP SAN DIEGO NIGHTCLUB - 11,000' \$4.50 psf nnn 2 am Liquor Live Entertainment & Dance
[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 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
[SAN FRANCISCO CLUB - 9000' - Lease or Sale 2 am Type 48 Bar license - No Restrictions](#)

LOS ANGELES COUNTY

MALIBU FOR LEASE - 2200' + 800' patio fully equipped \$8.00 psf nnn - Liquor License
[MALIBU FULLY EQUIPPED FOR LEASE - 1860' + 625' Patio - \\$4.00 + nnn - Beer and Wine](#)

[SANTA MONICA TURN KEY WILSHIRE FOR LEASE 3000' + 2000' patio \\$26k mo.- Equipped Liquor license](#)
[SANTA MONICA PHILS COFFEE FOR LEASE - 2250' + patio - fully equipped](#)
SANTA MONICA WILSHIRE 4500' + patio \$6.50 psf + .89 nnn 1 am Liquor License
SANTA MONICA WILSHIRE - 2500' + patio \$6.00 + .80 nets Turn Key Liquor License

[RUTH CHRIS B. H. FOR LEASE- 6400' \\$8.25 psf Equipped - 2 am liquor license](#)
[BEVERLY HILLS FOR LEASE - 7300' basement fully equipped - \\$6.00 psf + nnn - 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 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](#)

[HOLLYWOOD SUNSET FOR LEASE - 6600' + patio \\$6.00 nnn Fully Equipped - Liquor](#)
[SUNSET STRIP RESTAURANT - FULLY EQUIPPED - LIQUOR - 8000' \\$50k mo](#)
[HOLLYWOOD DOLBY CENTER CLUB FOR LEASE - 7250' + patio - 2 am liquor](#)
HOLLYWOOD & VINE FOR LEASE - 4500' \$5.50 psf nnn - 47 liquor license Equipped

[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 BURGER FOR LEASE - 2700' + patio \$6.00 nnn - Liquor License
CULVER CITY MEXICAN FOR LEASE - 3000' + patio \$6.00 nnn - Liquor License

WEST HOLLYWOOD S. M. BLVD. - 1800' + patio - fully equipped
[WEST HOLLYWOOD WOKCANO FOR LEASE - 3600' + patio \\$6.50 Equipped with Liquor](#)

WESTWOOD VILLAGE PRIME CORNER FOR LEASE - 10,000' Equipped - Liquor License
[WESTWOOD VILLAGE TURN KEY FOR LEASE - 2200' + patio \\$5.00 nnn 2 am Liquor license](#)

[DTLA CLUB VENUE BAR - 6800' - Fully Equipped - 48 bar license entertament & dance](#)
[DTLA TURNKEY BREWERY RESTAURANT FOR LEASE - 10,300' + patio Fully Licensed & Turn Key Equipped](#)
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 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 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](#)

REDONDO BEACH SMASHBURGER FOR LEASE - 1700' + 500' patio \$6.50 psf- Fully Equipped
REDONDO BEACH PUB FOR LEASE - 4200' - \$3.50 psf nnn - Equipped - 47 Liquor License
REDONDO BEACH OCEANFRONT FOR LEASE - 10,200' - Free Standing - Liquor License
SPORTS BAR TORRANCE FOR LEASE - 7200' + patio - Equipped 2 am liquor

[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
LONG BEACH PRIME PINE AVE. FOR LEASE - 6500' + patio - \$3.95 Fully Equipped - 2 am Liquor
LONG BEACH PINE AVE. FOR LEASE - 4100' + patio - \$3.50 nnn- 2 am liquor

OLD TOWN PASADENA FOR LEASE - 3200' + patio \$3.50 - Fully equipped Liquor License
[ROSCOES CHICKEN & WAFFLES PASADENA FOR LEASE - 3300' Exclusive Parking \\$4.25 psf B & W](#)
PASADENA FAIROAKS FOR LEASE - 5300' + patio - \$3.00 psf nnn - Liquor
PASADENA ITALIAN RESTAURANT FOR LEASE 5600' + 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 \\$3.50 psf nnn- Liquor License](#)

[NOHO PANERA & FISH DISH FOR LEASE - 1200' TO 3200' \\$4.25 nnn B & W](#)
[NOHO PANERA BREAD - 3200' - \\$4.00 + nnn Equipped](#)
SUN VALLEY RESTAURANT ENTERTAINMENT VENUE FOR LEASE - 8500' Free Standing with exclusive parking
fully equipped - 2 am Liquor License - No Restrictions - Grandfathered CUP

SHERMAN OAKS VENTURA BLVD. FOR LEASE - 7150' + patio Turn Key \$3.75 2 am Liquor license
[SHERMAN OAKS MEXICAN - 8000' + patio \\$4.00 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

[NORTHRIDGE BOB'S BIG BOY - 4800' - \\$4.25 psf nnn = \\$1.50](#)
[NORTHRIDGE EPIC WINGS - 3400' - \\$4.15 psf nnn = \\$1.05](#)
[NORTHRIDGE CANO HEALTH - 8300' - \\$3.75 psf nnn = \\$1.05 psf](#)
[NORTHRIDGE FOR LEASE - 2100' equipped - \\$4.75 + nnn - B & W](#)

[TOPANGA PLAZA W. H. ASIAN FOR LEASE - 5300' \\$34,000 mo. Equipped](#)
[WOODLAND HILLS VEGGIE GRILL FOR LEASE - 2800' + 700' patio - \\$8.00 psf nnn Fully Equipped](#)
[WOODLAND HILLS RED ROBIN - 7100' Equipped \\$34,000 mo.- 2 am Liquor License](#)

[VALENCIA CANYON CLUB FOR LEASE - 11,750' - 2 AM Liquor - Live Entertainment](#)
[VALENCIA TOWN CENTER FOR LEASE Saddle Ranch 7500' + 3000' Patio - Liquor License](#)

ORANGE COUNTY

[ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W](#)
[LAGUNA BEACH FOR LEASE - 3500' + patio \\$5.00 psf + nets Liquor License](#)
[LAGUNA NIGUEL PIZZA - 1600' + patio - \\$3.75 nnn - Fully Equipped - B & W license](#)
[RANCHO SANTA MARGARITA FOR LEASE - 4600' + patio \\$3.75 + nnn Liquor License](#)
[ORANGE COUNTY RUBIOS MEX FOR LEASE - 2100' Equipped - B & W](#)
[SAN CLEMENTE COASTAL FOR LEASE - 2000' + patio Free Standing - Very Rare Opportunity](#)
[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](#)
[VILLAGE AT ORANGE - 2400' equipped adjacent to Red Robin - ABC license](#)

VENTURA COUNTY

[THOUSAND OAKS MEXICAN CANTINA FOR LEASE - \\$7.50 psf - Equipped - Liquor](#)
[THOUSAND OAKS MALL FOR LEASE - 3000' plus 2 patios - \\$6.00 psf Equipped](#)
[NEWBURY PARK FOR LEASE - 3800' + patio - \\$3.00 psf nnn](#)
[CITY OF VENTURA RUBIO'S - 2250' + patio - equipped - B & W license](#)
[NEWBURY PARK RUBIOS & N.Y. DELI FOR LEASE - 2500' & 2750' Fully Equipped](#)
[THOUSAND OAKS PIZZA REV - 2500' + patio \\$6.50 psf + nets Equipped](#)

RIVERSIDE COUNTY

[RIVERSIDE COCO'S COFFEE SHOP - 6000' Freestanding Fully Equipped with B & W license](#)
[TEMECULA OUTBACK STEAK HOUSE FOR LEASE - 6100' Free Standing - \\$20,000 mo. nnn - Liquor](#)
[MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate](#)

SAN BERNARDINO COUNTY

[APPLEBEES ONTARIO FOR LEASE - 5900' free stand + patio - \\$5.00 psf nnn - Liquor](#)
[ROMANO'S ITALIAN REDLANDS FOR LEASE - 7400' + patio Turn Key Fully Equipped Liquor](#)
[ROSSA'S CUCINA ENOTECA FOR LEASE - 5300' Free Stnading \\$4.00 psf Liquor](#)
[ONTARIO for Lease - 5700' + Patio Free Standing - Equpped - \\$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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