

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, April 16, 2025 3:27 PM
To: ira iraspilky.com
Subject: 183 Closed Equipped/No Key Money Restaurants/Bars/Clubs FOR LEASE APRIL 16th



Our PRIME Restaurant 2nd gen Conversion Inventory is the Best in California for over 35 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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**183 2nd GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE & ABC LICENSE - NO KEY MONEY LANDLORD T.I. & FREE RENT**

APRIL 16th

www.iraspilky.com www.iraspilkyandassociates.com

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

[BLAZE PIZZA CLOSING IN WOODLAND HILLS IN MAY](#)

[SHERMAN OAKS FULLY EQUIPPED FOR LEASE - 7100' Landlord T. I. Liquor License 120 Parking spaces](#)
[PALMDALE CLAIMJUMPER FOR LEASE - 11,000' - \\$2.90 pdf nnn - Equipped - Liquor License](#)
[WEST HOLLYWOOD MELROSE AVE. - 3800' + patio - \\$25,000 mo. Equipped - Liquor License](#)
[TORRANCE MARKET BROILER FOR LEASE - 6400' + patio \\$45,000 mo. all in Fully Equipped - Liquor License](#)

[BRENTWOOD SAN VICENTE FOR LEASE - 2200' + patio \\$24,000 mo. B & W](#)
[WESTCHESTER ITALIAN FOR SALE - 1750' \\$7100 mo. B & W \\$295,000](#)
[ENCINO BECKS CAFE FOR LEASE - 1400' + patio \\$5.00 psf nnn](#)
[ENCINO HOUSE OF LEGENDS FOR LEASE - 6000' + patio + cafe - Fully Equipped 2 am liquor entertainment &](#)

[Hookah](#)

[PANERA BREAD VILLAGE WOODLAND HILLS - 4400' \\$5.00 psf nnn - Equipped](#)
[WOKCANO WOODLAND HILLS FOR LEASE Equipped - 6000' + 3000' Patio - Liquor License](#)

[TOCA MADERA 3RD STREET FOR LEASE - 4300' Turn Key \\$34,000 mo 2 am liquor no restrictions](#)
[PANERA BREAD HENDERSON NV. FOR LEASE - 4500' + patio \\$5.35 nnn - Equipped](#)
[SHARKY'S MEXICAN LAS VEGAS FOR SALE - 2800' Free Standing + patio - Fully Equipped](#)

[DEL MAR FREE STANDING DELI FOR LEASE - 6900' + patio - \\$4.00 nnn B & W can upgrade](#)
[DEL MAR FREE STANDING ITALIAN FOR LEASE - 10,800' \\$3.75 nnn Full Liquor - no restrictions](#)
[CULVER CITY D. T. EQUIPPED FOR LEASE - 1700' + patio \\$7.00 nnn B & W](#)

[DTLA ARTS DISTRICT TURN-KEY RESTAURANT FOR LEASE - 6500' + 2100' patio - \\$4.00 psf 2 am Liquor & Ent.](#)
[SANTA MONICA BAR ADJACENT TO 3RD STREET FOR LEASE - 1500' + 850' Mezz - Liquor No Restrictions](#)

[REDONDO BEACH PUB FOR LEASE - 4200' + patio - \\$3.50 psf nnn - Equipped - Liquor License](#)
[SIX PRIME SAN DIEGO GASLAMP QUARTER BAR RESTAURANTS FOR LEASE - Liquor Licenses](#)
[THREE NEWPORT BEACH RESTAURANTS FOR LEASE - 2000' - 3400' Fully Equipped B & W](#)
[STUDIO CITY LEMONADE RESTAURANT FOR LEASE - 2800' + patio \\$7.75 nnn Equipped](#)

[LONG BEACH MARINA JADE ON THE WATER FOR LEASE 6000' + 1250' patio \\$3.50 + .88 nets Liquor & Entertain](#)
[FARMER'S MARKET FAIRFAX MARMALADE CAFE FOR LEASE - 4900' + 1300' patio - Fully Equipped Liquor license](#)

[DTLA PALM STEAKHOUSE FOR LEASE - 13,750' \\$60,000 mo. Fully Equipped - Liquor License](#)
[WEST HOLLYWOOD BAR FOR LEASE - 2600' + patio \\$6.00 psf nnn - 2 am 48 bar license - No Dance or Ent.](#)
[ORANGE COUNTY CAR'S JR. DRIVE THRU FOR LEASE - 3500' 25,000' lot Exclusive parking Equipped](#)

[WESTLAKE VILLAGE FOR LEASE - 3300' + patio - \\$6.00 psf nnn Liquor License](#)
[CITY OF VENTURA FOR LEASE PIZZA OR MEX. - 2000' \\$4.75 nnn Liquor license](#)

[RUBIOS MDR - 2000' + patio \\$5.00 - Equipped B & W license](#)
[PASADENA OLD TOWN FOR LEASE - 3200' + patios - \\$3.50 psf 2 am Liquor Fully Equipped](#)
[THOUSAND OAKS KOREAN BBQ FOR SALE - 2700' + patios - \\$3.00 psf Beer and Wine - Price: \\$550,000](#)

[TOCAYA WESTWOOD VILLAGE FOR LEASE - 2990' + patio - \\$5.50 psf nnn Beer and Wine](#)
[UMAMI BURGER VENICE FOR LEASE - 2870' + patio - \\$5.25 psf + nnn B & W license](#)
[SANTA MONICA BROADWAY FOR LEASE - 2100' + patio - \\$15,000 mo. nnn Liquor license + entertainment](#)

[TORRANCE BRAND NEW ASIAN FOR LEASE - 6500' + patio - \\$7.00 psf Equipped Liquor License](#)
[BEVERLY CENTER TURN KEY FOR LEASE - 6500' + patio \\$5.50 psf Liquor License](#)

[LEMONADE MANHATTAN BEACH FOR LEASE - 2500' + patio - \\$11.00 psf + .95 psf nets LIQUOR LICENSE](#)
[SAGE SILVERLAKE FOR LEASE - 3200' + mezz & basement - \\$3.25 psf + nnn - Type 75 Brew Pub license](#)
[PASADENA OLD TOWN SPEAKEASY BAR FOR LEASE - 1500' + patio \\$4.00 psf nnn Beer and Wine Live Music](#)
[TUSTIN RA SUSHI FOR LEASE - 4700' + patio - \\$6.00 nnn Equipped B & W license](#)
[MARINA DEL REY FOR LEASE - 2650' + patio - \\$7.25 nnn B & W license - fully equipped](#)

[LONG BEACH OCEAN AVE./PINE FOR LEASE - 9500' + patio - \\$4.50 psf net Turn Key - Liquor license](#)
[NEWPORT BEACH COAST HIGHWAY FOR LEASE - 5300' free stand + patio \\$11.00 psf net Liquor License](#)

[HUNTINGTON BEACH WATERFRONT FOR LEASE 4850' + patio \\$4.25 + nets 2am liquor - live ent](#)
[PALM DESERT WITH REAL ESTATE - 8100' free stand on 17,000' lot Turn Key Equipped Liquor \\$5.6 mil](#)
[FOUR PALM SPRINGS FULLY EQUIPPED RESTAURANTS FOR LEASE - 5300' - 7800' Equipped with Liquor](#)
[SAN CLEMENTE FREE STANDING CAFE 2300' + patio \\$5.75 - Fully Equipped](#)

[LONG BEACH BAR WITH R. E. 2400' fully equipped 2 am 48 license live entertain \\$1,350,000](#)
[SUNSET STRIP FOR LEASE - 5900' on 2 levels + patios \\$6.00 psf nnn Equipped Liquor license](#)
[L. A. LIVE CLUB FOR LEASE - 12,000' \\$3.75 + \\$1.00 nets - 2 am Liquor & Live Entertainment Dance](#)
[HOLLYWOOD HIGHLAND FOR LEASE - 4300' + mezz. \\$4.75 nnn 2 am Liquor No Restrictions](#)

[SANTA BARBARA STATE ST. FOR LEASE - 2800' + patio \\$4.50 + nets Liquor License](#)
[SANTA BARBARA STATE STREET FOR LEASE - 2500' + patio \\$3.45 nnn Liquor License](#)

LAS VEGAS

[LAS VEGAS STRIP SENOR FROGS FOR LEASE - 23,000' 4 am liquor no restrictions \\$150.00 psf](#)
[MANDALAY BAY LAS VEGAS HOTEL RESTAURANT FOR LEASE - 9000' Equipped Liquor License](#)
[NEWYORKNEWYORK VEGAS BAR FOR LEASE - fully equipped and licensed](#)
[LAS VEGAS TOWN CENTER FOR LEASE - 6600' \\$5.00 psf fully equipped with Liquor license](#)

SAN DIEGO COUNTY

[LIBERTY STATION SAN DIEGO FOR LEASE - 3300' + 8000' Outdoor patio \\$5.00 nnn - Full Equipped Liquor](#)
[CARLSBAD FOR LEASE - 9000' free standing turn key equipped \\$4.50 psf - 2 am liquor](#)
[TOCAYA MEX SAN DIEGO FOR LEASE 3000' + 700' patio \\$6.00 psf Liquor Fully Equipped](#)
[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 Liquor 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

[BRENTWOOD MEXICAN FOR LEASE - 3900' + patio - \\$5.00 psf nnn Liquor](#)

SANTA MONICA TURN KEY WILSHIRE FOR LEASE 3000' + 2000' patio \$26k mo.- Equipped Liquor license
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 VINE FOR LEASE - 4300' + mezz/patio - \$4.50 + nnn Fully Equipped
[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
[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 FOR LEASE 7200' + mezz - \$31,000 mo. nnn Equipped 2 am liquor licesne
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 \\$2.85 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 OCEANFRONT FOR LEASE - 10,200' - Free Standing - Liquor License
SPORTS BAR TORRANCE FOR LEASE - 7200' + patio - Equipped 2 am liquor

PANINI KABOB PLAYA VISTA FOR LEASE - 3000' + 1500' Patio Beer & Wine
[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](#)

[TORRANCE DEL AMO FRIDA MEXICAN FOR LEASE - 6600' + patio Fully Equipped Liquor License](#)
[TORRANCE DEL AMO LEMONADE RESTAURANT FOR LEASE - 1700' + 1000' patio - \\$10.00 psf Fully Equipped](#)

[CERRITOS FOR LEASE - 6800' + patio \\$5.25 psf + nets - Liquor License](#)

[BELMONT SHORES LONG BEACH FOR LEASE - 2000'+ patio \\$4.40 nnn Turn Key Fully Equipped](#)
[LONG BEACH MARINA FOR LEASE - 7300' + patio - \\$3.25 + .88 Equipped with T. I. & Liquor](#)
[LONG BEACH WATERFRONT EQUIPPED FOR LEASE - 8000' + Patio - \\$4.50 nnn 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](#)
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

[BURBANK TENDER GREENS FOR LEASE - 4500' - \\$5.00 + nnn Equipped](#)

OLD TOWN PASADENA FOR LEASE - 3200' + patio \$3.50 - Fully equipped Liquor License
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](#)
[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

[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](#)
[WOODLAND HILLS MEXICAN FOR LEASE - 6300' + 1900' patio - \\$5.00 + nnn ; Full Liquor](#)
[WOKCANO WOODLAND HILLS FOR LEASE Fully Equipped - 6000' + 3000' Patio - 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](#)
[TGIF SIMI VALLEY - 6400' + patio - Equipped - 2 am liquor license](#)

ORANGE COUNTY

ALISO VIEJO FORMER CHILI'S FOR LEASE - 6200' + patio Free Standing Equipped exclusive parking- Liquor
HOOTERS COSTA MESA FOR LEASE 6625' Free Stand \$4.75 psf nnn Equipped Liquor Lic.
LAGUNA BEACH COAST HWY FOR LEASE - 1800' \$8.50 psf nnn Equipped Beer and Wine
[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](#)
ALISO VIEJO RESTAURANT FOR LEASE - 2900' + patio - Equipped -B & W
[LAGUNA BEACH FOR LEASE - 3500' + patio \\$5.00 psf + nets Liquor License](#)
RANCHO SANTA MARGARITA FOR LEASE - 4600' + patio \$3.75 + nnn Liquor License
[SAN CLEMENTE COASTAL FOR LEASE - 2000' + patio Free Standing - Very Rare Opportunity](#)
OGGI'S PIZZA & BREWHOUSE MISSION VIEJO - 5900' Free Standing Bldg. \$5.25 nnn with Landlord T. I.
[Allowance Fully Equipped Liquor License For Lease](#)

VENTURA COUNTY

[MIMI'S VENTURA FOR LEASE - 6500' free standing Equipped - \\$5.00 psf Liquor License](#)
ISLANDS BURGER AGOURA HILLS FOR LEASE - 5334' Free Standing \$3.00 psf - Liquor License
THOUSAND OAKS EQUIPPED SPORTS BAR FOR LEASE - 6680' + patio - \$3.00 + nets - Liquor License
[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

ONTARIO FOR LEASE - 7000' free standing - \$2.50 psf Equipped - Liquor license
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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