

## Ira Spilky

---

**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Wednesday, May 23, 2018 2:25 PM  
**To:** ira@iraspilky.com  
**Subject:** 65 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE -MAY 23rd



Please review **65 CLOSED RESTAURANTS for FIVE SO. CA. Counties on 3 PAGES - Newest Listings on TOP IN BLUE** Equipped Closed EQUIPPED & LICENSED restaurant conversions **No Key Money** for lease opportunities.

**"Timing is Everything in Life" - Invested in Your 2018 Success**

Ira Spilky, President CA. BRE #962830  
Ira Spilky & Associates  
16130 Ventura Blvd. Suite 512  
Encino, Calif. 91436  
310-558-3241 Office  
888-588-5933 Fax  
[ira@IraSpilky.com](mailto:ira@IraSpilky.com)  
[www.iraspilky.com](http://www.iraspilky.com) - Corporate Website  
[www.prime-restaurant-locations.com](http://www.prime-restaurant-locations.com)

2ND GENERATION CLOSED EQUIPPED RESTAURANTS FOR  
LEASE with ABC LICENSES - NO KEY MONEY - MAY 23rd  
[www.iraspilky.com](http://www.iraspilky.com) [www.prime-restaurant-locations.com](http://www.prime-restaurant-locations.com)

TGIF LOCATIONS -ASSET SALES TEMECULA WOODLAND HILLS OXNARD WESTMINISTER - 2 LAS VEGAS  
4 TURN KEY EQUIPPED IN S. F. SAN JOSE & SACRAMENTO - 2 ARIZONA - 2 COLORADO

LOS ANGELES COUNTY

SANTA MONICA WILSHIRE BLVD. - 2500' \$5.25 psf + .80 psf nnn - B & W License.  
MONROVIA APPLEBEE'S - 5000' \$3.75 nnn Liquor License  
WEST HOLLYWOOD SUNSET CRESCENT HEIGHTS - 1300' Equipped  
BRENTWOOD VILLAGE - 715' Turn Key Equipped - \$10.00 psf nnn No ABC - FOR LEASE  
D.T.L.A. ONE BLOCK FROM STAPLES - 3700' \$4.50 psf nnn - Equipped - Beer & Wine License  
SANTA MONICA 3RD STREET PROM - 4200' + patio - Offer - Liquor License End of yr. Del. For Lease  
KFC DRIVE THRU SAWTELLE - FREE STANDING 2600' - Great Parking W. L. A. FOR LEASE.  
DEL TACO FOR LEASE - W. L. A. 2600' - \$6.35 PSF + nnn - No ABC license  
VALENCIA CLOSED SISLEY ITALIAN KITCHEN 5500' patio \$5.50 nnn Equipped + Landlord TIA Liquor  
PASADENA LAKE AVE. 7900' \$39,000 mo. Turn Key Brand New 2 am Liquor License FOR LEASE.  
ENCINO - 3300' - \$3.95 + .60 nnn Turn Key Equipped B & W license - FOR LEASE

NORTHRIDGE CHEVYS - 5700' \$28,000 per mo. gross Liquor License - FOR LEASE.  
 WESTWOOD VILLAGE PIZZA - 1430' - Equipped - \$6.00 + \$1.85 nnn B & W FOR LEASE.  
 WESTSIDE PAVILLION - 12,200' Equipped - \$2.50 psf - ABC license  
 S. M. WATER GARDEN - 6977' + 1000' patio Turn Key Equipped \$2.50 gross Liquor FOR LEASE.  
 GLENDALE - 5900' + patio Fully Equipped \$4.50 nnn Liquor  
 NORTH HOLLYWOOD FREE STANDING - 3600' \$3.75 nnn Great Parking B & W - 24 hr.  
 OLD TOWN PASADENA - 4800' + 2000' kitchen prep. Liquor License  
 THE VILLAGE WOODLAND HILLS -1300' - 900' 800' - 4 Equipped spaces for lease.  
 ENCINO VENTURA BLVD. - 5900' - \$4.25 psf nnn - Liquor License  
 VALENCIA TOWN CENTER LYFE KITCHEN - 4000' + patio - Equipped  
 Westwood Village - 10,000' - Turn Key Equipped - Liquor License  
 BRENTWOOD SAN VICENTE - 2500' + 42 seat patio \$6.50 psf Liquor - 2019 deal  
 Long Beach 10,000' Liquor License Long Beach 6700' - \$22,000 per mo. nnn Liquor License  
 Lakewood - 6500' \$3.00 nnn B & W license Lakewood - 7400' \$3.00 - Liquor License  
 BURBANK next to studios -Toluca Lake - 6000' - 9000' -\$3.50 psf nnn fully equipped Liquor License  
 EL SEGUNDO - 2600' + patio - \$5.00 psf - Liquor License  
 STUDIO CITY Turn Key Equipped - 7800' \$4.50 psf + nnn - Liquor License. Landlord T. I.  
 BURBANK NEXT TO THEATERS - Equipped - 9400' \$3.00 + \$1.25 psf nets B & W license.  
 HOLLYWOOD - 7200' incl. outdoor patio & balcony - \$4.50 psf nnn - Equipped - Liquor License  
 HOLLYWOOD 4300' + 975 'mezz +1985' patio Equipped \$4.50 Liquor License  
 STUDIO CITY - 2900' + patio - \$5.00 psf + nnn - Type 47 Liquor License.

#### ORANGE COUNTY

COSTA MESA TRIANGLE SQUARE 7800' + 5000' Patio \$4.00 + nnn 2 am Liquor Turn Key  
 CYPRESS WICH WICH - 1440' \$4.80 nnn - No Hood and No ABC  
 IRVINE QUAIL HILL - 2900' + 1600' patio - \$4.00 + nnn Liquor + TIA - Fully Equipped  
 CITY OF ORANGE SPORTS BAR - 3500' - patio \$3.75 psf - 2 am Liquor License - Equipped  
 OUTBACK STEAKHOUSE IRVINE - 6600' - \$4.50 psf nnn Liquor License - Equipped  
 WOODY'S DINER LAGUNA HILLS - 5500' - \$4.50 psf nnn- Liquor License  
 NEWPORT BEACH - 4000' + 750' patio \$4.50 psf + nnn - Equipped - Liquor License.  
 HUNTINGTON BEACH PCH - 4800' + patio Equipped \$3.75 nnn Liquor License.  
 LA HABRA PIZZA REV - 2200' - \$3.50 nnn B & W  
 MISSION VIEJO - ISLANDS - 5600' - \$3.50 psf nnn - Equipped Liquor License  
 IRVINE - 3750' + patio Liquor License - Seeking Mexican  
 ANAHEIM - 1900' - \$2.85 psf + nets = .70 psf - fully equipped  
 SAN CLEMENTE ITALIAN - 4400- + Ocean View patio - \$3.50 psf + .75 nnn Liquor License

#### RIVERSIDE COUNTY

TYLER MALL RIVERSIDE FAMOUS DAVE'S 5200' Free Standing Fully Built out Liquor License.  
 RIVERSIDE - EL TORITO - 10,700' Equipped - Liquor License.  
 CORONA CLAIMJUMPER - 11,200' - Liquor License - FOR LEASE.  
 D. T. RIVERSIDE MAIN STREET Turn Key Equipped - 4500' expand to 6000' \$2.75 nnn Liquor License  
 SOUTH TEMECULA - 1770' + patio - fully equipped - \$4.00 psf + nnn  
 TEMECULA EL TORITO & VAIL STEAKHOUSE - 7400' + patio & 7800' Fully Equipped - Liquor License  
 CORONA ITALIAN - 4475' - Equipped - \$2.25 psf + .85 psf nnn - Liquor License.

#### SAN BERNARDINO COUNTY

Rancho Cucamonga - Joes' Crab Shack - 5800' Liquor License  
 UPLAND - CLOSED EL TORITO - 9000' \$21,000 per mo. - Liquor License  
 MONTCLAIR - 7500' - fully equipped - \$2.95 psf nnn - Type 47 Liquor License

#### VENTURA COUNTY

THOUSAND OAKS FREE STANDING EQUIPPED -5700' \$3.25 psf + .93 nnn - Liquor license.  
 THOUSAND OAKS RED LOBSTER - 5900' Liquor License  
 CAMARILLO - 5800' free standing - fully equipped - \$3.25 psf + nnn - Liquor License.  
 THOUSAND OAKS - 3 locations - 2600' - 2000' - 800' Equipped - \$4.75 - \$6.00  
 WESTLAKE VILLAGE - 3500' & 7500' - Both with Liquor Licenses & Fully Equipped  
 FAMOUS DAVE'S OXNARD - 6000' + 879' patio - \$3.50 psf + nnn/cam - Equipped Liquor License  
 VENTURA HARBOR ON THE WATER - THREE equipped locations - Liquor License  
 OXNARD SEAFOOD - 1900' + 330' patio - \$5.50 psf TURN KEY - Beer and Wine License  
 T. O. /WESTLAKE VILLAGE 5500' + patio \$5.00 psf + nnn Liquor lic. FOR LEASE  
 OXNARD MARINA WATERFRONT- Turnkey Equipped - 6100' and 1200' - Liquor License

special listing conditions imposed by our principals. All parties who receive this document should constitute reliable sources of the information herein through a due diligence review of the books, records, files and documents.

**Unsubscribe**

This message was sent to **ira@iraspilky.com** from **ira@iraspilky.com**

ira spilky  
Ira Spilky & Associates  
16130 Ventura Blvd. Suite 512  
Encino, CA 91436

