

Ira Spilky

From: ira spilky <ira@iraspilky.com>
Sent: Wednesday, August 8, 2018 11:33 AM
To: ira@iraspilky.com
Subject: 71 Closed Equipped/No Key Money Restaurants/Bars FOR LEASE -AUGUST 8th



Please review **71 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

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2ND GENERATION CLOSED EQUIPPED RESTAURANTS FOR
LEASE with ABC LICENSES - NO KEY MONEY - **AUGUST 8th**
www.iraspilky.com www.prime-restaurant-locations.com

4 TURN KEY EQUIPPED IN S. F. SAN JOSE & SACRAMENTO - (2) AZ. - (2) Col - (2) Maui

LOS ANGELES COUNTY

HERMOSA BEACH - 4300' 1 blk OCEAN - \$3.00 + .65 nnn B & W license.
SHERMAN OAKS PIZZA - FREE STANDING - 700' + 750' patio - \$10,500 mo. FOR LEASE.
TARZANA - 3600' \$3.50 psf + nnn Equipped - Liquor License
PICO BLVD. W. L. A. ISLANDS - 4500' \$5.25 psf + nnn - Liquor License
HOLLYWOOD SUNSET SEAFOOD - 1750' - \$2.70 psf + nnn

SANTA MONICA WILSHIRE BLVD. - 2500' \$5.25 psf + .80 psf nnn - B & W License.
PASADENA OLD TOWN ASIAN - 2400' Equipped B & W license
VALENCIA WINE BAR - 1300' \$4.50 psf nnn Beer and Wine License
MARINA DEL REY PANERA BREAD 4300' \$4.50 psf nnn
CENTURY CITY 7900' Fully Equipped Sports Bar \$4.50 psf nnn 2 am Liquor License

SEAL BEACH ASIAN OR SEAFOOD 3300' + patio Equipped \$5.00 psf + .85 nnn B & W
WILSHIRE CRESCENT HEIGHTS - 2500' + patio - \$6.00 nnn B & W license
SANTA MONICA /BRENTWOOD - 1500' + patio - Equipped - \$7600 mo. B & W license.
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.
KFC DRIVE THRU SAWTELLE - FREE STANDING 2600' - Great Parking W. L. A.
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' Turn Key Brand New 2 am Liquor License
ENCINO - 3300' - \$3.95 + .60 nnn Turn Key Equipped B & W license - FOR LEASE
NORTHRIDGE CHEVYS - Turn Key 5700' \$28,000 per mo. gross 2 am Liquor
WESTWOOD VILLAGE PIZZA - 1430' - Equipped - \$6.00 + \$1.85 nnn B & W

WESTSIDE PAVILLION - 12,200' Equipped - \$2.50 psf - ABC license
S. M. WATER GARDEN - 6977' + 1000' patio Turn Key Equipped \$2.50 gross Liquor
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.

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
BURBANK next to studios -Toluca Lake - 6000' - 9000' -\$3.50 psf nnn fully equipped 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 - \$4.00 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
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.
MARIE CALENDERS FREE STANDING 8500' on 65,000' lot with Real Estate - FOR LEASE
TGIF LOCATIONS TEMECULA 6700' Equipped Typr 47 Liquor License
STRAW HAT PIZZA - 6000' Equipped \$3.00 nnn Beer and Wine license
CORONA MEXICAN EQUIPPED - 2150' + patio - ABC license
RIVERSIDE - EL TORITO - 10,700' Equipped - Liquor License.
D. T. RIVERSIDE MAIN STREET Turn Key Equipped - 4500' expand to 6000' \$2.75 nnn Liuquor License
SOUTH TEMECULA - 1770' + patio - fully equipped - \$4.00 psf + nnn
TEMECULA EL TORITO & VAIL STEAKHOUSE - 7400' + patio & 7800' Fully Equipped - Liquor License

SAN BERNARDINO COUNTY

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

NEWBURY PARK RUBIOS 2500' + patio \$3.50 psf + .65 nnn B & W
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' -Liquor License & Fully Equipped \\$5.00 psf nnn](#)
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
OXNARD MARINA WATERFRONT- Turnkey Equipped - 6100' and 1200' - Liquor License

No N

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.

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