

## Ira Spilky

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**From:** ira spilky <ira@iraspilky.com>  
**Sent:** Thursday, October 8, 2020 3:29 PM  
**To:** ira@iraspilky.com  
**Subject:** 123 RESTAURANTS, BARS & CLUBS FOR SALE & LEASE- OCTOBER 8th



NEWEST LISTINGS ON TOP - SCROLL DOWN TO REVIEW BY TRADE AREA ALL 123 OPPORTUNITIES AS OF OCTOBER 8th

[LONG BEACH HOLE MOLE MEX. - 1650' + patio - Equipped \\$2.50 psf nnn](#)  
[FREEBIRDS REDONDO BEACH WALNUT CREEK & VACAVILLE - Equipped No ABC license](#)  
[BEVERLY HILLS PANINI KABOB GRILL - 2325' + mezz. Equipped B & W license](#)  
[BEVERLY HILLS AMORINO GELATO - 1200' Equipped](#)  
[DTLA L. A. LIVE / STAPLES - 3700' + patio \\$4.50 psf nnn Fully Equipped Beer and Wine License](#)  
[LONG BEACH BREWERY RESTAURANT - 9300' + 2 patios - Turn Key Equipped Liq. & Brew License](#)

[NORTH HOLLYWOOD WITH R. E. - 2500' Equipped - Parking Lot - Liquor License \\$2,250,000](#)  
[RANCHO CUCAMONGA PIEOLOGY PZZA - 2600' + 100' patio - Turn Key Equipped - B & W license](#)  
[DTLA 7th & GRAND BURGER - 2000' - \\$5.50 + nnn Fully Equipped No ABC license](#)  
[TOLUCA LAKE - 2000' + patio - \\$10,000 mo. B & W License](#)  
[SILVERLAKE SUNSET - 2600' + Patio - Turn Key Equipped with 47 Liquor License](#)

[THOUSAND OAKS MIMI'S FOR LEASE 6700' + patio Free Standing Exclusive Parking 2 am Liquor For Lease](#)  
[HERMOSA BEACH WATERFRONT 4000' + 1100' Patio \\$6.60 nnn Fully Equipped 2 am Liquor License](#)  
[DTLA X 2 - 1750' & 3300' Equipped - \\$6500 & \\$8500 mo. 2 am Liq. & Speakeasy For Lease](#)  
[PACIFIC PALISADES - 2800' + PATIO - \\$4.75 psf nnn Turn Key Equipped - Liquor License](#)

[AZUSA JIMMY JOHNS - 1500' DRIVE THRU - 1500' - \\$5.00 psf nnn](#)  
[JACK IN THE BOX DRIVE THRU LA MIRADA - 2800' - \\$140,000 yr. rent](#)

[FOUR REDONDO BEACH MARINA WATERFRONT OCEANVIEW RESTAURANTS FOR LEASE - 4700' to 11,500' with 2 am liquor licenses, live entertainment and dance Roof Top Decks \\$5.50 - \\$6.50 psf - 1000 parking spaces Landlord T. I. Allowances](#)

[SANTA BARBARA TURN KEY EQUIPPED - 2400' + patio \\$3.00 nnn B & W license](#)  
[SANTA BARBARA INDIAN STATE ST. - 3300' - Turn Key Equipped B & W license](#)  
[SANTA BARBARA PIZZA - 4100' + patio \\$3.50 psf nnn Turn Key Equipped For Lease](#)  
[SANTA BARBARA TURN KEY EQUIPPED FOR LEASE 2650' + 2500' patio \\$22,000 mo. 2 am liquor license - no restrictions](#)

[PACIFICA DEL MAR OCEAN VIEW - 6000' + 1500 patio Equipped Liquor License For Lease](#)  
[GASLAMP QUARTER S. D. 5TH AVE. - 5000' + Mezz. + patio - Liquor no restrictions For Lease](#)  
[OCEANSIDE S. D. TURN KEY PIZZA - 2200' \\$8300 mo nnn B & W license \\$125,000](#)

[GASLAMP SAN DIEGO NIGHTCLUB - 8700' - \\$3.50 psf nnn - 2 am Liquor No Restrictions For Lease](#)

[BRENTWOOD BOTTLEFISH - 4000' + patio - Turn Key Equipped \\$5.00 nnn - Liquor License](#)  
[BRENTWOOD 90049 - 1800' + patio Fully Equipped \\$6.50 psf nnn B & W - For Lease](#)  
[BRENTWOOD BAR /GRILL 3000' + patio \\$13,100 mo. 2 am Liquor Fully Equipped \\$300,000](#)

[SANTA MONICA - 3400' - Turn Key Equipped - \\$5.50 psf nnn B & W - For Lease](#)  
[SANTA MONICA OCEAN PARK - 1550' \\$4500 mo. nnn B & W Profitable \\$100,000](#)  
[SANTA MONICA MONTANA AVE. 1400' \\$8400 mo. B & W - \\$395,000](#)  
[SANTA MONICA WILSHIRE BLVD. 4000' Turn Key 12 pm Liquor Licesne Asset Sale - \\$195,000](#)  
[SANTA MONICA 5000' + 1500' Lounge + Rooftop \\$550,000 yr. Profit \\$35,000 mo.-1am Liquor \\$695,000](#)  
[SANTA MONICA WILSHIRE BLVD. 6500' Equipped \\$5.75 psf + .40 psf nnn 47 liquor license FOR LEASE](#)  
[SANTA MONICA TURN KEY 4300' + patio \\$5.00 psf + nnn 17 yr. lease B & W - \\$300,000](#)

[EAGLE ROCK 2600' \\$7800 mo. B & W license \\$295,000](#)

[BEVERLY HILLS LE PAIN QUOTIDIEN - 1800' Fully Equipped - B & W license](#)  
[BEVERLY HILLS 3000' long term lease \\$400,000 yr. net cash flow Profit B&W \\$1,100,000](#)

[SUNSET L. A. 5000' Fully Equipped \\$30,000 mo 2 am Liquor No Restrictions Grandfathered CUP \\$495,000](#)  
[SUNSET W. L. A. 2800' + patio \\$5.50 psf nnn Beer & Wine FOR LEASE](#)

[WEST HOLLYWOOD MELROSE 3700' \\$4.00 psf nnn - Liquor License For Lease](#)  
[WEST HOLLYWOOD S. M. BLVD. - 5600' AND 2450' - ABC License For Lease](#)

[WESTWOOD BLVD. ASIAN - 2 kitchens 15' hood Fully Equipped with Parking](#)  
[WESTWOOD FORMER LENNY'S DELI - 11,000' free standing with exclusive Parking For Lease](#)  
[WESTWOOD PICO ISLANDS 4500' Equipped \\$4.50 psf nnn Liquor License For LEASE](#)  
[WESTWOOD VILLAGE 1500' Fully Equipped \\$13,000 mo. B & W lic. For Lease](#)  
[WESTWOOD VILLAGE 4800' \\$2.8 sales \\$250,000 profit Liquor \\$6mil R. E. & \\$1 mil biz](#)  
[WEST LOS ANGELES Pico 4500' + Patio Free Standing - \\$15,000 per mo. 2 am liquor licesne + live entertainment \\$475,000](#)

[CULVER CITY - 2400' + patio - Fully Equipped - \\$5.50 psf nnn - B & W - For Lease](#)  
[CULVER CITY JIMMY JOHN'S - 1050' - \\$6500 mo. Equipped For Lease](#)  
[CULVER CITY GHOST KITCHEN COMMISSARY - 3600' Fully Equipped \\$15,000 mo. nnn](#)  
[CULVER CITY BURGER 2600' + patio - \\$6.00 psf nnn Liquor License - \\$150,000](#)  
[CULVER CITY ITALIAN- 3500' \\$8250 total rent Turn Key Brand New B & W - \\$195,000](#)

[WILSHIRE BLVD. WESTWOOD- 10,000' + mezz. + patio Turn Key \\$3.90 psf nnn - TI neg. Liquor License](#)

[DTLA ARTS DISTRICT BURGER - 2000' + patio \\$9000 mo. nnn B & W - For Lease](#)  
[DTLA - 3700' Equipped \\$18,000 mo. 2 am Liquor Live Music & Dance - \\$250,000](#)  
[DTLA HOPE ST. 2500' + 600' patio Equipped ABC license For Lease](#)  
[DTLA SO. MAIN ST. - 4500' Equipped Liquor Licesne - For Lease](#)  
[DTLA - 1800' - \\$4000 mo. nnn - B & W license - \\$350,000](#)  
[DTLA - 3600' \\$7500 mo. nnn Turn Key 2 am 48 BAR LICENSE NO FOOD \\$595,000](#)

[EL SEGUNDO - 3500' + patio - \\$3.50 psf nnn - Turn Key Equipped](#)  
[EL SEGUNDO WHICH WICH - 1475' - \\$6.75 psf nnn](#)  
[EL SEGUNDO PIZZA REV - 2300' \\$6.75 psf - end cap location](#)  
[EL SEGUNDO MAC GRILL ROSECRANS Blvd. - 7200' + patio - Liquor License For Lease](#)  
[WESTCHESTER - 1800' - Equipped - \\$3.75 psf nnn For Lease](#)

[MARINA DEL REY CHART HOUSE 5000' Equipped Exclusive Parking Liquor No Restrictions](#)

[REDONDO BEACH BAR & REAL ESTATE - 1300' 2 am 48 license Exclusive Parking](#)  
[Asking \\$1,600,000](#)  
[REDONDO BEACH BAR & GRILL 3000' \\$10,000 mo. \\$15,000 mo. net profit 2 am Liquor](#)  
[Live Entertainment \\$345,000](#)  
[REDONDO BEACH MEXICAN FAST CASUAL - 2400' \\$11,000 mo. B & W Equipped - FOR LEASE](#)  
[REDONDO BEACH OCEAN VIEW 4400' + 1075' patio Turn Key \\$17,000 mo. Liquor \\$195,000](#)

[LONG BEACH PINE AVE MEXICAN 3200' - \\$2.90 psf nnn - 2 am Liquor - For Lease](#)  
[LONG BEACH BREW PUB RESTAURANT 9500' + patio \\$4.50 psf Brew Pub 75 License For Lease](#)  
[LONG BEACH BELMONT SHORES PIZZA - 2000' - \\$5.00 psf nnn B & W license For Lease](#)  
[LONG BEACH CLUB 15,000' \\$25,000 mo.14 yr.lease Liquor License Make Offer](#)

TOLUCA LAKE BURBANK - 1150' + patio - B & W license For Lease  
BURBANK/TOLUCA LAKE - 6000' + patio Equipped \$3.00 psf nnn Liquor For Lease  
BURBANK SAN FERNANDO RD. - 7000' Sports Bar - Liquor New Lease. \$5.50 psf nnn

OLD TOWN PASADENA - Turn Key 3000' + 1000' patio 2 am Liquor For Lease  
PASADENA ROY'S - 6700' + patio Turn Key Equipped - Liquor License For Lease

STUDIO CITY PRIME LOCATION - 1400' - \$9000 mo - B & W license - \$315,000  
STUDIO CITY CLUB RESTAURANT 4300' + 700' patio \$20,000 mo. 2am Liquor Live Ent & Dance \$695,000.  
VAN NUYS COFFEE SHOP - 3400' Free Stand \$2.80 psf nnn Equipped - For Lease

NOHO ARTS DISTRICT - 3400' PANERA & 4100' Mex. \$4.50 psf nnn ABC lic. FOR LEASE  
NOHO 24 hr. DINER - 3600' Free Standing Equipped - \$4.00 psf nnn - B & W license. New Lease

SHERMAN OAKS BAR & GRILL - 7100' Equipped Rent Negotiable - Liquor License For Lease  
SHERMAN OAKS - 3100' + patio - \$2.25 psf + nnn - ABC license - For Lease OR R. E. \$3.3 MII  
ENCINO VENTURA BLVD. - 6000' Turn Key Equipped B & W license - Great Parking FOR LEASE

WOODLAND HILLS TGIF - 11,000' + patio - \$2.95 nnn 2 am Liquor  
WOODLAND HILLS VENTURA BLVD. 5400' \$3.50 nnn - Landlord T. I. Liquor

THOUSAND OAKS BAR/RESTAURANT 10,000' Free Standing - \$25,000 mo. Liquor Live Ent. & Dance Excl. Park  
CALABASAS 4200' + 1,000' patio Turn Key Equipped Liquor License FOR LEASE  
THOUSAND OAKS - 6700' + 1600' patio - \$2.50 psf nnn - 2 am Liquor License For Lease

WESTLAKE VILLAGE TACO BELL - 2000' + patio \$4.50 nnn Fully Equipped - For Lease  
WESTLAKE VILLAGE ITALIAN - 4500' + patio free standing - Liquor License - For Lease  
WESTLAKE VILLAGE MEXICAN - 5700' + patio \$3.25 nnn Equipped - 1 am Liquor License  
WESTLAKE VILLAGE - 3200' + 2 patios - \$15,000 mo. nnn 2 am Liquor Profitable \$395,000  
WESTLAKE VILLAGE - 1200' - Equipped - \$5.50 psf nnn - For Lease

NEWBURY PARK FREE STANDING - 3100' + patio - Liquor License - For Lease  
OXNARD MARIA'S ITALIAN - 2700' turn key \$4.75 psf nnn B & W license  
VENTURA VILLAGE SUBWAY - 1400' \$3.00 psf nnn - For Lease  
VENTURA SIZZLER - 5500' Free Standing Turn Key Equipped - For Lease

NEWPORT BEACH CRYSTAL COVE - 5500' + patio - Equipped - B & W License  
NEWPORT BEACH - 3000' + 1050' patio \$3.25 nnn Liquor For Lease  
NEWPORT BEACH - 2800' + patio - \$3.00 nnn B & W - For Lease  
NEWPORT BEACH - 1135' + huge patio - \$5.40 psf nnn - For Lease  
HUNTINGTON BEACH PACIFIC CITY - 5500' + patio - Liquor License - For Lease

CITY OF ORANGE TOGO'S SANDWICH - 1900' - \$4.00 psf nnn  
ANAHEIM DRIVE THRU - 3000' on 25,000' lot \$150,000 yr. grd. lease or \$1.6 mil R. E. purchase  
HUNTINGTON BEACH SLATER'S - 6100' - \$2.75 nnn Equipped - Liquor License  
TUSTIN MARKETPLACE - 5000' + patio Fully Equipped - \$21,000 mo. Liquor For Lease  
BALBOA ISLAND NEWPORT BEACH TURN KEY 2300' ABC license For Lease  
ANAHEIM MACARONI GRILL FOR LEASE - 7300' -equipped - Liquor License  
COSTA MESA & GARDEN GROVE - Two Drive Thru's Equipped For Lease or R. E. for sale @ \$4mil & \$1.8mil  
SANTA ANA FREE STANDING - 5000' Liquor License No Restrictions Grandfathered CUP \$17,500 mo  
new lease or \$3,350,000 for R. E. Exclusive Parking

**All clients must complete client profiles prior to any additional disclosures.**

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