



ZACUTO GROUP
COMMERCIAL REAL ESTATE

303

S. MISSION DRIVE

SAN GABRIEL

PÂTISSERIE TOO

FOR SALE

BOUTIQUE RESTAURANT WITH PARKING
OWNER/USER OR INVESTMENT OPPORTUNITY

DETAILS

303 S. MISSION DRIVE

SAN GABRIEL, CA 91776

Prime corner restaurant with dedicated parking along a historic corridor in San Gabriel. Potential for expansion of retail space or ADU addition*.

PRICE

\$2,150,000

BUILDING SIZE LOT SIZE

2,320 SF 15,675 SF
±2,380 SF patio

ZONING APN

MDSP: MD 5346-027-011

KITCHEN FEATURES

Hood, grease interceptor, floor drains, 12'8" x 9'3" cold storage

POWER

400 Amp, 3 Phase,
240/120V, 4 Wire

PARKING

16 private on-site parking.
Directly across the street from
2 free public parking lots.

*Buyer to verify

LISTING TEAM



JAKE ZACUTO

Managing Director

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303 S. MISSION DRIVE
SAN GABRIEL, CA 91776

HIGH VISIBILITY STREET

Situated on a bustling stretch of Mission Dr, near restaurants, Blossom Market Hall, City Hall, multiple schools, San Gabriel Valley Medical & the San Gabriel Mission.

HISTORIC MISSION DISTRICT

Nestled within the charming, palm tree lined historic San Gabriel Mission District with many Spanish style buildings.

MOVE IN READY RESTAURANT

Fully functioning kitchen with hood, grease interspector, & cold storage with sizeable dining room & patio.

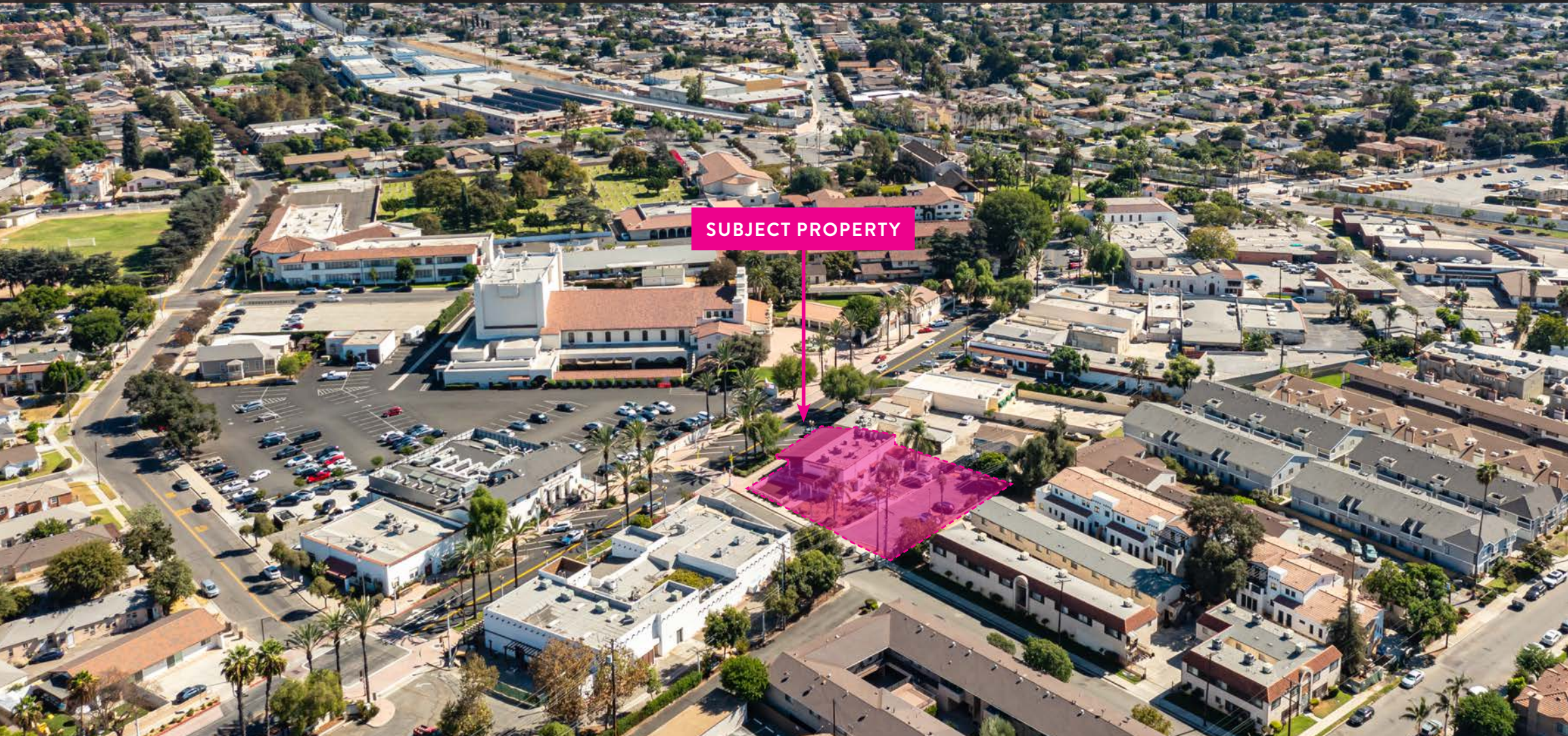
PRIVATE OUTDOOR PATIO

Beautiful outdoor ±2,380 SF patio for alfresco dining with built in heaters & fans.

POTENTIAL RENTAL UPSIDE + EXCELLENT VALUE-ADD POTENTIAL THROUGH BUILDING ADDITIONAL RETAIL OR ADUS ON EXCESS LAND*

PARKING

16 car private on-site parking. Directly across the street from 2 free public parking lots.



303
S. MISSION
DRIVE
SAN GABRIEL

PRIME LOCATION

San Gabriel Valley
Medical Center
AHMC Healthcare

SAN GABRIEL MISSION
HIGH SCHOOL

Mitsuwa
MARKETPLACE

303
S. MISSION DR.
SAN GABRIEL

SAN GABRIEL MISSION
ELEMENTARY SCHOOL

NEWPORT SEAFOOD RESTAURANT

BLOSSOM
MARKET
HALL
SAN GABRIEL

SAN GABRIEL CITY HALL

THE MODERN
SCHOOL HOUSE

SAN GABRIEL MISSION
PLAYHOUSE

MISSION SAN GABRIEL
ARCANGEL

SAN GABRIEL COMMUNITY
RECREATION CENTER

P
PARKING

FACTORY
TEA BAR
& KARAOKE

RAMONA MUSEUM OF
CALIFORNIA HISTORY

GOOD TIME
VENUE

P
PARKING

MISSION DR

Live To Go

Pulciano's

Luna's
Mexican Restaurant

DANCING
SPOONS
ARTHOUSE BY





PATISSERIE TO

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FOR SALE

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MIWE condo

turbofan

turbofan

kitchenwarehouse

FOR SALE

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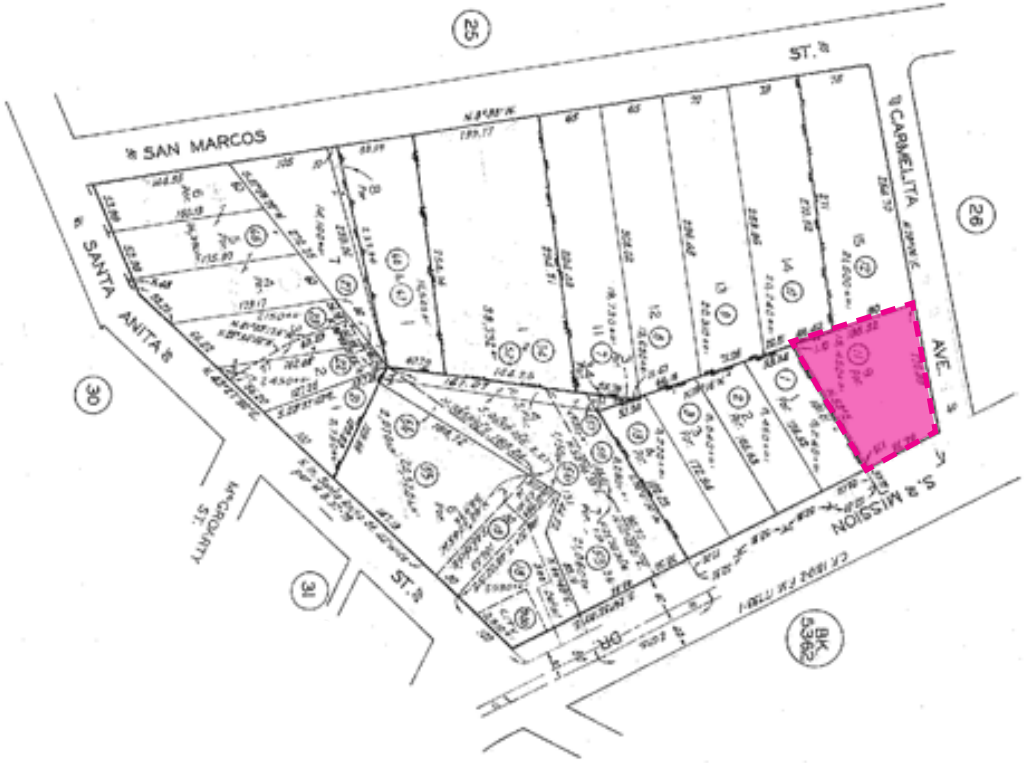
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