

**2150 & 2160 E Huntington Drive  
Duarte, CA 91010**

**Properties:**

**2150 E. Huntington Drive** - Former home of The Patio Mediterranean Cuisine in Duarte, California. This standalone restaurant is on Huntington Drive, just west of 605 and north of 210 freeways. The restaurant is approximately 2,500 square feet including the kitchen, dining and patio area. The lot is approximately 20,000 square feet of commercial land with plenty of parking spaces. Restaurant equipment and infrastructure are intact and is a perfect location for almost any type of Fast Food, Drive Thru or Sit Down Restaurant.

**2160 E. Huntington Drive** - 6 units mini retail center, 4 with retail frontage approximately 1,850 square feet each and 2 warehouses approximate 1,800 square feet total in the back. The vacant space can be used for the following: Accounting, Advertising, Animal Grooming, Appliances, Aquarium Supplies, Arts and Entertainment, Athletic, Auto Parts, Auto Stereo/Alarm, Bakery, Barber/Beauty, Books/Cards/Stationary, Cabinets, Bakery, Clothing, Computer, Construction/Contractor, Convenience Store, Dance Studio, Decorator, Deli/Catering, Dental, Doughnut, Dry Cleaner, Electronics, Employment, Financial, Gift Shop, Health Food, Health Services, Hobby, Home Cleaner, Ice Cream/Frozen Yogurt, Jewelry, Locksmith, Pharmacy, Music, Office Supply, Other, Paints, Pet Store, Photographer, Pizza, Professional Service, Professional/Office, Real Estate, Retail, Showroom, Sporting Goods, Travel Agency. User MUST verify with the City of Duarte for business usage.

Unit	Business Name or Type	Monthly Rent	Terms
A	Gun Runner	\$2,600	Month to month
B	Vacant		
C	Vacant		
D	Print Shop	\$2,600	3 years
E1	Gun Runner	\$700	Month to month
E2	Vacant		