

Reduced Sales Price & Upcoming Rent Increase!
Prime Drive-Thru Restaurant Property - 580 S. Pacific St. San Marcos, CA 92078



Reduced Sales Price: \$3.75MM

Building Size: 1,848 s/f *

Lot Size: 23,360 s/f *

Year Built: 1985

Zoning: MU-3

APN: 219-210-23-00

Nov. 2026 NOI: \$205,500

Nov. 2026 Cap Rate: 5.5%

Asking \$3.75MM - Submit All Reasonable Offers

Tenant is on long-term lease, but contractually obligated to vacate within six months if requested by the new buyer. Call broker for details.

Prime San Marcos drive-thru restaurant property with future development potential.

This 1,848 s/f building, constructed in 1985, is situated on just over a half acre, and has a valuable mixed-use zoning that you can investigate further at this [link](#) and this [link](#). **Premium location for future development in an area with planned new developments**

On-Site Parking Spaces: 20 (with more off-site)

* Per Title Records.

Buyer to independently verify everything.



Carlton Roark, Commercial Real Estate Broker
M: (818) 227-4825 / CA DRE Lic. #904771
E: carlton@818capitaladvisor.com

580 S. Pacific Street San Marcos, CA 92078



Carlton Roark, Commercial Real Estate Broker
M: (818) 227-4825 / CA DRE Lic. #904771
E: carlton@818capitaladvisor.com