

±1,300 SF QSR Drive-Thru | For Lease

# 200 N LAS POSAS RD

SAN MARCOS | CA 92069



SAN MARCOS MIDDLE SCHOOL

MISSION SPORTS PARK

CVS

± 43,400 VPD  
COMBINED TRAFFIC COUNTS

SUBJECT SITE  
LA

GEORGE'S BURGERS

W MISSION RD ± 16,300 VPD

N LAS POSAS RD ± 27,000 VPD



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# PROPERTY HIGHLIGHTS

- ±1,300 SF QSR Drive-Thru Space Available
- New Construction – Estimated Delivery November 2026
- Drive-Thru Stack Capacity: 10 vehicles
- Signalized intersection with ±43,400 on Las Posas Rd & Mission Rd
- High-traffic site with 16 fueling stations
- Estimated 733 daily visitors based on projected fuel volumes
- Directly across from Palomar College, serving over 21,000 students
- 1.65-acre site with ample parking

## Traffic counts

STREET	VPD
N Las Posas Rd	± 27,000 VPD
W Mission Rd	± 16,300 VPD
Hwy-78	± 146,000 VPD



Join Area Retailers



...and more!

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Address	200 N Las Posas Rd, San Marcos, CA
Property Type	Travel Center
Parcel No.	219-1222-03-00
Available Space	±1,300 SF
Lot Size	±1.65-acres

Year Built | Renovated

Under Construction

## Demographics

	1 MILE	3 MILE	5 MILE
Population	12,406	91,240	197,923
Average HH Income	\$103,055	\$116,104	\$128,671
Daytime Population	13,646	51,493	106,569
Median Age	33.5	37.3	39.6

# SITE PLAN



# FLOOR PLAN

DRIVE-THRU ENTRANCE

Drive-Thru Window



±1,300 SF AVAILABLE

RETAIL

BEER CAVE

WALK-IN COOLER

STORAGE

PREP

OFFICE

CASHIER

UTILITY



MEN

WOMEN

WALK-IN COOLER

WALK-IN FREEZER 2 DOOR



200 N LAS POSAS RD



+ 47 RETAIL

**Marshalls**  
TOP 3% IN NATION  
Per Placer.ai

**Cane's**  
TOP 3% IN NATION  
Per Placer.ai

CALIFORNIA 78  
± 146,000 VPD

**SPROUTS FARMERS MARKET**  
TOP 3% IN NATION  
Per Placer.ai

**GEORGE'S BURGERS**

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LA

N LAS POSAS RD  
± 27,000 VPD

W MISSION RD  
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200 N LAS POSAS RD

**PALOMAR COLLEGE**  
Learning for Success

PALOMAR  
**per  
form  
ing** arts

**SAN MARCOS  
MIDDLE SCHOOL**

**MISSION  
SPORTS PARK**

**CVS**



**SUBJECT  
SITE**  
LA

**GEORGE'S  
BURGERS**

**W MISSION RD**

**± 16,300 VPD**

**N LAS POSAS RD**

**± 27,000 VPD**

# 200 N LAS POSAS RD

San Marcos, CA 92069

## Contact Brokers for More Information

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