

**FOR SALE
FOR LEASE**

±17,372 SF FORMER RITE AID

14115 LAKERIDGE CIRCLE, MAGALIA, CALIFORNIA 95954



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Voit
REAL ESTATE SERVICES

SALE PRICE: \$2,750,000
LEASE RATE: NEGOTIABLE



Voit Real Estate Services, inc is pleased to present the opportunity to purchase or lease an approximate 17,372 SF vacant, former convenience store in Magalia in Northern California.

This freestanding building was built in 2008 and is situated on an approximate 1.98 acre lot, and is conveniently located at the signalized intersection of lakeridge circle and skyway.

The building offers a drive-thru and retail amenities are close by.



PREVIOUS TENANT PHOTOS





SITE

PONDEROSA WAY

POTOMAC DRIVE

SKYWAY

CASCADE DRIVE

LAKERIDGE CIRCLE

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	3,053	12,005	21,674
2030 Population Projection	3,342	12,851	23,960
2025 Households	1,192	5,012	9,251
2030 Household Projection	1,302	5,385	10,245
Average Household Income	\$63,951	\$75,537	\$79,063
Median Home Value	\$324,074	\$323,905	\$363,405
Median Year Built	1998	1989	2009

COLLECTION STREET	CROSS STREET	CARS/DAY
Skyway	Lakeridge Circle	10,236
Ponderosa Way	Potomac Drive	2,494
South Park Drive	Lakeridge Circle	2,399
Skyway	Potomac Drive	13,131
Skyway	Coutolenc Road	14,288



For More Information:

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