

**FOR SALE
FOR LEASE**

±17,372 SF FORMER RITE AID

14115 LAKERIDGE CIRCLE, MAGALIA, CALIFORNIA 95954



SPENCER KERRIGAN

Vice President, Partner | Lic# #01921490
619.952.2599 | skerrigan@voitco.com

MARK CASTON

Senior Vice President, Partner | Lic #00883791
858.453.0505 | mcaston@voitco.com

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.

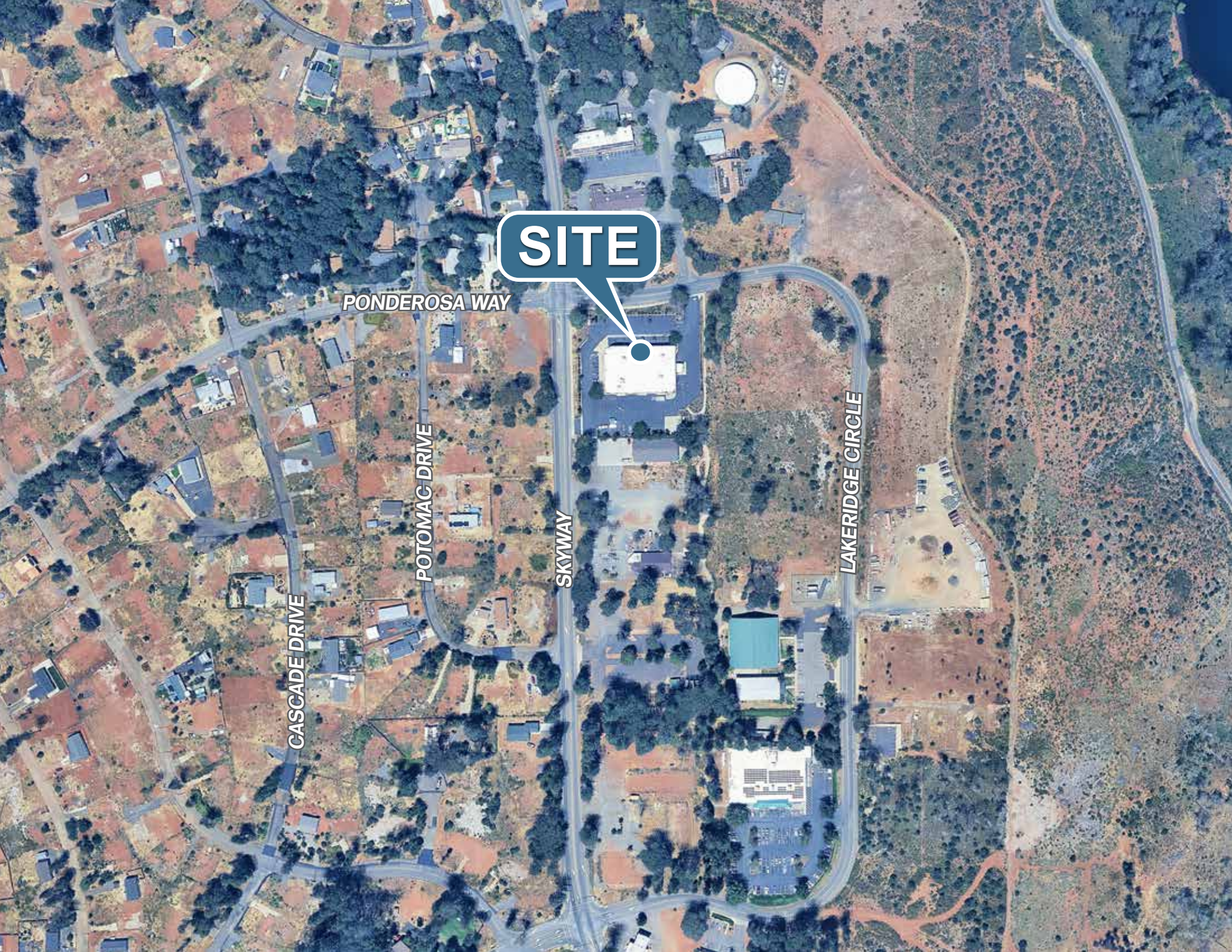
This freestanding building was built in 2008 and is situated on an approximate 1.98 acre lot, and is conveniently located at the signalized intersection of lakeridge circle and skyway.

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
2024 Population	2,029	10,215	15,290
2029 Population Projection	2,061	10,187	15,359
2024 Households	807	4,211	6,471
2029 Household Projection	820	4,203	6,502
Median Household Income	\$63,068	\$58,603	\$59,332
Median Home Value	\$246,188	\$245,833	\$274,900
Median Year Built	1986	1983	1984

COLLECTION STREET	CROSS STREET	CARS/DAY
Skyway	Lakeridge Circle	10,046
Ponderosa Way	Potomac Drive	2,469
South Park Drive	Lakeridge Circle	2,373
Skyway	Potomac Drive	12,887
Skyway	Coutolenc Road	14,038



For More Information:

SPENCER KERRIGAN

Vice President, Partner | Lic. #01921490
619.952.2599 | skerrigan@voitco.com

MARK CASTON

Senior Vice President, Partner | Lic #00883791
858.453.0505 | mcaston@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services. All Rights Reserved.