14144 LAKERIDGE CIR
MAGALIA, CA

FOR SALE
RETAIL CENTER
FOR LEASE
880 SF - 3,520 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



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FEATURES:

- Six (6) unit shopping center
- Three (3) units currently available
- Co-tenants include fitness and smoke shop uses
- Septic system monitored regularly
- Suites can be divided or combined to suit tenants needs

LEASE RATES:

$1.00 - $1.10 PSF, NNN

PURCHASE PRICE:

$800,000

PROPERTY DETAILS:

The complex sits on 0.51 acres, contains 6 total units, with 2 suites currently combined. Suites 2-5 can be combined for a total of 3,520 SF to suit a larger tenant. Skyway visibility with easy access from Lakeridge Circle

Owner pays, trash, tax and exterior insurance, plus exterior lighting for complex.

Total GBA: 6,160 SF
Lot size: 22,216 SF/0.51 Acre
Year Built: 1998
Zoning: General Commercial (GC)

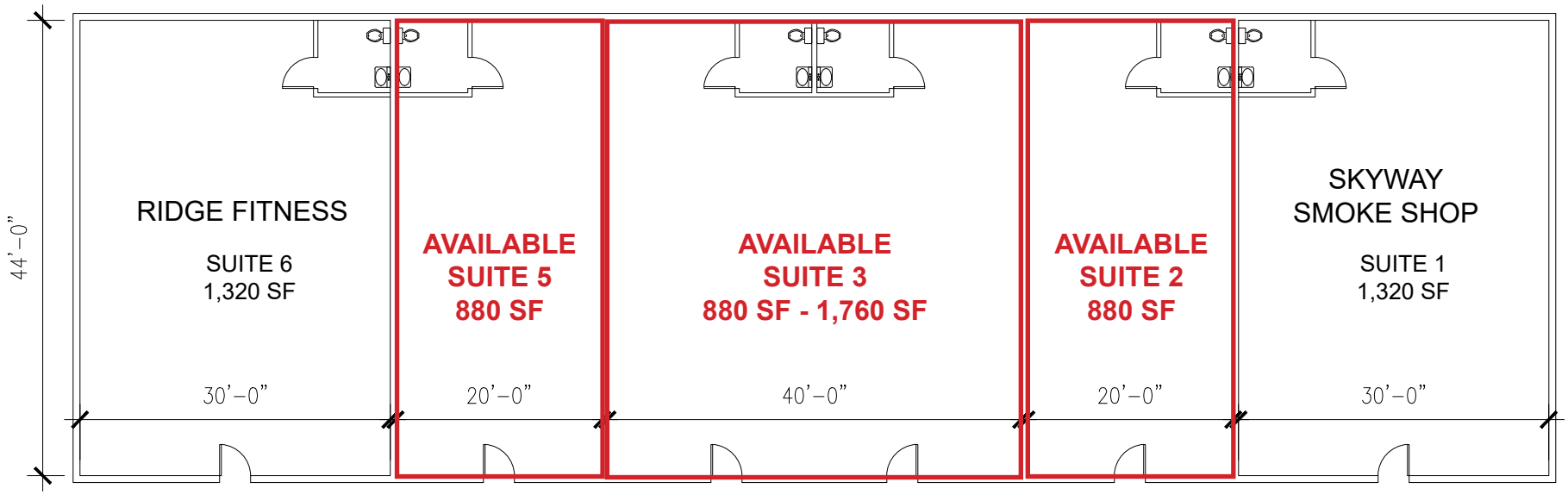
Rent Roll			
Suite	**Tenant**	**Rent**	**Lease Term**
1	Skyway Smoke Shop	$1,400/Mo	M-T-M
6	Ridge Fitness	$1,400/Mo	M-T-M

DEMOGRAPHICS:	**1 Mile**	**3 Mile**	**5 Mile**
2025 Total Population (est):	1,097	6,762	13,051
2025 Average HH Income:	$79,013	$89,618	$95,089
Traffic Count @ Skway:	5,959		

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FLOOR PLAN

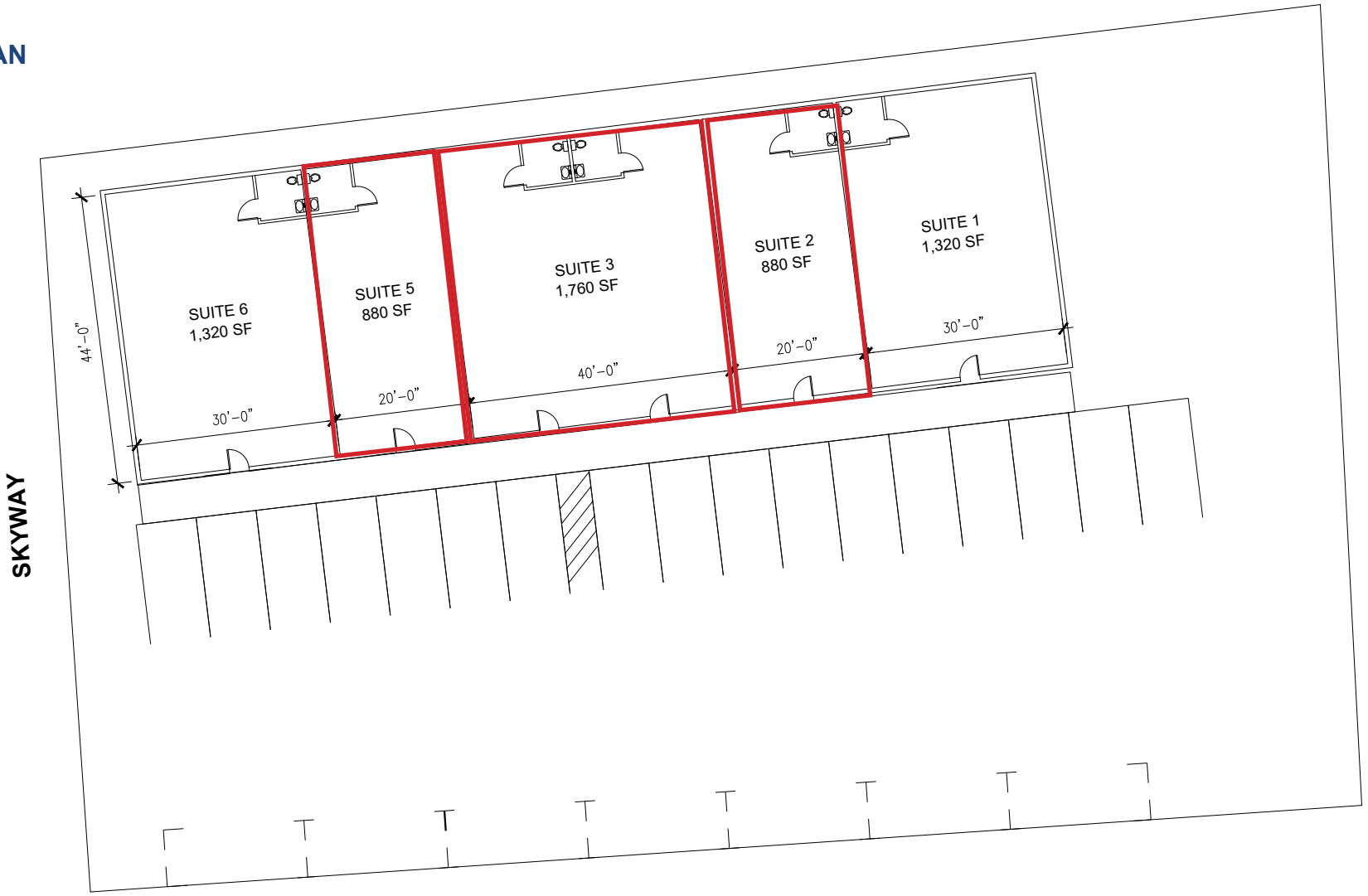


Suite	SF	Lease Rate	Monthly Rent
2	880	$1.10 PSF, NNN	$942.00
3	880 - 1,760	$1.05 - $1.10 PSF, NNN	$924.00 - $1,848.00
5	880	$1.10 PSF, NNN	$942.00
2-5	3,520	$1.00 PSF, NNN	3,520.00

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SITE PLAN



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