



lisamariewandgroup

MOANA
CAR WASH
SELF SERVICE & TOUCHLESS AUTOMATIC

PAV
N2E12AE1TCES

FOR SALE

235 W MOANA LN
RENO, NV 89509

EXCEPTIONAL DEVELOPMENT OPPORTUNITY • PRIME URBAN INFILL LOCATION • 0.474 ACRES LOT SIZE

Lisamarie Wand • Managing Partner • (775) 224-5300 • lisamarie.wand@mohrpartners.com
NV B.145463.CORP • NV BUSB.0007116.BKR • CA DRE 01935110

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CONTACT

Lisamarie Wand

Managing Partner • Business Broker

(775) 224-5300 • lisamarie.wand@mohrpartners.com

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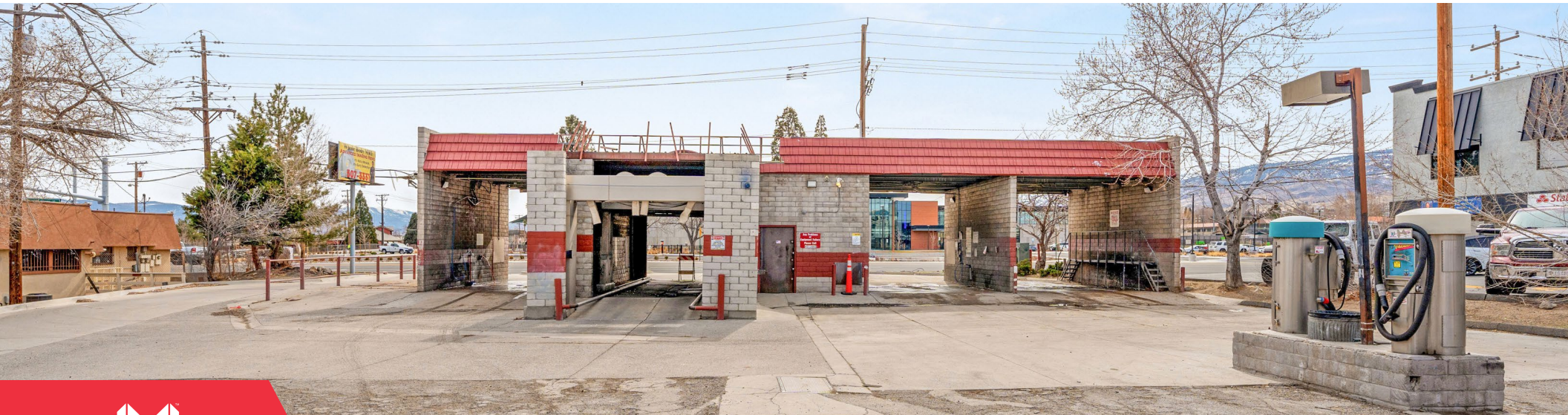
Executive Summary

Mohr Partners Inc. is pleased to present an **exceptional development opportunity** at **235 W Moana Ln, Reno, NV 89509**. This **0.474-acre site** (APN 019-352-02) is currently home to Silver State Car Wash but is being marketed exclusively as a **redevelopment project**. The property is ideally situated along **Moana Ln**, one of Reno’s most heavily trafficked commercial corridors, providing excellent visibility, accessibility, and strong consumer demand for future development.

With a listing price of **\$830,000**, this site offers developers and investors a rare chance to acquire a **prime urban infill location** suitable for a variety of commercial, retail or mixed-use projects. The property features high visibility along Moana Ln, provides easy ingress/egress from Moana Ln and close proximity to S Virginia St and US-395/I-580.

Positioned in a high-demand submarket with steady population growth, this property is poised for redevelopment that will maximize its value and enhance the surrounding community.

EXECUTIVE SUMMARY	
Address	235 W Moana Ln
City, State	Reno, NV 89509
Sale Price	\$830,000
Parcel Number (APN)	019-352-02
Lot Size	0.474 Acres
Zoning	MU
Current Use	Silver State Car Wash <i>(Property being sold as land for redevelopment)</i>
Utilities	Fully serviced site with established infrastructure



Investment Overview & Highlights

Strategic Location & Development Potential

235 W Moana Ln represents a **unique development opportunity** in one of Reno's most dynamic and evolving commercial corridors. With its **high-visibility location, strong market fundamentals, and flexible redevelopment potential**, this property is perfectly suited for investors, developers, and end-users seeking **prime real estate in a rapidly expanding market**.

- Situated along **Moana Ln**, a major east-west corridor connecting residential, retail, and business districts in Reno.
- Just one block west of **S Virginia St**, Reno's primary commercial thoroughfare featuring a mix of national retailers, restaurants, and local businesses.
- Immediate access to **I-580/US-395**, offering regional connectivity to Downtown Reno, Reno-Tahoe International Airport, and Carson City.
- Close proximity to **Midtown Reno**, a growing hub of dining, shopping, and residential redevelopment.
- The surrounding area includes **McDonald's, Walgreens, The UPS Store, Grocery Outlet, Wells Fargo, Starbucks, CVS, and numerous automotive and service-related businesses.**
- The intersection of **Moana Ln and S Virginia St** sees **high vehicle traffic counts and significant pedestrian activity**, increasing the property's commercial viability

Versatile Development Uses

- Ideal for retail, **QSR (quick-service restaurant), medical office, or mixed-use development.**
- The high traffic volume and growing local economy present strong leasing and end-user demand.
- Close to established residential neighborhoods and high-income demographics.

High-Demand Market Conditions

- Reno's commercial real estate market continues to **experience growth and redevelopment**, making this an opportune time to capitalize on land acquisitions for future projects.
- **Population and job growth** trends support long-term demand for commercial and service-based businesses in this area.
- The area benefits from **strong tenant interest and competitive lease rates** for well-located properties



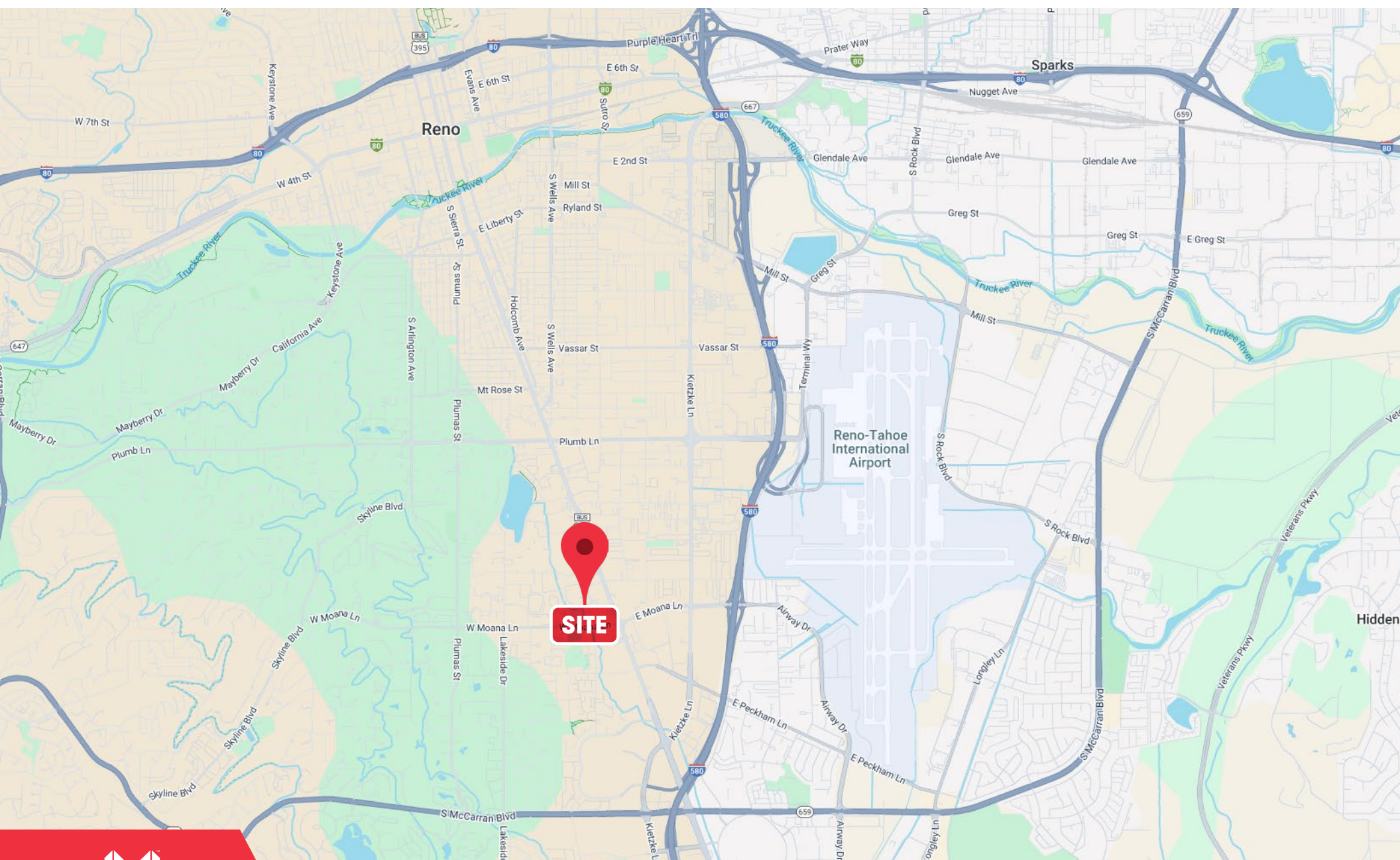
Property Imagery



Property Imagery



Regional Map



Aerial Map

1 NWC of Plumb Ln & S Virginia St

Save Mart Dollar Tree

2 NEC of Plumb Ln & S Virginia St

Reno Public Market Cold Stone Creamery
IHOP Port of Subs
Bank of America McDonald's
CVS Pharmacy Staples
Baskin-Robbins Panda Express

3 Earl Wooster High School

4 SEC of Plumb Ln & Kietzke Ln

Costco Wholesale Lithia Chrysler Jeep
REI Dolan Toyota
Mor Furniture for Less Lithia Reno Subaru
Urban Air Trampoline Park Lithia Volkswagen

5 Reno-Tahoe International Airport

6 Peppermill Resort Spa Casino

7 Atlantis Casino Resort Spa

8 Int. of E Moana Ln & Kietzke Ln

Sportsman's Warehouse Boot Barn
Ashley Store C-A-L Ranch Stores
Grocery Outlet Fitness Connection
Taco Bell Corwin Ford
Subway Savers
The Human Bean Dollar Tree

9 Reno Town Mall

Burlington Coat Factory Sierra View Library

10 Reno-Sparks Convention Center

11 Firecreek Crossing

Walmart Supercenter Office Depot
Sam's Club Ross Dress for Less
Michaels Ulta Beauty
UFC Gym Floor & Decor
Sola Salon Suites TJ Maxx
HomeGoods Applebee's Grill + Bar
Starbucks

12 Redfield Promenade

Natural Grocers Nordstrom Rack
World Market Jersey Mike's Subs
MOD Pizza Amy's Hallmark Shop
Costa Vida Twin Peaks

13 Coliseum Meadows

McDonald's Leslie's
Olive Garden Big 5 Sporting Goods

14 Int. of S McCarran Blvd & Smithridge Dr

Trader Joe's O'Reilly Auto Parts
CVS Pharmacy Port of Subs
Goodwill Subway
AutoZone Auto Parts Chili's Grill & Bar
Chuck E. Cheese Jack in the Box

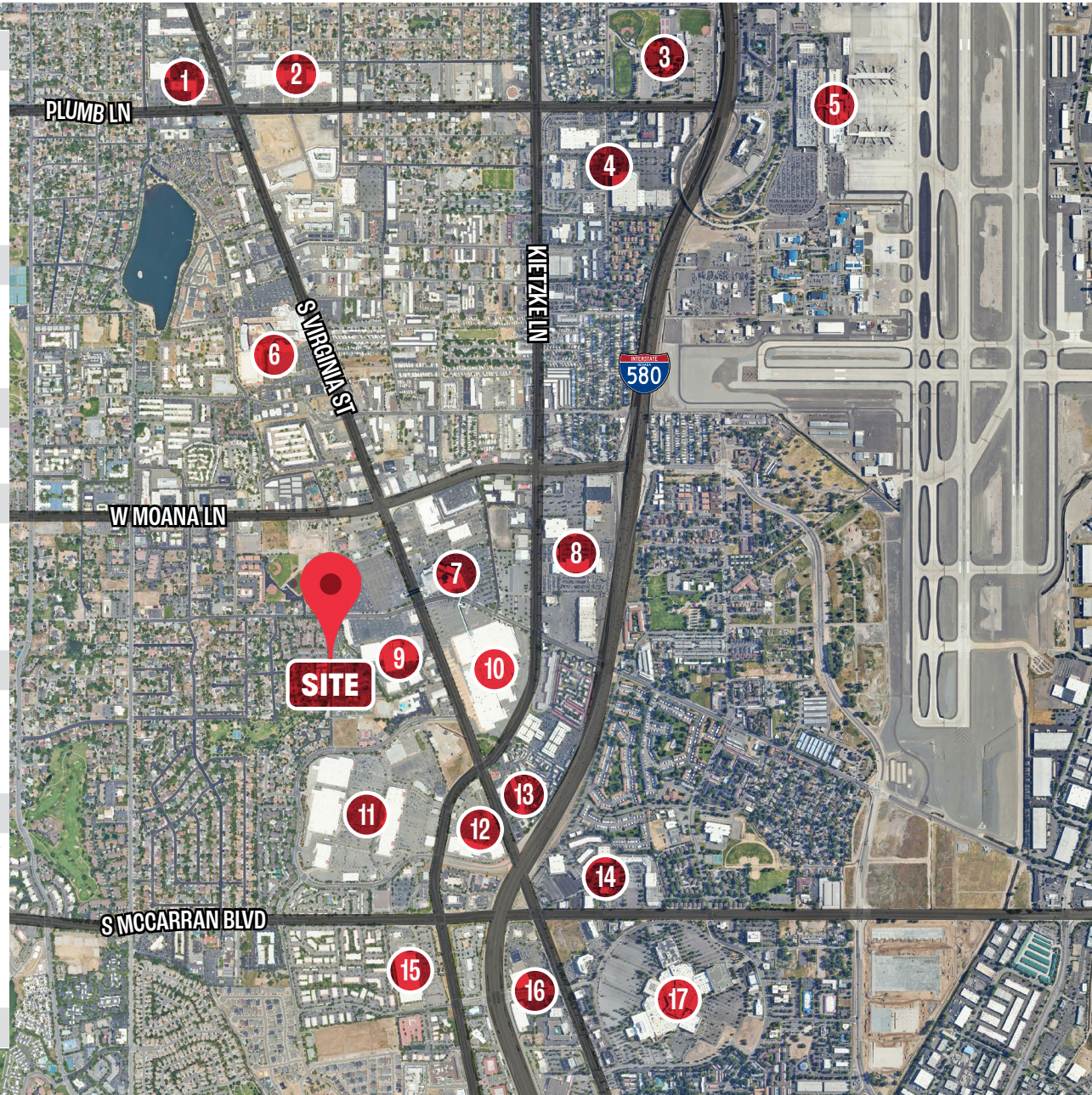
15 Int. of S McCarran Blvd & Kietzke Ln

Lowe's Home Improvement Red Lobster
P.F. Chang's Einstein Bros. Bagels
Panda Express Mimi's Cafe
Nick the Greek

16 Retail West of Meadowood Mall

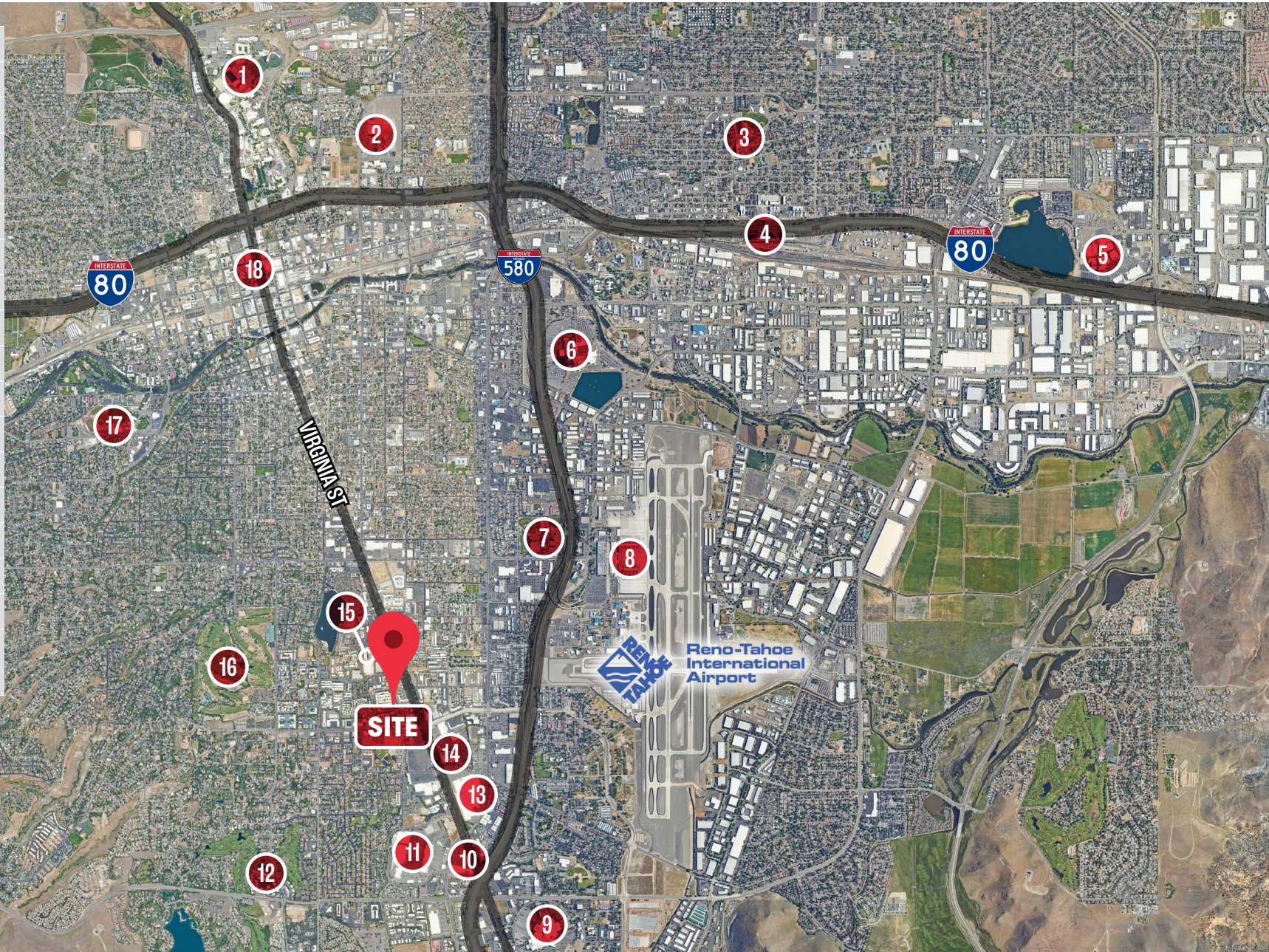
Best Buy Macy's Furniture Gallery
Whole Foods DXL Big + Tall
Petco Dollar Tree
Barnes & Noble Harbor Freight
Hobby Lobby Sally Beauty
Sierra The Vitamin Shoppe
Raising Cane's QDOBA Mexican Eats

17 Meadowood Mall



Aerial Map

- 1 University of Nevada, Reno
- 5 Reno-Sparks Livestock Events Center
- 3 Sparks High School
- 4 Nugget Casino Resort
- 5 The Outlets at Legends
- 6 Grand Sierra Resort and Casino
- 7 Earl Wooster High School
- 8 Reno-Tahoe International Airport
- 9 Meadowood Mall
- 10 Redfield Promenade
- 11 Firecreek Crossing
- 12 Lakeridge Golf Course
- 13 Reno-Sparks Convention Center
- 14 Atlantis Casino Resort Spa
- 15 Peppermill Resort Spa Casino
- 16 Washoe County Golf Course
- 17 Reno High School
- Circus Circus Reno
- 18 Silver Legacy Resort Casino Eldorado



Why Nevada?

A PRO-BUSINESS ENVIRONMENT FOR DEVELOPMENT

Tax Incentives & Business Advantages

- **NO corporate income tax** or personal income tax, making Nevada one of the most business-friendly states.
- **NO inventory tax, franchise tax, or unitary tax**, reducing overhead for businesses and developers.
- **Competitive property tax rates** compared to neighboring states like California.
- **Economic development incentives**, including tax abatements and workforce training programs, available for qualifying projects

Growing Market & Economic Strength

- Reno continues to attract new businesses, **bolstered by major employers such as Tesla, Google, Amazon and Apple.**
- The city's **population growth, low unemployment rate, and strong consumer demand** create an ideal environment for new commercial developments.
- Strategic location at the **crossroads of major western markets**, providing logistical advantages for businesses.



Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	22,820	94,099	216,944
2024 Population	23,144	93,439	219,745
2029 Population Projection	24,383	98,072	231,443
Annual Growth 2020-2024	0.4%	-0.2%	0.3%
Annual Growth 2024-2029	1.1%	1.0%	1.1%
Households			
2020 Households	9,851	42,725	91,972
2024 Households	9,938	42,296	93,142
2029 Household Projection	10,473	44,424	98,231
Annual Growth 2020-2024	1.2%	0.6%	1.4%
Annual Growth 2024-2029	1.1%	1.0%	1.1%
Avg Household Size	2.30	2.10	2.20
Avg Household Vehicles	1.00	2.00	2.00
Housing			
Median Home Value	\$406,231	\$484,665	\$451,967
Median Year Built	1978	1976	1980
Owner Occupied Households	2,346	17,061	39,477
Renter Occupied Households	8,127	27,363	58,754
Household Income			
< \$25,000	2,488	8,336	17,504
\$25,000 - 50,000	2,797	9,908	21,778
\$50,000 - 75,000	2,127	7,571	16,074
\$75,000 - 100,000	1,075	4,932	11,077
\$100,000 - 125,000	509	3,398	8,209
\$125,000 - 150,000	291	2,264	5,475
\$150,000 - 200,000	334	2,508	6,087
\$200,000+	316	3,380	6,936
Avg Household Income	\$61,859	\$84,053	\$84,742
Median Household Income	\$46,241	\$59,818	\$61,720

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	18,740	78,744	184,024
Age 20+	17,305	74,068	171,293
Age 35+	11,880	54,108	118,419
Age 55+	5,966	29,582	64,146
Age 65+	3,454	18,146	39,381
Median Age	35.90	40.20	37.70
Avg Age	37.60	41.10	39.60
Education			
Some High School, No Diploma	3,360	8,853	20,580
High School Graduate	4,611	16,891	37,402
Some College, No Degree	4,376	20,654	47,763
Associate Degree	2,709	8,397	20,082
Bachelor's Degree	2,308	13,491	29,477
Advanced Degree	1,116	8,818	19,972
Employment			
Civilian Employed	11,773	50,053	116,663
Civilian Unemployed	616	2,326	5,701
Civilian Non-Labor Force	6,061	25,366	58,876
U.S. Armed Forces	0	49	226
Housing Value			
< \$100,000	690	1,471	3,079
\$100,000 - 200,000	117	625	1,385
\$200,000 - 300,000	114	1,109	3,480
\$300,000 - 400,000	170	2,264	6,743
\$400,000 - 500,000	337	3,140	7,828
\$500,000 - 1,000,000	728	6,145	12,146
\$1,000,000+	68	1,501	2,849

Demographic data © CoStar 2025

Advisor Bio



Lisamarie Wand MANAGING PARTNER

DIRECT: (775) 224-5300

EMAIL: lisamarie.wand@mohrpartners.com

1325 Airmotive Way, Suite 276 • Reno, NV 89502

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Lisamarie Wand serves as the Managing Partner in Mohr Partners' Reno, Nevada, office. A seasoned veteran of commercial real estate, Wand is the firm's market leader and broker of record for Nevada.

Prior to joining Mohr Partners, Wand was the Designated Managing Broker for eXp Commercial. Operating as the founder and CEO of the Lisamarie Wand Group banner, she oversaw all commercial real estate agents and transactions in the state of Nevada and was one of the top commercial real estate brokers in the state.

She also served as the Senior Advisor of Agent Development at eXp Commercial, where she coached and mentored commercial real estate agents across the country. In 2021, she earned the Commercial Instructor of the Year award from eXp University for her work.

After a successful career in banking and consulting, Wand obtained her Master of Business Administration and put her skills to use in the real estate market. She has previously worked as the Director, Commercial Division for KW Commercial and as Commercial & Investment Real Estate Broker for Chase International.

Wand is also a licensed business broker status and holds membership with the International Business Brokers Association (IBBA). Additionally, she is a candidate for the prestigious Certified Commercial Investment Member designation.

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



lisamarie**wand**group

1325 AIRMOTIVE WAY • SUITE 276 • RENO, NV 89502

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