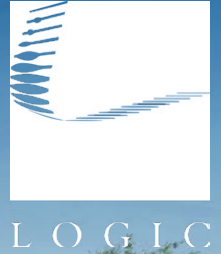


For Lease

Moana West Shopping Center Mixed-Use



3350-3480 Lakeside Ct.
Reno, NV 89509


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Listing Snapshot




Negotiable
Lease Rate



± 1,936 - 3,006 SF
Retail Space Available (1st Floor)



± 877 - 1,644 SF
Office Space Available (2nd Floor)



\$0.40 PSF
Lease Expense

Property Highlights

- Established shopping center in the West Reno submarket
- Street visibility along Lakeside Ct. with signage available
- Renovations underway including signage improvements, new paint, new facade, landscaping, parking lot slurry/re-stripe, and interior upgrades
- Tenant improvement allowance available for qualified tenants
- New Shoot 360 under construction adjacent to the property opening Fall 2025
- Located within walking distance to the Moana Springs Community Center and Virginia Lake
- High traffic shopping center with just under 9,000 households within a 1-mile radius
- Property is less than 1-mile from the Caughlin Ranch housing development with an average household income over \$180,000

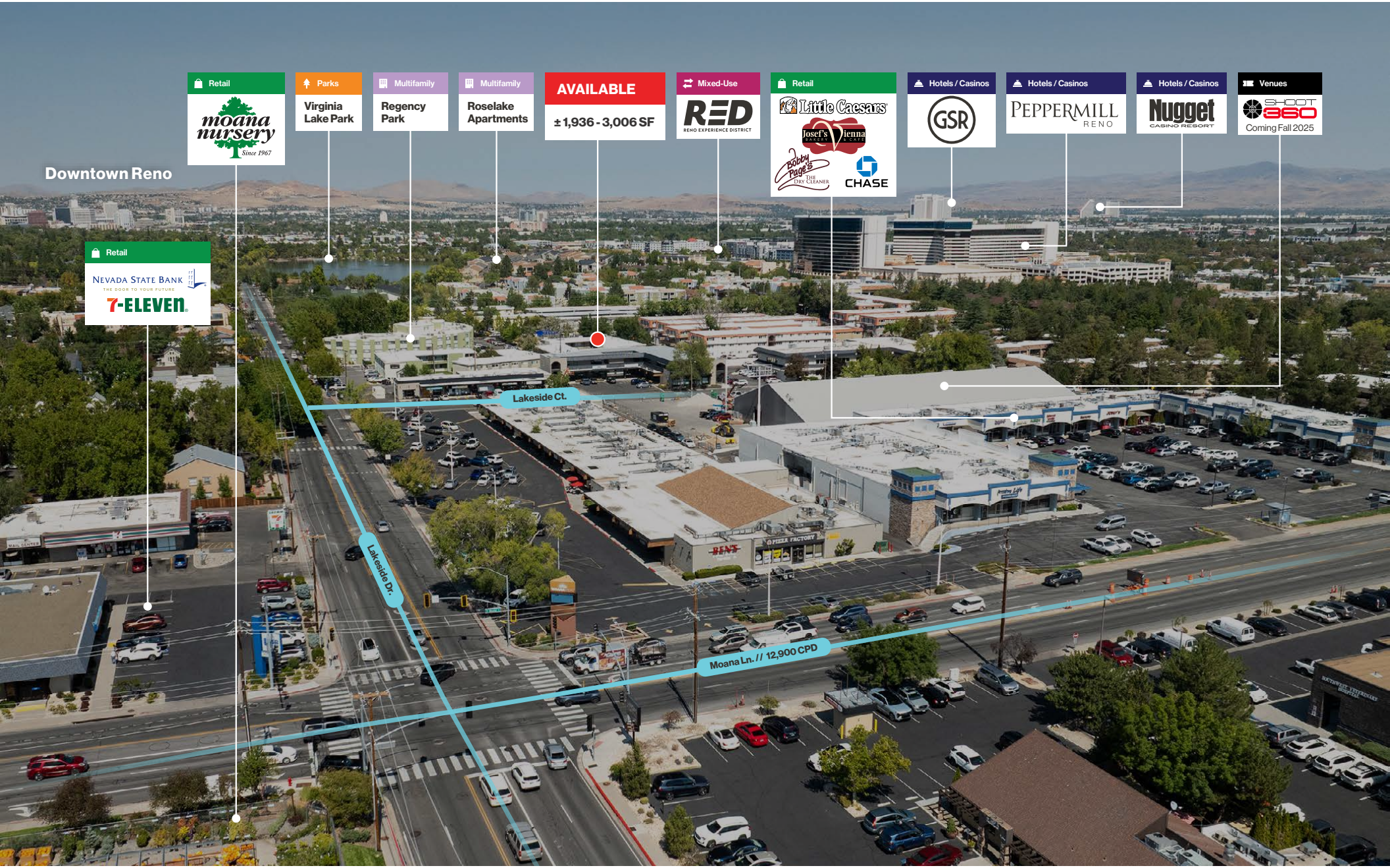
Demographics

	1-mile	3-mile	5-mile
2025 Population	19,986	94,655	221,139
2025 Average Household Income	\$78,634	\$106,169	\$103,337
2025 Total Households	9,022	43,760	95,668





Downtown Reno



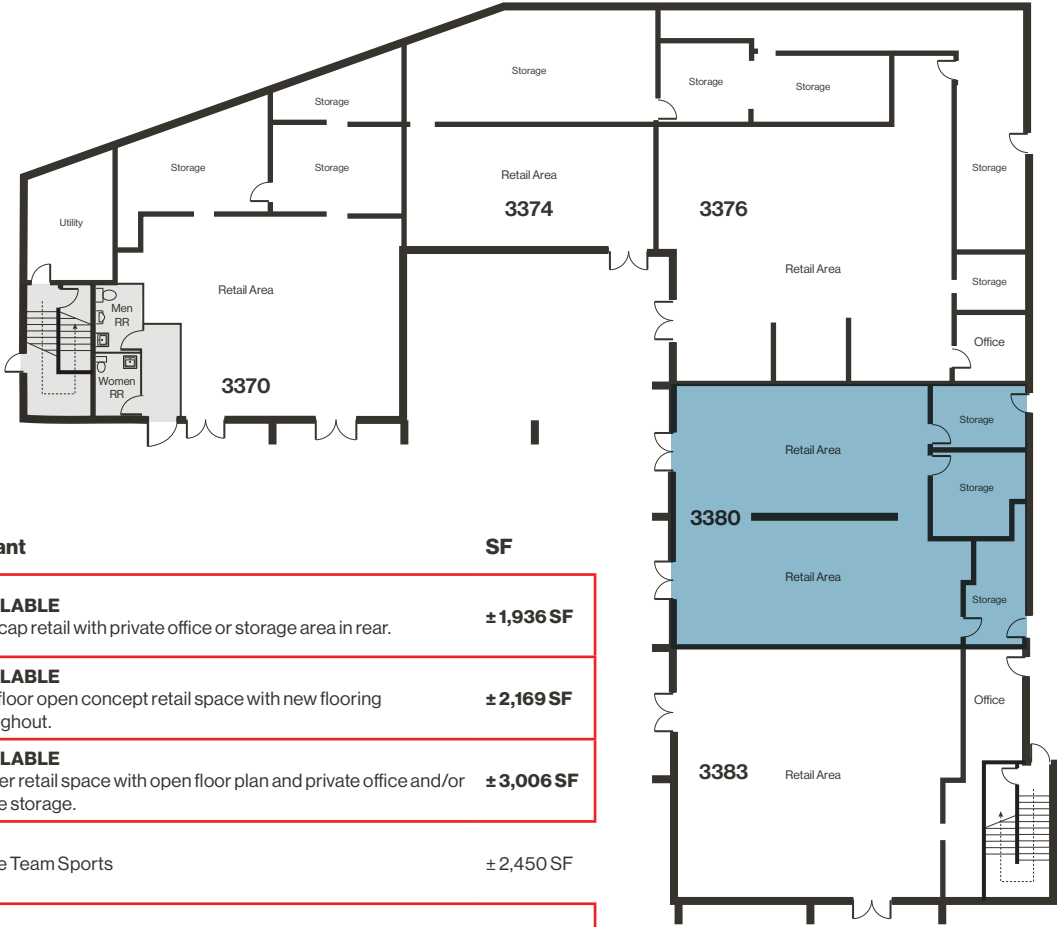
Site Plan

Available NAP



Floor Plan | First Floor

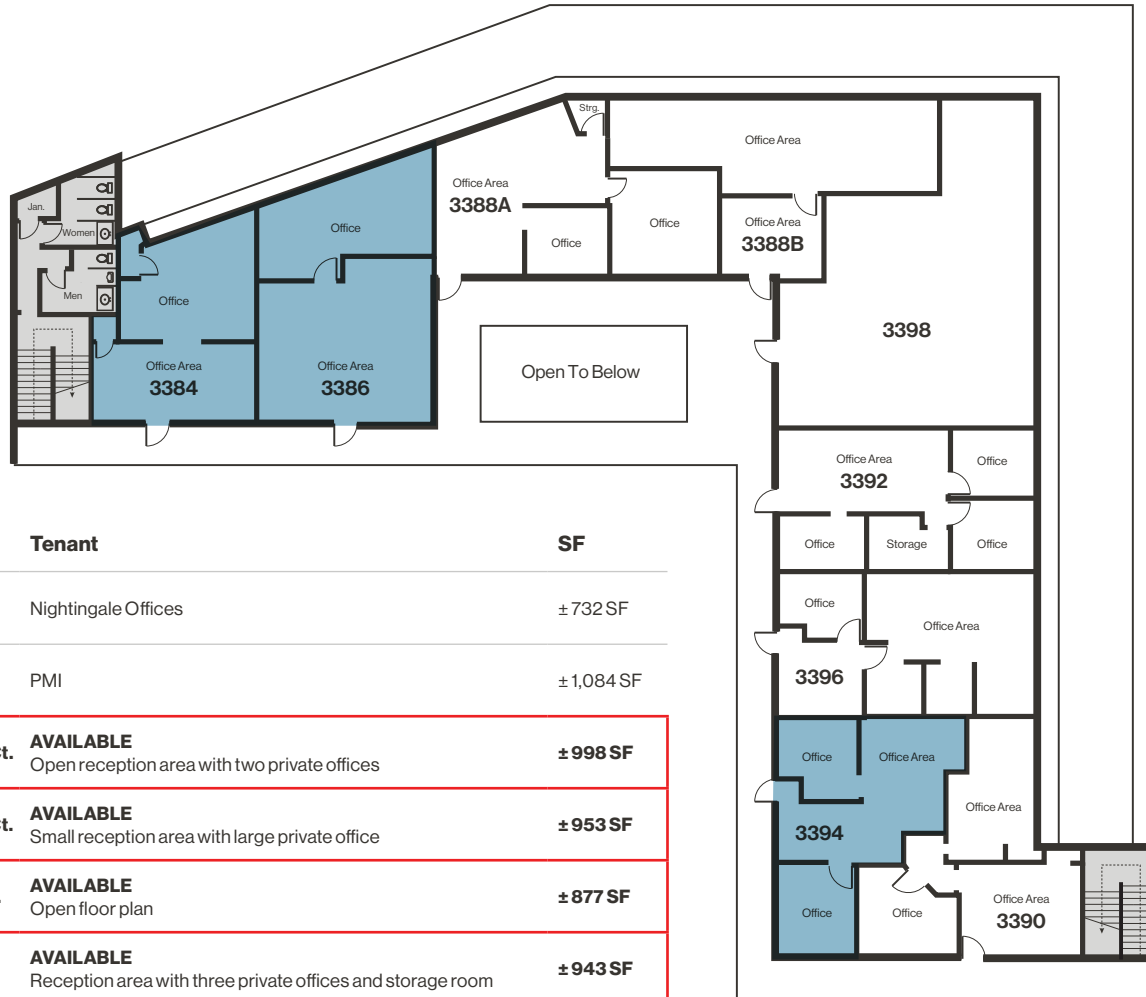
Common Area Leased



Suite	Tenant	SF
3370 Lakeside Ct.	AVAILABLE End-cap retail with private office or storage area in rear.	± 1,936 SF
3374 Lakeside Ct.	AVAILABLE First floor open concept retail space with new flooring throughout.	± 2,169 SF
3376 Lakeside Ct.	AVAILABLE Corner retail space with open floor plan and private office and/or ample storage.	± 3,006 SF
3380 Lakeside Ct.	Home Team Sports	± 2,450 SF
3382 Lakeside Ct.	AVAILABLE End-cap retail space with access directly from Lakeside Ct.	± 2,181 SF

Floor Plan | Second Floor

Common Area Leased

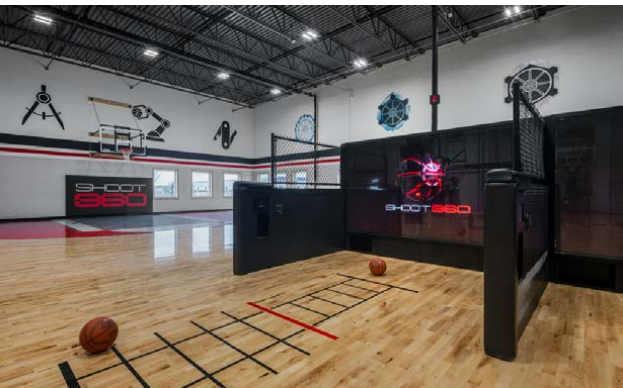


Suite	Tenant	SF
3384 Lakeside Ct.	Nightingale Offices	± 732 SF
3386 Lakeside Ct.	PMI	± 1,084 SF
3388A Lakeside Ct.	AVAILABLE Open reception area with two private offices	± 998 SF
3388B Lakeside Ct.	AVAILABLE Small reception area with large private office	± 953 SF
3390 Lakeside Ct.	AVAILABLE Open floor plan	± 877 SF
3392 Lakeside Ct.	AVAILABLE Reception area with three private offices and storage room	± 943 SF
3394 Lakeside Ct.	Arcadesma	± 794 SF
3396 Lakeside Ct.	AVAILABLE Reception area with one private office and open bullpen	± 947 SF
3398 Lakeside Ct.	AVAILABLE Reception area with up to two private offices	± 1,644 SF

Property Photos



A Look at Old Southwest



Retail Demand Outlook

+\$79MM

Spending potential in 0.5-mile radius

+\$17MM

Financial and Professional
Service Leakage

+\$6MM

Food and Beverage Service Leakage

+\$2MM

Entertainment Leakage



Caughtlin Ranch Neighborhood

+3k

Homes within a 1-mile radius

+\$180,000

Average household income within a
1-mile radius

+41k

Residential population within a
2-mile radius

+0.25%

YOY Average population
increase annually

Moana Springs Community Center

The City of Reno and CORE Construction recently completed a \$52MM development of the Moana Springs Community Aquatics and Fitness Center, a 52,000-square-foot facility. Historically, the site was known as Moana Springs, a popular resort and natural hot springs established in 1905. Completed in 2024, the center features a 50-meter indoor competition pool, a multi-use indoor recreation pool, an outdoor soaking pool, a 5,000-square-foot fitness room, locker rooms, and multi-use rooms. The project incorporates multiple sustainability efforts including solar and geothermal energy solutions and electric vehicle charging stations.

Virginia Lake

Virginia Lake Park is a popular urban park offering a variety of recreational amenities. The park features a 1-mile paved loop trail encircling the 24.5-acre Virginia Lake, suitable for walking, jogging, biking, and birdwatching. Anglers can enjoy fishing from the pier on the east side of the lake, with species such as rainbow trout, brown trout, and bowcutt trout regularly stocked. Families can take advantage of the playground equipped with play structures and swings, while picnic areas with tables, benches, and barbecue grills provide spaces for gatherings. A rentable shelter accommodating up to 100 people is also available and a features a neighboring fully fenced off-lease dog park.

Shoot 360

Shoot 360, a high-tech basketball training facility coming to Reno in Fall 2025. The concept blends motion-tracking cameras, analytics, and professional coaching to help players improve shooting, ball-handling, and overall skills. Members can access personalized training sessions, youth camps, leagues, and private lessons, while a mobile app tracks progress, achievements, and schedules. With its mix of cutting-edge technology and hands-on instruction, Shoot 360 offers a unique alternative to traditional basketball gyms.

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For inquiries please reach out to our team.

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