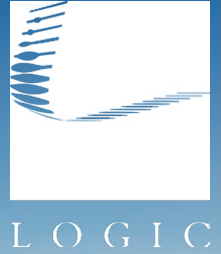


For Lease

Independence Square



294 - 394 E. Moana Lane
Reno, NV 89502

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Listing Snapshot



\$1.75 PSF NNN
Lease Rate



± 5,200 SF
Available Square Footage



\$0.40 PSF
Lease Expenses

Property Highlights

- Variety of retail and office configurations available
- Great visibility along Moana Ln. between Kietzke Ln. and S. Virginia St.
- Two (2) blocks from I-580 which sees ± 145,000 CPD
- Centrally located between downtown and south Reno
- Close proximity to the Reno-Sparks Convention Center and airport
- Average daily traffic count of approximately ± 19,000 CPD
- Ample parking with ± 320 spaces
- Established center with unique tenant-mix
- Professionally managed

Demographics

	1-mile	3-mile	5-mile
2025 Population	26,160	95,070	227,040
2025 Average Household Income	\$70,354	\$102,228	\$105,028
2025 Total Households	10,924	43,268	97,706

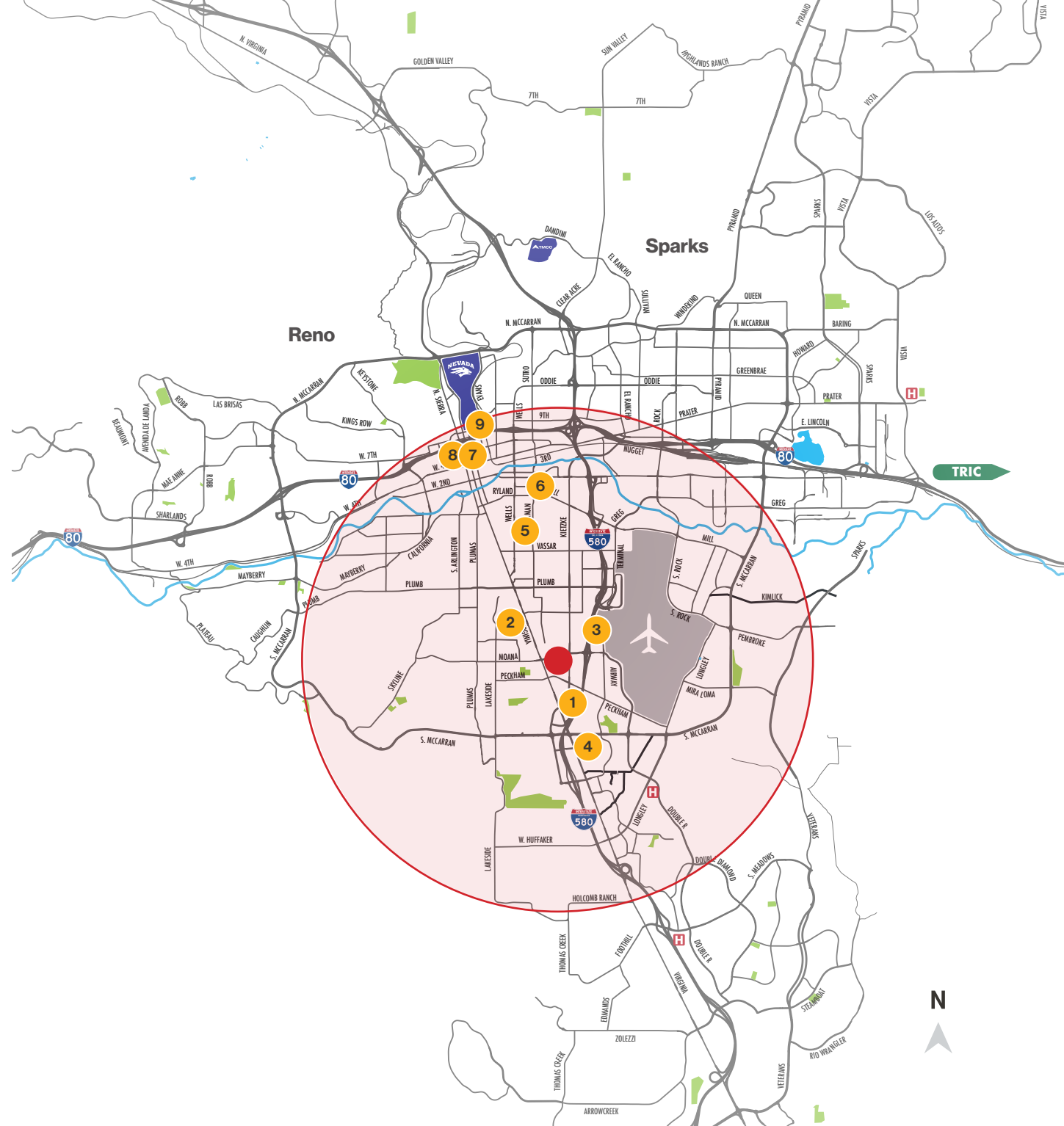


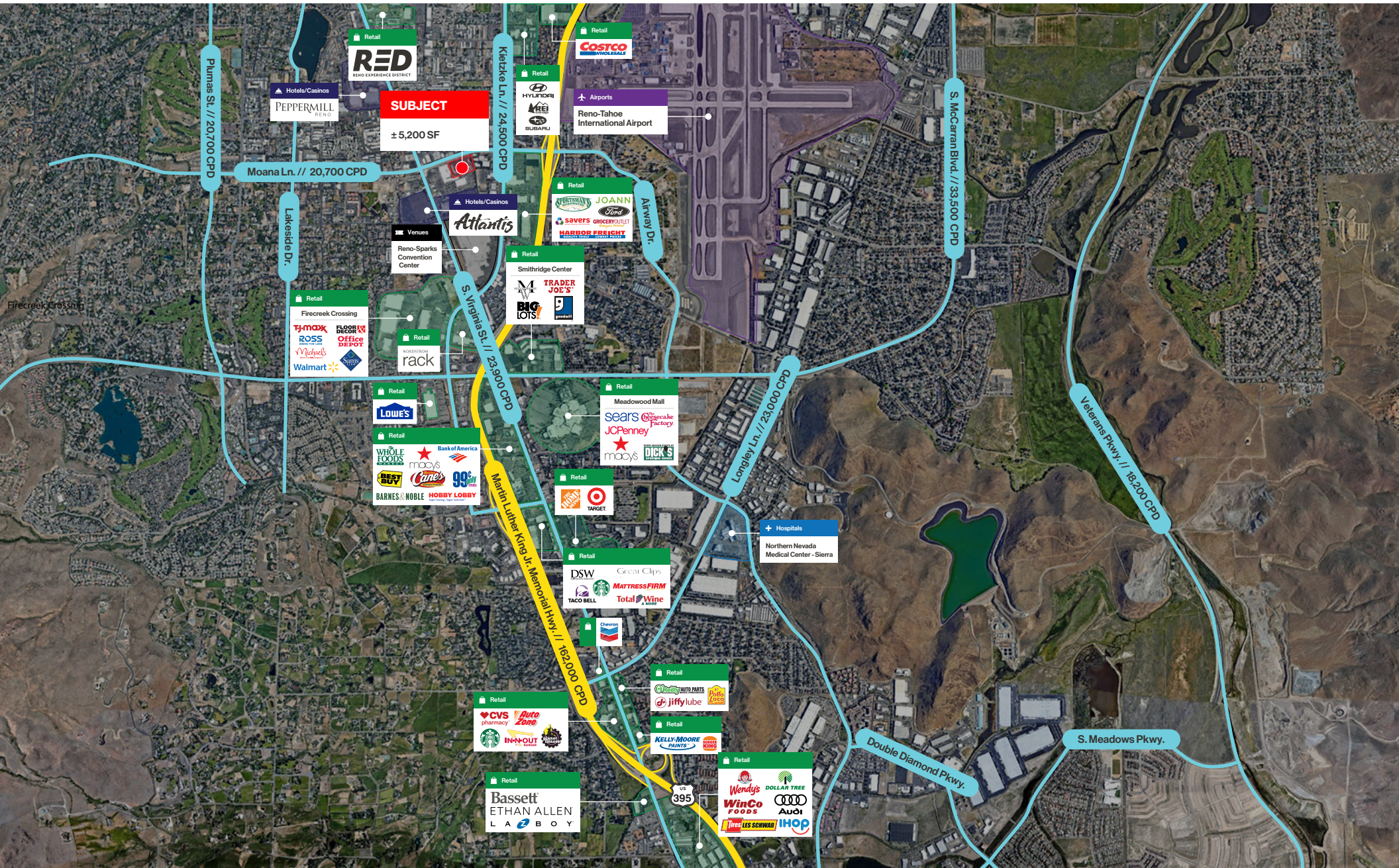
Vicinity Map

Independence Square is centrally located between two of Reno's major thoroughfare's, S. Virginia St. and Kietzke Ln. The property has frontage along E. Moana Ln. with easy access to I-580 less than 1-mile east. The area has over $\pm 10,000$ homes within a 1-mile radius serving a population over $\pm 26,000$ in the same area.

Nearby Amenities

- 1 **Reno-Sparks Convention Center**
- 0.53 miles
- 2 **Peppermill Resort Spa Casino**
- 0.58 miles
- 3 **Reno-Tahoe International Airport**
- 1.00 miles
- 4 **Meadowood Mall**
- 1.42 miles
- 5 **Reno VA Medical Center**
- 1.69 miles
- 6 **Renown Regional Medical Center**
- 2.30 miles
- 7 **Downtown Reno**
- 2.88 miles
- 8 **Saint Mary's Regional Medical Center**
- 3.11 miles
- 9 **University of Nevada, Reno**
- 3.88 miles





Site Plan

Available Leased

Suite	Tenant	SF
B-1	Tahoe Bagel Co.	± 2,400 SF
B-3	Timely Testing	± 1,158 SF
B-4	Pretty Paws Pet Grooming	± 1,211 SF
B-5	Interior Finishes	± 1,500 SF
B-6	Enterprise Rent-A-Car	± 900 SF
B-7	Reno Massage Tree	± 1,200 SF
B-8	Unbeweavable	± 1,754 SF
B-9 - 11	Chimichurri	± 4,960 SF
B-12	Hart's Fine Jewelry	± 1,660 SF
B-13	Method Art Corporation	± 800 SF
B-14 & 16	Armed Forces Career Center	± 1,054 SF
B-15	Angel & Cristians Tailoring Shop	± 646 SF
B-16	Armed Forces Career Center	± 1,800 SF
B-17 - 18	Panasonic	± 3,240 SF
B-19 - 22*	VACANT - Medical office build-out	± 5,200 SF
B-23	Alcohol Awareness Training	± 1,200 SF
B-24	Dr. Javier Corral	± 1,200 SF
B-25	Anthem Blue Cross	± 1,200 SF
B-26	Healing Pathways	± 1,160 SF
B-27	Elwood Staffing Services	± 1,160 SF
C-1	Westar Credit Union	± 1,680 SF
C-2	Partners Personnel Management	± 1,621 SF
C-3	New Creation Church	± 1,912 SF
C-4	Armed Forces Career Center	± 2,854 SF

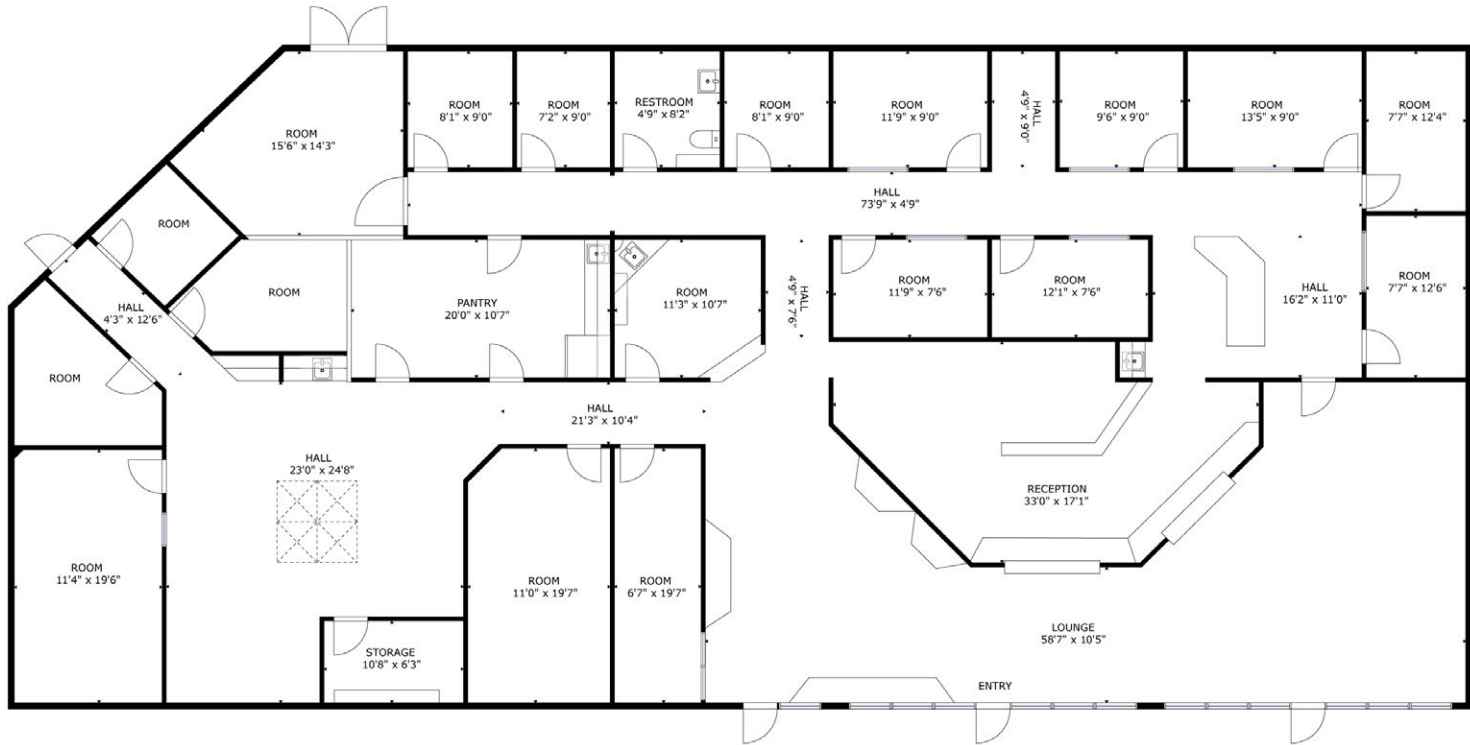
[Click for a Virtual Tour](#)



*Can be demised as low as ± 2,409 SF

Floor Plan
Suite B-19-22 | ± 5,200 SF

[Click for a Virtual Tour](#)



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