

For Lease



Moana West Shopping Center



3400 - 3480 Lakeside Dr.
& 3350 - 3370 Lakeside Ct.
Reno, NV 89509

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Listing Snapshot



\$2.25 PSF NNN

Lease Rate



± 1,113 - 3,637 SF

Space Available



\$0.40 PSF

Lease Expense

Property Highlights

- Established shopping center in the West Reno submarket
- Street visibility along Lakeside Dr. and Lakeside Ct. with signage along W. Moana Ln.
- Renovations underway including signage improvements, new paint, new facade, 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



Aerial





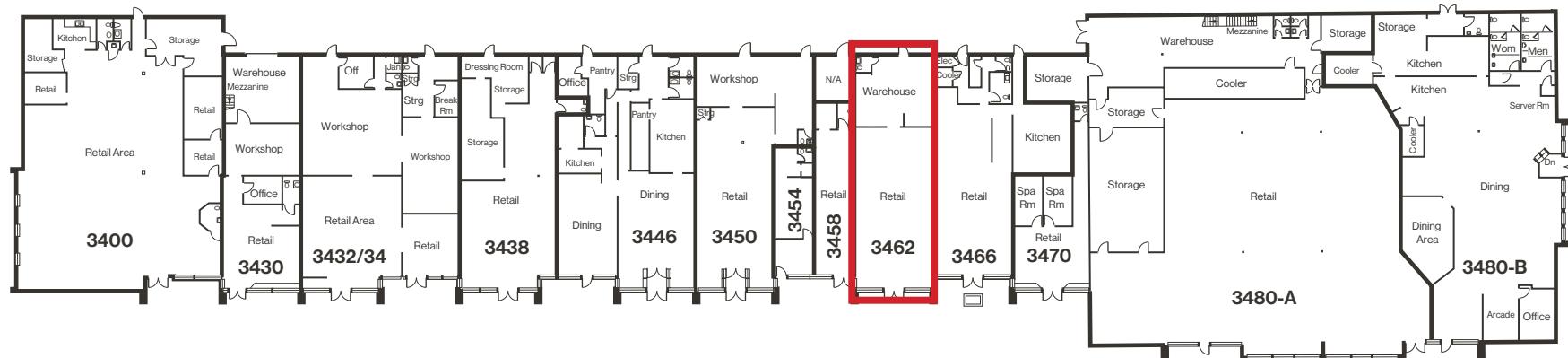
Site Plan

■ Available ■ NAP



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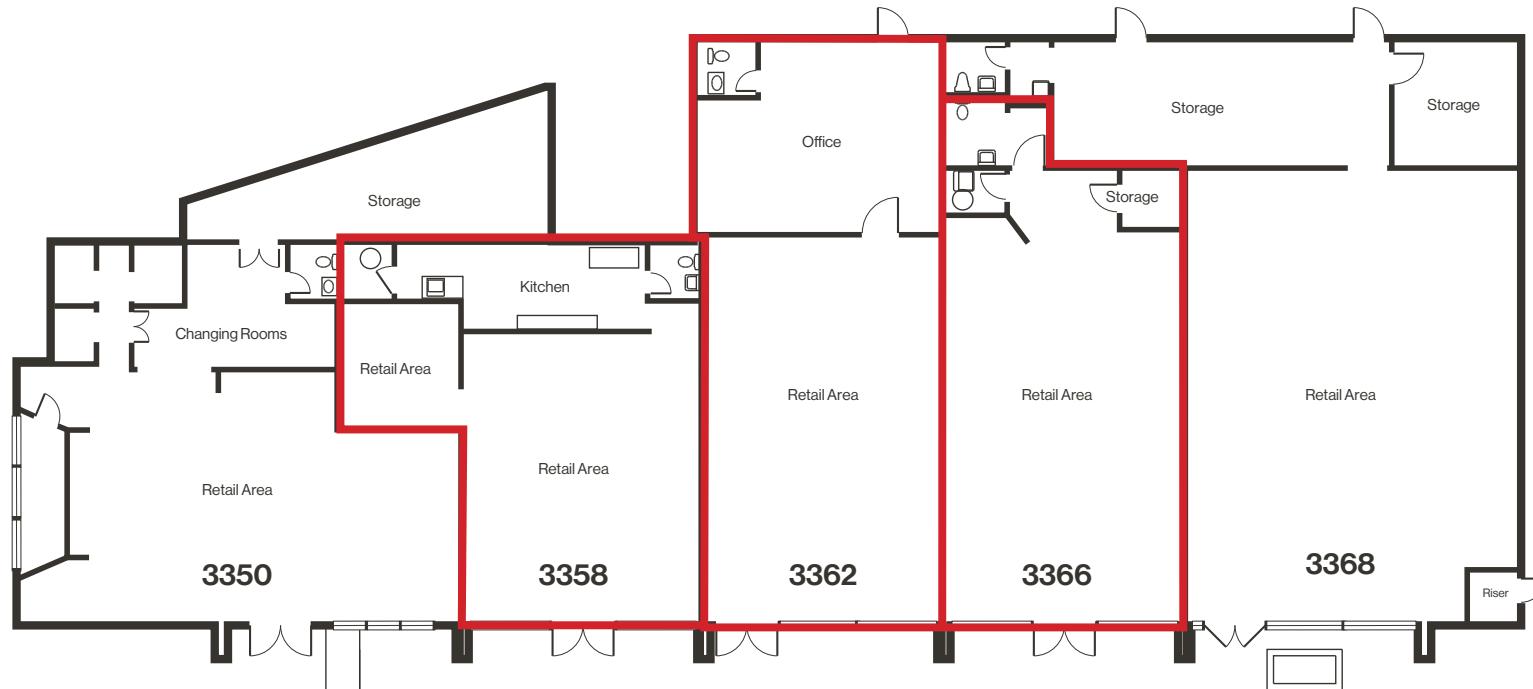
Floor Plan | Building A and B



Suite	Tenant	SF
3480 Lakeside Dr., Suite A	Ben's Liquor	± 10,372
3480 Lakeside Dr., Suite B	Pizza Factory	± 5,223
3470 Lakeside Dr.	Lesley's Organic Skin Care	± 1,007
3466 Lakeside Dr.	Lakeside Bar and Grill	± 2,201
3462 Lakeside Dr.	AVAILABLE	± 1,826
3458 Lakeside Dr.	Tate Salon	± 688

Suite	Tenant	SF
3450 - 3454 Lakeside Dr.	Velo Reno Bicycle Shop	± 2,688
3446 Lakeside Dr.	Zozo's Ristorante	± 3,078
3438 Lakeside Dr.	Eclipse Running	± 2,280
3432 - 3434 Lakeside Dr.	The Frame Shop	± 3,544
3430 Lakeside Dr.	Flowers by Patti	± 1,799
3400 Lakeside Dr.	COA Collective	± 5,335

Floor Plan | Building C



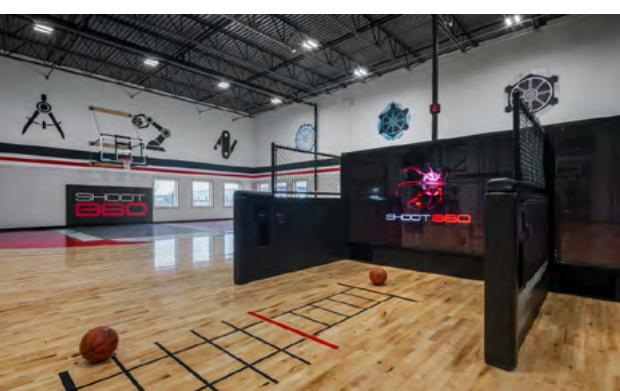
Suite	Tenant	SF
3350 Lakeside Ct.	Shine Pilates	±1,743
3358 Lakeside Ct.	AVAILABLE* Former salon with open front area, small office, kitchenette, and private restroom. ±1,113 Can be combined with neighboring suites up to ± 3,637 SF	
3362 Lakeside Ct.	AVAILABLE* Open floor plan with private office/storage area and restroom. Can be combined with neighboring suites up to ± 3,637 SF ±1,389	
3366 Lakeside Ct.	AVAILABLE* Open floor plan with existing coffee bar in place. Small storage room and private restroom. Can be combined with neighboring suites up to ± 3,637 SF ±1,135	
3368 Lakeside Ct.	Yarn Refuge	2,113

*Available 1/1/2026 | Do not disturb current tenant

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

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 features a neighboring fully fenced off-lease dog park.



Caughlin 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

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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