

For Lease

# Moana West Annex



LOGIC



901–973 W. Moana Ln.  
Reno, NV 89509

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# Listing Snapshot



**\$2.00 PSF NNN**  
Lease Rate



**± 1,331 - 7,104 SF**  
Available Square Footage



**\$0.73 PSF**  
Lease Expense

## Property Highlights

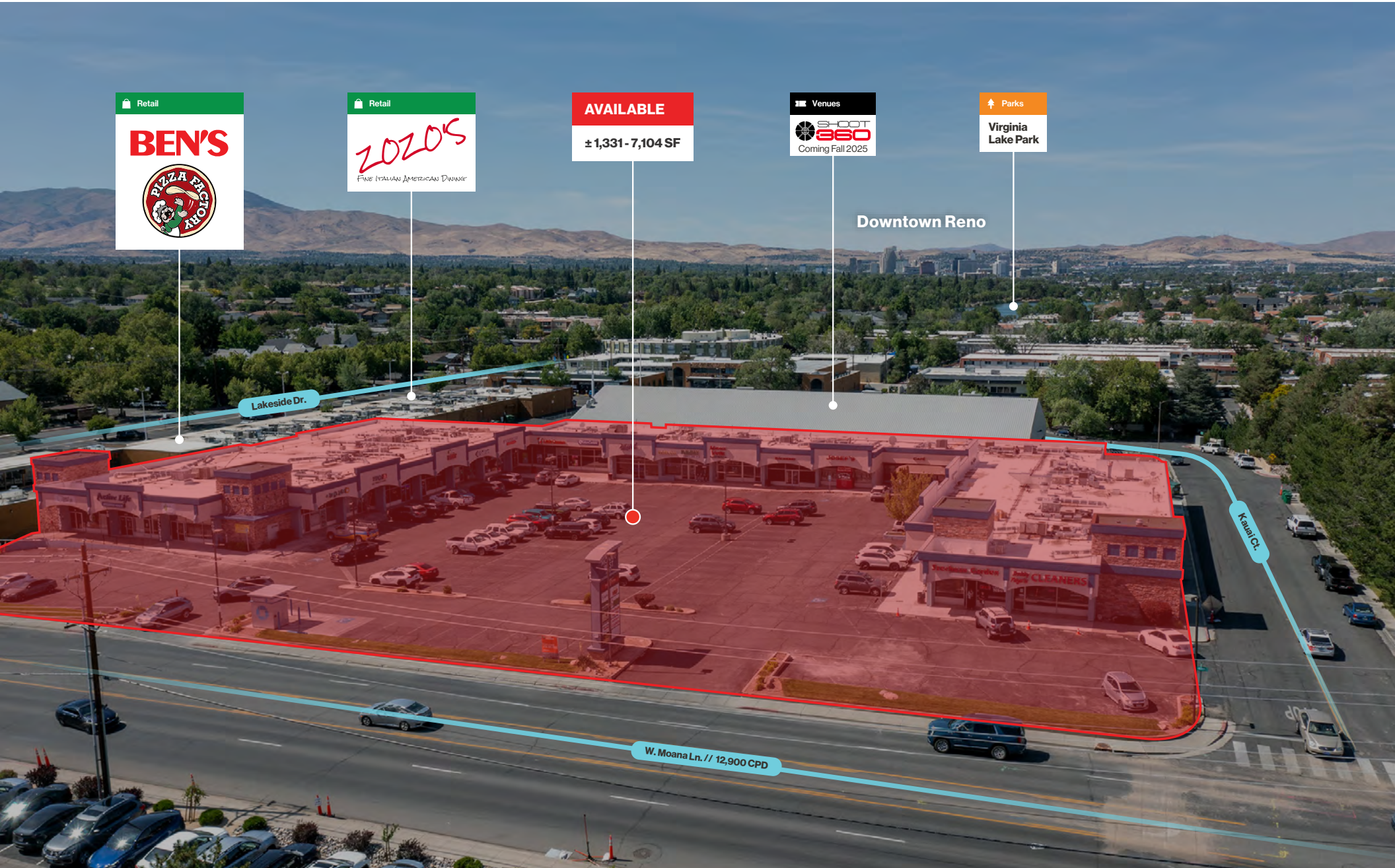
- Retail shell space with frontage along W. Moana Ln.
- High traffic shopping center with just under 9,000 households within a 1-mile radius
- Tenant improvement allowance available for qualified tenants
- New Shoot360 now open north of the property
- Easy access to downtown and south Reno via S. Virginia St. or Plumb Ln. and I-580 at W. Moana Ln.
- Located within walking distance to the Moana Springs Community Center and Virginia Lake
- Neighboring tenants include Josef’s Vienna Bakery, Bobby Page’s Cleaners, Little Caesars, Chase Bank, Salon Centric, and more

## Demographics

	1-mile	3-mile	5-mile
2025 Population	18,907	92,962	217,968
2025 Average Household Income	\$80,401	\$107,669	\$103,933
2025 Total Households	8,609	42,809	94,494







Retail

**BEN'S**

Retail

*ZOZO'S*

FINE ITALIAN AMERICAN DINING

**AVAILABLE**

± 1,331 - 7,104 SF

Venues

**SHOOT 360**

Coming Fall 2025

Parks

Virginia Lake Park

Downtown Reno

Lakeside Dr.

W. Moana Ln. // 12,900 CPD

Kauli Ct.

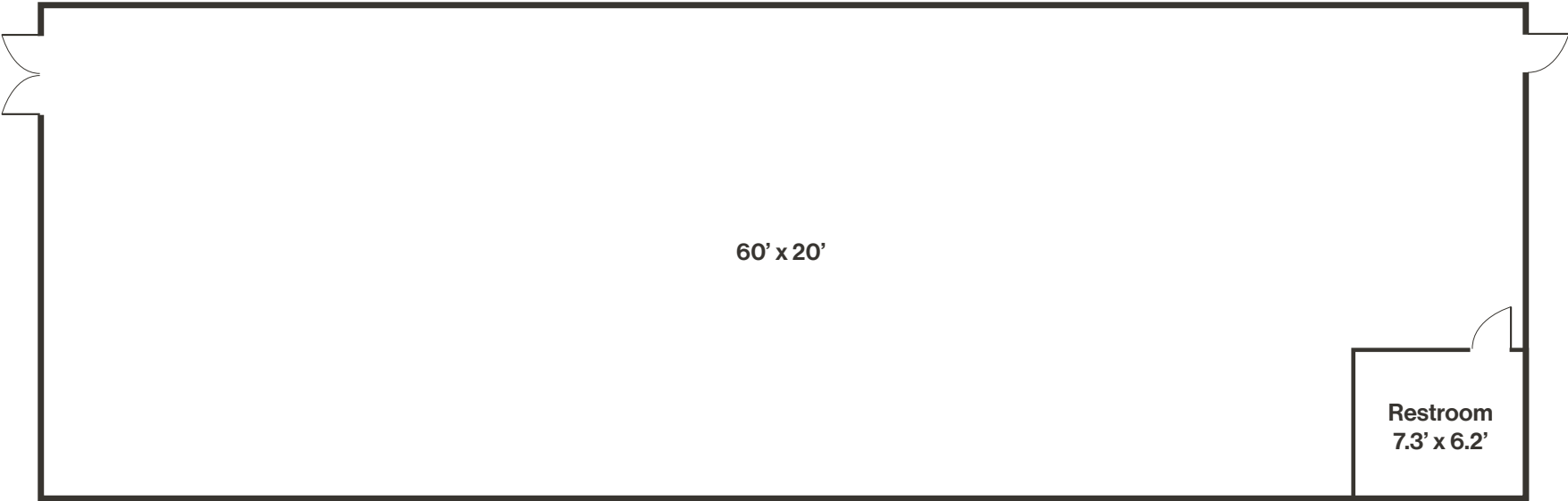
# Site Plan

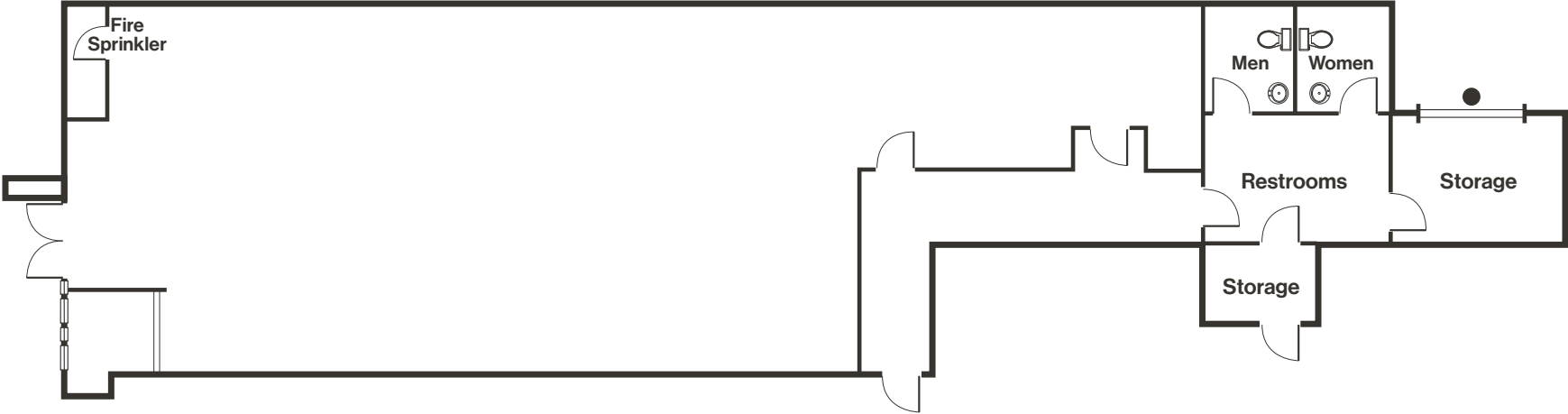
Available Leased NAP

Address	Tenant	SF
901 W. Moana Ln.	Bobby Page's Cleaners	± 875
903 W. Moana Ln.	Szechuan Gardens	± 1,910
<b>907 W. Moana Ln.</b>	<b>AVAILABLE</b> Retail space with private restroom	<b>± 1,449</b>
<b>911 W. Moana Ln.</b>	<b>AVAILABLE</b> Shell retail space with private restroom	<b>± 1,449</b>
915 W. Moana Ln.	A Taste of Thai	± 2,082
921 W. Moana Ln.	Vanda Nails	± 725
923 W. Moana Ln.	The Masters Cocktail Lounge	± 1,444
<b>933 W. Moana Ln.</b>	<b>AVAILABLE*</b> Restaurant space with interior dining room. Available July 1, 2026	<b>± 7,104</b>
937 W. Moana Ln.	SalonCentric	± 681
939 W. Moana Ln.	Mirage Vapor	± 681
941 W. Moana Ln.	Kirbyland	± 726
943 W. Moana Ln.	Hair Co.	± 726
945 W. Moana Ln.	Marked Studios	± 1,454
949 W. Moana Ln.	SalonCentric	± 2,330
951 W. Moana Ln.	Little Caesars	± 3,600
953 W. Moana Ln.	ServiExpress	± 2,410
955 W. Moana Ln.	Staffmark	± 2,118
957 W. Moana Ln.	Strictly REEF	± 4,074
963 W. Moana Ln.	PDQ Alterations	± 1,022
967 W. Moana Ln.	Coming Soon	± 604
<b>969 W. Moana Ln.</b>	<b>AVAILABLE</b> Open space with private office	<b>± 1,331</b>
<b>971 W. Moana Ln.</b>	<b>AVAILABLE</b> Chiropractic office with frontage along W. Moana Ln.	<b>± 1,772</b>
<b>973 W. Moana Ln.</b>	<b>AVAILABLE</b> Former fitness studio space	<b>± 2,263</b>

\*Do not disturb current tenant



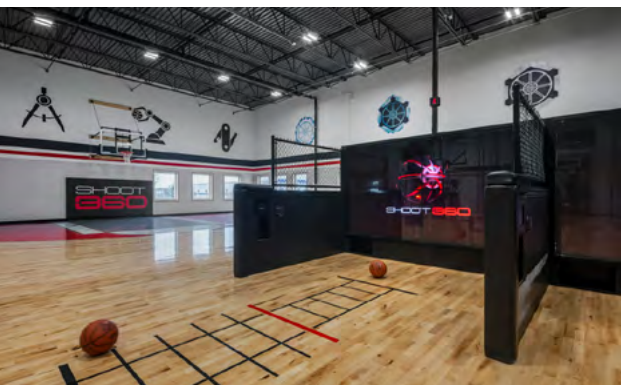




Property Photos



# 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



## 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

### 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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