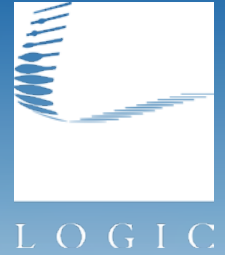


For Lease

# Moana West Shopping Center



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

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# Listing Snapshot



**Negotiable**  
Lease Rate



**± 1,135 – 2,524 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





Downtown Reno

Retail

NEVADA STATE BANK  
THE DOOR TO YOUR FUTURE

7-ELEVEN

Retail

moana nursery  
Since 1967

Parks

Virginia Lake Park

Multifamily

Regency Park

AVAILABLE

± 1,135 – 2,524 SF

Multifamily

Roselake Apartments

Mixed-Use

RED  
RENO EXPERIENCE DISTRICT

Retail

Little Caesars  
Joseph's Vienna  
Bobby Page's THE DRY CLEANER  
CHASE

Hotels / Casinos

GSR

Hotels / Casinos

PEPPERMILL  
RENO

Hotels / Casinos

Nugget  
CASINO RESORT

Venues

SHOOT  
360  
Coming Fall 2025

Lakeside Ct.

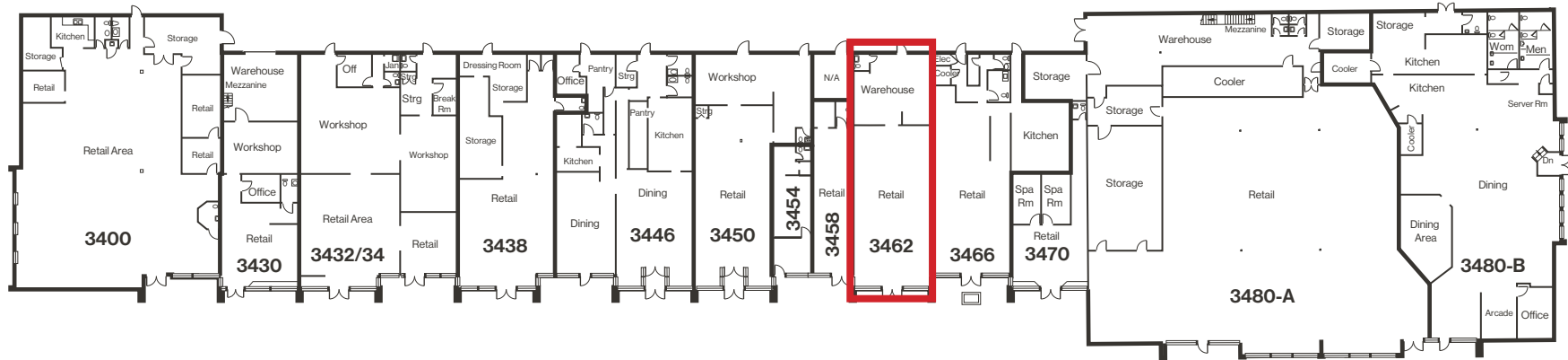
Lakeside Dr.

Moana Ln. // 12,900 CPD





## Floor Plan | Building A and B

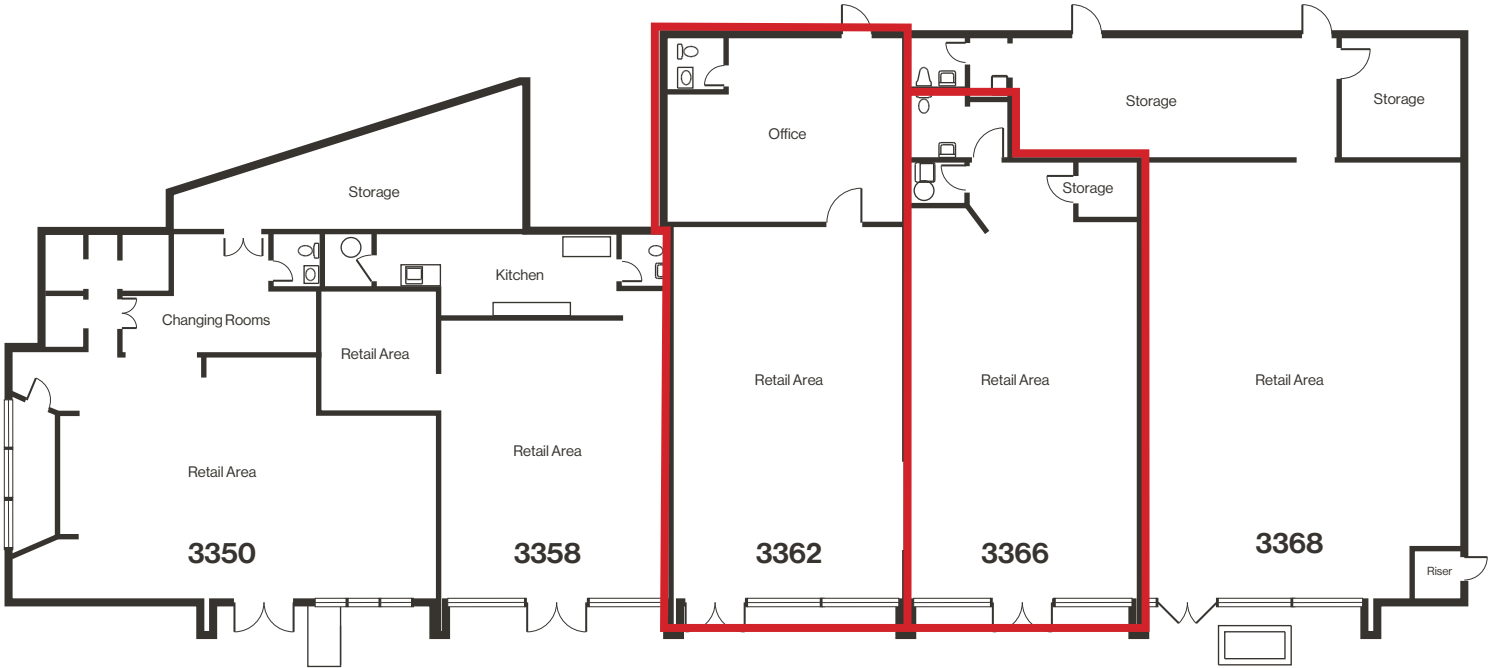


| Suite                      | Tenant                     | SF             |
|----------------------------|----------------------------|----------------|
| 3480 Lakeside Dr., Suite A | Ben's Liquor               | ± 10,372       |
| 3480 Lakeside Dr., Suite B | Pizza Factory              | ± 5,223        |
| 3470 Lakeside Dr.          | Lesley's Organic Skin Care | ± 1,007        |
| 3466 Lakeside Dr.          | Lakeside Bar and Grill     | ± 2,201        |
| <b>3462 Lakeside Dr.</b>   | <b>AVAILABLE*</b>          | <b>± 1,826</b> |
| 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 |

\*Available 12/1/25 | Do not disturb current tenant

Floor Plan | Building C



| Suite                    | Tenant   | SF            |
|--------------------------|--|---------------|
| 3350 Lakeside Ct.        | Shine Pilates  | ±1,743        |
| 3358 Lakeside Ct.        | Lorraines Coiffures  | ±1,113        |
| <b>3362 Lakeside Ct.</b> | <b>AVAILABLE*</b><br>Open floor plan with private office/storage area and restroom. Can be combined with neighboring suite up to ± 2,524 SF                              | <b>±1,389</b> |
| <b>3366 Lakeside Ct.</b> | <b>AVAILABLE*</b><br>Open floor plan with existing coffee bar in place. Small storage room and private restroom. Can be combined with neighboring suite up to ± 2,524 SF | <b>±1,135</b> |
| 3368 Lakeside Ct.        | Yarn Refuge  | 2,113         |

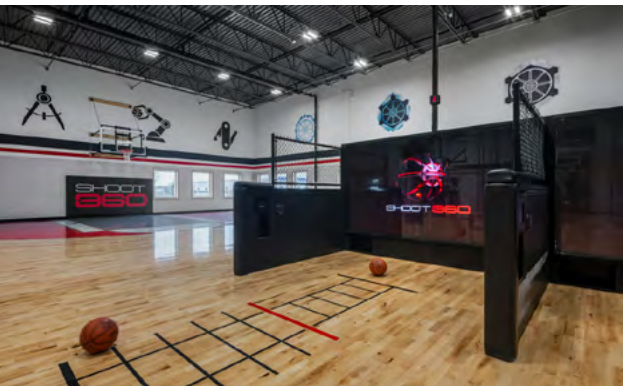
\*Available 1/1/2026 | Do not disturb current tenant

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



## 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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