

For Lease

Moana West Shopping Center Mixed-Use



3350-3480 Lakeside Ct.
Reno, NV 89509

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Listing Snapshot



Negotiable

Lease Rate



±1,300 - 3,875 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
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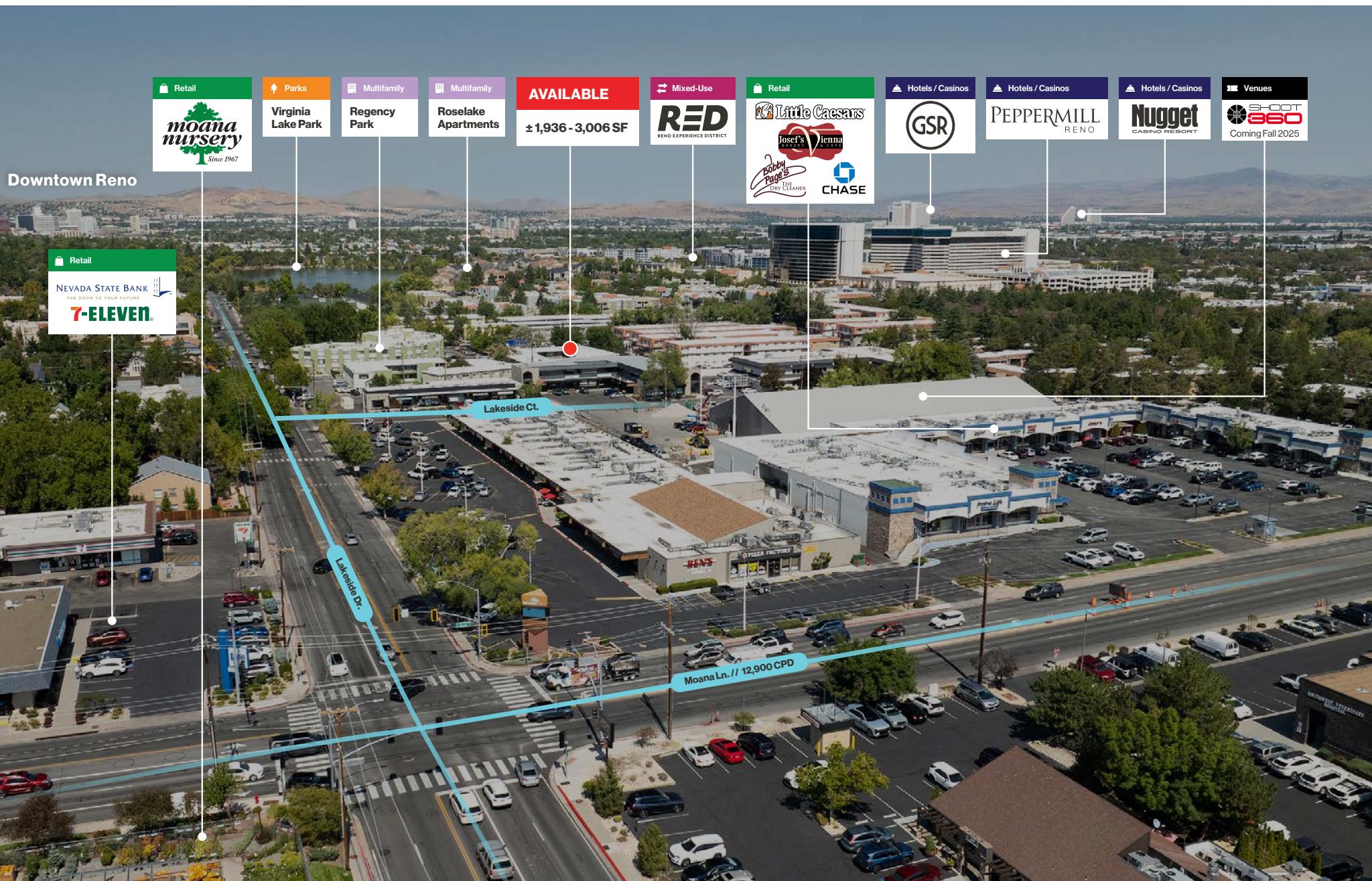
2025 Average Household Income	\$78,634	\$106,169	\$103,337
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2025 Total Households	9,022	43,760	95,668
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Aerial





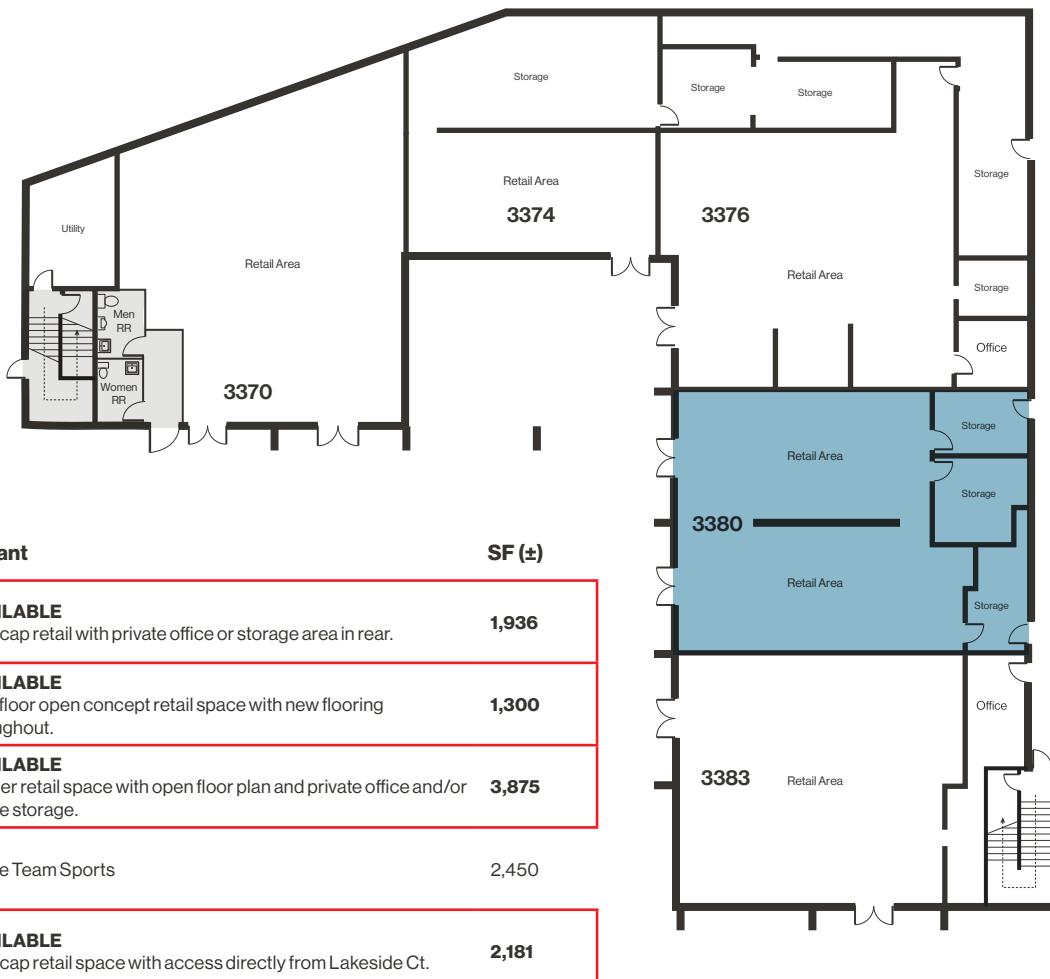
Site Plan

■ Available ■ NAP



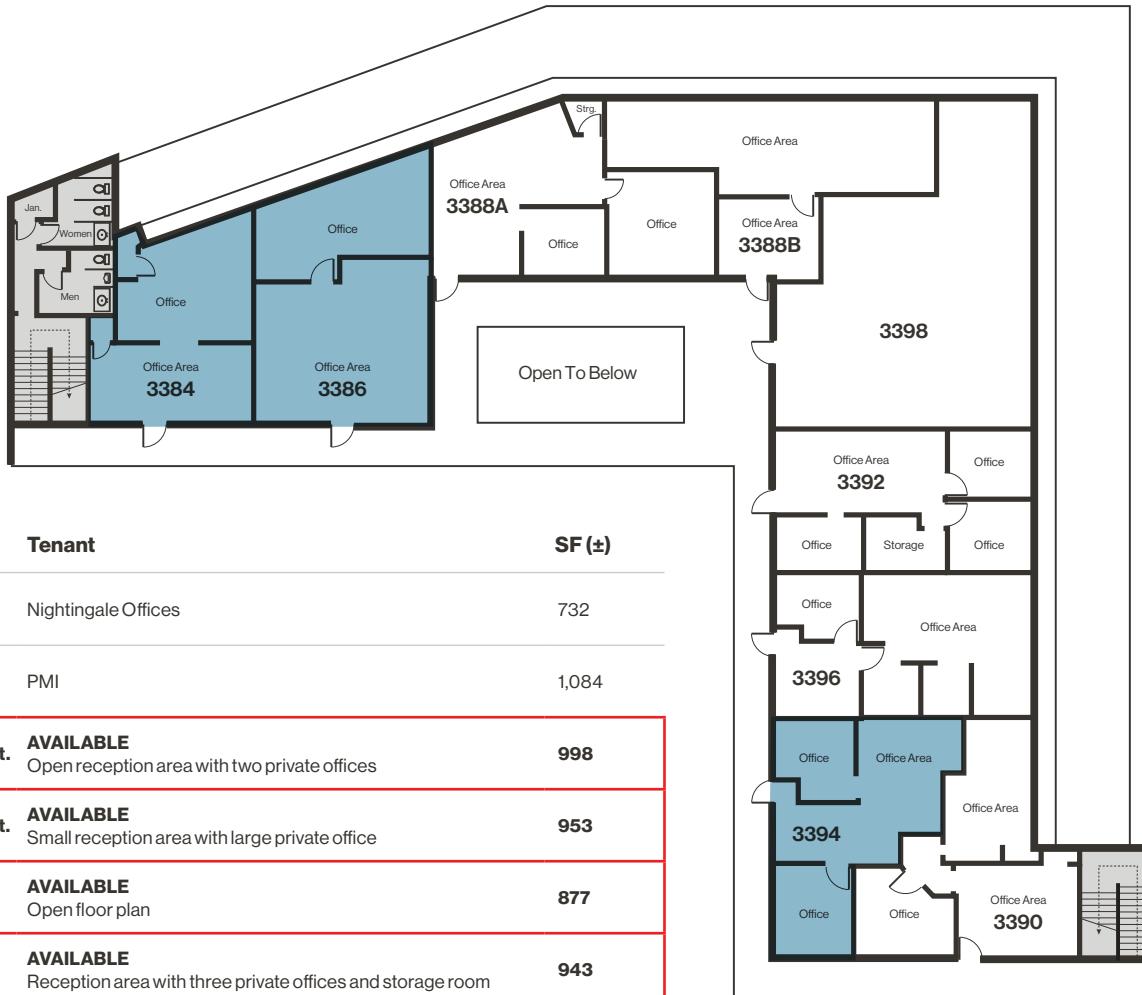
Floor Plan | First Floor

Common Area Leased



Floor Plan | Second Floor

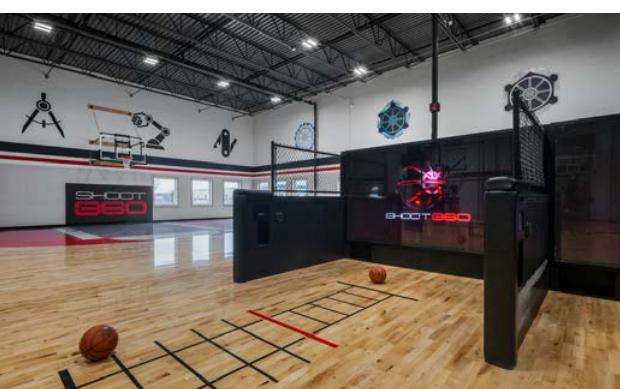
Common Area Leased



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 bowcutter 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.

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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