

For Lease

Moana West Annex



901–973 W. Moana Ln.
Reno, NV 89509

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Listing Snapshot



\$2.00 PSF NNN
Lease Rate



± 604 - 2,263 SF
Available Square Footage



\$0.63 PSF
Lease Expense

Property Highlights

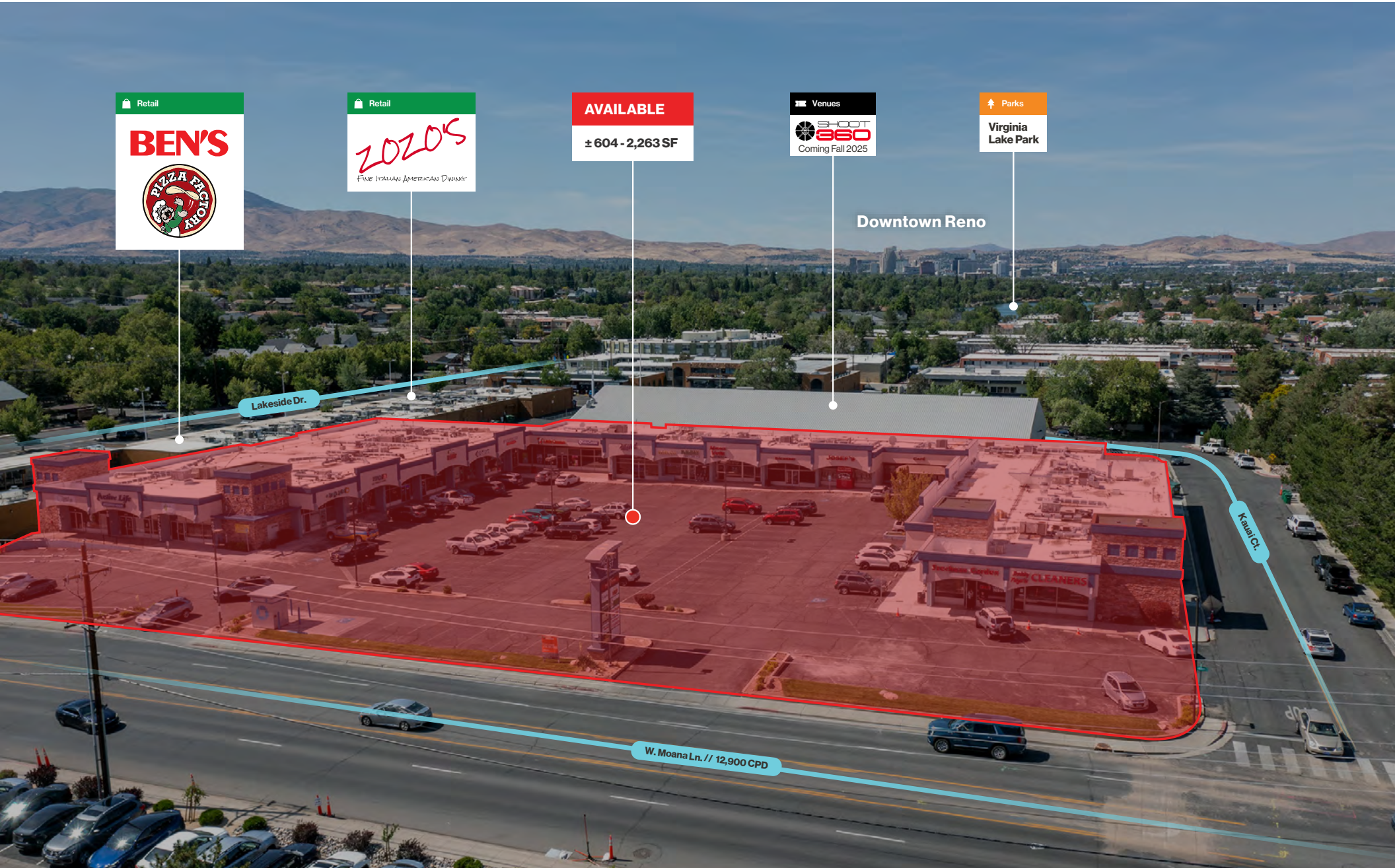
- Retail shell space with frontage along W. Moana Ln.
- High traffic shopping center with just under 9,000 households within a 1-mile radius
- Tenant improvement allowance available for qualified tenants
- New Shoot360 under development north of the property opening Fall 2025
- Easy access to downtown 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







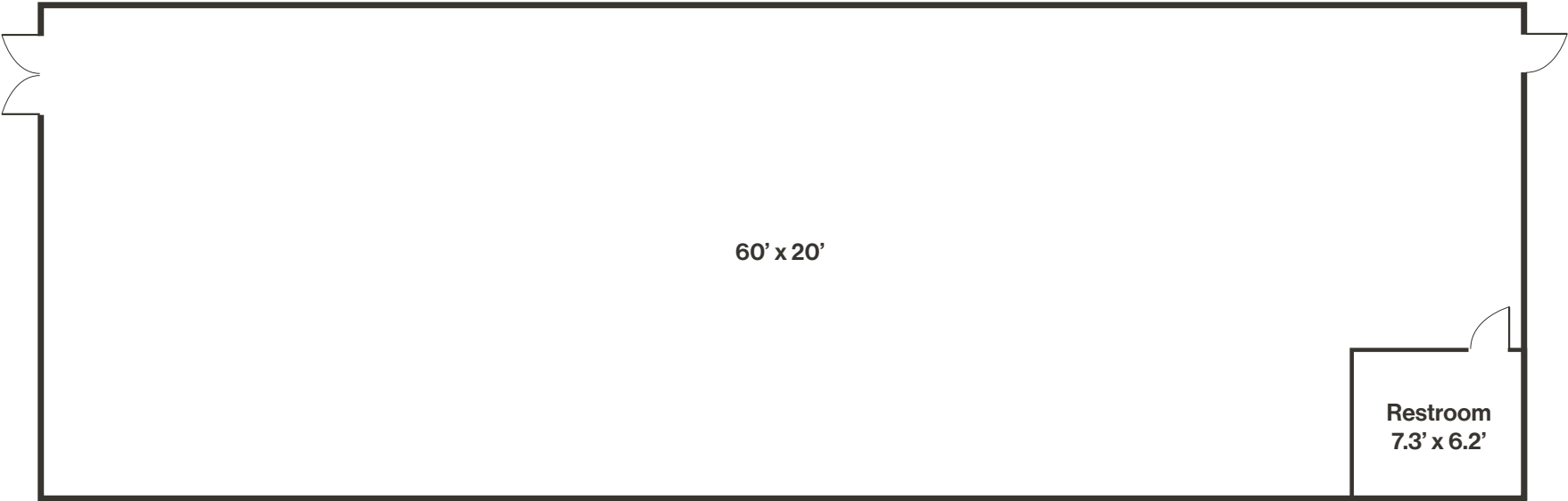
Site Plan

Available Leased NAP

Address	Tenant	SF
901 W. Moana Ln.	Bobby Page's Cleaners	± 875
903 W. Moana Ln.	Szechuan Garden	± 1,910
907 W. Moana Ln.	AVAILABLE* Retail space with private restroom	± 1,449
911 W. Moana Ln.	AVAILABLE* Shell retail space with private restroom	± 1,449
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
933 W. Moana Ln.	Josef's Vienna Bakery	± 7,104
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.	AVAILABLE* Former dog grooming space	± 604
969 W. Moana Ln.	Nature Inspired Therapies	± 1,331
971 W. Moana Ln.	Active Life Performance	± 1,772
973 W. Moana Ln.	AVAILABLE* Former fitness studio space	± 2,263

*Do not disturb current tenant

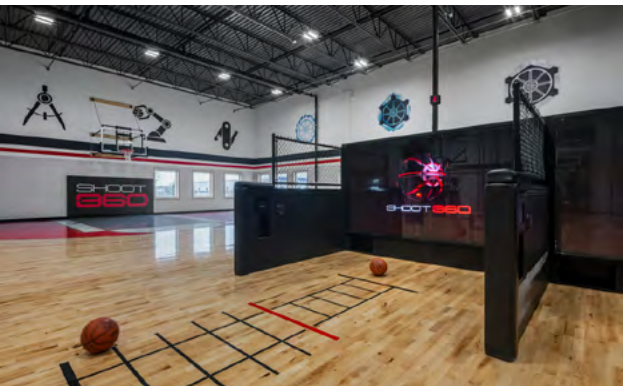




Property Photos



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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