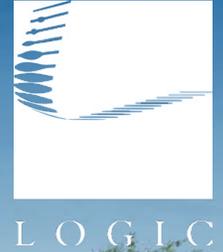


For Lease

# Moana West Shopping Center Mixed-Use



3350-3480 Lakeside Ct.  
Reno, NV 89509

**Ian Cochran, CCIM**  
Partner  
775.225.0826  
icochran@logicCRE.com  
B.0145434.LLC

**Greg Ruzzine, CCIM**  
Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

Point of contact

**Grace Keating**  
Associate  
775.870.7806  
gkeating@logicCRE.com  
S.0198962

# Listing Snapshot



**Negotiable**  
Lease Rate



**± 1,376 - 3,799 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 indoor basketball training facility now open adjacent to the property
- 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





Downtown Reno

Retail <b>moana nursery</b> Since 1967	Parks Virginia Lake Park	Multifamily Regency Park	Multifamily Roselake Apartments	<b>AVAILABLE</b> ± 1,376 - 3,799 SF	Mixed-Use <b>RED</b> RENO EXPERIENCE DISTRICT	Retail Little Caesars Joseph's Bobby Page's The Dry Cleaners CHASE	Hotels / Casinos GSR	Hotels / Casinos PEPPERMILL RENO	Hotels / Casinos Nugget CASINO RESORT	Venues SHOOT 360 Coming Fall 2025
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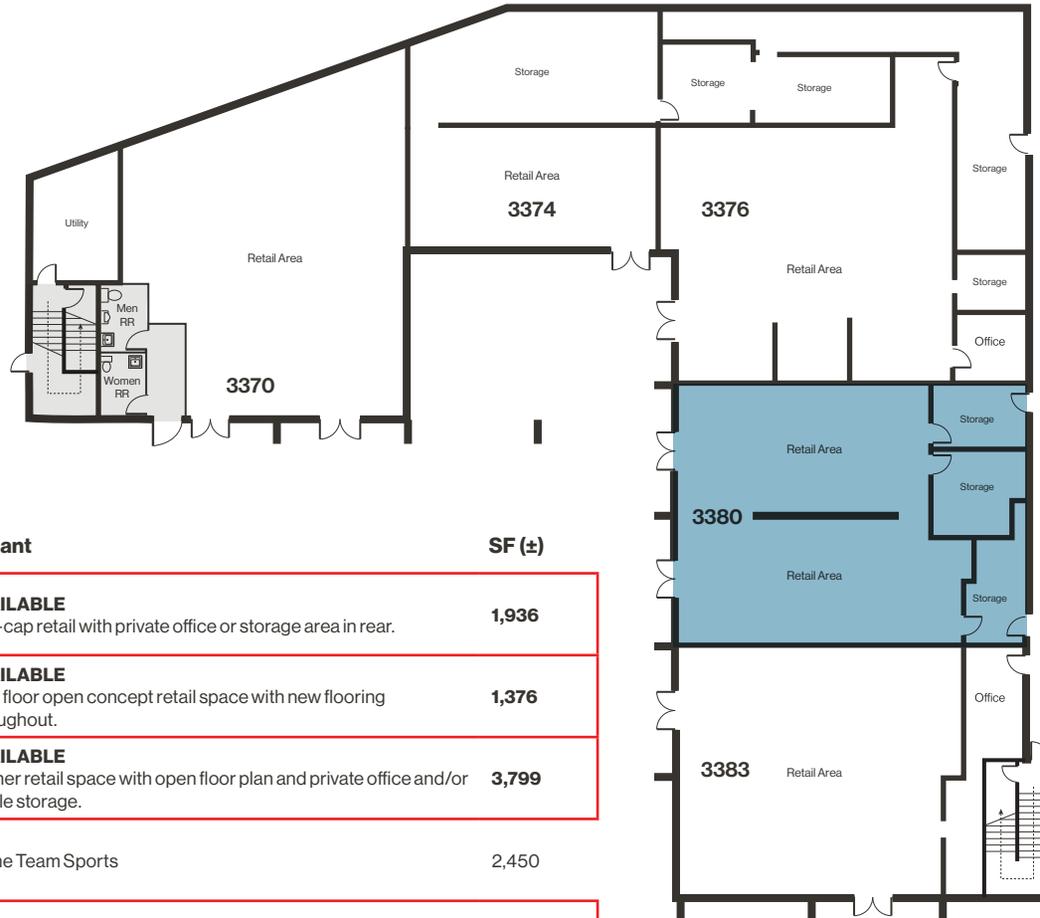
 Retail  
NEVADA STATE BANK  
THE DOOR TO YOUR FUTURE  
**7-ELEVEN**

Lakeside Ct.

Lakeside Dr.

Moana Ln. // 12,900 CPD

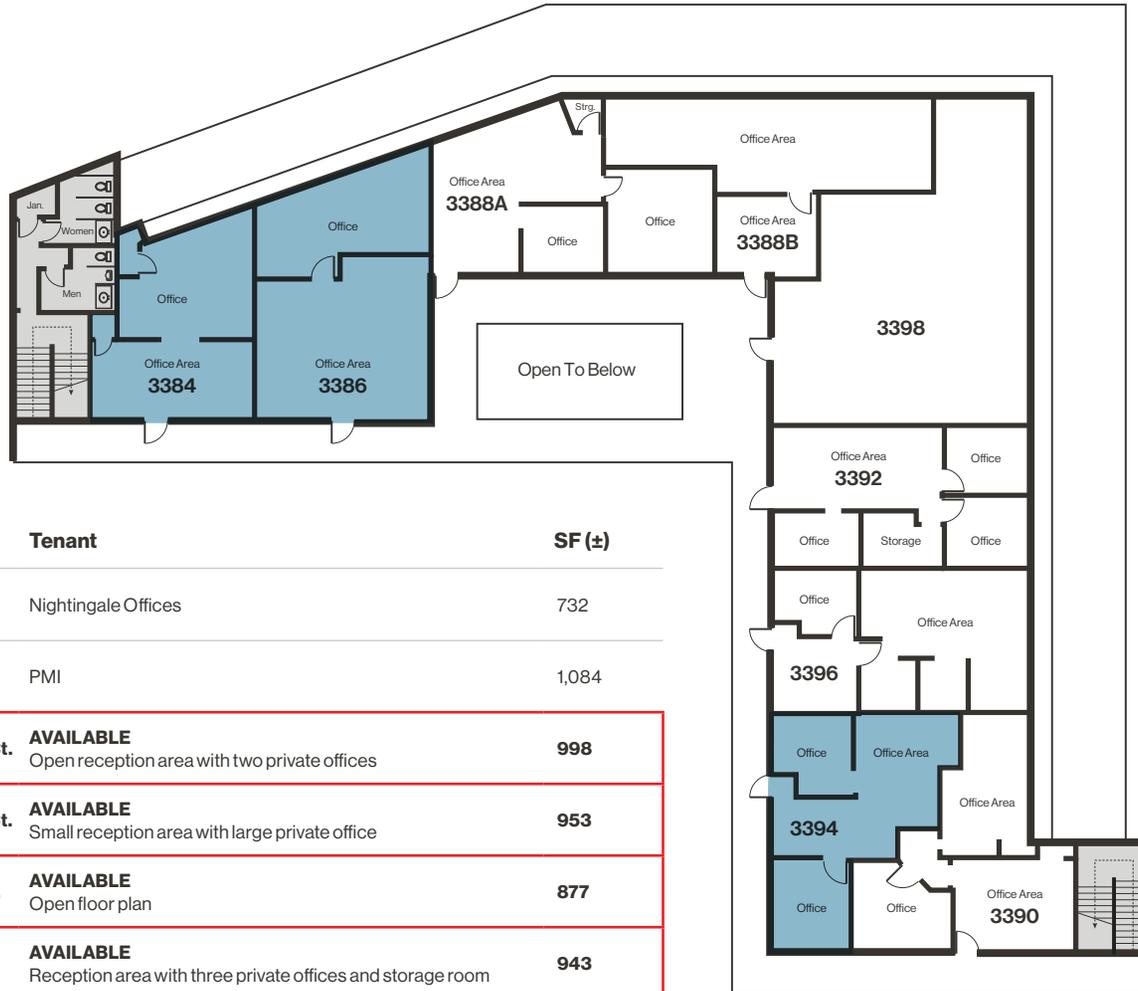




Suite	Tenant	SF (±)
<b>3370 Lakeside Ct.</b>	<b>AVAILABLE</b> End-cap retail with private office or storage area in rear.	<b>1,936</b>
<b>3374 Lakeside Ct.</b>	<b>AVAILABLE</b> First floor open concept retail space with new flooring throughout.	<b>1,376</b>
<b>3376 Lakeside Ct.</b>	<b>AVAILABLE</b> Corner retail space with open floor plan and private office and/or ample storage.	<b>3,799</b>
3380 Lakeside Ct.	Home Team Sports	2,450
<b>3382 Lakeside Ct.</b>	<b>AVAILABLE</b> End-cap retail space with access directly from Lakeside Ct.	<b>2,181</b>

# Floor Plan | Second Floor

Common Area Leased

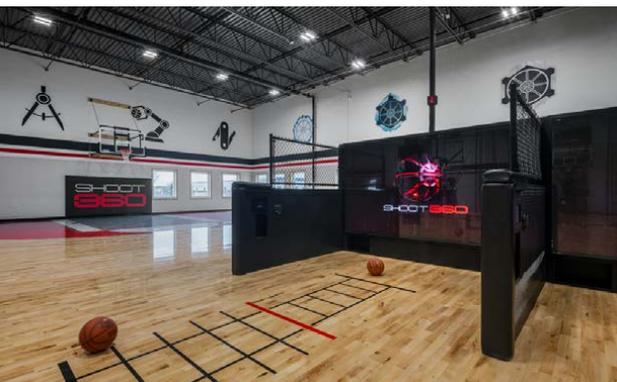


Suite	Tenant	SF (±)
3384 Lakeside Ct.	Nightingale Offices	732
3386 Lakeside Ct.	PMI	1,084
<b>3388A Lakeside Ct.</b>	<b>AVAILABLE</b> Open reception area with two private offices	<b>998</b>
<b>3388B Lakeside Ct.</b>	<b>AVAILABLE</b> Small reception area with large private office	<b>953</b>
<b>3390 Lakeside Ct.</b>	<b>AVAILABLE</b> Open floor plan	<b>877</b>
<b>3392 Lakeside Ct.</b>	<b>AVAILABLE</b> Reception area with three private offices and storage room	<b>943</b>
3394 Lakeside Ct.	Arcadesma	794
<b>3396 Lakeside Ct.</b>	<b>AVAILABLE</b> Reception area with one private office and open bullpen	<b>947</b>
<b>3398 Lakeside Ct.</b>	<b>AVAILABLE</b> Reception area with up to two private offices	<b>1,644</b>

# 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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For inquiries please reach out to our team.

**Ian Cochran, CCIM**

Partner  
775.225.0826  
icochran@logicCRE.com  
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