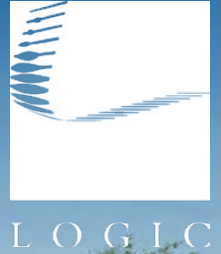


For Lease

Moana West Shopping Center Mixed-Use



3350-3480 Lakeside Ct.
Reno, NV 89509

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Listing Snapshot



Negotiable
Lease Rate



± 1,936 - 3,799 SF
Retail Space Available (1st Floor)



± 732 - 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 moana nursery Since 1967	Parks Virginia Lake Park	Multifamily Regency Park	Multifamily Roselake Apartments	AVAILABLE ± 1,376 - 3,799 SF	Mixed-Use RED 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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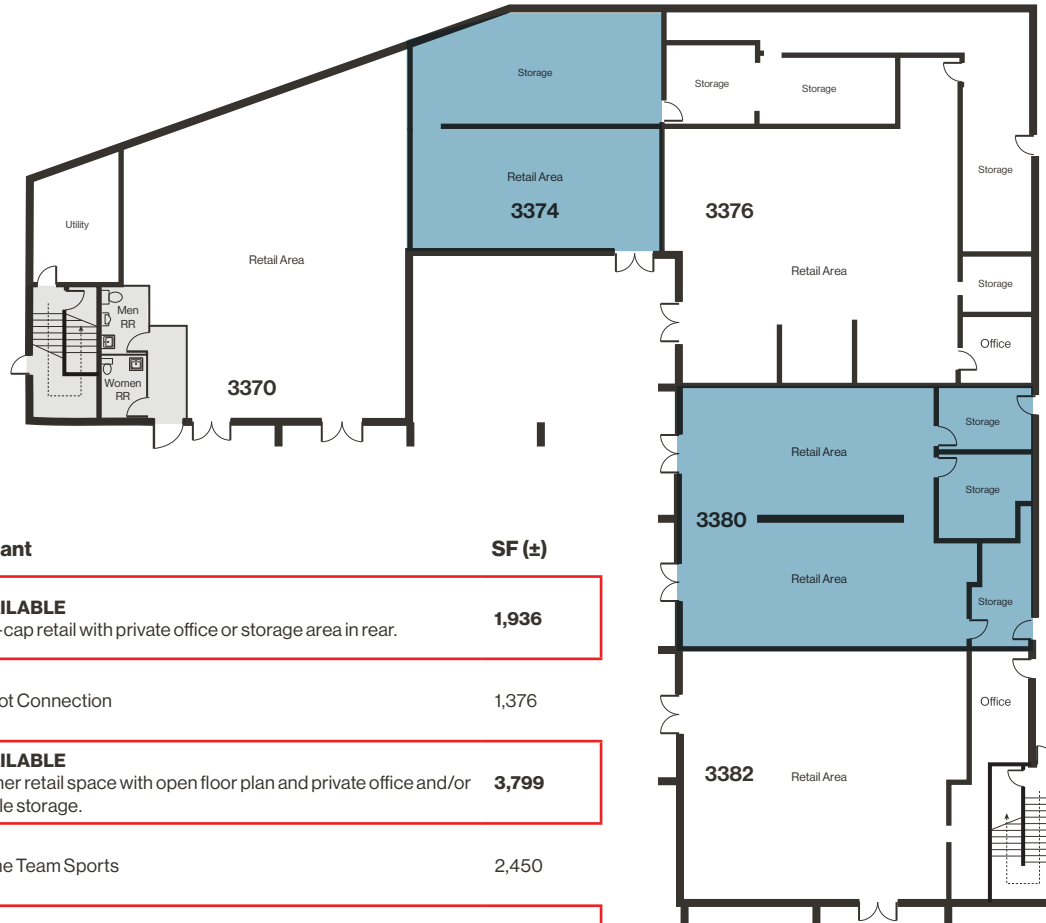
Retail
NEVADA STATE BANK
THE DOOR TO YOUR FUTURE
7-ELEVEN





Floor Plan | First Floor

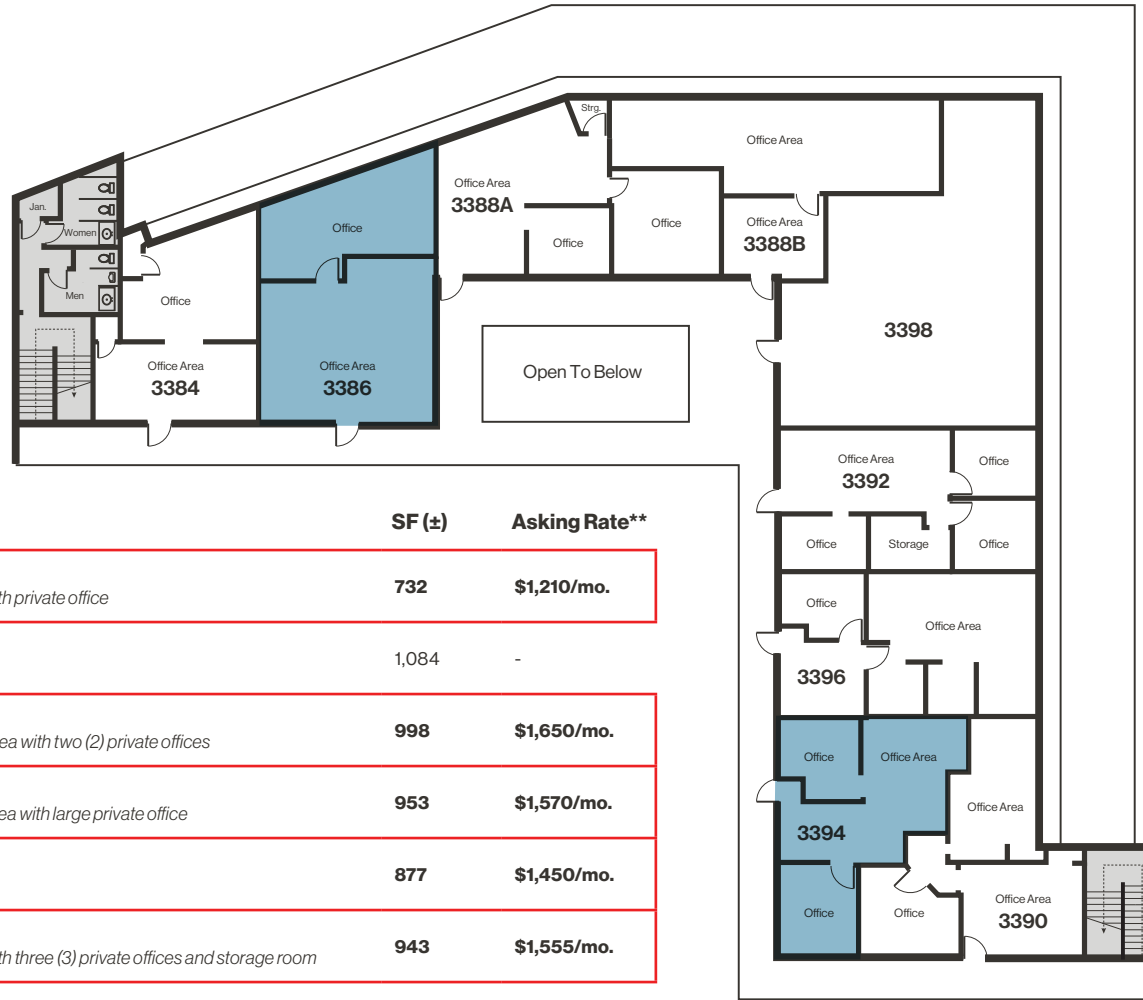
Common Area Leased



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

Floor Plan | Second Floor

Common Area Leased



Suite	Tenant	SF (±)	Asking Rate**
3384 Lakeside Ct.	AVAILABLE* <i>Reception area with private office</i>	732	\$1,210/mo.
3386 Lakeside Ct.	PMI	1,084	-
3388A Lakeside Ct.	AVAILABLE <i>Open reception area with two (2) private offices</i>	998	\$1,650/mo.
3388B Lakeside Ct.	AVAILABLE <i>Small reception area with large private office</i>	953	\$1,570/mo.
3390 Lakeside Ct.	AVAILABLE <i>Open floor plan</i>	877	\$1,450/mo.
3392 Lakeside Ct.	AVAILABLE <i>Reception area with three (3) private offices and storage room</i>	943	\$1,555/mo.
3394 Lakeside Ct.	Arcadesma	794	-
3396 Lakeside Ct.	AVAILABLE <i>Reception area with one (1) private office and open bullpen</i>	947	\$1,560/mo.
3398 Lakeside Ct.	AVAILABLE <i>Reception area with up to two (2) private offices</i>	1,644	\$2,300/mo.

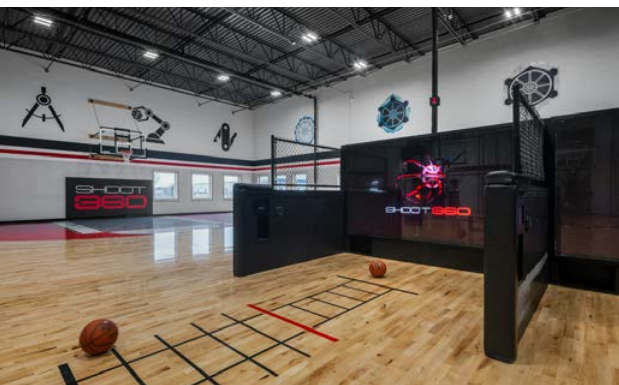
*Available 4/1/26

**Tenants pay electricity separately

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.

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