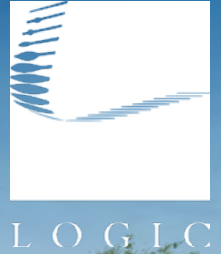


For Lease

Moana West Shopping Center Mixed-Use



3350-3480 Lakeside Ct.
Reno, NV 89509

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Listing Snapshot



Negotiable
Lease Rate



± 1,936 - 2,181 SF
Retail Space Available (1st 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 NevDex Sports Lab indoor sports 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
2026 Population	19,472	95,524	221,681
2026 Average Household Income	\$79,698	\$114,545	\$110,596
2026 Total Households	8,907	44,368	96,458





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

Multifamily

Roselake Apartments

AVAILABLE

± 1,936 - 2,181 SF

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

4

Lakeside Ct.

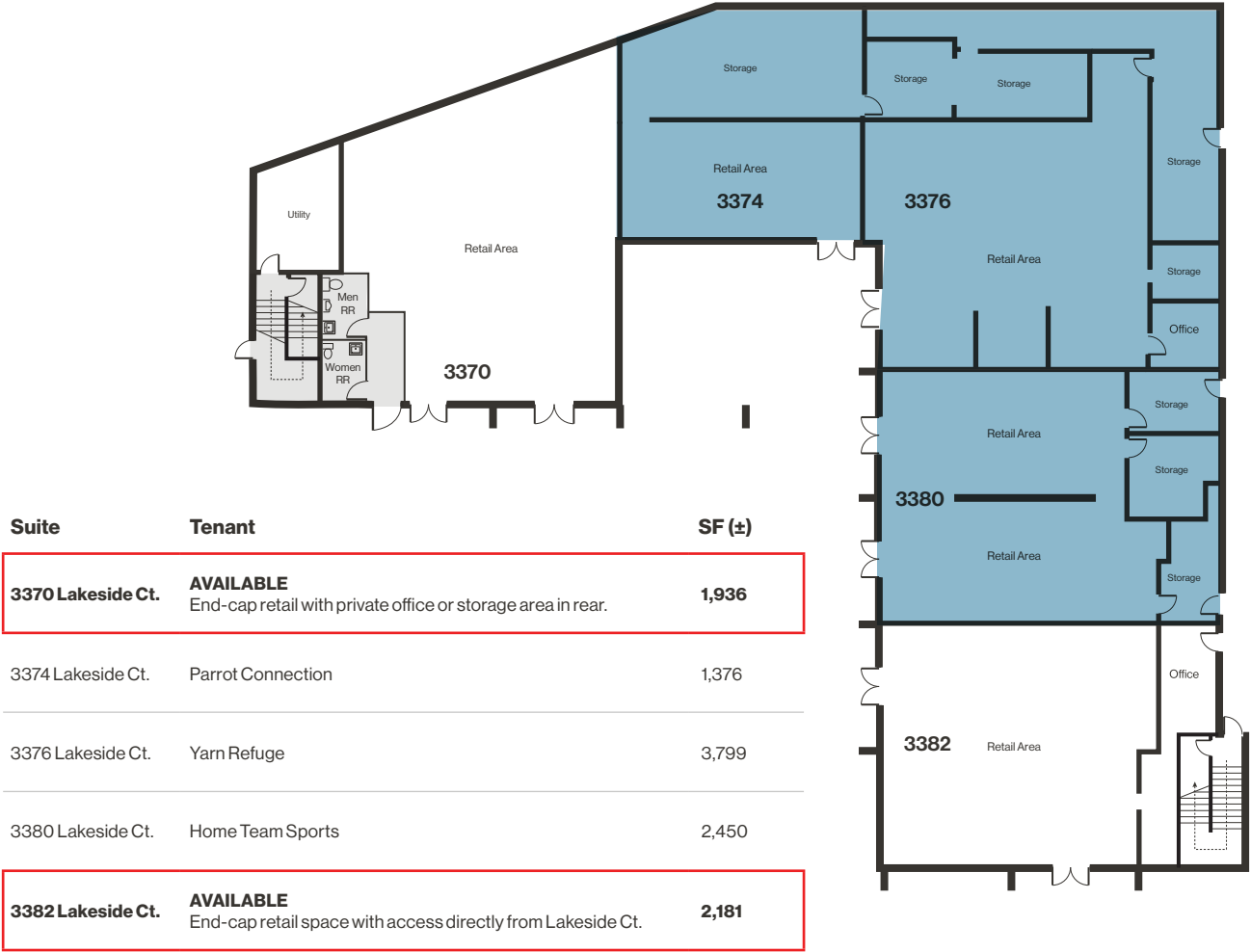
Lakeside Dr.

Moana Ln. // 12,900 CPD



Floor Plan | First 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 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.

NevDex Sports Lab

NevDex Sports Lab is a new 30,000-square-foot indoor sports facility in Reno, created as an expansion of the Swift Sports Dome concept for indoor basketball and volleyball leagues. The steel-framed building, originally constructed in 1975 as an indoor tennis center and later a Scolari's market has transformed into a facility featuring three full-size basketball courts with four volleyball courts overlaid on them. The center also houses Shoot 360, a basketball skills-development franchise opening its first Nevada location in 7,500 square feet of dedicated space

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For inquiries please reach out to our team.

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