



# MOANA MARKETPLACE

3600 WARREN WAY  
RENO, NV 89502

*1200 SF Suite available  
located in the heart of  
a retail and restaurant  
established neighborhood.*

*The space is equipped  
with a grease interceptor  
connection suitable for  
restaurant use.*

## MARK KEYZERS

Senior Vice President - Shareholder

775.470.8875

mark.keyzers@kidder.com

LIC N° BS.0044999

KIDDER.COM





*Located in a retail and restaurant established neighborhood. One mile from I-580 north / south ramps*

AVAILABLE	Suite 103 (Last Space)
SUITE SF	1,200 SF
LEASE	\$2.25/SF Per Month + NNN
SPACE AS-IS	If Tenant takes the existing office space as-is, the Rent is \$1.85 NNN
CAM	\$0.53 Per SF/Mo
BUILDING SF	9,668 SF
CETER TYPE	Strip Center
TOTAL LAND PARCEL	0.94 AC
PARKING	62 spaces
YEAR BUILT	2005

**1,200 SF**

AVAILABLE

**\$2.25**

LEASE RATE (SF/MO+NNN)

*Interior Photos*



# MOANA MARKETPLACE



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40,319 + VPD

23,550 + VPD

24,388 + VPD

131,108 + VPD

NATURAL GROCERS | WORLD MARKET | NORDSTROM RACK | Office DEPOT | sam's club | WAL-MART | Michaels | TJ-maxx | ROSS DRESS FOR LESS | FLOOR DECOR

BOB'S FURNITURE | DUTCH BROS | Tires LES SCHWAB

Burlington | Atlantis

HARBOR FREIGHT | GROCERY OUTLET "Dörigain Market" | DOLLAR TREE | JOANN

RENO/SPARKS CONVENTION CENTER

CYCLE GEAR | Best HARDWOOD FLOORING + TILE

FOOD OF THE FUTURE | Crazy O's | Round Table

BOBOS

CAL Ranch | the HUMAN BEAN

FITNESS CONNECTION | SPORTSMANS

POINT OF BUYS | TACO BELL

ASHLEY

KIDDER MATHEWS

AVAILABLE FOR LEASE



# SITE PLAN

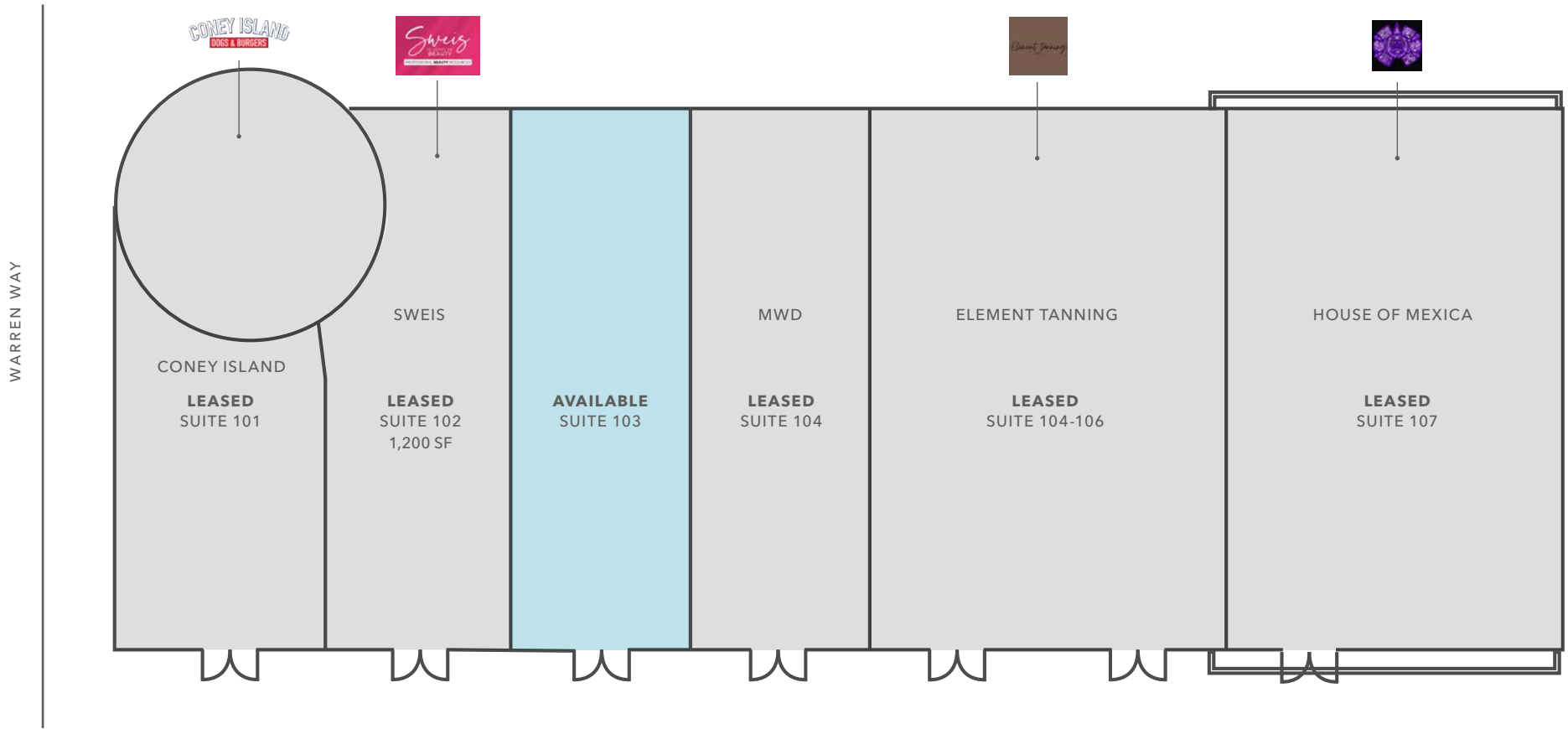
*1,200 SF*

SUITE 103 AVAILABLE

*\$1.85*

LEASE RATE (SF/MO+NNN)

W MOANA LANE



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	19,931	94,793	217,573
2030 PROJECTION	20,792	96,317	219,545
2020 CENSUS	18,506	91,385	212,305
PROJECTED GROWTH 2025 - 2030	0.9%	0.3%	0.2%

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	40.1	37.6
% FEMALE	48.5%	47.8%	47.7%
% MALE	51.5%	52.2%	52.3%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	9,129	44,489	96,166
2030 PROJECTED	9,618	45,917	98,596
2020 CENSUS	8,033	41,250	89,947
GROWTH 2025 - 2030	1.1%	0.6%	0.5%
OWNER-OCCUPIED	24.7%	38.8%	39.5%
RENTER-OCCUPIED	75.3%	61.2%	60.5%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$81,427	\$108,857	\$105,407
2030 PROJECTED HH INCOME	\$80,079	\$106,652	\$104,348
ANNUAL CHANGE 2025 - 2030	-0.3%	-0.4%	-0.2%

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	944	7,745	12,099
TOTAL EMPLOYEES	13,077	91,826	144,027
WHITE COLLAR WORKERS	5,093	28,869	65,342
BLUE COLLAR WORKERS	5,060	22,528	52,445

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	9.0%	7.0%	6.5%
HIGH SCHOOL DIPLOMA	28.9%	24.2%	24.1%
SOME COLLEGE	20.0%	21.9%	22.7%
ASSOCIATE	6.5%	6.9%	7.2%
BACHELOR'S	18.2%	20.0%	19.2%
GRADUATE	9.3%	13.9%	13.5%

Data Source: ©2025, Sites USA



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*For more information on  
this property, please contact*

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[KIDDER.COM](http://KIDDER.COM)

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