



Moana Marketplace

3600 WARREN WAY, RENO, NV 89509

FOR LEASE



Highlights

FINAL space available in center, includes a grease interceptor

SUITE located between Coney Island Gourmet Hot Dogs and Kelly Services

TRADE AREA includes high number of business centers creating abundant daytime traffic

EXCELLENT customer potential with nearly 8,000 businesses and 124,515 daytime employees within a three-mile radius

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

DENSE residential demographics

FINAL SPACE

AVAILABLE

1,200 SF

SUITE 102

\$1.85/SF

PER MONTH + NNN

MARK KEYZERS
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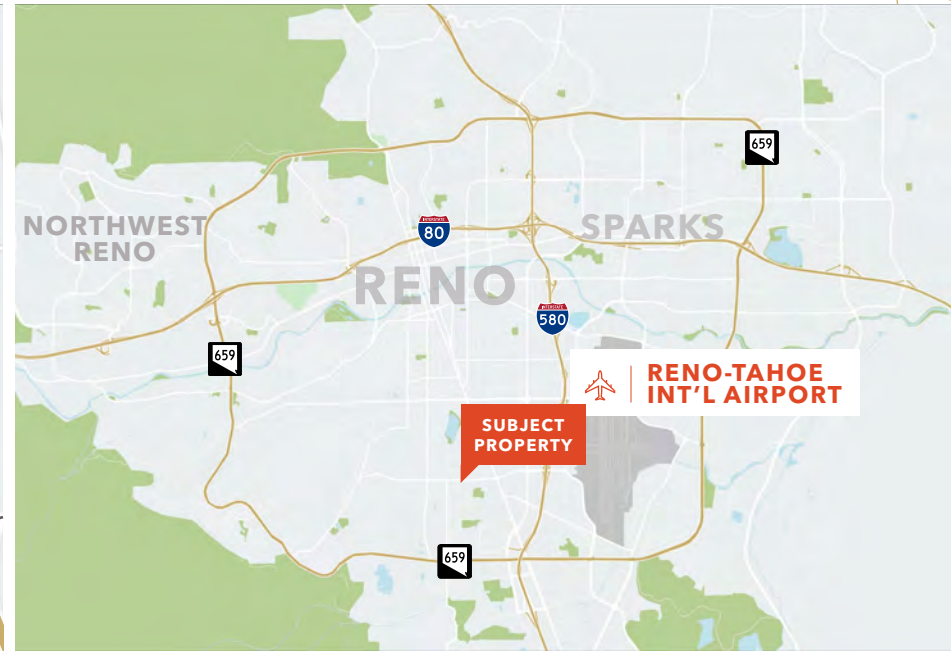
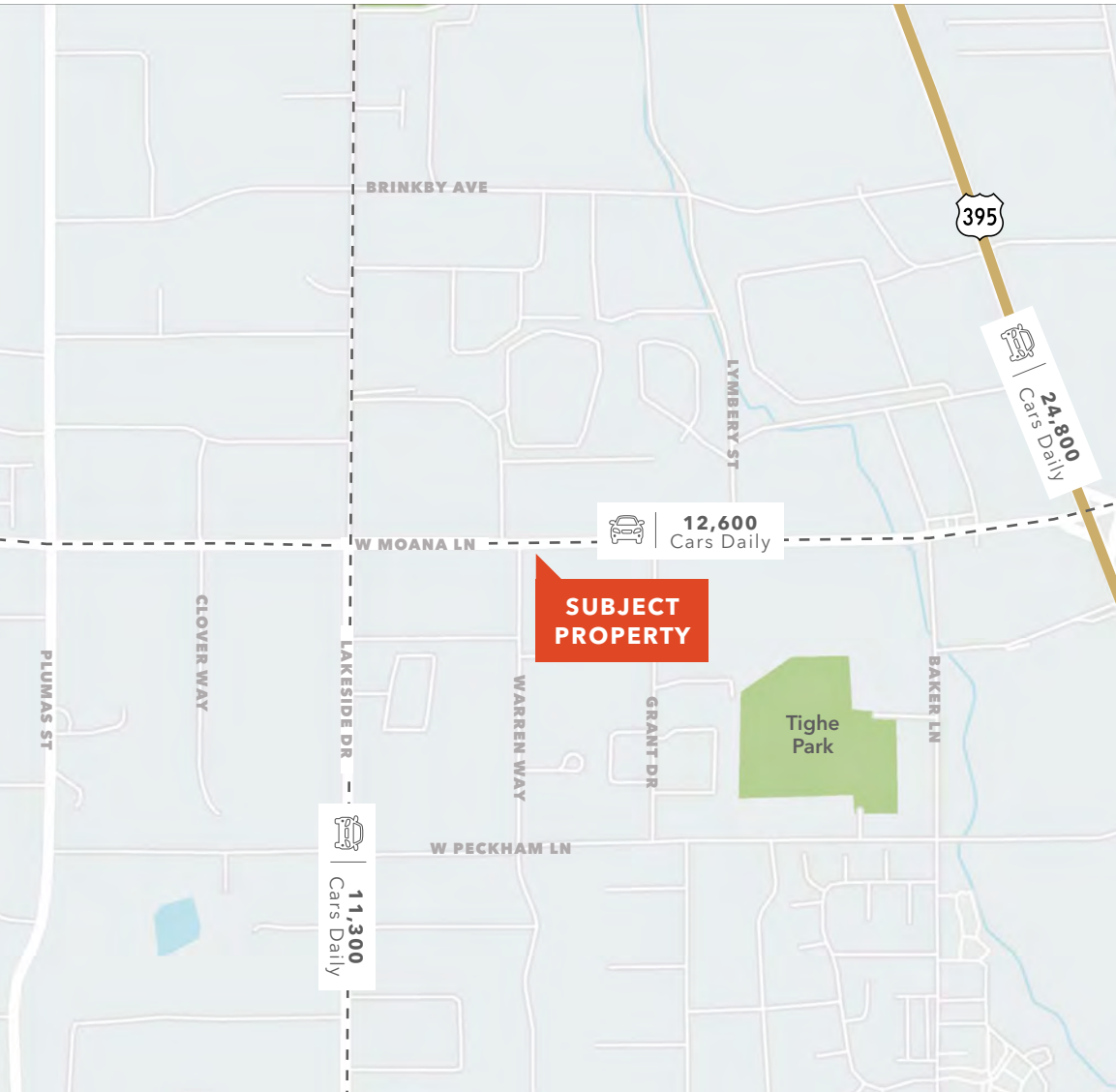
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km Kidder Mathews

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RETAIL SPACE

Available SF	1,200 SF
Price / SF	\$1.85 / SF / Month (NNN)
Year Built	2005
Moana Lane Traffic	12,600 ADT
Lakeside Drive Traffic	11,300 ADT
Walk Score	81 (Very Walkable)

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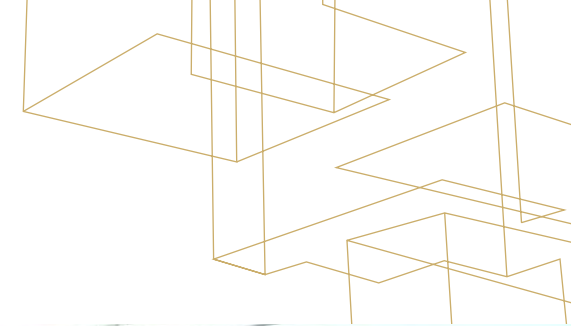
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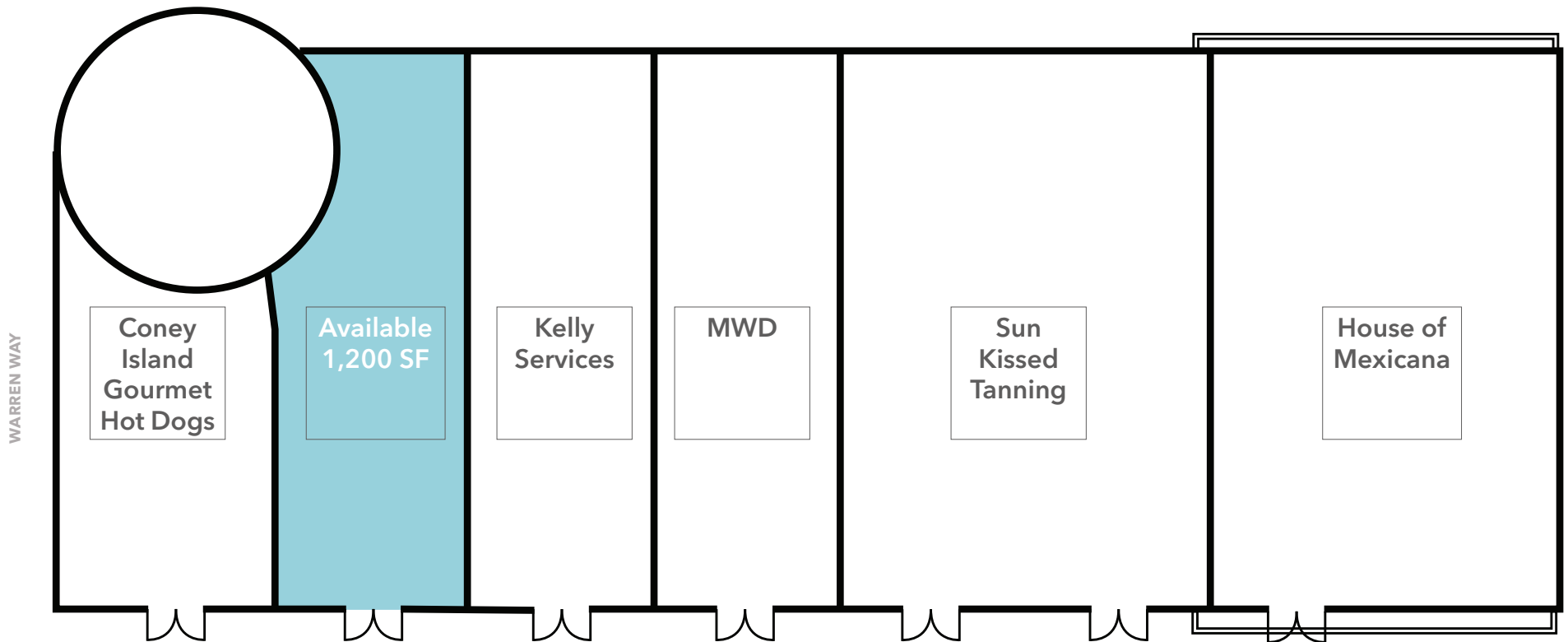
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Suite 102

AVAILABLE SPACE includes a grease interceptor

W MOANA LANE



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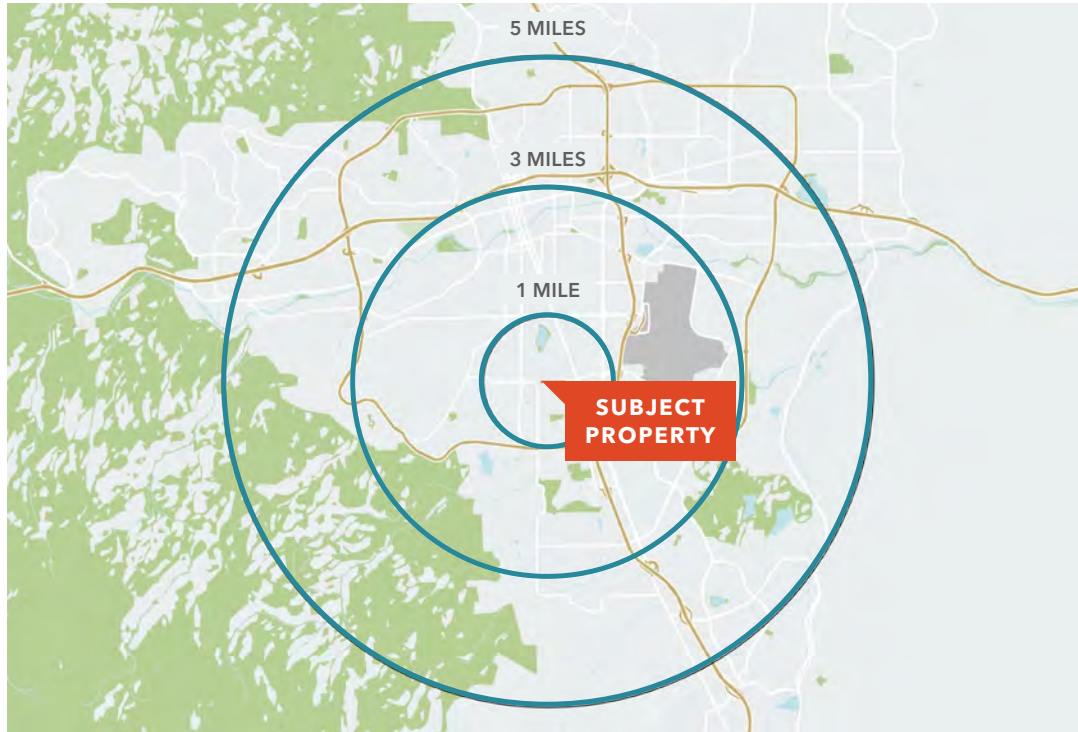
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RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	13,568	81,028	183,533
Black	600	2,862	7,161
Am. Indian & Alaskan	347	2,495	5,000
Asian	935	5,102	14,429
Hawaiian & Pacific Island	190	728	2,020
Other	697	3,207	8,372
2019 Population Hispanic Origin	7,178	30,252	65,142

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population 2019 Estimate	16,335	95,421	220,514
Average Age	37.60	40.60	38.80
Total Households 2019	6,810	42,169	92,060
Number of Persons per Household	2.40	2.20	2.30
Average Household Income 2019	\$53,537	\$68,306	\$66,955
Median Household Value	\$272,128	\$330,409	\$299,371

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