



SHOPS AT OTTY

9960-9980 SE 82nd Ave. Happy Valley



ENDCAP w/Drive THRU

Lease Rate: \$32.00 + NNN

Suite F: +/- 1,955 SF

RESTAURANT SPACE

Lease Rate: \$36.00 PSF + NNN

Suite D: +/- 1,360 SF

- Anchored by Krispy Kreme Doughnuts
- Shadow Anchored by Walmart
- Clackamas County/Happy Valley
- Professionally Managed
- Ample On-Site Parking
- Monument Signage on SE 82nd Ave.
- High Visibility with Over 29,000 VPD
- Signalized Intersection

CO-TENANTS:



PLENTY
FOOD & DELI



**VIP NATURAL
NAILS**



**REAL ESTATE
INVESTMENT SERVICES**

DEAN WIER PRINCIPAL BROKER

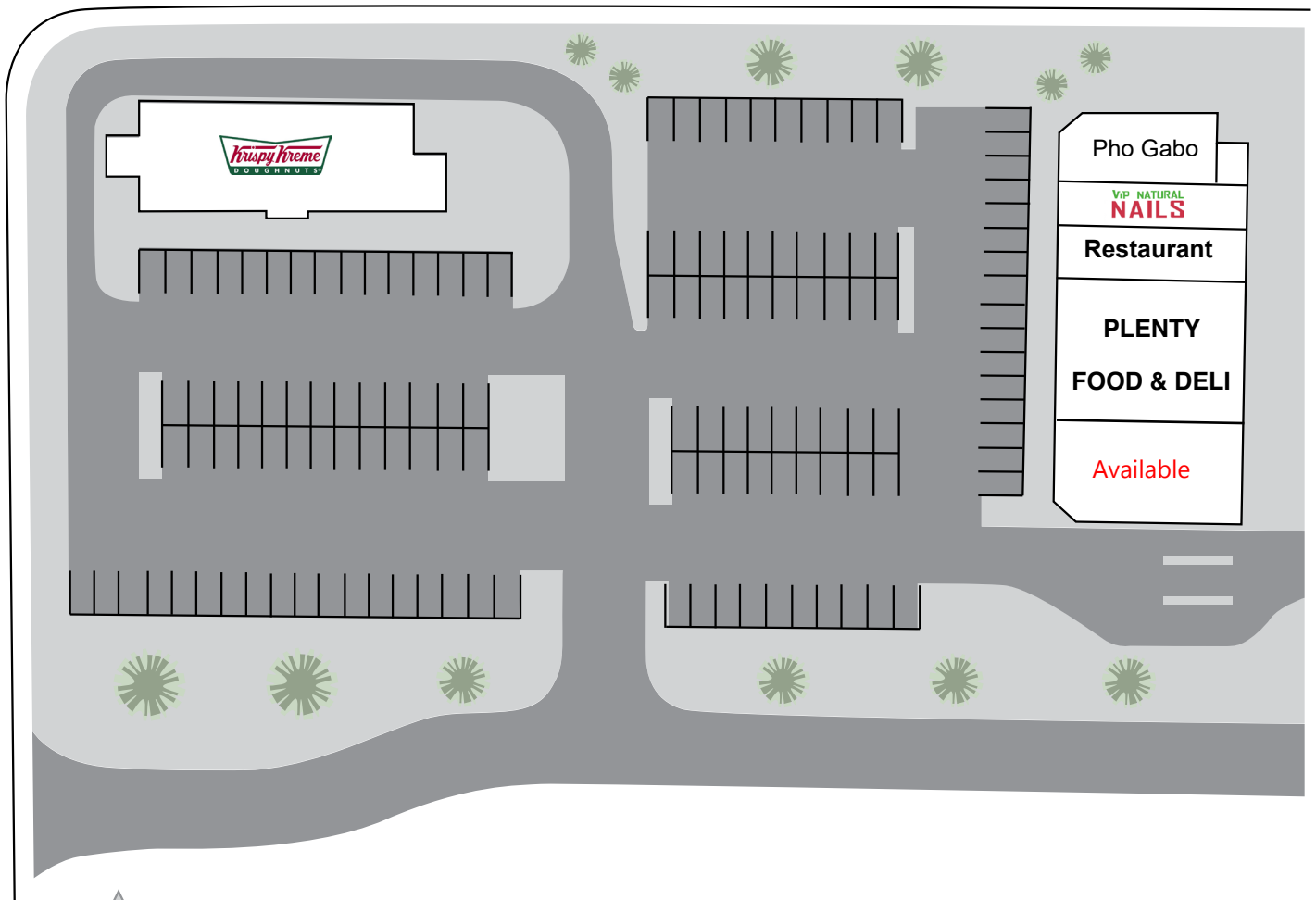
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The information detailed within has been obtained by sources we deem reliable; however, we cannot guarantee its accuracy.

SHOPS AT OTTY

9960-9980 SE 82nd Ave. Portland OR

SUITE	TENANT	SIZE
A	Krispy Kreme Doughnuts	5,017 SF
B	Pho Gabo	1,431 SF
C	VIP Natural Nails	1,020 SF
D	AVAILABLE	1,360 SF
E	Plenty Food & Deli	4,184 SF
F	AVAILABLE Jan 2027	1,955 SF



SITE PLAN



SHOPS AT OTTY

9960-9980 SE 82nd Ave. Portland OR

DEMOGRAPHIC DATA	1 Mile	3 Mile
2025 Est. Population	20,046	131,988
2025 Households	8,074	50,247
2025 Avg. Household Income	\$91,650	\$115,544



AREA MAP

