



SHOPS AT OTTY

9960-9980 SE 82nd Ave. Happy Valley



RESTAURANT SPACE FOR LEASE

Lease Rate: \$ 36 + NNN
Suite F: +/- 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



**REAL ESTATE
INVESTMENT SERVICES**

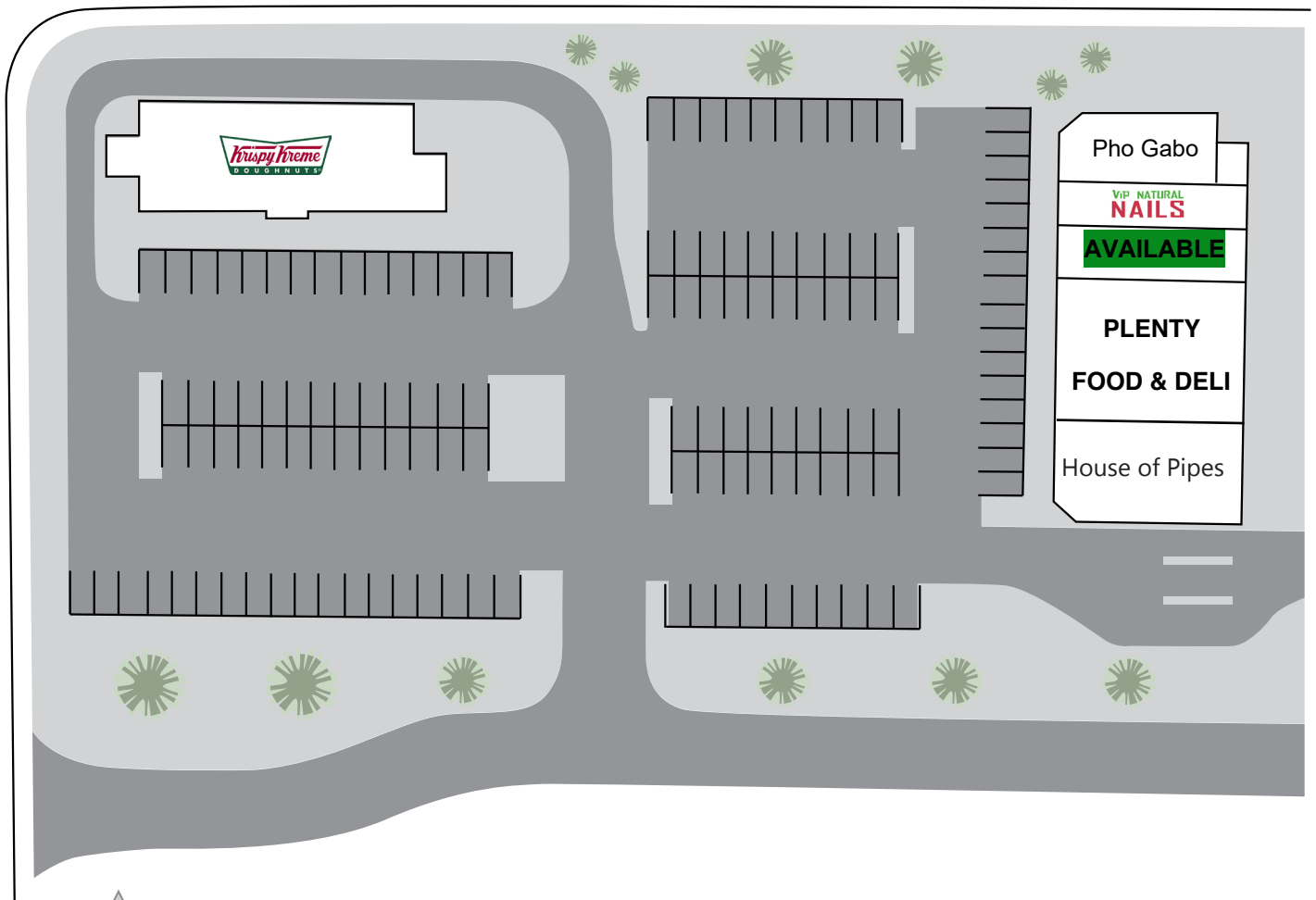
DEAN WIER PRINCIPAL BROKER

503.381.8071 • dean@wgnwrealestate.com

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	House of Pipes	1,955 SF



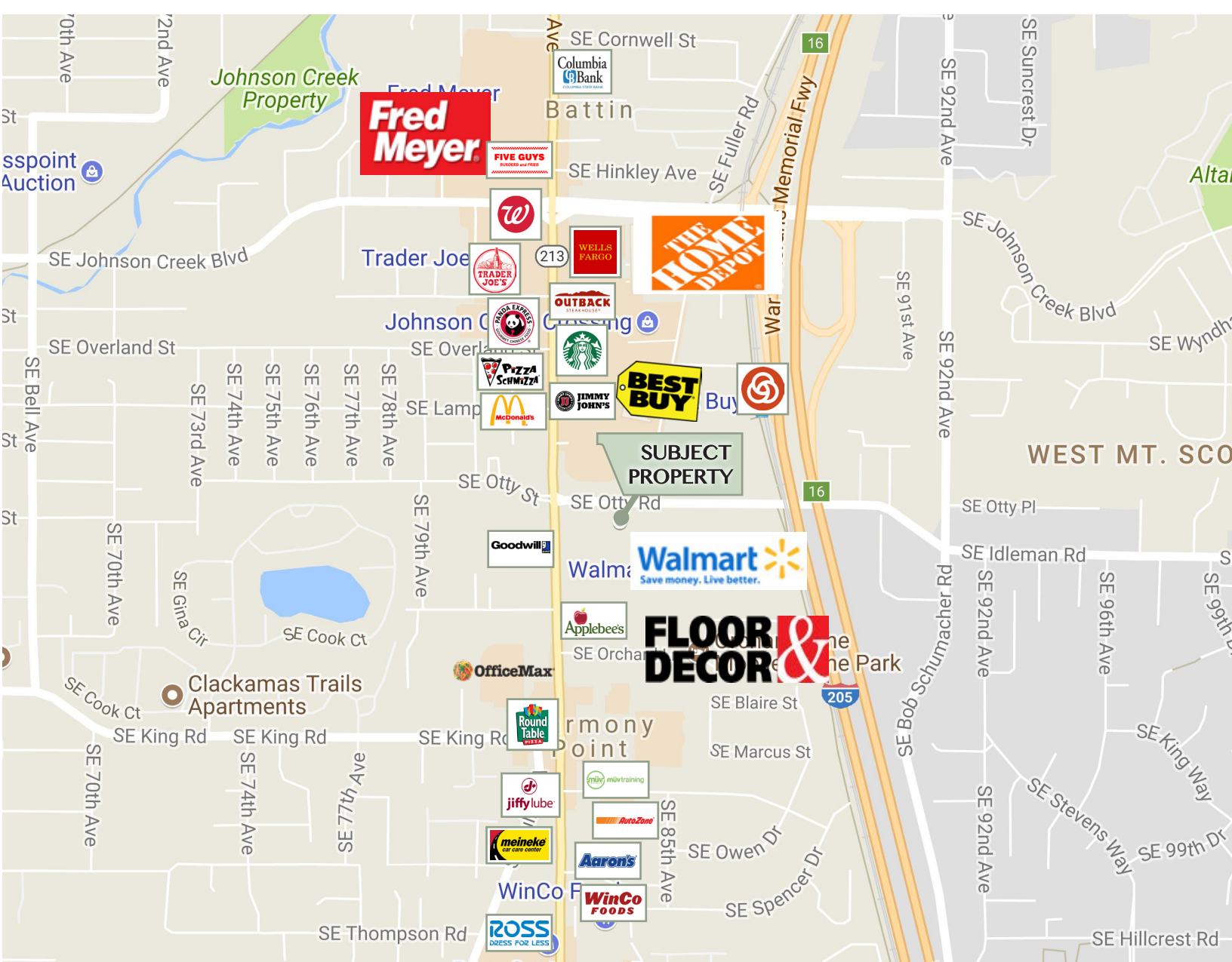
SITE PLAN



SHOPS AT OTTY

9960-9980 SE 82nd Ave. Portland OR

DEMOGRAPHIC DATA	2 Mile	5 Mile
2024 Est. Population	59,326	349,530
2024 Households	22,684	133,108
2024 Avg. Household Income	\$91,519	\$105,254



AREA MAP



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