



FOR SALE OR LEASE



3463 & 3471 NE JOHN OLSEN AVE

Two Available Office Spaces for Lease or Sale
± 1,887 SF - ± 5,005 SF | \$20 RSF, Modified Gross

3463 & 3471 NE John Olsen Ave, Hillsboro, OR 97124

- Two Adjacent Locations That Are Interconnected
- Three Private Offices and Glass Windowed Conference Room
- Prime Location off Highway 26 and NW 185th Avenue
- Great Signage Visibility
- Ample Natural Light

GABRIEL BEHRMANN

Senior Associate Broker | Licensed in OR

971-237-2458

gabriel@capacitycommercial.com

GREG MASSON

Associate Broker | Licensed in OR

503-961-6139

greg.masson@capacitycommercial.com



PROPERTY SUMMARY

**FOR SALE
OR LEASE**



PROPERTY DETAILS

Address	3463 NE John Olsen Ave Hillsboro, OR 97124
Available Space	1,887 SF
Use Type	Office
Sale Price	\$499,900.00
Lease Rate	\$20/RSF, Modified Gross

PROPERTY DETAILS

Address	3471 NE John Olsen Ave Hillsboro, OR 97124
Available Space	3,118 SF
Use Type	Office / Flex / Warehouse
Sale Price	\$799,900.00
Lease Rate	\$20/RSF, Modified Gross

Location Features

- Frontage on NE John Olsen Avenue
- High-visibility Signage Available
- Easily accessible and visible location just off Highway 26 and NW 185th Avenue
- High Ceilings
- Kitchenette
- Private Office
- Conference Room

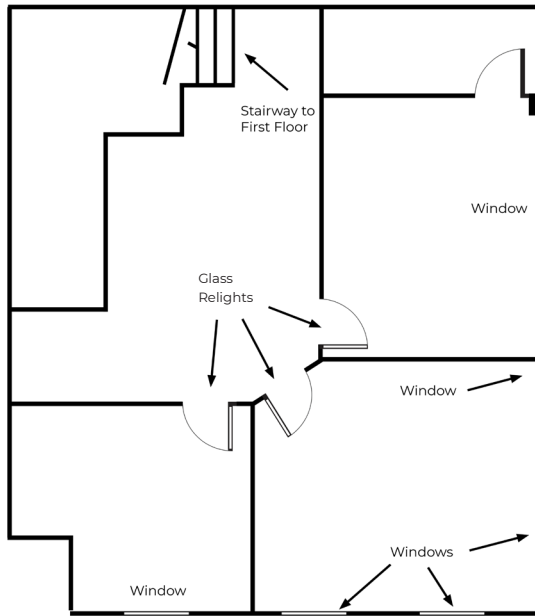
Nearby Highlights

- Best Buy
- Fred Meyer
- Insomnia Coffee
- Kaiser Permanente
- La Provence
- MUV Fitness
- Nordstrom Rack
- Prime Tap House
- Regal Cinemas
- Safeway
- Tanasbourne Town Center
- The Old Spaghetti Factory
- Topgolf Hillsboro
- Tous Les Jours
- Trader Joe's
- Whole Foods Market

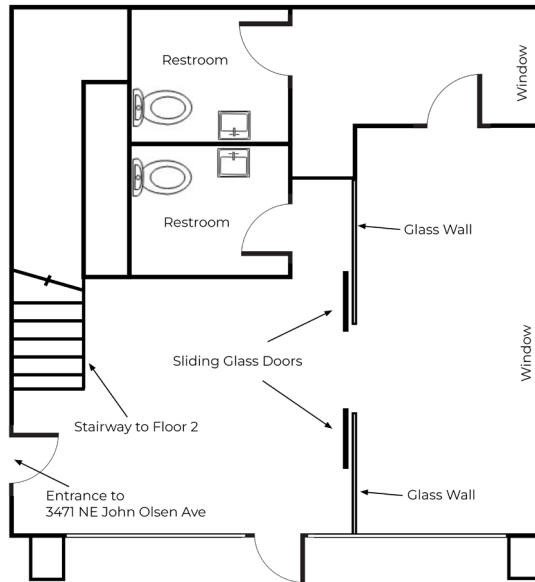


FLOOR PLANS

3463 NE JOHN OLSEN AVE

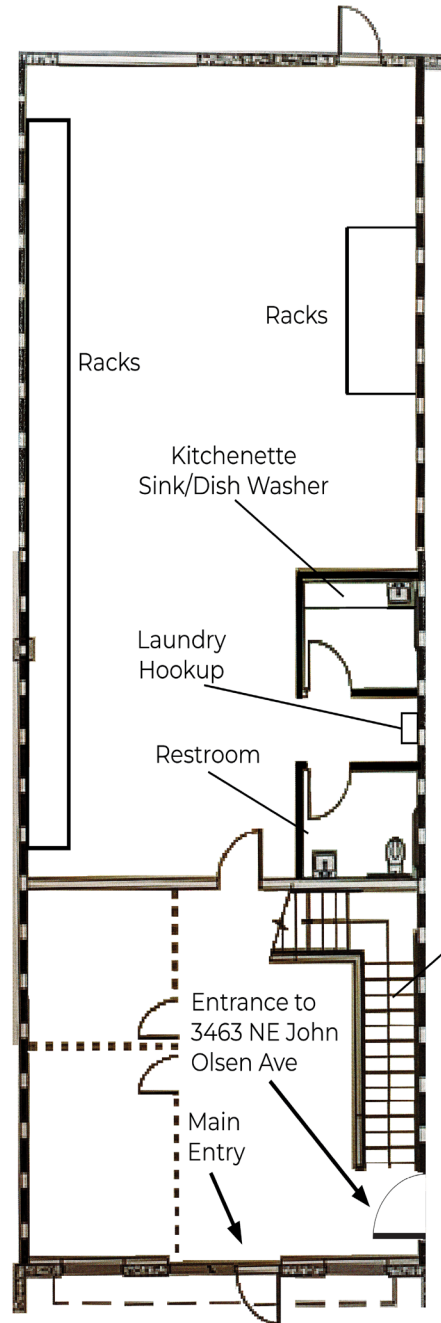


SECOND FLOOR

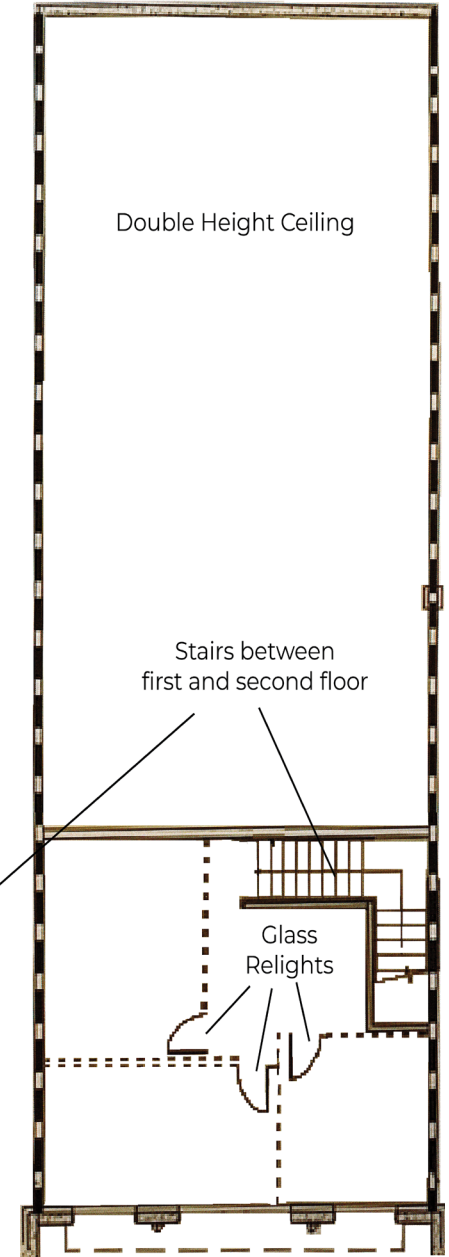


FIRST FLOOR

3471 NE JOHN OLSEN AVE



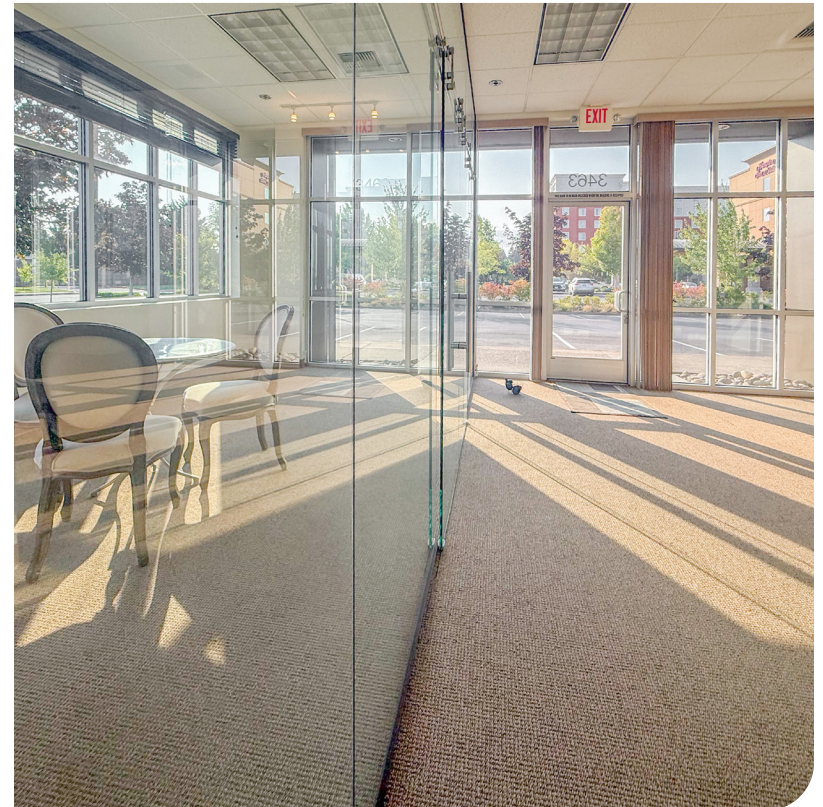
FIRST FLOOR



SECOND FLOOR

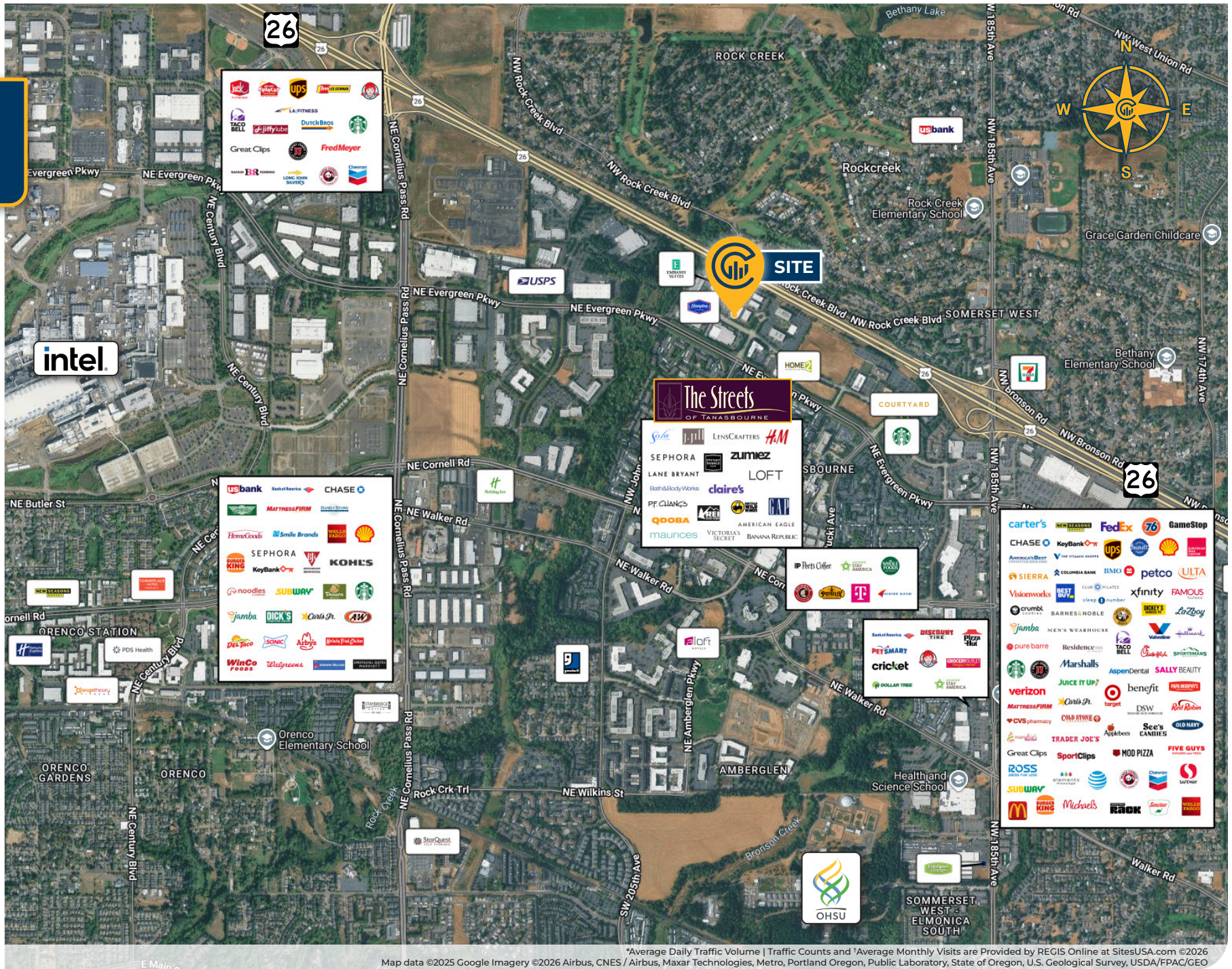


INTERIOR PHOTOS





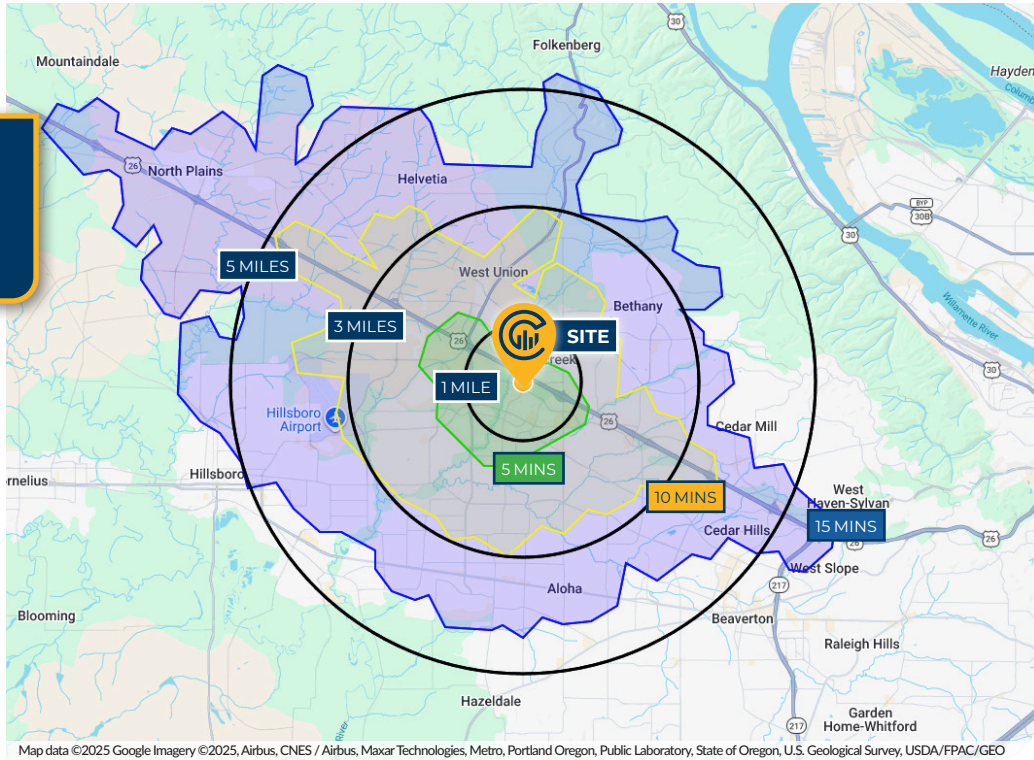
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Estimated Population	14,473	123,509	262,379
2031 Projected Population	14,067	122,015	262,285
2020 Census Population	14,139	122,962	257,968
2010 Census Population	12,611	99,200	219,777
Projected Annual Growth 2026 to 2031	-0.6%	-0.2%	-
Historical Annual Growth 2010 to 2026	0.9%	1.5%	1.2%
Households & Income			
2026 Estimated Households	6,910	51,191	103,919
2026 Est. Average HH Income	\$130,849	\$152,902	\$153,784
2026 Est. Median HH Income	\$103,471	\$124,320	\$125,818
2026 Est. Per Capita Income	\$62,480	\$63,412	\$60,984
Businesses			
2026 Est. Total Businesses	854	4,663	9,569
2026 Est. Total Employees	10,344	43,057	81,569

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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