



FOR LEASE



3409 NE JOHN OLSEN AVENUE

Available Office Space

± 3,693 SF | \$20/SF MG

3409 NE John Olsen Avenue, Hillsboro, OR 97124

- Versatile Open Office Floor Plan
- Prime Location off Highway 26 and NW 185th Avenue
- Great Signage Visibility
- Ample Natural Light
- Two Ground Floor Entry Points

JEFF FALCONER, SIOR

Principal Broker | Licensed in OR

503-542-4346 | jeff@capacitycommercial.com

GABRIEL BEHRMANN

Associate Broker | Licensed in OR

971-237-2458 | gabriel@capacitycommercial.com



PROPERTY SUMMARY



**FOR
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PROPERTY DETAILS

Address	3409 NE John Olsen Avenue, Hillsboro, OR 97124
Available Space	± 3,693 SF
Use Type	Office
Floors	2
Parking	53
Availability	Now
Lease Rate	\$20/SF MG

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
- On-Site Owner/Manager

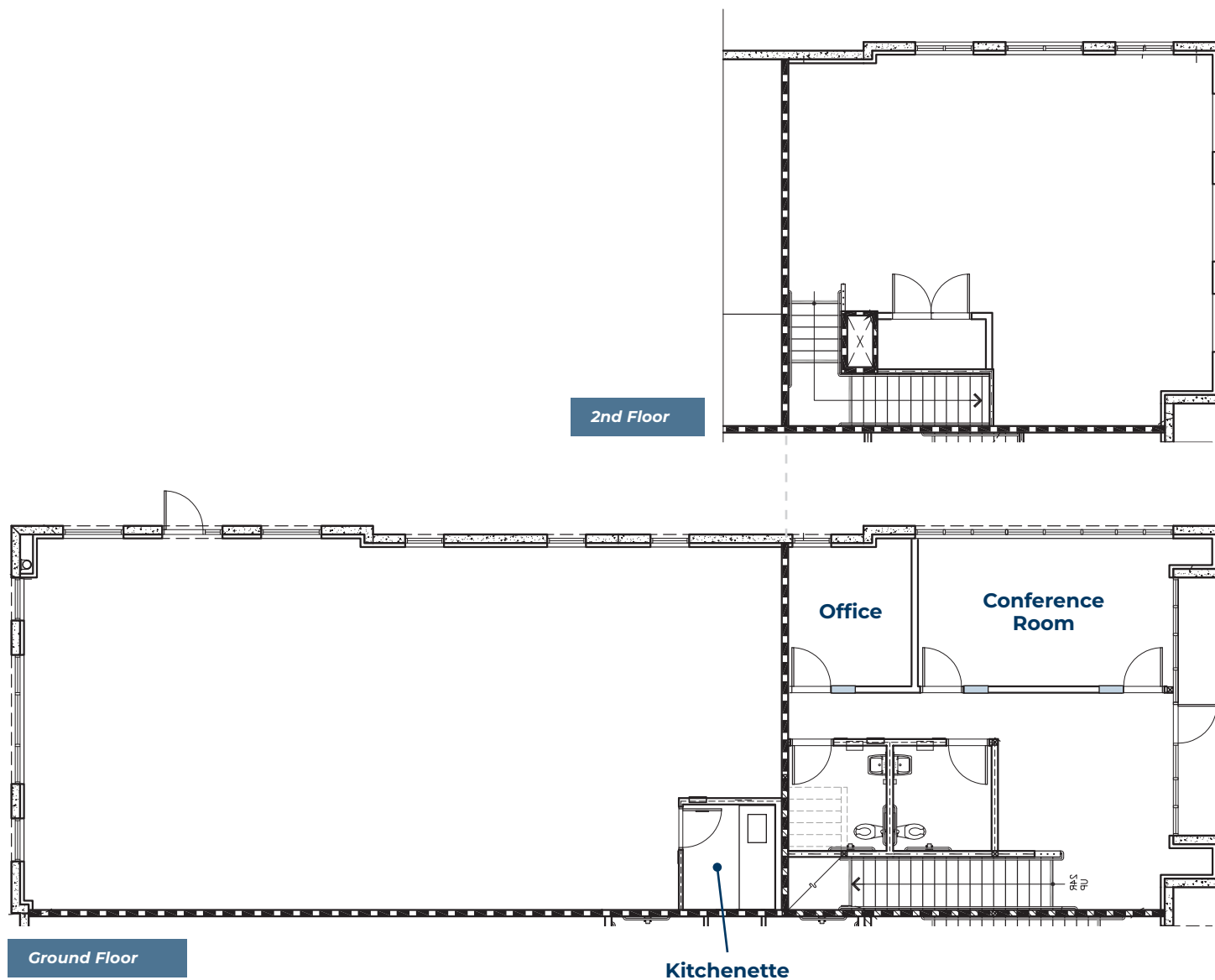
Nearby Highlights

- 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 PLAN

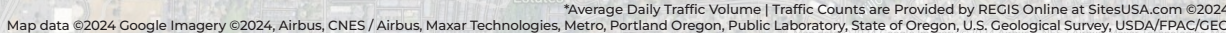
FLOOR PLANS





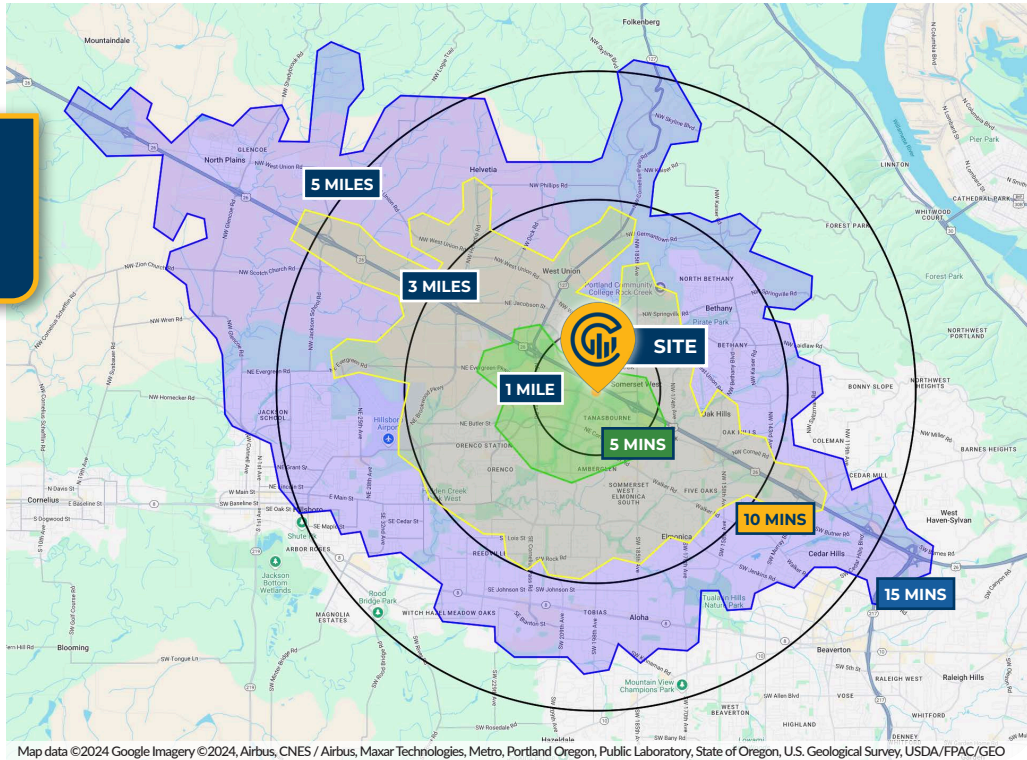
INTERIOR PHOTOS







DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	16,473	123,357	259,353
2029 Projected Population	16,565	120,949	257,459
2020 Census Population	15,602	123,422	258,858
2010 Census Population	14,033	99,402	220,626
Projected Annual Growth 2024 to 2029	0.1%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	1.2%	1.7%	1.3%
Households & Income			
2024 Estimated Households	7,649	50,558	101,388
2024 Est. Average HH Income	\$119,747	\$148,866	\$146,556
2024 Est. Median HH Income	\$97,791	\$120,216	\$117,116
2024 Est. Per Capita Income	\$55,602	\$61,042	\$57,351
Businesses			
2024 Est. Total Businesses	862	4,534	9,346
2024 Est. Total Employees	10,328	40,933	75,977

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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