

821 N COLUMBIA CENTER BLVD



CONTACT

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NATri-Cities

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Summary

821 N Columbia Center Blvd
Kennewick, Washington 99336

Property Overview

Up to ±20,000 SF of big-box retail space remains at this former Toy's R Us location in the heart of Kennewick's Retail Corridor.

The property benefits from an out parcel co-tenancy with Ulta Beauty, DSW Shoes, and HomeGoods, and is adjacent to the Columbia Center Mall and will be sharing the building with Sierra Trading Post.

Property Highlights

- Located at the Regional Mall.
- Daytime Population +28,000.
- Annual Consumer Expenditure \$1.62B.
- ADT Over 40,000
- Ceiling Heights from 14' to 22' and Loading Dock.
- Easy Access to Hwy 240 + Interstate I82
- \$16.00 PSF + NNN
- MLS 254058



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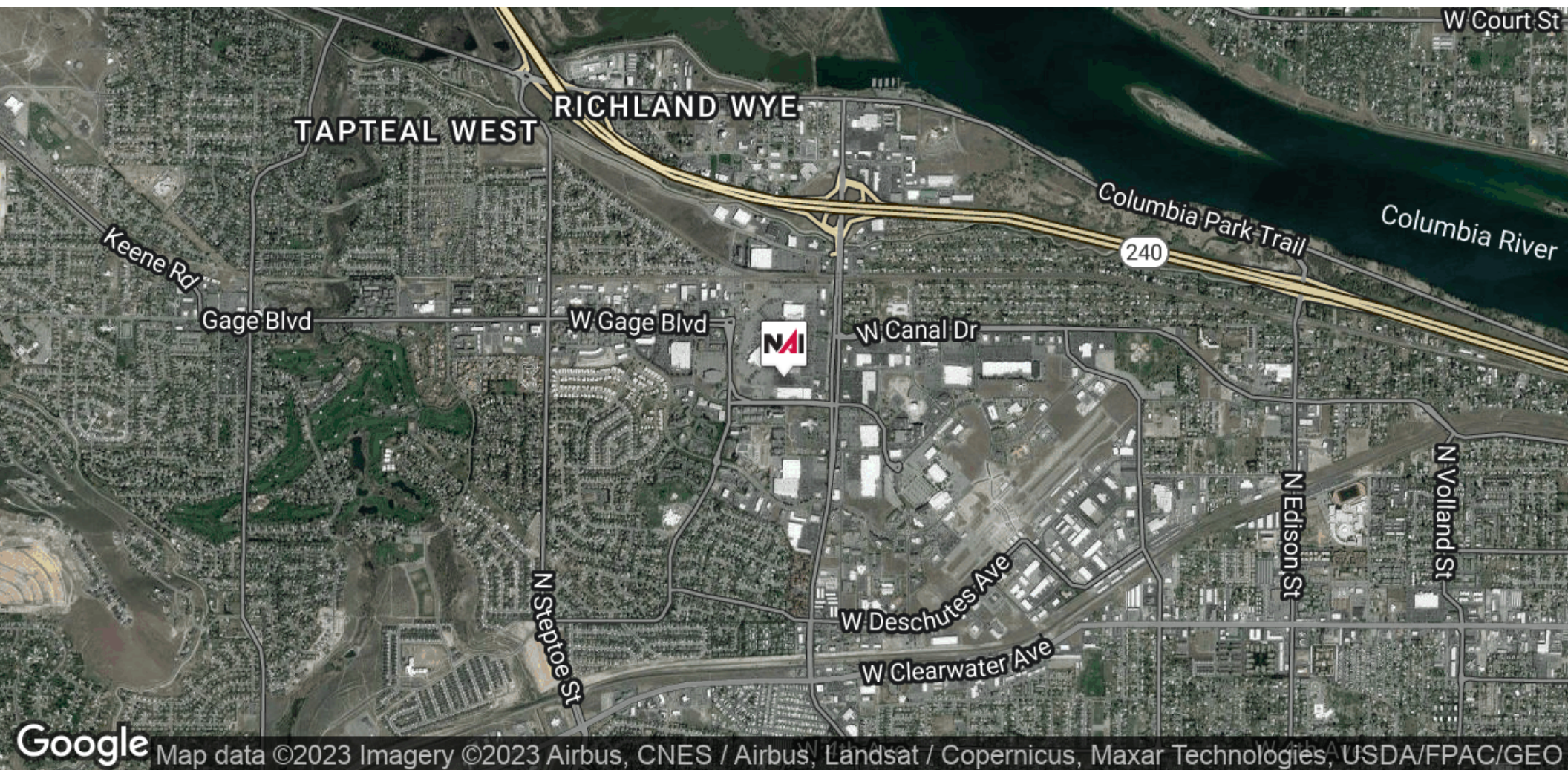
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Location Map



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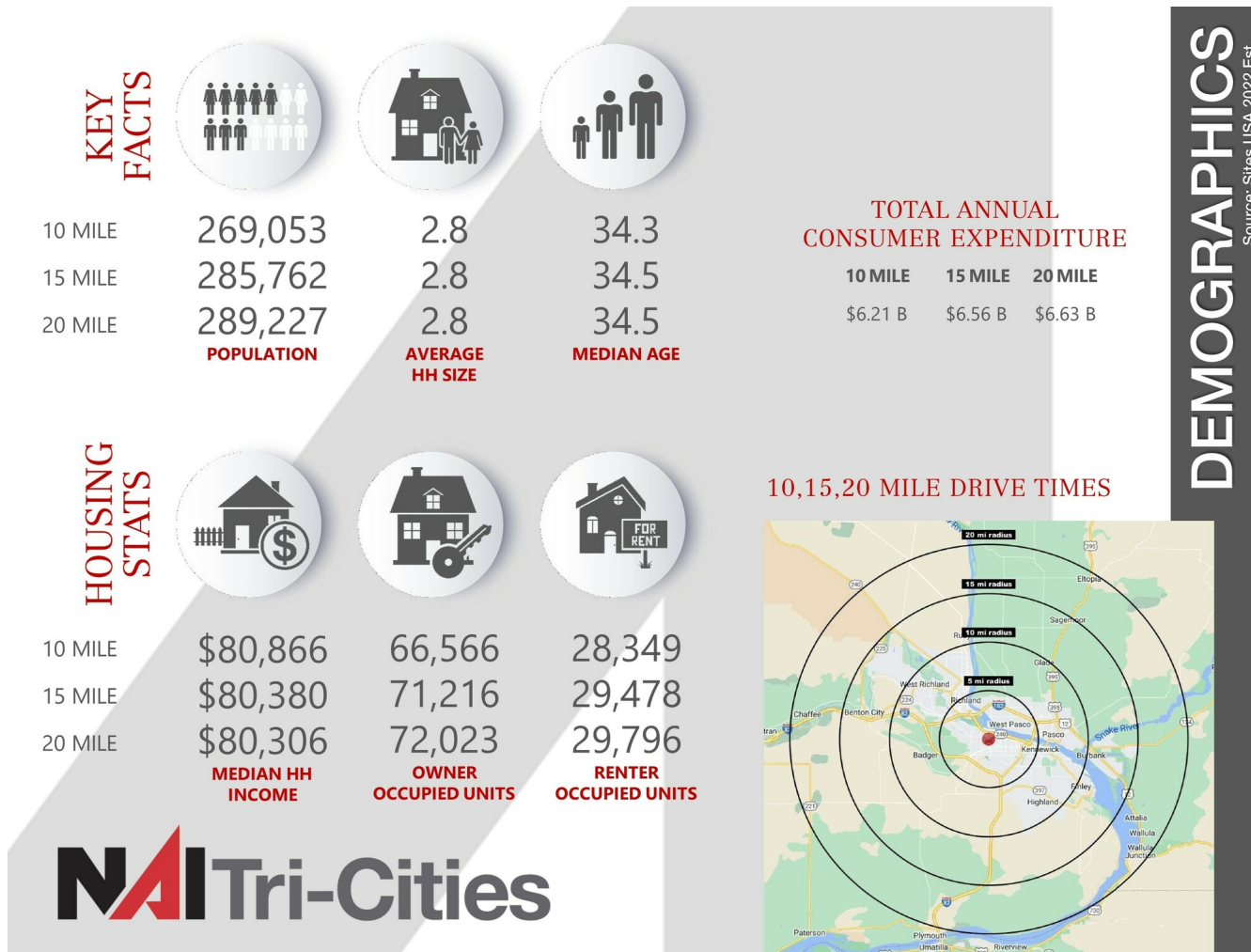
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Demographics



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NAT Tri-Cities



Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd Kennewick, WA 99336		5 mi radius		10 mi radius		25 mi radius		60 mi radius	
Population									
Estimated Population (2022)	155,942		271,025		306,913		593,626		
Projected Population (2027)	165,536		290,222		328,114		623,474		
Census Population (2020)	151,698		262,831		298,397		582,945		
Census Population (2010)	122,560		216,201		249,331		519,289		
Projected Annual Growth (2022-2027)	9,594	1.2%	19,197	1.4%	21,201	1.4%	29,849	1.0%	
Historical Annual Growth (2020-2022)	4,244	1.4%	8,194	1.6%	8,516	1.4%	10,681	0.9%	
Historical Annual Growth (2010-2020)	29,138	2.4%	46,630	2.2%	49,065	2.0%	63,656	1.2%	
Estimated Population Density (2022)	1,986	psm	863	psm	156	psm	52	psm	
Trade Area Size	78.5	sq mi	314.0	sq mi	1,963.3	sq mi	11,308.5	sq mi	
Households									
Estimated Households (2022)	57,479		96,287		107,748		200,990		
Projected Households (2027)	62,876		106,157		118,529		214,296		
Census Households (2020)	55,524		92,713		104,013		196,252		
Census Households (2010)	45,279		76,879		87,448		174,419		
Projected Annual Growth (2022-2027)	5,396	1.9%	9,870	2.1%	10,781	2.0%	13,306	1.3%	
Historical Annual Change (2010-2022)	12,201	2.2%	19,408	2.1%	20,300	1.9%	26,571	1.3%	
Average Household Income									
Estimated Average Household Income (2022)	\$94,550		\$91,547		\$91,170		\$84,768		
Projected Average Household Income (2027)	\$102,480		\$98,596		\$100,503		\$95,816		
Census Average Household Income (2010)	\$68,418		\$66,656		\$65,948		\$59,499		
Census Average Household Income (2000)	\$58,734		\$56,895		\$55,907		\$49,268		
Projected Annual Change (2022-2027)	\$7,930	1.7%	\$7,049	1.5%	\$9,332	2.0%	\$11,049	2.6%	
Historical Annual Change (2000-2022)	\$35,815	2.8%	\$34,652	2.8%	\$35,263	2.9%	\$35,500	3.3%	
Median Household Income									
Estimated Median Household Income (2022)	\$84,036		\$82,536		\$81,169		\$72,802		
Projected Median Household Income (2027)	\$101,029		\$99,314		\$97,832		\$88,045		
Census Median Household Income (2010)	\$60,026		\$58,475		\$57,852		\$51,094		
Census Median Household Income (2000)	\$50,385		\$48,489		\$47,649		\$41,246		
Projected Annual Change (2022-2027)	\$16,993	4.0%	\$16,777	4.1%	\$16,663	4.1%	\$15,242	4.2%	
Historical Annual Change (2000-2022)	\$33,652	3.0%	\$34,048	3.2%	\$33,519	3.2%	\$31,556	3.5%	
Per Capita Income									
Estimated Per Capita Income (2022)	\$34,972		\$32,646		\$32,256		\$29,293		
Projected Per Capita Income (2027)	\$39,039		\$36,178		\$36,538		\$33,498		
Census Per Capita Income (2010)	\$25,277		\$23,703		\$23,132		\$19,984		
Census Per Capita Income (2000)	\$22,065		\$20,510		\$19,769		\$16,549		
Projected Annual Change (2022-2027)	\$4,068	2.3%	\$3,532	2.2%	\$4,283	2.7%	\$4,204	2.9%	
Historical Annual Change (2000-2022)	\$12,907	2.7%	\$12,136	2.7%	\$12,487	2.9%	\$12,744	3.5%	
Estimated Average Household Net Worth (2022)	\$1.07 M		\$1.03 M		\$998,502		\$830,037		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd Kennewick, WA 99336								
	5 mi radius		10 mi radius		25 mi radius		60 mi radius	
Race and Ethnicity								
Total Population (2022)	155,942		271,025		306,913		593,626	
White (2022)	105,143	67.4%	178,237	65.8%	200,971	65.5%	366,313	61.7%
Black or African American (2022)	4,478	2.9%	6,926	2.6%	8,996	2.9%	18,649	3.1%
American Indian or Alaska Native (2022)	1,347	0.9%	2,532	0.9%	2,987	1.0%	9,817	1.7%
Asian (2022)	5,960	3.8%	9,369	3.5%	9,639	3.1%	15,267	2.6%
Hawaiian or Pacific Islander (2022)	487	0.3%	712	0.3%	738	0.2%	1,076	0.2%
Other Race (2022)	19,240	12.3%	36,586	13.5%	41,415	13.5%	87,024	14.7%
Two or More Races (2022)	19,287	12.4%	36,663	13.5%	42,167	13.7%	95,479	16.1%
Population < 18 (2022)	43,032	27.6%	76,234	28.1%	85,362	27.8%	162,159	27.3%
White Not Hispanic	19,980	46.4%	34,008	44.6%	38,252	44.8%	65,142	40.2%
Black or African American	1,437	3.3%	2,100	2.8%	2,160	2.5%	3,062	1.9%
Asian	1,639	3.8%	2,411	3.2%	2,456	2.9%	3,360	2.1%
Other Race Not Hispanic	2,372	5.5%	3,721	4.9%	4,078	4.8%	7,565	4.7%
Hispanic	17,604	40.9%	33,995	44.6%	38,415	45.0%	83,029	51.2%
Not Hispanic or Latino Population (2022)	109,852	70.4%	183,470	67.7%	207,558	67.6%	375,388	63.2%
Not Hispanic White	76,767	69.9%	129,054	70.3%	145,550	70.1%	252,395	67.2%
Not Hispanic Black or African American	2,940	2.7%	4,279	2.3%	6,123	3.0%	13,998	3.7%
Not Hispanic American Indian or Alaska Native	915	0.8%	1,539	0.8%	1,770	0.9%	5,126	1.4%
Not Hispanic Asian	4,362	4.0%	6,751	3.7%	6,946	3.3%	11,020	2.9%
Not Hispanic Hawaiian or Pacific Islander	316	0.3%	444	0.2%	463	0.2%	672	0.2%
Not Hispanic Other Race	12,259	11.2%	20,674	11.3%	22,881	11.0%	42,369	11.3%
Not Hispanic Two or More Races	12,293	11.2%	20,729	11.3%	23,825	11.5%	49,808	13.3%
Hispanic or Latino Population (2022)	46,090	29.6%	87,555	32.3%	99,355	32.4%	218,238	36.8%
Hispanic White	28,376	61.6%	49,183	56.2%	55,421	55.8%	113,918	52.2%
Hispanic Black or African American	1,537	3.3%	2,647	3.0%	2,872	2.9%	4,651	2.1%
Hispanic American Indian or Alaska Native	433	0.9%	993	1.1%	1,217	1.2%	4,691	2.1%
Hispanic Asian	1,598	3.5%	2,618	3.0%	2,694	2.7%	4,247	1.9%
Hispanic Hawaiian or Pacific Islander	171	0.4%	268	0.3%	275	0.3%	404	0.2%
Hispanic Other Race	6,981	15.1%	15,912	18.2%	18,534	18.7%	44,656	20.5%
Hispanic Two or More Races	6,994	15.2%	15,934	18.2%	18,342	18.5%	45,671	20.9%
Not Hispanic or Latino Population (2020)	109,275	72.0%	177,561	67.6%	200,724	67.3%	350,651	60.2%
Hispanic or Latino Population (2020)	42,423	28.0%	85,270	32.4%	97,673	32.7%	232,294	39.8%
Not Hispanic or Latino Population (2010)	95,915	78.3%	156,857	72.6%	180,121	72.2%	331,824	63.9%
Hispanic or Latino Population (2010)	26,645	21.7%	59,344	27.4%	69,210	27.8%	187,465	36.1%
Not Hispanic or Latino Population (2027)	116,946	70.6%	197,011	67.9%	222,372	67.8%	394,736	63.3%
Hispanic or Latino Population (2027)	48,590	29.4%	93,211	32.1%	105,742	32.2%	228,739	36.7%
Projected Annual Growth (2022-2027)	2,500	1.1%	5,656	1.3%	6,387	1.3%	10,501	1.0%
Historical Annual Growth (2010-2020)	15,778	5.9%	25,926	4.4%	28,463	4.1%	44,829	2.4%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd									
Kennewick, WA 99336									
Total Age Distribution (2022)									
Total Population	155,942		271,025		306,913		593,626		
Age Under 5 Years	11,104	7.1%	19,072	7.0%	21,109	6.9%	40,317	6.8%	
Age 5 to 9 Years	12,234	7.8%	21,478	7.9%	23,997	7.8%	45,423	7.7%	
Age 10 to 14 Years	12,633	8.1%	22,640	8.4%	25,544	8.3%	48,485	8.2%	
Age 15 to 19 Years	10,198	6.5%	18,693	6.9%	21,207	6.9%	45,399	7.6%	
Age 20 to 24 Years	10,015	6.4%	17,224	6.4%	19,396	6.3%	39,730	6.7%	
Age 25 to 29 Years	11,319	7.3%	18,915	7.0%	21,241	6.9%	39,632	6.7%	
Age 30 to 34 Years	11,545	7.4%	19,512	7.2%	22,011	7.2%	40,525	6.8%	
Age 35 to 39 Years	11,529	7.4%	19,640	7.2%	22,202	7.2%	39,752	6.7%	
Age 40 to 44 Years	9,946	6.4%	17,728	6.5%	20,175	6.6%	36,978	6.2%	
Age 45 to 49 Years	8,410	5.4%	14,928	5.5%	17,213	5.6%	32,521	5.5%	
Age 50 to 54 Years	8,392	5.4%	14,859	5.5%	17,073	5.6%	32,248	5.4%	
Age 55 to 59 Years	8,248	5.3%	14,511	5.4%	16,758	5.5%	32,557	5.5%	
Age 60 to 64 Years	8,521	5.5%	14,582	5.4%	16,744	5.5%	32,652	5.5%	
Age 65 to 69 Years	7,631	4.9%	12,978	4.8%	14,949	4.9%	29,565	5.0%	
Age 70 to 74 Years	6,106	3.9%	10,370	3.8%	11,872	3.9%	24,302	4.1%	
Age 75 to 79 Years	3,787	2.4%	6,562	2.4%	7,351	2.4%	15,435	2.6%	
Age 80 to 84 Years	2,382	1.5%	4,074	1.5%	4,483	1.5%	9,693	1.6%	
Age 85 Years or Over	1,944	1.2%	3,258	1.2%	3,589	1.2%	8,412	1.4%	
Median Age	34.6		34.2		34.4		34.2		
Age 19 Years or Less	46,168	29.6%	81,883	30.2%	91,856	29.9%	179,624	30.3%	
Age 20 to 64 Years	87,925	56.4%	151,900	56.0%	172,813	56.3%	326,595	55.0%	
Age 65 Years or Over	21,849	14.0%	37,242	13.7%	42,243	13.8%	87,407	14.7%	
Female Age Distribution (2022)									
Female Population	77,965	50.0%	134,732	49.7%	151,222	49.3%	290,213	48.9%	
Age Under 5 Years	5,426	7.0%	9,361	6.9%	10,348	6.8%	19,819	6.8%	
Age 5 to 9 Years	6,085	7.8%	10,629	7.9%	11,884	7.9%	22,459	7.7%	
Age 10 to 14 Years	6,158	7.9%	11,041	8.2%	12,530	8.3%	23,533	8.1%	
Age 15 to 19 Years	5,381	6.9%	9,737	7.2%	10,946	7.2%	21,608	7.4%	
Age 20 to 24 Years	4,920	6.3%	8,326	6.2%	9,225	6.1%	18,663	6.4%	
Age 25 to 29 Years	5,546	7.1%	9,227	6.8%	10,177	6.7%	18,812	6.5%	
Age 30 to 34 Years	5,647	7.2%	9,507	7.1%	10,568	7.0%	19,359	6.7%	
Age 35 to 39 Years	5,512	7.1%	9,445	7.0%	10,569	7.0%	18,798	6.5%	
Age 40 to 44 Years	4,760	6.1%	8,521	6.3%	9,628	6.4%	17,621	6.1%	
Age 45 to 49 Years	4,111	5.3%	7,276	5.4%	8,245	5.5%	15,660	5.4%	
Age 50 to 54 Years	4,101	5.3%	7,243	5.4%	8,242	5.5%	15,552	5.4%	
Age 55 to 59 Years	4,237	5.4%	7,253	5.4%	8,268	5.5%	15,968	5.5%	
Age 60 to 64 Years	4,317	5.5%	7,355	5.5%	8,405	5.6%	16,348	5.6%	
Age 65 to 69 Years	3,921	5.0%	6,615	4.9%	7,536	5.0%	15,002	5.2%	
Age 70 to 74 Years	3,248	4.2%	5,388	4.0%	6,077	4.0%	12,433	4.3%	
Age 75 to 79 Years	2,045	2.6%	3,521	2.6%	3,886	2.6%	8,137	2.8%	
Age 80 to 84 Years	1,322	1.7%	2,239	1.7%	2,439	1.6%	5,280	1.8%	
Age 85 Years or Over	1,230	1.6%	2,046	1.5%	2,249	1.5%	5,161	1.8%	
Female Median Age	35.0		34.5		34.7		34.8		
Age 19 Years or Less	23,050	29.6%	40,768	30.3%	45,708	30.2%	87,419	30.1%	
Age 20 to 64 Years	43,149	55.3%	74,154	55.0%	83,328	55.1%	156,781	54.0%	
Age 65 Years or Over	11,766	15.1%	19,810	14.7%	22,186	14.7%	46,013	15.9%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

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Kennewick, WA 99336									
Male Age Distribution (2022)									
Male Population	77,977	50.0%	136,293	50.3%	155,691	50.7%	303,413	51.1%	
Age Under 5 Years	5,678	7.3%	9,711	7.1%	10,761	6.9%	20,498	6.8%	
Age 5 to 9 Years	6,149	7.9%	10,849	8.0%	12,112	7.8%	22,964	7.6%	
Age 10 to 14 Years	6,475	8.3%	11,599	8.5%	13,014	8.4%	24,952	8.2%	
Age 15 to 19 Years	4,816	6.2%	8,956	6.6%	10,261	6.6%	23,791	7.8%	
Age 20 to 24 Years	5,095	6.5%	8,899	6.5%	10,172	6.5%	21,068	6.9%	
Age 25 to 29 Years	5,773	7.4%	9,688	7.1%	11,064	7.1%	20,820	6.9%	
Age 30 to 34 Years	5,898	7.6%	10,005	7.3%	11,442	7.3%	21,166	7.0%	
Age 35 to 39 Years	6,018	7.7%	10,195	7.5%	11,633	7.5%	20,954	6.9%	
Age 40 to 44 Years	5,186	6.7%	9,207	6.8%	10,547	6.8%	19,356	6.4%	
Age 45 to 49 Years	4,299	5.5%	7,652	5.6%	8,968	5.8%	16,861	5.6%	
Age 50 to 54 Years	4,292	5.5%	7,616	5.6%	8,832	5.7%	16,696	5.5%	
Age 55 to 59 Years	4,012	5.1%	7,258	5.3%	8,490	5.5%	16,588	5.5%	
Age 60 to 64 Years	4,204	5.4%	7,226	5.3%	8,339	5.4%	16,305	5.4%	
Age 65 to 69 Years	3,709	4.8%	6,363	4.7%	7,413	4.8%	14,563	4.8%	
Age 70 to 74 Years	2,858	3.7%	4,982	3.7%	5,795	3.7%	11,869	3.9%	
Age 75 to 79 Years	1,741	2.2%	3,041	2.2%	3,465	2.2%	7,299	2.4%	
Age 80 to 84 Years	1,060	1.4%	1,835	1.3%	2,044	1.3%	4,413	1.5%	
Age 85 Years or Over	714	0.9%	1,211	0.9%	1,340	0.9%	3,251	1.1%	
Male Median Age	34.2		34.0		34.2		33.8		
Age 19 Years or Less	23,118	29.6%	41,115	30.2%	46,149	29.6%	92,204	30.4%	
Age 20 to 64 Years	44,776	57.4%	77,746	57.0%	89,486	57.5%	169,814	56.0%	
Age 65 Years or Over	10,083	12.9%	17,432	12.8%	20,057	12.9%	41,394	13.6%	
Males per 100 Females (2022)									
Overall Comparison	100		101		103		105		
Age Under 5 Years	105	51.1%	104	50.9%	104	51.0%	103	50.8%	
Age 5 to 9 Years	101	50.3%	102	50.5%	102	50.5%	102	50.6%	
Age 10 to 14 Years	105	51.3%	105	51.2%	104	50.9%	106	51.5%	
Age 15 to 19 Years	90	47.2%	92	47.9%	94	48.4%	110	52.4%	
Age 20 to 24 Years	104	50.9%	107	51.7%	110	52.4%	113	53.0%	
Age 25 to 29 Years	104	51.0%	105	51.2%	109	52.1%	111	52.5%	
Age 30 to 34 Years	104	51.1%	105	51.3%	108	52.0%	109	52.2%	
Age 35 to 39 Years	109	52.2%	108	51.9%	110	52.4%	111	52.7%	
Age 40 to 44 Years	109	52.1%	108	51.9%	110	52.3%	110	52.3%	
Age 45 to 49 Years	105	51.1%	105	51.3%	109	52.1%	108	51.8%	
Age 50 to 54 Years	105	51.1%	105	51.3%	107	51.7%	107	51.8%	
Age 55 to 59 Years	95	48.6%	100	50.0%	103	50.7%	104	51.0%	
Age 60 to 64 Years	97	49.3%	98	49.6%	99	49.8%	100	49.9%	
Age 65 to 69 Years	95	48.6%	96	49.0%	98	49.6%	97	49.3%	
Age 70 to 74 Years	88	46.8%	92	48.0%	95	48.8%	95	48.8%	
Age 75 to 79 Years	85	46.0%	86	46.3%	89	47.1%	90	47.3%	
Age 80 to 84 Years	80	44.5%	82	45.0%	84	45.6%	84	45.5%	
Age 85 Years or Over	58	36.7%	59	37.2%	60	37.3%	63	38.7%	
Age 19 Years or Less	100	50.1%	101	50.2%	101	50.2%	105	51.3%	
Age 20 to 39 Years	105	51.3%	106	51.5%	109	52.2%	111	52.6%	
Age 40 to 64 Years	102	50.5%	103	50.9%	106	51.4%	106	51.4%	
Age 65 Years or Over	86	46.1%	88	46.8%	90	47.5%	90	47.4%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd										
Kennewick, WA 99336										
			5 mi radius		10 mi radius		25 mi radius		60 mi radius	
Household Type (2022)										
Total Households			57,479		96,287		107,748		200,990	
Households with Children			20,916 36.4%		36,982 38.4%		41,443 38.5%		78,532 39.1%	
Average Household Size			2.7		2.8		2.8		2.9	
Household Density per Square Mile			732		307		55		18	
Population Family			134,336 86.1%		235,952 87.1%		265,839 86.6%		506,015 85.2%	
Population Non-Family			20,689 13.3%		33,326 12.3%		37,196 12.1%		70,693 11.9%	
Population Group Quarters			918 0.6%		1,747 0.6%		3,878 1.3%		16,918 2.8%	
Family Households			41,194 71.7%		70,319 73.0%		78,986 73.3%		146,752 73.0%	
Married Couple Households			31,082 75.5%		52,699 74.9%		59,423 75.2%		109,138 74.4%	
Other Family Households with Children			10,111 24.5%		17,620 25.1%		19,563 24.8%		37,614 25.6%	
Family Households with Children			20,869 50.7%		36,897 52.5%		41,348 52.3%		78,375 53.4%	
Married Couple with Children			14,766 70.8%		25,670 69.6%		28,800 69.7%		53,379 68.1%	
Other Family Households with Children			6,103 29.2%		11,227 30.4%		12,548 30.3%		24,996 31.9%	
Family Households No Children			20,325 49.3%		33,422 47.5%		37,638 47.7%		68,377 46.6%	
Married Couple No Children			16,316 80.3%		27,029 80.9%		30,623 81.4%		55,759 81.5%	
Other Family Households No Children			4,008 19.7%		6,393 19.1%		7,015 18.6%		12,618 18.5%	
Non-Family Households			16,286 28.3%		25,968 27.0%		28,762 26.7%		54,238 27.0%	
Non-Family Households with Children			47 0.3%		84 0.3%		95 0.3%		157 0.3%	
Non-Family Households No Children			16,238 99.7%		25,884 99.7%		28,667 99.7%		54,081 99.7%	
Average Family Household Size			3.3		3.4		3.4		3.4	
Average Family Income			\$107,188		\$101,643		\$101,265		\$95,407	
Median Family Income			\$99,240		\$95,382		\$93,740		\$84,895	
Average Non-Family Household Size			1.3		1.3		1.3		1.3	
Marital Status (2022)										
Population Age 15 Years or Over			119,971		207,835		236,263		459,402	
Never Married			39,385 32.8%		70,603 34.0%		79,333 33.6%		159,905 34.8%	
Currently Married			58,784 49.0%		98,850 47.6%		112,003 47.4%		207,988 45.3%	
Previously Married			21,803 18.2%		38,382 18.5%		44,927 19.0%		91,509 19.9%	
Separated			3,741 17.2%		6,856 17.9%		8,129 18.1%		18,141 19.8%	
Widowed			4,859 22.3%		8,617 22.4%		9,782 21.8%		21,644 23.7%	
Divorced			13,203 60.6%		22,909 59.7%		27,015 60.1%		51,724 56.5%	
Educational Attainment (2022)										
Adult Population Age 25 Years or Over			99,759		171,917		195,660		374,272	
Elementary (Grade Level 0 to 8)			4,164 4.2%		10,818 6.3%		13,030 6.7%		38,779 10.4%	
Some High School (Grade Level 9 to 11)			4,730 4.7%		8,712 5.1%		10,268 5.2%		25,593 6.8%	
High School Graduate			22,696 22.8%		39,420 22.9%		46,710 23.9%		93,566 25.0%	
Some College			23,998 24.1%		40,443 23.5%		46,410 23.7%		86,198 23.0%	
Associate Degree Only			10,284 10.3%		17,604 10.2%		19,794 10.1%		36,346 9.7%	
Bachelor Degree Only			20,303 20.4%		32,953 19.2%		35,888 18.3%		56,381 15.1%	
Graduate Degree			13,585 13.6%		21,967 12.8%		23,560 12.0%		37,409 10.0%	
Any College (Some College or Higher)			68,169 68.3%		112,967 65.7%		125,652 64.2%		216,334 57.8%	
College Degree + (Bachelor Degree or Higher)			33,888 34.0%		54,920 31.9%		59,447 30.4%		93,790 25.1%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd									
Kennewick, WA 99336									
		5 mi radius		10 mi radius		25 mi radius		60 mi radius	
Housing									
Total Housing Units (2022)	60,492		101,462		113,779		215,975		
Total Housing Units (2020)	57,819		96,556		108,518		208,365		
Historical Annual Growth (2020-2022)	2,673	2.3%	4,906	2.5%	5,261	2.4%	7,611	1.8%	
Housing Units Occupied (2022)	57,479	95.0%	96,287	94.9%	107,748	94.7%	200,990	93.1%	
Housing Units Owner-Occupied	40,319	70.1%	67,841	70.5%	76,080	70.6%	135,378	67.4%	
Housing Units Renter-Occupied	17,160	29.9%	28,446	29.5%	31,667	29.4%	65,612	32.6%	
Housing Units Vacant (2022)	3,013	5.0%	5,175	5.1%	6,032	5.3%	14,986	6.9%	
Household Size (2022)									
Total Households	57,479		96,287		107,748		200,990		
1 Person Households	12,964	22.6%	20,747	21.5%	22,911	21.3%	43,954	21.9%	
2 Person Households	20,116	35.0%	32,647	33.9%	36,831	34.2%	67,106	33.4%	
3 Person Households	9,295	16.2%	15,547	16.1%	17,280	16.0%	31,079	15.5%	
4 Person Households	8,139	14.2%	14,021	14.6%	15,643	14.5%	28,117	14.0%	
5 Person Households	4,090	7.1%	7,554	7.8%	8,544	7.9%	16,911	8.4%	
6 Person Households	1,866	3.2%	3,534	3.7%	4,027	3.7%	8,375	4.2%	
7 or More Person Households	1,009	1.8%	2,239	2.3%	2,512	2.3%	5,449	2.7%	
Household Income Distribution (2022)									
HH Income \$200,000 or More	5,729	10.0%	8,945	9.3%	9,548	8.9%	13,249	6.6%	
HH Income \$150,000 to \$199,999	4,597	8.0%	7,772	8.1%	8,493	7.9%	13,288	6.6%	
HH Income \$125,000 to \$149,999	4,413	7.7%	7,513	7.8%	8,223	7.6%	13,829	6.9%	
HH Income \$100,000 to \$124,999	6,539	11.4%	10,886	11.3%	12,019	11.2%	20,611	10.3%	
HH Income \$75,000 to \$99,999	8,813	15.3%	14,492	15.1%	16,439	15.3%	30,685	15.3%	
HH Income \$50,000 to \$74,999	10,520	18.3%	17,736	18.4%	20,511	19.0%	40,536	20.2%	
HH Income \$35,000 to \$49,999	6,180	10.8%	10,142	10.5%	11,380	10.6%	23,168	11.5%	
HH Income \$25,000 to \$34,999	3,797	6.6%	6,750	7.0%	7,761	7.2%	16,345	8.1%	
HH Income \$15,000 to \$24,999	3,068	5.3%	5,577	5.8%	6,223	5.8%	13,830	6.9%	
HH Income \$10,000 to \$14,999	1,560	2.7%	2,715	2.8%	3,011	2.8%	6,597	3.3%	
HH Income Under \$10,000	2,264	3.9%	3,758	3.9%	4,140	3.8%	8,852	4.4%	
Household Vehicles (2022)									
Households 0 Vehicles Available	2,266	3.9%	3,991	4.1%	4,299	4.0%	9,649	4.8%	
Households 1 Vehicle Available	15,982	27.8%	25,748	26.7%	27,801	25.8%	49,771	24.8%	
Households 2 Vehicles Available	22,425	39.0%	36,488	37.9%	40,432	37.5%	74,175	36.9%	
Households 3 or More Vehicles Available	16,806	29.2%	30,060	31.2%	35,215	32.7%	67,395	33.5%	
Total Vehicles Available	119,643		204,024		233,185		436,521		
Average Vehicles per Household	2.1		2.1		2.2		2.2		
Owner-Occupied Household Vehicles	94,058	78.6%	159,858	78.4%	182,430	78.2%	328,100	75.2%	
Average Vehicles per Owner-Occupied Household	2.3		2.4		2.4		2.4		
Renter-Occupied Household Vehicles	25,584	21.4%	44,167	21.6%	50,755	21.8%	108,421	24.8%	
Average Vehicles per Renter-Occupied Household	1.5		1.6		1.6		1.7		
Travel Time (2022)									
Worker Base Age 16 years or Over	71,922		125,209		140,158		266,820		
Travel to Work in 14 Minutes or Less	19,714	27.4%	32,993	26.4%	36,602	26.1%	90,803	34.0%	
Travel to Work in 15 to 29 Minutes	29,837	41.5%	50,919	40.7%	56,601	40.4%	94,524	35.4%	
Travel to Work in 30 to 59 Minutes	11,221	15.6%	22,565	18.0%	26,221	18.7%	46,950	17.6%	
Travel to Work in 60 Minutes or More	3,502	4.9%	5,907	4.7%	6,609	4.7%	12,040	4.5%	
Work at Home	7,648	10.6%	12,824	10.2%	14,125	10.1%	22,503	8.4%	
Average Minutes Travel to Work	17.7		18.8		19.1		17.6		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd									
Kennewick, WA 99336									
	5 mi radius			10 mi radius		25 mi radius		60 mi radius	
Transportation To Work (2022)									
Worker Base Age 16 years or Over	71,922		125,209		140,158		266,820		
Drive to Work Alone	55,289	76.9%	95,568	76.3%	107,458	76.7%	203,499	76.3%	
Drive to Work in Carpool	7,482	10.4%	14,063	11.2%	15,503	11.1%	31,474	11.8%	
Travel to Work by Public Transportation	417	0.6%	780	0.6%	804	0.6%	1,492	0.6%	
Drive to Work on Motorcycle	78	0.1%	188	0.2%	215	0.2%	417	0.2%	
Bicycle to Work	95	0.1%	204	0.2%	214	0.2%	739	0.3%	
Walk to Work	383	0.5%	761	0.6%	929	0.7%	4,798	1.8%	
Other Means	530	0.7%	820	0.7%	909	0.6%	1,897	0.7%	
Work at Home	7,648	10.6%	12,824	10.2%	14,125	10.1%	22,503	8.4%	
Daytime Demographics (2022)									
Total Businesses	5,536		8,526		9,400		17,639		
Total Employees	49,854		88,350		96,708		191,969		
Company Headquarter Businesses	194	3.5%	303	3.6%	343	3.6%	707	4.0%	
Company Headquarter Employees	5,371	10.8%	10,198	11.5%	10,847	11.2%	23,443	12.2%	
Employee Population per Business	9.0	to 1	10.4	to 1	10.3	to 1	10.9	to 1	
Residential Population per Business	28.2	to 1	31.8	to 1	32.7	to 1	33.7	to 1	
Adj. Daytime Demographics Age 16 Years or Over	95,202		166,150		187,390		374,265		
Labor Force									
Labor Population Age 16 Years or Over (2022)	117,514		203,336		231,218		449,797		
Labor Force Total Males (2022)	58,412	49.7%	101,825	50.1%	117,193	50.7%	230,058	51.1%	
Male Civilian Employed	39,082	66.9%	68,348	67.1%	76,604	65.4%	145,813	63.4%	
Male Civilian Unemployed	1,668	2.9%	2,979	2.9%	3,279	2.8%	6,448	2.8%	
Males in Armed Forces	244	0.4%	328	0.3%	361	0.3%	553	0.2%	
Males Not in Labor Force	17,418	29.8%	30,171	29.6%	36,949	31.5%	77,244	33.6%	
Labor Force Total Females (2022)	59,102	50.3%	101,511	49.9%	114,025	49.3%	219,739	48.9%	
Female Civilian Employed	32,840	55.6%	56,861	56.0%	63,554	55.7%	121,007	55.1%	
Female Civilian Unemployed	1,118	1.9%	2,033	2.0%	2,305	2.0%	5,126	2.3%	
Females in Armed Forces	-	-	-	-	17	-	128	-	
Females Not in Labor Force	25,144	42.5%	42,617	42.0%	48,149	42.2%	93,477	42.5%	
Unemployment Rate	2,786	2.4%	5,012	2.5%	5,584	2.4%	11,575	2.6%	
Occupation (2022)									
Occupation Population Age 16 Years or Over	71,922		125,209		140,158		266,820		
Occupation Total Males	39,082	54.3%	68,348	54.6%	76,604	54.7%	145,813	54.6%	
Occupation Total Females	32,840	45.7%	56,861	45.4%	63,554	45.3%	121,007	45.4%	
Management, Business, Financial Operations	10,273	14.3%	17,153	13.7%	18,994	13.6%	32,958	12.4%	
Professional, Related	17,065	23.7%	28,745	23.0%	31,159	22.2%	52,264	19.6%	
Service	12,337	17.2%	21,902	17.5%	24,490	17.5%	49,122	18.4%	
Sales, Office	13,377	18.6%	23,017	18.4%	25,547	18.2%	44,953	16.8%	
Farming, Fishing, Forestry	2,230	3.1%	5,591	4.5%	7,001	5.0%	22,483	8.4%	
Construction, Extraction, Maintenance	6,281	8.7%	10,361	8.3%	11,953	8.5%	22,176	8.3%	
Production, Transport, Material Moving	10,358	14.4%	18,440	14.7%	21,014	15.0%	42,865	16.1%	
White Collar Workers	40,715	56.6%	68,915	55.0%	75,700	54.0%	130,175	48.8%	
Blue Collar Workers	31,207	43.4%	56,294	45.0%	64,457	46.0%	136,645	51.2%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

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Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd									
Kennewick, WA 99336									
		5 mi radius		10 mi radius		25 mi radius		60 mi radius	
Units In Structure (2022)									
Total Units	57,479		96,287		107,748		200,990		
1 Detached Unit	37,990	66.1%	64,356	66.8%	71,974	66.8%	133,818	66.6%	
1 Attached Unit	1,773	3.1%	3,179	3.3%	3,353	3.1%	6,252	3.1%	
2 Units	1,475	2.6%	2,363	2.5%	2,629	2.4%	5,962	3.0%	
3 to 4 Units	2,170	3.8%	3,373	3.5%	3,546	3.3%	6,413	3.2%	
5 to 9 Units	2,672	4.6%	3,806	4.0%	4,028	3.7%	7,168	3.6%	
10 to 19 Units	2,876	5.0%	3,917	4.1%	4,116	3.8%	5,818	2.9%	
20 to 49 Units	1,440	2.5%	2,484	2.6%	2,558	2.4%	4,490	2.2%	
50 or More Units	3,073	5.3%	4,576	4.8%	4,701	4.4%	6,924	3.4%	
Mobile Home or Trailer	3,865	6.7%	7,989	8.3%	10,548	9.8%	23,702	11.8%	
Other Structure	146	0.3%	244	0.3%	293	0.3%	442	0.2%	
Homes Built By Year (2022)									
Homes Built 2020 or later	718	1.2%	1,194	1.2%	1,252	1.1%	2,356	1.1%	
Homes Built 2010 to 2019	9,706	16.0%	15,888	15.7%	17,201	15.1%	24,594	11.4%	
Homes Built 2000 to 2009	13,572	22.4%	20,588	20.3%	22,978	20.2%	34,291	15.9%	
Homes Built 1990 to 1999	7,381	12.2%	12,073	11.9%	13,762	12.1%	25,538	11.8%	
Homes Built 1980 to 1989	3,633	6.0%	6,109	6.0%	7,386	6.5%	17,310	8.0%	
Homes Built 1970 to 1979	9,640	15.9%	15,740	15.5%	17,896	15.7%	34,086	15.8%	
Homes Built 1960 to 1969	4,693	7.8%	7,851	7.7%	8,547	7.5%	15,569	7.2%	
Homes Built 1950 to 1959	3,663	6.1%	6,800	6.7%	7,624	6.7%	17,684	8.2%	
Homes Built 1940 to 1949	3,473	5.7%	7,485	7.4%	8,119	7.1%	15,283	7.1%	
Homes Built Before 1939	1,001	1.7%	2,560	2.5%	2,983	2.6%	14,278	6.6%	
Median Age of Homes	37.0	yrs	38.9	yrs	39.0	yrs	43.7	yrs	
Home Values (2022)									
Owner Specified Housing Units	40,319		67,841		76,080		135,378		
Home Values \$1,000,000 or More	507	1.3%	806	1.2%	905	1.2%	2,039	1.5%	
Home Values \$750,000 to \$999,999	1,364	3.4%	2,184	3.2%	2,378	3.1%	3,816	2.8%	
Home Values \$500,000 to \$749,999	5,556	13.8%	9,750	14.4%	10,899	14.3%	16,411	12.1%	
Home Values \$400,000 to \$499,999	5,417	13.4%	8,544	12.6%	9,536	12.5%	15,341	11.3%	
Home Values \$300,000 to \$399,999	10,996	27.3%	18,568	27.4%	20,797	27.3%	30,980	22.9%	
Home Values \$250,000 to \$299,999	5,444	13.5%	8,566	12.6%	9,349	12.3%	16,981	12.5%	
Home Values \$200,000 to \$249,999	4,418	11.0%	7,191	10.6%	8,033	10.6%	15,327	11.3%	
Home Values \$175,000 to \$199,999	1,345	3.3%	1,991	2.9%	2,282	3.0%	5,289	3.9%	
Home Values \$150,000 to \$174,999	1,185	2.9%	2,110	3.1%	2,591	3.4%	7,030	5.2%	
Home Values \$125,000 to \$149,999	834	2.1%	1,603	2.4%	1,775	2.3%	4,128	3.0%	
Home Values \$100,000 to \$124,999	554	1.4%	1,236	1.8%	1,509	2.0%	4,163	3.1%	
Home Values \$90,000 to \$99,999	166	0.4%	350	0.5%	419	0.6%	1,127	0.8%	
Home Values \$80,000 to \$89,999	139	0.3%	270	0.4%	312	0.4%	934	0.7%	
Home Values \$70,000 to \$79,999	97	0.2%	277	0.4%	328	0.4%	1,369	1.0%	
Home Values \$60,000 to \$69,999	80	0.2%	183	0.3%	215	0.3%	650	0.5%	
Home Values \$50,000 to \$59,999	218	0.5%	409	0.6%	488	0.6%	1,229	0.9%	
Home Values \$35,000 to \$49,999	275	0.7%	505	0.7%	565	0.7%	1,453	1.1%	
Home Values \$25,000 to \$34,999	582	1.4%	1,110	1.6%	1,189	1.6%	2,132	1.6%	
Home Values \$10,000 to \$24,999	608	1.5%	1,226	1.8%	1,363	1.8%	2,720	2.0%	
Home Values Under \$10,000	537	1.3%	963	1.4%	1,149	1.5%	2,261	1.7%	
Owner-Occupied Median Home Value	\$340,753		\$333,891		\$331,831		\$303,821		
Renter-Occupied Median Rent	\$981		\$930		\$920		\$842		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2237/-119.2274

821 N Columbia Center Blvd Kennewick, WA 99336		5 mi radius		10 mi radius		25 mi radius		60 mi radius	
Total Annual Consumer Expenditure (2022)									
Total Household Expenditure		\$3.87 B		\$6.33 B		\$7.07 B		\$12.53 B	
Total Non-Retail Expenditure		\$2.04 B		\$3.34 B		\$3.72 B		\$6.6 B	
Total Retail Expenditure		\$1.83 B		\$2.99 B		\$3.34 B		\$5.93 B	
Apparel		\$137.28 M		\$224.95 M		\$250.67 M		\$442.15 M	
Contributions		\$128.49 M		\$209.46 M		\$232.97 M		\$405.77 M	
Education		\$119.58 M		\$194.71 M		\$215.58 M		\$369.04 M	
Entertainment		\$221.2 M		\$362.05 M		\$403.55 M		\$709.78 M	
Food and Beverages		\$567.11 M		\$930.47 M		\$1.04 B		\$1.85 B	
Furnishings and Equipment		\$137.21 M		\$224.58 M		\$250.36 M		\$440.69 M	
Gifts		\$97.05 M		\$157.82 M		\$175.33 M		\$304.18 M	
Health Care		\$323.46 M		\$530.52 M		\$593.08 M		\$1.06 B	
Household Operations		\$152.6 M		\$249.65 M		\$278.18 M		\$490.09 M	
Miscellaneous Expenses		\$73.12 M		\$119.67 M		\$133.45 M		\$235.9 M	
Personal Care		\$51.86 M		\$84.97 M		\$94.77 M		\$167.97 M	
Personal Insurance		\$27.92 M		\$45.61 M		\$50.75 M		\$88.2 M	
Reading		\$8.43 M		\$13.79 M		\$15.38 M		\$27.19 M	
Shelter		\$811.42 M		\$1.33 B		\$1.48 B		\$2.64 B	
Tobacco		\$22.21 M		\$36.61 M		\$41.1 M		\$75.9 M	
Transportation		\$706.68 M		\$1.16 B		\$1.29 B		\$2.3 B	
Utilities		\$279.8 M		\$459.84 M		\$514.37 M		\$926.92 M	
Monthly Household Consumer Expenditure (2022)									
Total Household Expenditure		\$5,604		\$5,481		\$5,465		\$5,196	
Total Non-Retail Expenditure		\$2,956 52.8%		\$2,890 52.7%		\$2,880 52.7%		\$2,736 52.7%	
Total Retail Expenditures		\$2,648 47.2%		\$2,592 47.3%		\$2,585 47.3%		\$2,460 47.3%	
Apparel		\$199 3.6%		\$195 3.6%		\$194 3.5%		\$183 3.5%	
Contributions		\$186 3.3%		\$181 3.3%		\$180 3.3%		\$168 3.2%	
Education		\$173 3.1%		\$169 3.1%		\$167 3.1%		\$153 2.9%	
Entertainment		\$321 5.7%		\$313 5.7%		\$312 5.7%		\$294 5.7%	
Food and Beverages		\$822 14.7%		\$805 14.7%		\$803 14.7%		\$767 14.8%	
Furnishings and Equipment		\$199 3.5%		\$194 3.5%		\$194 3.5%		\$183 3.5%	
Gifts		\$141 2.5%		\$137 2.5%		\$136 2.5%		\$126 2.4%	
Health Care		\$469 8.4%		\$459 8.4%		\$459 8.4%		\$440 8.5%	
Household Operations		\$221 3.9%		\$216 3.9%		\$215 3.9%		\$203 3.9%	
Miscellaneous Expenses		\$106 1.9%		\$104 1.9%		\$103 1.9%		\$98 1.9%	
Personal Care		\$75 1.3%		\$74 1.3%		\$73 1.3%		\$70 1.3%	
Personal Insurance		\$40 0.7%		\$39 0.7%		\$39 0.7%		\$37 0.7%	
Reading		\$12 0.2%		\$12 0.2%		\$12 0.2%		\$11 0.2%	
Shelter		\$1,176 21.0%		\$1,151 21.0%		\$1,147 21.0%		\$1,093 21.0%	
Tobacco		\$32 0.6%		\$32 0.6%		\$32 0.6%		\$31 0.6%	
Transportation		\$1,025 18.3%		\$1,003 18.3%		\$1,001 18.3%		\$953 18.3%	
Utilities		\$406 7.2%		\$398 7.3%		\$398 7.3%		\$384 7.4%	



2023 FACT SHEET



TRI-CITIES
WASHINGTON

**Kennewick • Pasco
Richland • West Richland**

Three Rivers. Four Cities. Unlimited Possibilities.

Right in the heart of the Pacific Northwest, the Tri-Cities is the perfect place to grow your business. Situated at the confluence of the Columbia, Snake and Yakima Rivers, the Tri-Cities represents the Kennewick-Pasco-Richland MSA in Benton and Franklin Counties.

When it comes to business, the Tri-Cities offers better locations, faster permitting, and a smarter workforce all in a fist-pumping environment!



316,600
Population



151,800
Labor Force



3.6%
Unemployment Rate

TRI-CITIES COMMUNITY

POPULATION

	2000 Census	2010 Census	2020 Census	2023 Estimate
Tri-Cities, MSA	191,822	253,340	303,622	316,600
Benton County	142,475	175,177	206,873	215,500
Kennewick	54,751	73,917	83,921	86,470
Richland	38,708	48,058	60,560	63,320
West Richland	8,385	11,811	16,295	17,840
Franklin County	49,347	78,163	96,749	101,100
Pasco	32,066	59,781	77,108	81,280

Source: U.S. Census and WA Office of Financial Management Forecasting Division, July 2023

HEALTH CARE

	Beds	Staff Physicians
Kadlec Regional Medical Center	337	750
Trios Health	111	369
Lourdes Medical Center	35	29
Prosser Memorial	25	42

Health Care Providers

Physicians	434
Dentists	178
Chiropractors	90
Optometrists	66

WORKFORCE DEMOGRAPHICS

151,800
Labor Force

146,403
Employment

5,397
Unemployment

3.6%
Unemployment
Rate

3.3%
Unemployment
Rate WA State

Source: May 2023 Data, Washington State Employment Security Department

Nonfarm Employment

	Employees
Total Nonfarm	125,200
Total Private	105,900
Goods Producing	19,600
Construction	11,100
Manufacturing	8,500
Service-Providing	105,600
Private Service Providing	86,300
Trade, Transportation, Utilities	21,300
Retail	14,400
Financial Activities	4,200
Professional and Business Services	22,600
Education and Health Services	20,700
Leisure and Hospitality	12,900
Government	19,300

Source: May 2023 Data, WA State Employment Security Department

EDUCATION

K-12 Teacher/Student Ratio

Kennewick School District	1:16
Pasco School District	1:15
Richland School District	1:18

K-12 Per Pupil Expenditure

Kennewick School District	\$13,296
Pasco School District	\$16,767
Richland School District	\$12,988

High school students have the ability to attend Tri-Tech Skills Center (vocational high school) and DELTA High School (STEM high school). Faith based education is also available throughout the community.

Post Secondary Institutions Enrollment

Washington State University Tri-Cities	1,716
Columbia Basin College	7,280

Educational Attainment (Population 25 Years and Above)

	Tri-Cities, MSA	Benton County	Franklin County
High School Graduate	23.72%	23.07%	25.30%
Some College	22.38%	23.12%	20.62%
Associate Degree	10.44%	10.76%	9.66%
Bachelor Degree	18.25%	20.31%	13.31%
Graduate Degree	11.94%	13.55%	8.05%

Top 15 Employers

Company	Industry	Employees
PNNL	R&D/National Laboratory	5,700
Kadlec Regional Medical Center	Health Care	3,800
Kennewick School District	Education	3,043
Lamb Weston	Food Processing	3,000
WRPS	Environmental Remediation	2,800
Pasco School District	Education	2,700
First Fruits Farms	Food Processing	2,200
Richland School District	Education	2,200
CPCCo	Environmental Remediation	2,100
Bechtel National	Engineering & Construction	2,000
HMS	Support Services (DOE Site)	1,884
Tyson Foods	Food Processing	1,400
Columbia Basin College (CBC)	Education	1,244
Trios Health	Health Care	1,100
Energy Northwest	Utilities	1,000

COST OF LIVING

Property Tax (Per \$1,000 Assessed Value)

Benton County Average	\$10.58
Franklin County Average	\$8.90
Washington State Average	\$9.87

Sales Tax

Benton County (State 6.5% and Local 2.2%)	8.7%
Franklin County (State 6.5% and Local 2.4%)	8.9%

Washington has no personal or corporate income and inventory tax. Businesses do not pay tax on interest, dividends or capital gains.

Cost of Living Index

	Index	Housing	Utilities	Transportation
Tri-Cities, WA	97.6	95.4	88.4	109.8
Yakima, WA	98.4	87.8	90.5	109.8
Spokane, WA	101.2	96.0	93.9	104.5
Seattle, WA	144.5	210.1	102.0	125.6
Provo-Orem, UT	102.3	110.8	90.1	103.9
Knoxville, TN	86.5	72.8	95.9	90.5
Portland, OR	120.7	152.6	93.5	122.8
Boise, ID	106.1	113.8	84.6	109.7
Stockton, CA	119.0	135.2	140.0	123.0

Source: ACCRA Cost of Living Index, 2023 First Quarter Data, Published May 2023

Median Household Income

Tri-Cities, MSA	\$83,632
Kennewick	\$73,189
Pasco	\$77,826
Richland	\$97,712
West Richland	\$118,661

Average Household Expenditures

Tri-Cities, MSA	\$76,974
Kennewick	\$70,524
Pasco	\$70,903
Richland	\$85,610
West Richland	\$89,578

Housing

Average Sold Price (SFR, June 2023)	\$459,500
Median Sold Price (SFR, June 2023)	\$430,000
Number of Active Listings (SFR, June 2023)	619
Average Apartment Rent (2 Bedroom, 2 Bath)	\$1,043

GLOBAL ACCESS

The Tri-Cities has numerous locations to support your business needs, including large sites with up to 500 contiguous acres.

With direct access to interstate highways, BNSF and UP railroads, extensive commercial barge transportation to the Pacific Ocean, and an airport with direct service to 10 major metros across the nation, the Tri-Cities is a gateway to the world.

Visit www.TryTriCitiesSites.org to find your perfect site!

INFRASTRUCTURE

Utility Providers

	Electricity	Solid Waste
Kennewick	Benton PUD	Waste Management
Pasco	Franklin PUD	Basin Disposal
Richland	City of Richland	City of Richland
West Richland	Benton REA	Ed's Disposal
Natural Gas Provider	Cascade Natural Gas	
Cable TV Providers	DIRECTV, Dish Network, Spectrum	
Internet Providers	Century Link, Spectrum, Ziply Fiber	
Telephone Providers	Century Link, Spectrum	

Capacities

	Kennewick	Pasco	Richland	West Richland
Water Service (mgd)				
Capacity	24.0	35.0	51.0	10.7
Average Daily Use	11.7	10.0	20.0	3.1
Peak Daily Use	19.8	24.0	36.0	6.4
Waste Water Treatment Service (mgd)				
Capacity	10.0	6.5	11.4	1.5
Average Daily Use	5.6	5.4	7.0	0.757

Public Service

	Kennewick	Pasco	Richland	West Richland
Firefighters	93	66	75	BCFD #4
Fire Ins. Rating	3	5	3	4
Police Officers	107	82	68	19
Benton County Fire District				15
Franklin County Fire District				6
Benton County Sheriff's Office				80
Franklin County Sheriff's Office				18

Transportation

Highways	I-82, I-182, US-12, US-395, SR-14, SR-17, SR-22, SR-24, SR-221, SR-225, SR-240, SR-260, SR-263
Rail Service	BNSF, UP, Tri-City & Olympia
Barge Service	Columbia River (Port of Benton), Snake River (Port of Pasco)
Local Airports	3
Flights Per Day	25
Air Transportation	Alaska, Delta, United, Allegiant, Avelo
Direct Flights	Phoenix-Mesa, AZ; Burbank, CA; Los Angeles, CA; San Diego, CA; San Francisco, CA; Denver, CO; Minneapolis, MN; Las Vegas, NV; Salt Lake City, UT; Seattle, WA
Runways	Up to 7,700 Feet



LIFE IN THE TRI-CITIES



300
Restaurants



24
Museums &
Art Galleries



6
Performing Arts
Theaters



200+
Wineries &
Breweries



12
Public
Libraries



10
Golf Courses



125
Public Parks



600
Miles of
Trails



3
Sports
Teams



January Average High/Low 40° F / 27° F
July Average High/Low 90° F / 59° F
Days of Sunshine 300
Average Annual Precipitation 9.0 Inches
Average Annual Snowfall 5.0 Inches

ABOUT TRIDEC

As the economic development organization for the Tri-Cities MSA, TRIDEC represents Benton and Franklin Counties and the major cities of Kennewick, Pasco, Richland, and West Richland.

Contact us today to learn how TRIDEC can help grow your business!



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www.TRIDEC.org | @TCDevCouncil



60 YEARS
Tri-City Development Council
1963-2023

