FRUITLAND OFFICE CENTER
100 N FRUITLAND ST., STES B & C
KENNEWICK, WA 99336

PROPERTY OVERVIEW

This large office offers maximum versatility with 12 offices, a reception/lobby area, a conference room, a kitchenette, 4 restrooms, and plenty of storage. Property is near downtown Kennewick with convenient access to major arteries and close proximity to local and regional dining options.

For those seeking benefits of owning property, this space is also available for sale!

PROPERTY HIGHLIGHTS

- $12.00/SF - Modified Gross Lease

- Condo Fees - $1,062.00/month

- ±3,100 SF upstairs and ±2,700 SF downstairs

- TIA Negotiable

- Easily customizable for most business needs

- Ample parking

- Available for Sale | MLS 268486

OFFERING SUMMARY

Sale Price:	$432,000

Todd Sternfeld
Principal / Commercial Broker | 509.539.3998
todd@naitcc.com

Corren Heeren
Commercial Broker | 509.302.9976
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89 Gage Blvd
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509.943.5200 | naitri-cities.com

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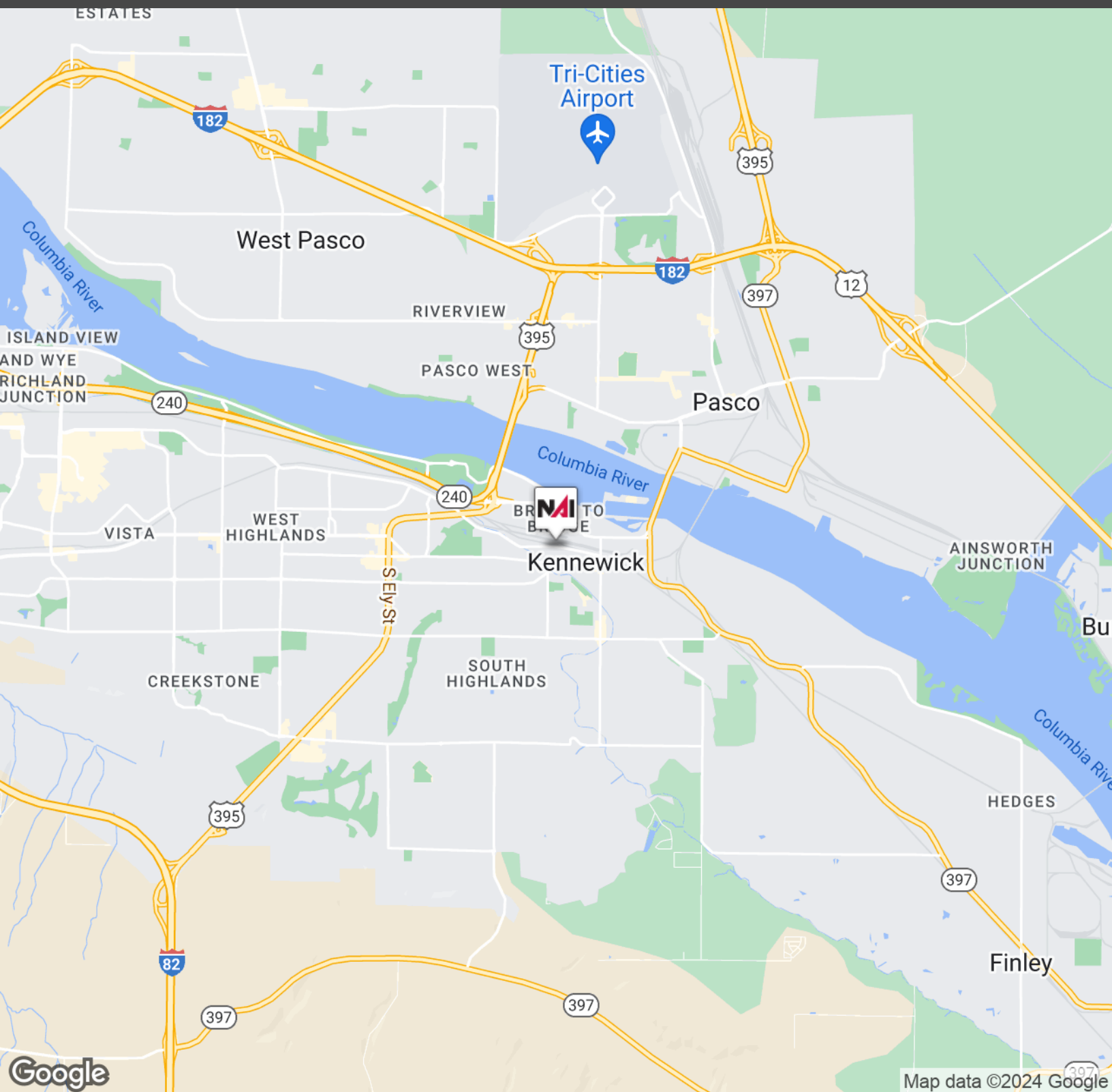Principal / Commercial Broker | 509.539.3998
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Keg Ale House and Spirits

Clover Island

Cedars AT FISH DOCK

DUTCH BROS

Players Sports Bar & Grill

TIN HAT

KeyBank

BIG 5 SPORTING GOODS

black rock coffee bar

Sports Page Bar & Grill

BANNER BANK

AutoZone

Wingstreet

Spare Time Lanes

Tri-Cities Community Health

Google

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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!

151,800 Labor Force

146,403 Employment

5,397 Unemployment

3.6% Unemployment Rate

3.3% Unemployment Rate WA State

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

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.

Vancouver, BC 356 mi
Seattle 225 mi
Spokane 136 mi
Portland 218 mi
IDAHO
OREGON
Boise 293 mi

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	12,100		88,758		144,697		243,437	
Projected Population (2028)	12,850		94,745		154,043		258,827	
Census Population (2020)	11,842		85,989		140,068		235,452	
Census Population (2010)	12,373		82,418		122,974		197,566	
Projected Annual Growth (2023-2028)	750	1.2%	5,987	1.3%	9,346	1.3%	15,390	1.3%
Historical Annual Growth (2020-2023)	258	0.7%	2,769	1.1%	4,629	1.1%	7,985	1.1%
Historical Annual Growth (2010-2020)	-532	-0.4%	3,571	0.4%	17,094	1.4%	37,887	1.9%
Estimated Population Density (2023)	3,854	psm	3,141	psm	1,843	psm	775	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	4,203		30,216		49,299		86,475	
Projected Households (2028)	4,576		33,247		54,181		94,794	
Census Households (2020)	4,052		28,848		47,026		82,533	
Census Households (2010)	4,270		27,792		41,452		69,730	
Projected Annual Growth (2023-2028)	372	1.8%	3,031	2.0%	4,882	2.0%	8,319	1.9%
Historical Annual Change (2010-2023)	-67	-0.1%	2,424	0.7%	7,847	1.5%	16,745	1.8%
Average Household Income								
Estimated Average Household Income (2023)	$61,535		$84,081		$99,077		$111,899	
Projected Average Household Income (2028)	$60,682		$81,765		$96,324		$108,934	
Census Average Household Income (2010)	$31,476		$48,431		$55,846		$64,076	
Census Average Household Income (2000)	$36,929		$46,922		$51,298		$55,033	
Projected Annual Change (2023-2028)	-$853	-0.3%	-$2,316	-0.6%	-$2,753	-0.6%	-$2,964	-0.5%
Historical Annual Change (2000-2023)	$24,606	2.9%	$37,159	3.4%	$47,779	4.0%	$56,866	4.5%
Median Household Income								
Estimated Median Household Income (2023)	$48,146		$64,864		$76,926		$88,710	
Projected Median Household Income (2028)	$49,487		$66,513		$78,739		$90,748	
Census Median Household Income (2010)	$27,805		$43,085		$49,167		$56,327	
Census Median Household Income (2000)	$28,061		$38,533		$42,239		$46,745	
Projected Annual Change (2023-2028)	$1,341	0.6%	$1,649	0.5%	$1,813	0.5%	$2,038	0.5%
Historical Annual Change (2000-2023)	$20,085	3.1%	$26,331	3.0%	$34,687	3.6%	$41,965	3.9%
Per Capita Income								
Estimated Per Capita Income (2023)	$21,549		$28,782		$33,954		$39,892	
Projected Per Capita Income (2028)	$21,771		$28,840		$34,066		$40,031	
Census Per Capita Income (2010)	$10,862		$16,333		$18,823		$22,615	
Census Per Capita Income (2000)	$13,421		$16,398		$17,792		$19,722	
Projected Annual Change (2023-2028)	$221	0.2%	$59	-	$112	-	$139	-
Historical Annual Change (2000-2023)	$8,128	2.6%	$12,383	3.3%	$16,162	3.9%	$20,170	4.4%
Estimated Average Household Net Worth (2023)	$526,400		$667,520		$870,137		$1.02 M	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity								
Total Population (2023)	12,100		88,758		144,697		243,437	
White (2023)	6,538	54.0%	49,276	55.5%	83,841	57.9%	155,640	63.9%
Black or African American (2023)	571	4.7%	2,750	3.1%	4,383	3.0%	6,520	2.7%
American Indian or Alaska Native (2023)	139	1.2%	1,082	1.2%	1,650	1.1%	2,417	1.0%
Asian (2023)	556	4.6%	2,164	2.4%	4,022	2.8%	8,000	3.3%
Hawaiian or Pacific Islander (2023)	104	0.9%	358	0.4%	452	0.3%	671	0.3%
Other Race (2023)	2,641	21.8%	21,427	24.1%	30,882	21.3%	40,029	16.4%
Two or More Races (2023)	1,549	12.8%	11,700	13.2%	19,468	13.5%	30,160	12.4%
Population < 18 (2023)	4,011	33.1%	26,790	30.2%	42,680	29.5%	69,054	28.4%
White Not Hispanic	1,094	27.3%	8,269	30.9%	14,468	33.9%	28,824	41.7%
Black or African American	262	6.5%	918	3.4%	1,345	3.2%	2,013	2.9%
Asian	258	6.4%	533	2.0%	1,045	2.4%	2,080	3.0%
Other Race Not Hispanic	150	3.7%	947	3.5%	1,693	4.0%	3,276	4.7%
Hispanic	2,246	56.0%	16,123	60.2%	24,130	56.5%	32,861	47.6%
Not Hispanic or Latino Population (2023)	6,739	55.7%	48,435	54.6%	83,983	58.0%	159,103	65.4%
Not Hispanic White	5,279	78.3%	41,381	85.4%	71,917	85.6%	137,574	86.5%
Not Hispanic Black or African American	523	7.8%	2,466	5.1%	3,884	4.6%	5,789	3.6%
Not Hispanic American Indian or Alaska Native	36	0.5%	300	0.6%	469	0.6%	737	0.5%
Not Hispanic Asian	551	8.2%	2,073	4.3%	3,859	4.6%	7,748	4.9%
Not Hispanic Hawaiian or Pacific Islander	78	1.2%	232	0.5%	287	0.3%	426	0.3%
Not Hispanic Other Race	18	0.3%	144	0.3%	259	0.3%	436	0.3%
Not Hispanic Two or More Races	253	3.8%	1,839	3.8%	3,307	3.9%	6,393	4.0%
Hispanic or Latino Population (2023)	5,361	44.3%	40,323	45.4%	60,714	42.0%	84,333	34.6%
Hispanic White	1,259	23.5%	7,894	19.6%	11,924	19.6%	18,065	21.4%
Hispanic Black or African American	48	0.9%	284	0.7%	499	0.8%	732	0.9%
Hispanic American Indian or Alaska Native	103	1.9%	782	1.9%	1,181	1.9%	1,680	2.0%
Hispanic Asian	6	0.1%	91	0.2%	162	0.3%	252	0.3%
Hispanic Hawaiian or Pacific Islander	26	0.5%	126	0.3%	164	0.3%	245	0.3%
Hispanic Other Race	2,623	48.9%	21,284	52.8%	30,623	50.4%	39,593	46.9%
Hispanic Two or More Races	1,296	24.2%	9,861	24.5%	16,161	26.6%	23,767	28.2%
Not Hispanic or Latino Population (2020)	5,879	49.6%	42,693	49.6%	77,322	55.2%	152,906	64.9%
Hispanic or Latino Population (2020)	5,963	50.4%	43,295	50.4%	62,746	44.8%	82,547	35.1%
Not Hispanic or Latino Population (2010)	6,243	50.5%	45,931	55.7%	74,539	60.6%	138,923	70.3%
Hispanic or Latino Population (2010)	6,131	49.5%	36,486	44.3%	48,435	39.4%	58,642	29.7%
Not Hispanic or Latino Population (2028)	7,152	55.7%	51,638	54.5%	89,243	57.9%	169,104	65.3%
Hispanic or Latino Population (2028)	5,698	44.3%	43,107	45.5%	64,800	42.1%	89,723	34.7%
Projected Annual Growth (2023-2028)	337	1.3%	2,784	1.4%	4,086	1.3%	5,389	1.3%
Historical Annual Growth (2010-2020)	-167	-0.3%	6,809	1.9%	14,311	3.0%	23,904	4.1%

Complete Profile

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Total Age Distribution (2023)								
Total Population	12,100		88,758		144,697		243,437	
Age Under 5 Years	1,229	10.2%	7,142	8.0%	11,015	7.6%	17,527	7.2%
Age 5 to 9 Years	1,114	9.2%	7,362	8.3%	11,747	8.1%	19,377	8.0%
Age 10 to 14 Years	1,113	9.2%	7,639	8.6%	12,429	8.6%	20,359	8.4%
Age 15 to 19 Years	854	7.1%	6,675	7.5%	10,601	7.3%	16,873	6.9%
Age 20 to 24 Years	1,056	8.7%	6,762	7.6%	10,232	7.1%	16,018	6.6%
Age 25 to 29 Years	1,112	9.2%	6,621	7.5%	10,575	7.3%	17,369	7.1%
Age 30 to 34 Years	979	8.1%	6,209	7.0%	10,387	7.2%	17,620	7.2%
Age 35 to 39 Years	802	6.6%	6,008	6.8%	10,218	7.1%	17,651	7.3%
Age 40 to 44 Years	615	5.1%	5,355	6.0%	9,107	6.3%	15,671	6.4%
Age 45 to 49 Years	524	4.3%	4,675	5.3%	7,838	5.4%	13,276	5.5%
Age 50 to 54 Years	475	3.9%	4,528	5.1%	7,665	5.3%	13,135	5.4%
Age 55 to 59 Years	441	3.6%	4,248	4.8%	7,213	5.0%	12,660	5.2%
Age 60 to 64 Years	446	3.7%	4,282	4.8%	7,245	5.0%	12,875	5.3%
Age 65 to 69 Years	417	3.4%	3,650	4.1%	6,287	4.3%	11,433	4.7%
Age 70 to 74 Years	349	2.9%	3,006	3.4%	5,087	3.5%	9,124	3.7%
Age 75 to 79 Years	258	2.1%	2,120	2.4%	3,275	2.3%	5,811	2.4%
Age 80 to 84 Years	165	1.4%	1,317	1.5%	2,054	1.4%	3,626	1.5%
Age 85 Years or Over	151	1.2%	1,158	1.3%	1,722	1.2%	3,032	1.2%
Median Age	28.1		31.5		32.5		33.8	
Age 19 Years or Less	4,310	35.6%	28,819	32.5%	45,792	31.6%	74,136	30.5%
Age 20 to 64 Years	6,449	53.3%	48,689	54.9%	80,480	55.6%	136,275	56.0%
Age 65 Years or Over	1,340	11.1%	11,251	12.7%	18,425	12.7%	33,026	13.6%
Female Age Distribution (2023)								
Female Population	6,020	49.7%	44,077	49.7%	71,748	49.6%	121,240	49.8%
Age Under 5 Years	579	9.6%	3,423	7.8%	5,364	7.5%	8,605	7.1%
Age 5 to 9 Years	553	9.2%	3,656	8.3%	5,837	8.1%	9,672	8.0%
Age 10 to 14 Years	500	8.3%	3,728	8.5%	6,108	8.5%	9,974	8.2%
Age 15 to 19 Years	398	6.6%	3,534	8.0%	5,632	7.8%	8,894	7.3%
Age 20 to 24 Years	516	8.6%	3,222	7.3%	4,863	6.8%	7,755	6.4%
Age 25 to 29 Years	559	9.3%	3,228	7.3%	5,160	7.2%	8,472	7.0%
Age 30 to 34 Years	461	7.7%	2,986	6.8%	4,996	7.0%	8,567	7.1%
Age 35 to 39 Years	394	6.5%	2,824	6.4%	4,799	6.7%	8,392	6.9%
Age 40 to 44 Years	330	5.5%	2,569	5.8%	4,345	6.1%	7,505	6.2%
Age 45 to 49 Years	243	4.0%	2,244	5.1%	3,803	5.3%	6,467	5.3%
Age 50 to 54 Years	234	3.9%	2,207	5.0%	3,684	5.1%	6,370	5.3%
Age 55 to 59 Years	232	3.9%	2,147	4.9%	3,616	5.0%	6,364	5.2%
Age 60 to 64 Years	248	4.1%	2,179	4.9%	3,633	5.1%	6,515	5.4%
Age 65 to 69 Years	226	3.7%	1,905	4.3%	3,235	4.5%	5,832	4.8%
Age 70 to 74 Years	208	3.5%	1,587	3.6%	2,656	3.7%	4,772	3.9%
Age 75 to 79 Years	135	2.2%	1,167	2.6%	1,789	2.5%	3,162	2.6%
Age 80 to 84 Years	98	1.6%	743	1.7%	1,139	1.6%	2,003	1.7%
Age 85 Years or Over	106	1.8%	727	1.6%	1,089	1.5%	1,920	1.6%
Female Median Age	29.6		31.9		32.7		34.1	
Age 19 Years or Less	2,030	33.7%	14,342	32.5%	22,941	32.0%	37,146	30.6%
Age 20 to 64 Years	3,217	53.4%	23,606	53.6%	38,899	54.2%	66,406	54.8%
Age 65 Years or Over	773	12.8%	6,129	13.9%	9,908	13.8%	17,689	14.6%

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Male Age Distribution (2023)								
Male Population	6,080	50.3%	44,681	50.3%	72,949	50.4%	122,197	50.2%
Age Under 5 Years	650	10.7%	3,719	8.3%	5,651	7.7%	8,923	7.3%
Age 5 to 9 Years	561	9.2%	3,705	8.3%	5,910	8.1%	9,704	7.9%
Age 10 to 14 Years	614	10.1%	3,911	8.8%	6,321	8.7%	10,385	8.5%
Age 15 to 19 Years	456	7.5%	3,141	7.0%	4,969	6.8%	7,978	6.5%
Age 20 to 24 Years	540	8.9%	3,540	7.9%	5,369	7.4%	8,263	6.8%
Age 25 to 29 Years	553	9.1%	3,393	7.6%	5,415	7.4%	8,897	7.3%
Age 30 to 34 Years	518	8.5%	3,223	7.2%	5,391	7.4%	9,053	7.4%
Age 35 to 39 Years	408	6.7%	3,185	7.1%	5,419	7.4%	9,259	7.6%
Age 40 to 44 Years	285	4.7%	2,786	6.2%	4,762	6.5%	8,165	6.7%
Age 45 to 49 Years	281	4.6%	2,432	5.4%	4,035	5.5%	6,809	5.6%
Age 50 to 54 Years	241	4.0%	2,321	5.2%	3,982	5.5%	6,766	5.5%
Age 55 to 59 Years	209	3.4%	2,101	4.7%	3,598	4.9%	6,297	5.2%
Age 60 to 64 Years	198	3.2%	2,102	4.7%	3,612	5.0%	6,360	5.2%
Age 65 to 69 Years	192	3.2%	1,744	3.9%	3,052	4.2%	5,601	4.6%
Age 70 to 74 Years	141	2.3%	1,419	3.2%	2,431	3.3%	4,352	3.6%
Age 75 to 79 Years	123	2.0%	953	2.1%	1,486	2.0%	2,649	2.2%
Age 80 to 84 Years	67	1.1%	574	1.3%	915	1.3%	1,623	1.3%
Age 85 Years or Over	45	0.7%	432	1.0%	633	0.9%	1,112	0.9%
Male Median Age	26.5		31.0		32.2		33.5	
Age 19 Years or Less	2,280	37.5%	14,477	32.4%	22,850	31.3%	36,990	30.3%
Age 20 to 64 Years	3,233	53.2%	25,083	56.1%	41,581	57.0%	69,869	57.2%
Age 65 Years or Over	567	9.3%	5,122	11.5%	8,517	11.7%	15,337	12.6%
Males per 100 Females (2023)								
Overall Comparison	101		101		102		101	
Age Under 5 Years	112	52.9%	109	52.1%	105	51.3%	104	50.9%
Age 5 to 9 Years	101	50.3%	101	50.3%	101	50.3%	100	50.1%
Age 10 to 14 Years	123	55.1%	105	51.2%	103	50.9%	104	51.0%
Age 15 to 19 Years	115	53.4%	89	47.1%	88	46.9%	90	47.3%
Age 20 to 24 Years	105	51.1%	110	52.4%	110	52.5%	107	51.6%
Age 25 to 29 Years	99	49.7%	105	51.2%	105	51.2%	105	51.2%
Age 30 to 34 Years	112	52.9%	108	51.9%	108	51.9%	106	51.4%
Age 35 to 39 Years	104	50.9%	113	53.0%	113	53.0%	110	52.5%
Age 40 to 44 Years	86	46.3%	108	52.0%	110	52.3%	109	52.1%
Age 45 to 49 Years	116	53.7%	108	52.0%	106	51.5%	105	51.3%
Age 50 to 54 Years	103	50.8%	105	51.3%	108	51.9%	106	51.5%
Age 55 to 59 Years	90	47.3%	98	49.5%	100	49.9%	99	49.7%
Age 60 to 64 Years	80	44.3%	96	49.1%	99	49.9%	98	49.4%
Age 65 to 69 Years	85	45.9%	92	47.8%	94	48.5%	96	49.0%
Age 70 to 74 Years	68	40.4%	89	47.2%	92	47.8%	91	47.7%
Age 75 to 79 Years	91	47.7%	82	44.9%	83	45.4%	84	45.6%
Age 80 to 84 Years	68	40.5%	77	43.6%	80	44.5%	81	44.8%
Age 85 Years or Over	43	29.8%	59	37.3%	58	36.8%	58	36.7%
Age 19 Years or Less	112	52.9%	101	50.2%	100	49.9%	100	49.9%
Age 20 to 39 Years	105	51.1%	109	52.1%	109	52.1%	107	51.7%
Age 40 to 64 Years	94	48.5%	103	50.9%	105	51.2%	104	50.9%
Age 65 Years or Over	73	42.3%	84	45.5%	86	46.2%	87	46.4%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)								
Total Households	4,203		30,216		49,299		86,475	
Households with Children	1,825	43.4%	11,868	39.3%	19,773	40.1%	33,298	38.5%
Average Household Size	2.9		2.9		2.9		2.8	
Household Density per Square Mile	1,339		1,069		628		275	
Population Family	9,925	82.0%	75,927	85.5%	125,520	86.7%	210,710	86.6%
Population Non-Family	2,083	17.2%	12,089	13.6%	17,860	12.3%	31,016	12.7%
Population Group Quarters	92	0.8%	742	0.8%	1,317	0.9%	1,712	0.7%
Family Households	2,628	62.5%	21,111	69.9%	35,676	72.4%	62,446	72.2%
Married Couple Households	1,381	52.5%	13,152	62.3%	24,771	69.4%	46,113	73.8%
Other Family Households with Children	1,247	47.5%	7,960	37.7%	10,905	30.6%	16,333	26.2%
Family Households with Children	1,820	69.2%	11,837	56.1%	19,727	55.3%	33,219	53.2%
Married Couple with Children	875	48.1%	7,054	59.6%	12,916	65.5%	22,779	68.6%
Other Family Households with Children	945	51.9%	4,784	40.4%	6,812	34.5%	10,441	31.4%
Family Households No Children	809	30.8%	9,274	43.9%	15,949	44.7%	29,227	46.8%
Married Couple No Children	506	62.6%	6,098	65.8%	11,855	74.3%	23,334	79.8%
Other Family Households No Children	303	37.4%	3,176	34.2%	4,094	25.7%	5,893	20.2%
Non-Family Households	1,575	37.5%	9,104	30.1%	13,623	27.6%	24,029	27.8%
Non-Family Households with Children	5	0.3%	31	0.3%	46	0.3%	79	0.3%
Non-Family Households No Children	1,570	99.7%	9,074	99.7%	13,577	99.7%	23,950	99.7%
Average Family Household Size	3.8		3.6		3.5		3.4	
Average Family Income	$76,108		$94,851		$111,581		$126,045	
Median Family Income	$69,846		$80,842		$93,425		$106,011	
Average Non-Family Household Size	1.3		1.3		1.3		1.3	
Marital Status (2023)								
Population Age 15 Years or Over	8,643		66,615		109,506		186,173	
Never Married	4,140	47.9%	26,399	39.6%	40,435	36.9%	64,072	34.4%
Currently Married	2,548	29.5%	26,150	39.3%	47,326	43.2%	86,170	46.3%
Previously Married	1,956	22.6%	14,065	21.1%	21,745	19.9%	35,931	19.3%
Separated	523	26.7%	2,975	21.2%	4,169	19.2%	6,612	18.4%
Widowed	374	19.1%	2,813	20.0%	4,573	21.0%	7,966	22.2%
Divorced	1,059	54.1%	8,277	58.8%	13,003	59.8%	21,353	59.4%
Educational Attainment (2023)								
Adult Population Age 25 Years or Over	6,733		53,177		88,673		153,283	
Elementary (Grade Level 0 to 8)	726	10.8%	7,478	14.1%	9,975	11.2%	12,260	8.0%
Some High School (Grade Level 9 to 11)	675	10.0%	4,300	8.1%	6,462	7.3%	8,626	5.6%
High School Graduate	2,135	31.7%	14,653	27.6%	23,517	26.5%	36,414	23.8%
Some College	1,527	22.7%	11,639	21.9%	19,449	21.9%	34,417	22.5%
Associate Degree Only	668	9.9%	5,423	10.2%	8,813	9.9%	15,679	10.2%
Bachelor Degree Only	741	11.0%	6,318	11.9%	12,963	14.6%	27,752	18.1%
Graduate Degree	260	3.9%	3,367	6.3%	7,495	8.5%	18,135	11.8%
Any College (Some College or Higher)	3,197	47.5%	26,747	50.3%	48,719	54.9%	95,983	62.6%
College Degree + (Bachelor Degree or Higher)	1,001	14.9%	9,685	18.2%	20,458	23.1%	45,887	29.9%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing								
Total Housing Units (2023)	4,436		31,722		51,743		90,624	
Total Housing Units (2020)	4,279		30,121		49,048		85,978	
Historical Annual Growth (2020-2023)	158	1.2%	1,601	1.8%	2,695	1.8%	4,646	1.8%
Housing Units Occupied (2023)	4,203	94.7%	30,216	95.3%	49,299	95.3%	86,475	95.4%
Housing Units Owner-Occupied	1,413	33.6%	16,947	56.1%	31,684	64.3%	59,139	68.4%
Housing Units Renter-Occupied	2,791	66.4%	13,268	43.9%	17,615	35.7%	27,336	31.6%
Housing Units Vacant (2023)	233	5.3%	1,506	4.7%	2,444	4.7%	4,149	4.6%
Household Size (2023)								
Total Households	4,203		30,216		49,299		86,475	
1 Person Households	1,273	30.3%	7,252	24.0%	10,818	21.9%	19,215	22.2%
2 Person Households	1,059	25.2%	9,040	29.9%	15,528	31.5%	29,197	33.8%
3 Person Households	588	14.0%	4,702	15.6%	7,712	15.6%	13,628	15.8%
4 Person Households	556	13.2%	4,239	14.0%	7,151	14.5%	12,255	14.2%
5 Person Households	368	8.8%	2,618	8.7%	4,264	8.7%	6,788	7.9%
6 Person Households	223	5.3%	1,361	4.5%	2,206	4.5%	3,277	3.8%
7 or More Person Households	136	3.2%	1,003	3.3%	1,620	3.3%	2,115	2.4%
Household Income Distribution (2023)								
HH Income $200,000 or More	207	4.9%	2,075	6.9%	5,176	10.5%	11,346	13.1%
HH Income $150,000 to $199,999	180	4.3%	2,036	6.7%	3,978	8.1%	8,214	9.5%
HH Income $125,000 to $149,999	182	4.3%	1,596	5.3%	3,032	6.1%	6,283	7.3%
HH Income $100,000 to $124,999	277	6.6%	2,728	9.0%	5,031	10.2%	9,550	11.0%
HH Income $75,000 to $99,999	394	9.4%	3,816	12.6%	6,419	13.0%	10,969	12.7%
HH Income $50,000 to $74,999	563	13.4%	5,525	18.3%	8,329	16.9%	14,110	16.3%
HH Income $35,000 to $49,999	647	15.4%	3,711	12.3%	5,450	11.1%	8,696	10.1%
HH Income $25,000 to $34,999	504	12.0%	2,944	9.7%	3,943	8.0%	5,992	6.9%
HH Income $15,000 to $24,999	592	14.1%	2,383	7.9%	3,186	6.5%	4,708	5.4%
HH Income $10,000 to $14,999	274	6.5%	1,325	4.4%	1,759	3.6%	2,581	3.0%
HH Income Under $10,000	383	9.1%	2,076	6.9%	2,998	6.1%	4,027	4.7%
Household Vehicles (2023)								
Households 0 Vehicles Available	539	12.8%	2,080	6.9%	2,909	5.9%	4,158	4.8%
Households 1 Vehicle Available	1,705	40.6%	9,424	31.2%	14,398	29.2%	23,927	27.7%
Households 2 Vehicles Available	1,195	28.4%	10,142	33.6%	16,785	34.0%	30,959	35.8%
Households 3 or More Vehicles Available	765	18.2%	8,570	28.4%	15,208	30.8%	27,431	31.7%
Total Vehicles Available	6,838		60,206		102,380		182,784	
Average Vehicles per Household	1.6		2.0		2.1		2.1	
Owner-Occupied Household Vehicles	3,208	46.9%	40,873	67.9%	76,586	74.8%	141,717	77.5%
Average Vehicles per Owner-Occupied Household	2.3		2.4		2.4		2.4	
Renter-Occupied Household Vehicles	3,630	53.1%	19,333	32.1%	25,794	25.2%	41,067	22.5%
Average Vehicles per Renter-Occupied Household	1.3		1.5		1.5		1.5	
Travel Time (2023)								
Worker Base Age 16 years or Over	4,199		35,427		60,003		104,053	
Travel to Work in 14 Minutes or Less	888	21.1%	9,469	26.7%	16,052	26.8%	27,955	26.9%
Travel to Work in 15 to 29 Minutes	1,822	43.4%	14,964	42.2%	24,286	40.5%	41,989	40.4%
Travel to Work in 30 to 59 Minutes	745	17.7%	6,642	18.7%	11,987	20.0%	19,053	18.3%
Travel to Work in 60 Minutes or More	442	10.5%	1,844	5.2%	3,072	5.1%	4,910	4.7%
Work at Home	303	7.2%	2,508	7.1%	4,605	7.7%	10,146	9.8%
Average Minutes Travel to Work	19.8		19.0		19.6		18.9	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	4,199		35,427		60,003		104,053	
Drive to Work Alone	3,111	*74.1%*	27,835	*78.6%*	47,000	*78.3%*	80,664	*77.5%*
Drive to Work in Carpool	637	*15.2%*	4,120	*11.6%*	7,017	*11.7%*	10,930	*10.5%*
Travel to Work by Public Transportation	53	*1.3%*	339	*1.0%*	418	*0.7%*	602	*0.6%*
Drive to Work on Motorcycle	3	*-*	33	*-*	86	*0.1%*	132	*0.1%*
Bicycle to Work	5	*0.1%*	45	*0.1%*	82	*0.1%*	180	*0.2%*
Walk to Work	40	*0.9%*	257	*0.7%*	341	*0.6%*	638	*0.6%*
Other Means	48	*1.1%*	290	*0.8%*	453	*0.8%*	762	*0.7%*
Work at Home	303	*7.2%*	2,508	*7.1%*	4,605	*7.7%*	10,146	*9.8%*
Daytime Demographics (2023)								
Total Businesses	527		2,657		4,883		8,042	
Total Employees	4,660		23,679		43,427		69,942	
Company Headquarter Businesses	10	*1.9%*	69	*2.6%*	136	*2.8%*	229	*2.9%*
Company Headquarter Employees	269	*5.8%*	3,494	*14.8%*	5,441	*12.5%*	9,652	*13.8%*
Employee Population per Business	8.8	to 1	8.9	to 1	8.9	to 1	8.7	to 1
Residential Population per Business	23.0	to 1	33.4	to 1	29.6	to 1	30.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	8,906		53,232		90,234		147,831	
Labor Force								
Labor Population Age 16 Years or Over (2023)	8,445		65,019		106,944		182,120	
Labor Force Total Males (2023)	4,151	*49.1%*	32,518	*50.0%*	53,740	*50.3%*	91,107	*50.0%*
Male Civilian Employed	2,524	*60.8%*	19,548	*60.1%*	32,804	*61.0%*	56,653	*62.2%*
Male Civilian Unemployed	303	*7.3%*	1,932	*5.9%*	2,836	*5.3%*	4,692	*5.2%*
Males in Armed Forces	-	*-*	38	*0.1%*	134	*0.2%*	177	*0.2%*
Males Not in Labor Force	1,323	*31.9%*	11,001	*33.8%*	17,966	*33.4%*	29,585	*32.5%*
Labor Force Total Females (2023)	4,295	*50.9%*	32,501	*50.0%*	53,205	*49.7%*	91,013	*50.0%*
Female Civilian Employed	1,675	*39.0%*	15,880	*48.9%*	27,200	*51.1%*	47,401	*52.1%*
Female Civilian Unemployed	78	*1.8%*	1,524	*4.7%*	2,326	*4.4%*	3,457	*3.8%*
Females in Armed Forces	-	*-*	-	*-*	-	*-*	-	*-*
Females Not in Labor Force	2,541	*59.2%*	15,097	*46.4%*	23,679	*44.5%*	40,155	*44.1%*
Unemployment Rate	381	*4.5%*	3,456	*5.3%*	5,162	*4.8%*	8,149	*4.5%*
Occupation (2023)								
Occupation Population Age 16 Years or Over	4,199		35,427		60,003		104,053	
Occupation Total Males	2,524	*60.1%*	19,548	*55.2%*	32,804	*54.7%*	56,653	*54.4%*
Occupation Total Females	1,675	*39.9%*	15,879	*44.8%*	27,199	*45.3%*	47,400	*45.6%*
Management, Business, Financial Operations	265	*6.3%*	3,548	*10.0%*	6,964	*11.6%*	13,835	*13.3%*
Professional, Related	594	*14.1%*	5,480	*15.5%*	10,660	*17.8%*	22,709	*21.8%*
Service	895	*21.3%*	7,664	*21.6%*	11,915	*19.9%*	18,525	*17.8%*
Sales, Office	850	*20.2%*	6,501	*18.3%*	10,944	*18.2%*	19,023	*18.3%*
Farming, Fishing, Forestry	322	*7.7%*	2,348	*6.6%*	3,696	*6.2%*	4,882	*4.7%*
Construction, Extraction, Maintenance	411	*9.8%*	3,428	*9.7%*	5,500	*9.2%*	9,058	*8.7%*
Production, Transport, Material Moving	863	*20.5%*	6,459	*18.2%*	10,324	*17.2%*	16,021	*15.4%*
White Collar Workers	1,708	*40.7%*	15,528	*43.8%*	28,568	*47.6%*	55,568	*53.4%*
Blue Collar Workers	2,491	*59.3%*	19,899	*56.2%*	31,435	*52.4%*	48,486	*46.6%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)								
Total Units	4,203		30,216		49,299		86,475	
1 Detached Unit	1,677	39.9%	17,166	56.8%	31,377	63.6%	56,985	65.9%
1 Attached Unit	92	2.2%	1,279	4.2%	1,587	3.2%	3,002	3.5%
2 Units	202	4.8%	1,198	4.0%	1,479	3.0%	2,392	2.8%
3 to 4 Units	375	8.9%	1,922	6.4%	2,456	5.0%	3,281	3.8%
5 to 9 Units	395	9.4%	1,385	4.6%	1,949	4.0%	3,492	4.0%
10 to 19 Units	551	13.1%	1,865	6.2%	2,523	5.1%	3,674	4.2%
20 to 49 Units	147	3.5%	1,320	4.4%	1,670	3.4%	2,548	2.9%
50 or More Units	541	12.9%	1,475	4.9%	2,255	4.6%	4,255	4.9%
Mobile Home or Trailer	207	4.9%	2,541	8.4%	3,906	7.9%	6,697	7.7%
Other Structure	15	0.4%	65	0.2%	97	0.2%	148	0.2%
Homes Built By Year (2023)								
Homes Built 2020 or later	73	1.7%	506	1.6%	741	1.4%	1,374	1.5%
Homes Built 2010 to 2019	174	3.9%	2,478	7.8%	6,356	12.3%	12,930	14.3%
Homes Built 2000 to 2009	211	4.8%	3,713	11.7%	8,705	16.8%	18,432	20.3%
Homes Built 1990 to 1999	313	7.1%	2,908	9.2%	5,508	10.6%	10,425	11.5%
Homes Built 1980 to 1989	406	9.1%	1,931	6.1%	3,254	6.3%	5,231	5.8%
Homes Built 1970 to 1979	801	18.1%	6,802	21.4%	9,965	19.3%	14,505	16.0%
Homes Built 1960 to 1969	760	17.1%	4,336	13.7%	5,314	10.3%	7,458	8.2%
Homes Built 1950 to 1959	688	15.5%	3,899	12.3%	4,844	9.4%	6,646	7.3%
Homes Built 1940 to 1949	505	11.4%	2,177	6.9%	2,657	5.1%	7,118	7.9%
Homes Built Before 1939	273	6.2%	1,466	4.6%	1,957	3.8%	2,357	2.6%
Median Age of Homes	54.8	yrs	47.8	yrs	42.2	yrs	39.8	yrs
Home Values (2023)								
Owner Specified Housing Units	1,413		16,947		31,684		59,139	
Home Values $1,000,000 or More	7	0.5%	163	1.0%	377	1.2%	664	1.1%
Home Values $750,000 to $999,999	41	2.9%	339	2.0%	645	2.0%	1,740	2.9%
Home Values $500,000 to $749,999	168	11.9%	1,869	11.0%	3,542	11.2%	8,064	13.6%
Home Values $400,000 to $499,999	116	8.2%	1,425	8.4%	3,228	10.2%	7,101	12.0%
Home Values $300,000 to $399,999	370	26.2%	4,183	24.7%	8,688	27.4%	16,403	27.7%
Home Values $250,000 to $299,999	154	10.9%	2,276	13.4%	4,449	14.0%	7,868	13.3%
Home Values $200,000 to $249,999	226	16.0%	2,111	12.5%	3,745	11.8%	6,690	11.3%
Home Values $175,000 to $199,999	42	3.0%	540	3.2%	986	3.1%	1,719	2.9%
Home Values $150,000 to $174,999	41	2.9%	843	5.0%	1,338	4.2%	2,026	3.4%
Home Values $125,000 to $149,999	22	1.6%	582	3.4%	924	2.9%	1,318	2.2%
Home Values $100,000 to $124,999	67	4.7%	606	3.6%	787	2.5%	1,091	1.8%
Home Values $90,000 to $99,999	8	0.6%	198	1.2%	350	1.1%	488	0.8%
Home Values $80,000 to $89,999	30	2.1%	160	0.9%	188	0.6%	286	0.5%
Home Values $70,000 to $79,999	2	0.1%	106	0.6%	142	0.4%	207	0.3%
Home Values $60,000 to $69,999	3	0.2%	57	0.3%	93	0.3%	145	0.2%
Home Values $50,000 to $59,999	10	0.7%	128	0.8%	168	0.5%	306	0.5%
Home Values $35,000 to $49,999	13	0.9%	177	1.0%	276	0.9%	480	0.8%
Home Values $25,000 to $34,999	22	1.6%	335	2.0%	534	1.7%	832	1.4%
Home Values $10,000 to $24,999	13	1.0%	465	2.7%	704	2.2%	891	1.5%
Home Values Under $10,000	59	4.2%	381	2.2%	521	1.6%	818	1.4%
Owner-Occupied Median Home Value	$309,441		$286,929		$305,968		$332,652	
Renter-Occupied Median Rent	$890		$869		$909		$947	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2101/-119.1257

100 N Fruitland St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2023)								
Total Household Expenditure	$210.66 M		$1.87 B		$3.43 B		$6.57 B	
Total Non-Retail Expenditure	$111.7 M		$988.97 M		$1.81 B		$3.47 B	
Total Retail Expenditure	$98.95 M		$884.78 M		$1.62 B		$3.09 B	
Apparel	$7.46 M		$66.44 M		$122.31 M		$235.15 M	
Contributions	$6.53 M		$60.32 M		$113.76 M		$223.1 M	
Education	$6.18 M		$56.25 M		$108.01 M		$213.54 M	
Entertainment	$11.59 M		$105.65 M		$195.7 M		$378.34 M	
Food and Beverages	$31.5 M		$277.29 M		$503.29 M		$958.52 M	
Furnishings and Equipment	$7.18 M		$65.48 M		$121.12 M		$234.06 M	
Gifts	$4.96 M		$45.28 M		$85.88 M		$169.34 M	
Health Care	$17.68 M		$157.4 M		$284.6 M		$541.71 M	
Household Operations	$8.14 M		$73.23 M		$135.3 M		$261.25 M	
Miscellaneous Expenses	$3.93 M		$35.2 M		$64.65 M		$124.43 M	
Personal Care	$2.82 M		$25.09 M		$45.89 M		$87.99 M	
Personal Insurance	$1.38 M		$13.02 M		$24.63 M		$48.3 M	
Reading	$449.93 K		$4.05 M		$7.45 M		$14.37 M	
Shelter	$45.49 M		$396.95 M		$722.15 M		$1.38 B	
Tobacco	$1.42 M		$11.54 M		$19.83 M		$36.25 M	
Transportation	$37.9 M		$341.66 M		$623.36 M		$1.19 B	
Utilities	$16.05 M		$138.91 M		$248.18 M		$467.17 M	
Monthly Household Consumer Expenditure (2023)								
Total Household Expenditure	$4,176		$5,168		$5,791		$6,328	
Total Non-Retail Expenditure	$2,215	53.0%	$2,728	52.8%	$3,060	52.8%	$3,348	52.9%
Total Retail Expenditures	$1,962	47.0%	$2,440	47.2%	$2,731	47.2%	$2,980	47.1%
Apparel	$148	3.5%	$183	3.5%	$207	3.6%	$227	3.6%
Contributions	$130	3.1%	$166	3.2%	$192	3.3%	$215	3.4%
Education	$123	2.9%	$155	3.0%	$183	3.2%	$206	3.3%
Entertainment	$230	5.5%	$291	5.6%	$331	5.7%	$365	5.8%
Food and Beverages	$624	15.0%	$765	14.8%	$851	14.7%	$924	14.6%
Furnishings and Equipment	$142	3.4%	$181	3.5%	$205	3.5%	$226	3.6%
Gifts	$98	2.4%	$125	2.4%	$145	2.5%	$163	2.6%
Health Care	$351	8.4%	$434	8.4%	$481	8.3%	$522	8.2%
Household Operations	$161	3.9%	$202	3.9%	$229	3.9%	$252	4.0%
Miscellaneous Expenses	$78	1.9%	$97	1.9%	$109	1.9%	$120	1.9%
Personal Care	$56	1.3%	$69	1.3%	$78	1.3%	$85	1.3%
Personal Insurance	$27	0.7%	$36	0.7%	$42	0.7%	$47	0.7%
Reading	$9	0.2%	$11	0.2%	$13	0.2%	$14	0.2%
Shelter	$902	21.6%	$1,095	21.2%	$1,221	21.1%	$1,330	21.0%
Tobacco	$28	0.7%	$32	0.6%	$34	0.6%	$35	0.6%
Transportation	$751	18.0%	$942	18.2%	$1,054	18.2%	$1,149	18.2%
Utilities	$318	7.6%	$383	7.4%	$420	7.2%	$450	7.1%