

803 S WASHINGTON ST, KENNEWICK, WA 99336
GROUND LEASE AVAILABLE | MLS 274450

Naitri-Cities



Todd Sternfeld
Principal / Commercial Broker | 509.539.3998
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89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

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.

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GROUND LEASE AVAILABLE



803 S WASHINGTON ST KENNEWICK, WA 99336

PROPERTY HIGHLIGHTS

- Ground Lease on Corner Lot
- Zoned Community Commercial - Flexible Use
- All Major Utilities Operational
- Located in Downtown Kennewick on Arterial Street
- Walking Distance to Downtown Shopping
- Surrounded by Dense Housing, Retail, Medical and Office
- Suited for Detail Shop, Pilates/Yoga or Martial Arts Studio, Beauty Salon, Coffee Shop, Office or Mixed Use
- VPD - 11K

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/yr (Ground)
Available SF:	19,318 SF
Lot Size:	0.444 Acres

Todd Sternfeld

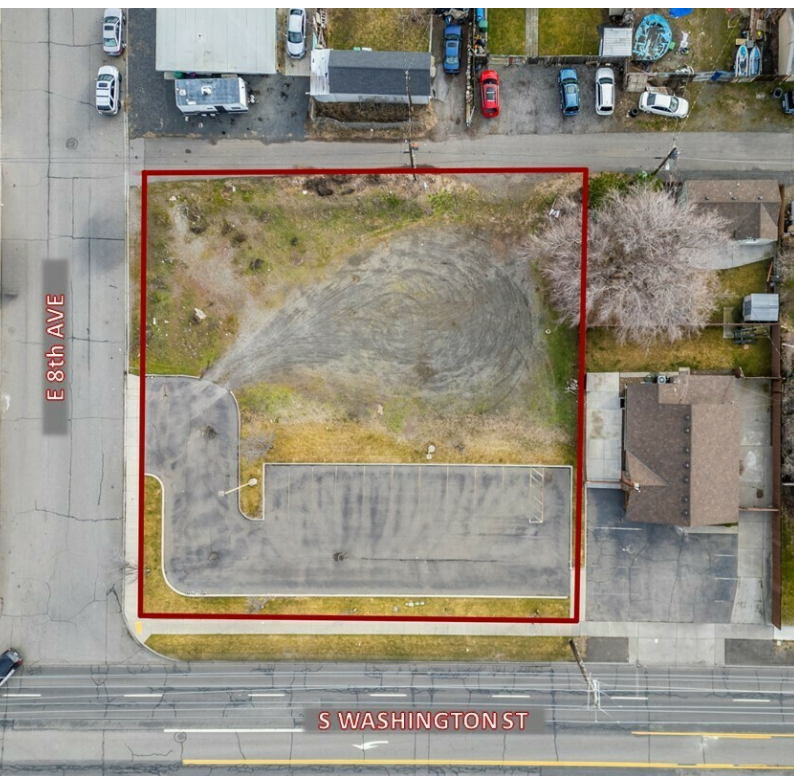
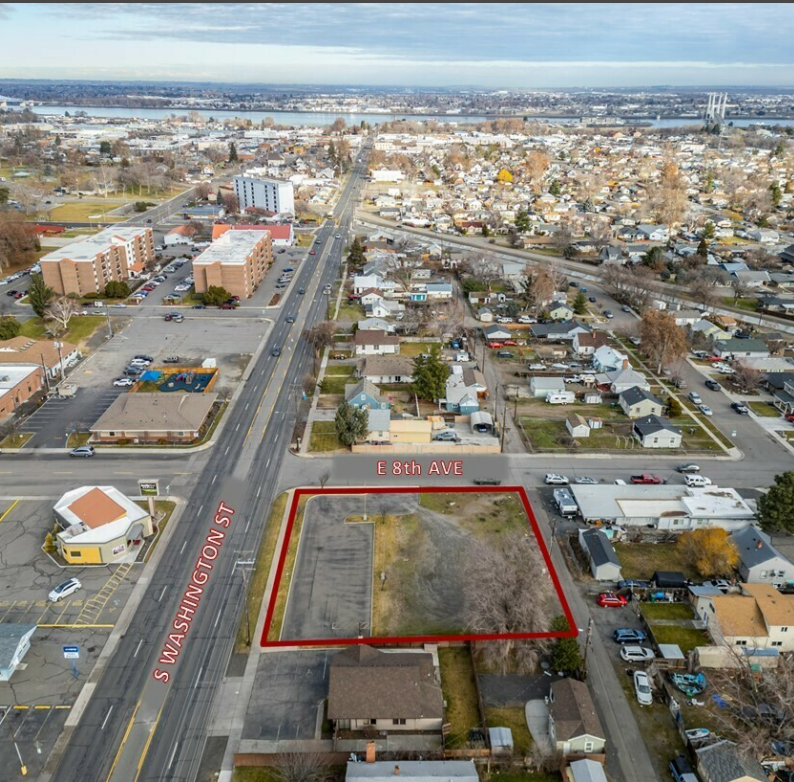
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LAND FOR LEASE

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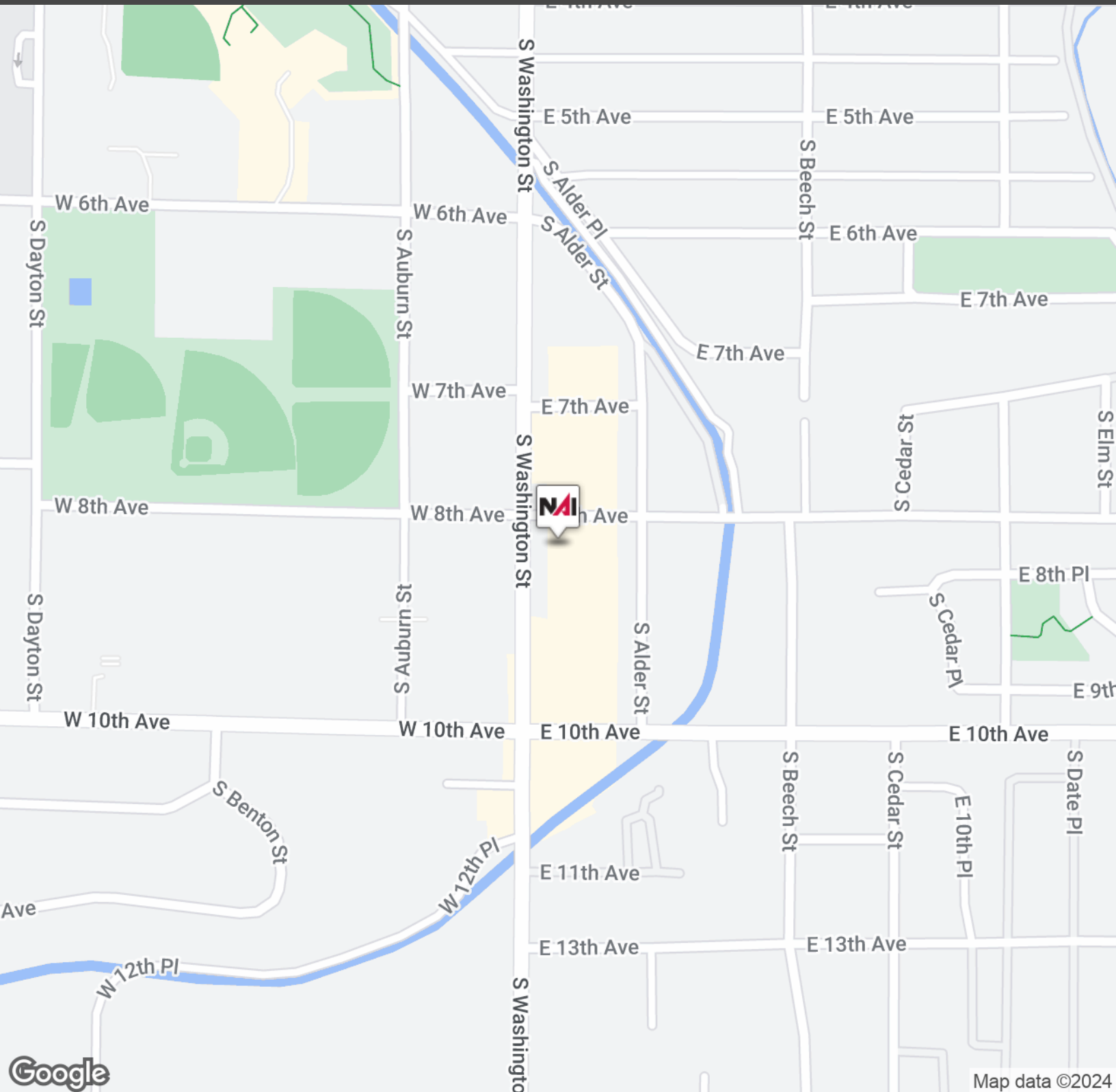


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Discover the Treasures of the Tri-Cities

Where Nature, Culture and Community Unite!

Source | TriDec.org



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!



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

151,800
Labor Force

146,403
Employment

5,397
Unemployment

3.6%
Unemployment
Rate

3.3%
Unemployment
Rate WA State

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.



Complete Profile

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

Lat/Lon: 46.1998/-119.1166

803 S Washington St Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population									
Estimated Population (2023)	14,593		72,255		132,284		225,746		
Projected Population (2028)	15,855		77,237		141,164		239,881		
Census Population (2020)	14,008		70,113		128,050		218,452		
Census Population (2010)	14,024		67,167		115,327		182,019		
Projected Annual Growth (2023-2028)	1,262	1.7%	4,982	1.4%	8,880	1.3%	14,135	1.3%	
Historical Annual Growth (2020-2023)	585	1.4%	2,142	1.0%	4,234	1.1%	7,294	1.1%	
Historical Annual Growth (2010-2020)	-17	-	2,946	0.4%	12,724	1.1%	36,433	2.0%	
Estimated Population Density (2023)	4,647	psm	2,557	psm	1,685	psm	719	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households									
Estimated Households (2023)	5,006		24,855		44,892		79,161		
Projected Households (2028)	5,566		27,327		49,392		86,772		
Census Households (2020)	4,732		23,798		42,834		75,564		
Census Households (2010)	4,765		22,881		38,689		63,289		
Projected Annual Growth (2023-2028)	559	2.2%	2,473	2.0%	4,500	2.0%	7,611	1.9%	
Historical Annual Change (2010-2023)	241	0.4%	1,974	0.7%	6,203	1.2%	15,872	1.9%	
Average Household Income									
Estimated Average Household Income (2023)	\$66,719		\$88,391		\$95,585		\$112,739		
Projected Average Household Income (2028)	\$64,357		\$86,006		\$92,847		\$109,778		
Census Average Household Income (2010)	\$36,300		\$50,395		\$54,829		\$64,422		
Census Average Household Income (2000)	\$39,868		\$48,929		\$50,598		\$55,211		
Projected Annual Change (2023-2028)	-\$2,362	-0.7%	-\$2,385	-0.5%	-\$2,737	-0.6%	-\$2,961	-0.5%	
Historical Annual Change (2000-2023)	\$26,851	2.9%	\$39,462	3.5%	\$44,987	3.9%	\$57,527	4.5%	
Median Household Income									
Estimated Median Household Income (2023)	\$52,012		\$66,548		\$74,346		\$89,090		
Projected Median Household Income (2028)	\$53,049		\$68,156		\$76,121		\$91,166		
Census Median Household Income (2010)	\$31,384		\$45,712		\$48,121		\$56,613		
Census Median Household Income (2000)	\$31,676		\$39,981		\$41,858		\$46,800		
Projected Annual Change (2023-2028)	\$1,037	0.4%	\$1,608	0.5%	\$1,775	0.5%	\$2,076	0.5%	
Historical Annual Change (2000-2023)	\$20,336	2.8%	\$26,567	2.9%	\$32,488	3.4%	\$42,290	3.9%	
Per Capita Income									
Estimated Per Capita Income (2023)	\$22,938		\$30,563		\$32,622		\$39,675		
Projected Per Capita Income (2028)	\$22,636		\$30,578		\$32,659		\$39,843		
Census Per Capita Income (2010)	\$12,335		\$17,167		\$18,392		\$22,400		
Census Per Capita Income (2000)	\$14,283		\$17,130		\$17,481		\$19,441		
Projected Annual Change (2023-2028)	-\$301	-0.3%	\$14	-	\$37	-	\$168	-	
Historical Annual Change (2000-2023)	\$8,654	2.6%	\$13,433	3.4%	\$15,141	3.8%	\$20,233	4.5%	
Estimated Average Household Net Worth (2023)	\$611,026		\$698,518		\$829,042		\$1.04 M		

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.1998/-119.1166

803 S Washington St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity								
Total Population (2023)	14,593		72,255		132,284		225,746	
White (2023)	7,977	54.7%	42,501	58.8%	76,482	57.8%	141,767	62.8%
Black or African American (2023)	547	3.7%	1,972	2.7%	3,875	2.9%	6,167	2.7%
American Indian or Alaska Native (2023)	169	1.2%	918	1.3%	1,543	1.2%	2,289	1.0%
Asian (2023)	637	4.4%	1,668	2.3%	3,476	2.6%	7,356	3.3%
Hawaiian or Pacific Islander (2023)	113	0.8%	279	0.4%	419	0.3%	631	0.3%
Other Race (2023)	3,263	22.4%	15,399	21.3%	28,835	21.8%	38,977	17.3%
Two or More Races (2023)	1,888	12.9%	9,519	13.2%	17,654	13.3%	28,560	12.7%
Population < 18 (2023)	4,743	32.5%	21,453	29.7%	38,924	29.4%	64,719	28.7%
White Not Hispanic	1,326	28.0%	7,485	34.9%	13,042	33.5%	26,129	40.4%
Black or African American	242	5.1%	648	3.0%	1,216	3.1%	1,875	2.9%
Asian	262	5.5%	448	2.1%	869	2.2%	1,942	3.0%
Other Race Not Hispanic	146	3.1%	785	3.7%	1,450	3.7%	2,952	4.6%
Hispanic	2,766	58.3%	12,087	56.3%	22,347	57.4%	31,820	49.2%
Not Hispanic or Latino Population (2023)	8,071	55.3%	42,008	58.1%	76,209	57.6%	144,470	64.0%
Not Hispanic White	6,507	80.6%	36,487	86.9%	65,601	86.1%	124,639	86.3%
Not Hispanic Black or African American	497	6.2%	1,776	4.2%	3,424	4.5%	5,478	3.8%
Not Hispanic American Indian or Alaska Native	49	0.6%	261	0.6%	443	0.6%	680	0.5%
Not Hispanic Asian	625	7.7%	1,599	3.8%	3,335	4.4%	7,114	4.9%
Not Hispanic Hawaiian or Pacific Islander	86	1.1%	190	0.5%	268	0.4%	399	0.3%
Not Hispanic Other Race	20	0.3%	102	0.2%	212	0.3%	395	0.3%
Not Hispanic Two or More Races	286	3.5%	1,593	3.8%	2,924	3.8%	5,766	4.0%
Hispanic or Latino Population (2023)	6,522	44.7%	30,247	41.9%	56,075	42.4%	81,276	36.0%
Hispanic White	1,470	22.5%	6,013	19.9%	10,881	19.4%	17,127	21.1%
Hispanic Black or African American	50	0.8%	195	0.6%	451	0.8%	689	0.8%
Hispanic American Indian or Alaska Native	119	1.8%	657	2.2%	1,099	2.0%	1,609	2.0%
Hispanic Asian	12	0.2%	69	0.2%	141	0.3%	243	0.3%
Hispanic Hawaiian or Pacific Islander	28	0.4%	89	0.3%	150	0.3%	232	0.3%
Hispanic Other Race	3,242	49.7%	15,297	50.6%	28,623	51.0%	38,582	47.5%
Hispanic Two or More Races	1,601	24.6%	7,926	26.2%	14,730	26.3%	22,794	28.0%
Not Hispanic or Latino Population (2020)	6,932	49.5%	37,885	54.0%	69,088	54.0%	138,450	63.4%
Hispanic or Latino Population (2020)	7,075	50.5%	32,228	46.0%	58,962	46.0%	80,001	36.6%
Not Hispanic or Latino Population (2010)	7,381	52.6%	40,156	59.8%	68,539	59.4%	124,763	68.5%
Hispanic or Latino Population (2010)	6,644	47.4%	27,011	40.2%	46,788	40.6%	57,256	31.5%
Not Hispanic or Latino Population (2028)	8,820	55.6%	44,828	58.0%	81,181	57.5%	153,443	64.0%
Hispanic or Latino Population (2028)	7,035	44.4%	32,410	42.0%	59,983	42.5%	86,438	36.0%
Projected Annual Growth (2023-2028)	512	1.6%	2,163	1.4%	3,908	1.4%	5,162	1.3%
Historical Annual Growth (2010-2020)	432	0.6%	5,216	1.9%	12,174	2.6%	22,745	4.0%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

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803 S Washington St Kennewick, WA 99336			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2023)										
Total Population	14,593		72,255		132,284		225,746			
Age Under 5 Years	1,356	9.3%	5,641	7.8%	9,955	7.5%	16,380	7.3%		
Age 5 to 9 Years	1,334	9.1%	5,844	8.1%	10,685	8.1%	18,121	8.0%		
Age 10 to 14 Years	1,349	9.2%	6,249	8.6%	11,352	8.6%	19,096	8.5%		
Age 15 to 19 Years	1,071	7.3%	5,378	7.4%	9,894	7.5%	15,798	7.0%		
Age 20 to 24 Years	1,237	8.5%	5,189	7.2%	9,407	7.1%	14,793	6.6%		
Age 25 to 29 Years	1,212	8.3%	5,262	7.3%	9,479	7.2%	15,905	7.0%		
Age 30 to 34 Years	1,131	7.8%	5,122	7.1%	9,247	7.0%	16,287	7.2%		
Age 35 to 39 Years	998	6.8%	4,979	6.9%	9,129	6.9%	16,514	7.3%		
Age 40 to 44 Years	792	5.4%	4,408	6.1%	8,219	6.2%	14,662	6.5%		
Age 45 to 49 Years	676	4.6%	3,850	5.3%	7,186	5.4%	12,393	5.5%		
Age 50 to 54 Years	642	4.4%	3,739	5.2%	7,086	5.4%	12,246	5.4%		
Age 55 to 59 Years	568	3.9%	3,582	5.0%	6,714	5.1%	11,766	5.2%		
Age 60 to 64 Years	618	4.2%	3,585	5.0%	6,759	5.1%	11,900	5.3%		
Age 65 to 69 Years	514	3.5%	3,088	4.3%	5,816	4.4%	10,585	4.7%		
Age 70 to 74 Years	429	2.9%	2,500	3.5%	4,748	3.6%	8,322	3.7%		
Age 75 to 79 Years	336	2.3%	1,758	2.4%	3,094	2.3%	5,246	2.3%		
Age 80 to 84 Years	185	1.3%	1,093	1.5%	1,905	1.4%	3,194	1.4%		
Age 85 Years or Over	144	1.0%	990	1.4%	1,608	1.2%	2,538	1.1%		
Median Age	29.1		32.3		32.6		33.7			
Age 19 Years or Less	5,110	35.0%	23,111	32.0%	41,886	31.7%	69,396	30.7%		
Age 20 to 64 Years	7,874	54.0%	39,715	55.0%	73,226	55.4%	126,466	56.0%		
Age 65 Years or Over	1,608	11.0%	9,429	13.0%	17,171	13.0%	29,884	13.2%		
Female Age Distribution (2023)										
Female Population	7,270	49.8%	35,770	49.5%	65,655	49.6%	112,251	49.7%		
Age Under 5 Years	642	8.8%	2,679	7.5%	4,846	7.4%	8,026	7.2%		
Age 5 to 9 Years	668	9.2%	2,844	8.0%	5,329	8.1%	9,026	8.0%		
Age 10 to 14 Years	628	8.6%	3,020	8.4%	5,560	8.5%	9,354	8.3%		
Age 15 to 19 Years	508	7.0%	2,750	7.7%	5,241	8.0%	8,367	7.5%		
Age 20 to 24 Years	596	8.2%	2,484	6.9%	4,457	6.8%	7,145	6.4%		
Age 25 to 29 Years	623	8.6%	2,586	7.2%	4,620	7.0%	7,765	6.9%		
Age 30 to 34 Years	533	7.3%	2,483	6.9%	4,464	6.8%	7,921	7.1%		
Age 35 to 39 Years	470	6.5%	2,353	6.6%	4,305	6.6%	7,839	7.0%		
Age 40 to 44 Years	412	5.7%	2,135	6.0%	3,955	6.0%	7,017	6.3%		
Age 45 to 49 Years	321	4.4%	1,850	5.2%	3,485	5.3%	6,029	5.4%		
Age 50 to 54 Years	317	4.4%	1,839	5.1%	3,416	5.2%	5,918	5.3%		
Age 55 to 59 Years	300	4.1%	1,818	5.1%	3,360	5.1%	5,923	5.3%		
Age 60 to 64 Years	327	4.5%	1,818	5.1%	3,391	5.2%	5,990	5.3%		
Age 65 to 69 Years	276	3.8%	1,608	4.5%	2,996	4.6%	5,390	4.8%		
Age 70 to 74 Years	251	3.4%	1,293	3.6%	2,472	3.8%	4,340	3.9%		
Age 75 to 79 Years	185	2.5%	961	2.7%	1,691	2.6%	2,842	2.5%		
Age 80 to 84 Years	114	1.6%	626	1.7%	1,054	1.6%	1,763	1.6%		
Age 85 Years or Over	98	1.4%	624	1.7%	1,014	1.5%	1,597	1.4%		
Female Median Age	30.2		32.9		32.9		33.9			
Age 19 Years or Less	2,447	33.7%	11,293	31.6%	20,977	32.0%	34,774	31.0%		
Age 20 to 64 Years	3,899	53.6%	19,366	54.1%	35,451	54.0%	61,546	54.8%		
Age 65 Years or Over	924	12.7%	5,112	14.3%	9,227	14.1%	15,932	14.2%		

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups

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Male Age Distribution (2023)									
Male Population	7,323	50.2%	36,485	50.5%	66,629	50.4%	113,494	50.3%	
Age Under 5 Years	714	9.8%	2,962	8.1%	5,109	7.7%	8,354	7.4%	
Age 5 to 9 Years	666	9.1%	3,000	8.2%	5,355	8.0%	9,095	8.0%	
Age 10 to 14 Years	721	9.8%	3,229	8.8%	5,792	8.7%	9,742	8.6%	
Age 15 to 19 Years	562	7.7%	2,628	7.2%	4,654	7.0%	7,431	6.5%	
Age 20 to 24 Years	641	8.7%	2,705	7.4%	4,950	7.4%	7,649	6.7%	
Age 25 to 29 Years	590	8.1%	2,676	7.3%	4,859	7.3%	8,141	7.2%	
Age 30 to 34 Years	598	8.2%	2,639	7.2%	4,783	7.2%	8,366	7.4%	
Age 35 to 39 Years	527	7.2%	2,625	7.2%	4,825	7.2%	8,675	7.6%	
Age 40 to 44 Years	380	5.2%	2,273	6.2%	4,264	6.4%	7,645	6.7%	
Age 45 to 49 Years	355	4.9%	2,000	5.5%	3,701	5.6%	6,364	5.6%	
Age 50 to 54 Years	324	4.4%	1,900	5.2%	3,671	5.5%	6,328	5.6%	
Age 55 to 59 Years	269	3.7%	1,763	4.8%	3,354	5.0%	5,843	5.1%	
Age 60 to 64 Years	291	4.0%	1,767	4.8%	3,368	5.1%	5,910	5.2%	
Age 65 to 69 Years	238	3.2%	1,480	4.1%	2,820	4.2%	5,195	4.6%	
Age 70 to 74 Years	179	2.4%	1,207	3.3%	2,276	3.4%	3,982	3.5%	
Age 75 to 79 Years	151	2.1%	797	2.2%	1,403	2.1%	2,404	2.1%	
Age 80 to 84 Years	72	1.0%	468	1.3%	851	1.3%	1,431	1.3%	
Age 85 Years or Over	45	0.6%	366	1.0%	594	0.9%	941	0.8%	
Male Median Age	28.0		31.6		32.3		33.4		
Age 19 Years or Less	2,663	36.4%	11,818	32.4%	20,909	31.4%	34,622	30.5%	
Age 20 to 64 Years	3,975	54.3%	20,349	55.8%	37,775	56.7%	64,920	57.2%	
Age 65 Years or Over	685	9.4%	4,317	11.8%	7,945	11.9%	13,952	12.3%	
Males per 100 Females (2023)									
Overall Comparison	101		102		101		101		
Age Under 5 Years	111	52.7%	111	52.5%	105	51.3%	104	51.0%	
Age 5 to 9 Years	100	49.9%	105	51.3%	100	50.1%	101	50.2%	
Age 10 to 14 Years	115	53.4%	107	51.7%	104	51.0%	104	51.0%	
Age 15 to 19 Years	111	52.5%	96	48.9%	89	47.0%	89	47.0%	
Age 20 to 24 Years	107	51.8%	109	52.1%	111	52.6%	107	51.7%	
Age 25 to 29 Years	95	48.6%	104	50.9%	105	51.3%	105	51.2%	
Age 30 to 34 Years	112	52.9%	106	51.5%	107	51.7%	106	51.4%	
Age 35 to 39 Years	112	52.8%	112	52.7%	112	52.8%	111	52.5%	
Age 40 to 44 Years	92	48.0%	106	51.6%	108	51.9%	109	52.1%	
Age 45 to 49 Years	111	52.6%	108	51.9%	106	51.5%	106	51.4%	
Age 50 to 54 Years	102	50.5%	103	50.8%	107	51.8%	107	51.7%	
Age 55 to 59 Years	90	47.3%	97	49.2%	100	50.0%	99	49.7%	
Age 60 to 64 Years	89	47.1%	97	49.3%	99	49.8%	99	49.7%	
Age 65 to 69 Years	86	46.2%	92	47.9%	94	48.5%	96	49.1%	
Age 70 to 74 Years	71	41.6%	93	48.3%	92	47.9%	92	47.8%	
Age 75 to 79 Years	82	45.0%	83	45.3%	83	45.4%	85	45.8%	
Age 80 to 84 Years	63	38.6%	75	42.8%	81	44.7%	81	44.8%	
Age 85 Years or Over	46	31.6%	59	37.0%	59	36.9%	59	37.1%	
Age 19 Years or Less	109	52.1%	105	51.1%	100	49.9%	100	49.9%	
Age 20 to 39 Years	106	51.4%	107	51.8%	109	52.1%	107	51.7%	
Age 40 to 64 Years	97	49.1%	103	50.6%	104	51.0%	104	51.0%	
Age 65 Years or Over	74	42.6%	84	45.8%	86	46.3%	88	46.7%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.1998/-119.1166

803 S Washington St Kennewick, WA 99336									
		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households	5,006		24,855		44,892		79,161		
Households with Children	2,116	42.3%	9,625	38.7%	17,955	40.0%	31,032	39.2%	
Average Household Size	2.9		2.9		2.9		2.8		
Household Density per Square Mile	1,594		880		572		252		
Population Family	12,252	84.0%	62,164	86.0%	114,857	86.8%	196,666	87.1%	
Population Non-Family	2,310	15.8%	9,594	13.3%	16,283	12.3%	27,560	12.2%	
Population Group Quarters	32	0.2%	497	0.7%	1,143	0.9%	1,520	0.7%	
Family Households	3,275	65.4%	17,595	70.8%	32,511	72.4%	57,880	73.1%	
Married Couple Households	1,865	57.0%	11,072	62.9%	22,134	68.1%	42,918	74.1%	
Other Family Households with Children	1,409	43.0%	6,523	37.1%	10,377	31.9%	14,962	25.9%	
Family Households with Children	2,111	64.5%	9,601	54.6%	17,914	55.1%	30,960	53.5%	
Married Couple with Children	1,063	50.3%	5,829	60.7%	11,478	64.1%	21,427	69.2%	
Other Family Households with Children	1,048	49.7%	3,772	39.3%	6,436	35.9%	9,533	30.8%	
Family Households No Children	1,164	35.5%	7,994	45.4%	14,597	44.9%	26,920	46.5%	
Married Couple No Children	803	69.0%	5,243	65.6%	10,656	73.0%	21,491	79.8%	
Other Family Households No Children	361	31.0%	2,751	34.4%	3,941	27.0%	5,429	20.2%	
Non-Family Households	1,732	34.6%	7,260	29.2%	12,381	27.6%	21,281	26.9%	
Non-Family Households with Children	5	0.3%	24	0.3%	40	0.3%	72	0.3%	
Non-Family Households No Children	1,726	99.7%	7,236	99.7%	12,341	99.7%	21,209	99.7%	
Average Family Household Size	3.7		3.5		3.5		3.4		
Average Family Income	\$76,483		\$100,231		\$106,879		\$127,104		
Median Family Income	\$73,205		\$83,587		\$89,747		\$106,795		
Average Non-Family Household Size	1.3		1.3		1.3		1.3		
Marital Status (2023)									
Population Age 15 Years or Over	10,553		54,522		100,292		172,149		
Never Married	4,717	44.7%	21,097	38.7%	37,314	37.2%	58,911	34.2%	
Currently Married	3,330	31.6%	22,226	40.8%	42,571	42.4%	80,407	46.7%	
Previously Married	2,506	23.7%	11,199	20.5%	20,407	20.3%	32,831	19.1%	
Separated	485	19.4%	2,491	22.2%	3,971	19.5%	6,235	19.0%	
Widowed	634	25.3%	2,305	20.6%	4,353	21.3%	7,189	21.9%	
Divorced	1,387	55.3%	6,404	57.2%	12,083	59.2%	19,408	59.1%	
Educational Attainment (2023)									
Adult Population Age 25 Years or Over	8,246		43,955		80,990		141,557		
Elementary (Grade Level 0 to 8)	930	11.3%	5,611	12.8%	9,579	11.8%	11,988	8.5%	
Some High School (Grade Level 9 to 11)	785	9.5%	3,444	7.8%	5,948	7.3%	8,349	5.9%	
High School Graduate	2,656	32.2%	11,775	26.8%	21,851	27.0%	33,995	24.0%	
Some College	1,908	23.1%	9,557	21.7%	17,754	21.9%	31,271	22.1%	
Associate Degree Only	703	8.5%	4,702	10.7%	7,931	9.8%	14,415	10.2%	
Bachelor Degree Only	890	10.8%	5,721	13.0%	11,349	14.0%	25,127	17.8%	
Graduate Degree	374	4.5%	3,144	7.2%	6,577	8.1%	16,411	11.6%	
Any College (Some College or Higher)	3,876	47.0%	23,125	52.6%	43,612	53.8%	87,225	61.6%	
College Degree + (Bachelor Degree or Higher)	1,264	15.3%	8,865	20.2%	17,927	22.1%	41,538	29.3%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.1998/-119.1166

803 S Washington St Kennewick, WA 99336									
	1 mi radius			3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2023)	5,306		26,146		47,118		82,955		
Total Housing Units (2020)	4,975		24,895		44,655		78,685		
Historical Annual Growth (2020-2023)	330	2.2%	1,251	1.7%	2,462	1.8%	4,270	1.8%	
Housing Units Occupied (2023)	5,006	94.4%	24,855	95.1%	44,892	95.3%	79,161	95.4%	
Housing Units Owner-Occupied	2,190	43.7%	14,674	59.0%	28,340	63.1%	54,759	69.2%	
Housing Units Renter-Occupied	2,817	56.3%	10,181	41.0%	16,552	36.9%	24,402	30.8%	
Housing Units Vacant (2023)	299	5.6%	1,291	4.9%	2,226	4.7%	3,794	4.6%	
Household Size (2023)									
Total Households	5,006		24,855		44,892		79,161		
1 Person Households	1,416	28.3%	5,815	23.4%	9,826	21.9%	16,970	21.4%	
2 Person Households	1,337	26.7%	7,635	30.7%	14,125	31.5%	26,582	33.6%	
3 Person Households	768	15.3%	3,935	15.8%	7,037	15.7%	12,555	15.9%	
4 Person Households	656	13.1%	3,559	14.3%	6,432	14.3%	11,473	14.5%	
5 Person Households	435	8.7%	2,116	8.5%	3,906	8.7%	6,404	8.1%	
6 Person Households	248	4.9%	1,044	4.2%	2,033	4.5%	3,119	3.9%	
7 or More Person Households	147	2.9%	752	3.0%	1,532	3.4%	2,059	2.6%	
Household Income Distribution (2023)									
HH Income \$200,000 or More	324	6.5%	1,816	7.3%	4,390	9.8%	10,717	13.5%	
HH Income \$150,000 to \$199,999	218	4.4%	1,944	7.8%	3,502	7.8%	7,350	9.3%	
HH Income \$125,000 to \$149,999	256	5.1%	1,384	5.6%	2,579	5.7%	5,783	7.3%	
HH Income \$100,000 to \$124,999	347	6.9%	2,215	8.9%	4,455	9.9%	8,749	11.1%	
HH Income \$75,000 to \$99,999	464	9.3%	3,120	12.6%	5,885	13.1%	10,011	12.6%	
HH Income \$50,000 to \$74,999	745	14.9%	4,376	17.6%	7,765	17.3%	12,465	15.7%	
HH Income \$35,000 to \$49,999	787	15.7%	2,969	11.9%	5,074	11.3%	7,988	10.1%	
HH Income \$25,000 to \$34,999	586	11.7%	2,316	9.3%	3,737	8.3%	5,596	7.1%	
HH Income \$15,000 to \$24,999	580	11.6%	2,018	8.1%	3,069	6.8%	4,319	5.5%	
HH Income \$10,000 to \$14,999	334	6.7%	1,066	4.3%	1,674	3.7%	2,404	3.0%	
HH Income Under \$10,000	363	7.3%	1,632	6.6%	2,764	6.2%	3,780	4.8%	
Household Vehicles (2023)									
Households 0 Vehicles Available	516	10.3%	1,573	6.3%	2,668	5.9%	3,802	4.8%	
Households 1 Vehicle Available	1,858	37.1%	7,683	30.9%	13,334	29.7%	21,602	27.3%	
Households 2 Vehicles Available	1,526	30.5%	8,284	33.3%	15,127	33.7%	28,275	35.7%	
Households 3 or More Vehicles Available	1,106	22.1%	7,314	29.4%	13,763	30.7%	25,482	32.2%	
Total Vehicles Available	8,755		50,059		92,653		168,446		
Average Vehicles per Household	1.7		2.0		2.1		2.1		
Owner-Occupied Household Vehicles	4,922	56.2%	35,525	71.0%	68,295	73.7%	132,124	78.4%	
Average Vehicles per Owner-Occupied Household	2.2		2.4		2.4		2.4		
Renter-Occupied Household Vehicles	3,833	43.8%	14,534	29.0%	24,357	26.3%	36,323	21.6%	
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.5		1.5		
Travel Time (2023)									
Worker Base Age 16 years or Over	5,297		28,715		54,447		95,798		
Travel to Work in 14 Minutes or Less	1,037	19.6%	7,026	24.5%	14,588	26.8%	25,251	26.4%	
Travel to Work in 15 to 29 Minutes	2,471	46.6%	12,308	42.9%	21,691	39.8%	39,300	41.0%	
Travel to Work in 30 to 59 Minutes	962	18.2%	5,417	18.9%	11,191	20.6%	17,801	18.6%	
Travel to Work in 60 Minutes or More	411	7.8%	1,552	5.4%	2,745	5.0%	4,489	4.7%	
Work at Home	417	7.9%	2,411	8.4%	4,232	7.8%	8,956	9.3%	
Average Minutes Travel to Work	19.7		19.4		19.8		19.1		

Complete Profile

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803 S Washington 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	5,297		28,715		54,447		95,798		
Drive to Work Alone	3,916	73.9%	22,317	77.7%	42,320	77.7%	74,540	77.8%	
Drive to Work in Carpool	796	15.0%	3,217	11.2%	6,617	12.2%	10,185	10.6%	
Travel to Work by Public Transportation	84	1.6%	299	1.0%	408	0.8%	547	0.6%	
Drive to Work on Motorcycle	2	-	23	-	79	0.1%	120	0.1%	
Bicycle to Work	11	0.2%	42	0.1%	77	0.1%	147	0.2%	
Walk to Work	31	0.6%	188	0.7%	321	0.6%	583	0.6%	
Other Means	40	0.8%	217	0.8%	393	0.7%	720	0.8%	
Work at Home	417	7.9%	2,411	8.4%	4,232	7.8%	8,956	9.3%	
Daytime Demographics (2023)									
Total Businesses	468		2,224		4,017		7,683		
Total Employees	3,979		18,994		35,436		66,652		
Company Headquarter Businesses	9	1.8%	54	2.4%	108	2.7%	223	2.9%	
Company Headquarter Employees	214	5.4%	2,499	13.2%	4,784	13.5%	9,197	13.8%	
Employee Population per Business	8.5	to 1	8.5	to 1	8.8	to 1	8.7	to 1	
Residential Population per Business	31.2	to 1	32.5	to 1	32.9	to 1	29.4	to 1	
Adj. Daytime Demographics Age 16 Years or Over	8,994		43,502		78,826		139,004		
Labor Force									
Labor Population Age 16 Years or Over (2023)	10,312		53,254		97,951		168,323		
Labor Force Total Males (2023)	5,094	49.4%	26,631	50.0%	49,166	50.2%	84,337	50.1%	
Male Civilian Employed	3,143	61.7%	15,976	60.0%	29,730	60.5%	52,264	62.0%	
Male Civilian Unemployed	388	7.6%	1,578	5.9%	2,778	5.6%	4,281	5.1%	
Males in Armed Forces	-	-	30	0.1%	114	0.2%	172	0.2%	
Males Not in Labor Force	1,562	30.7%	9,046	34.0%	16,544	33.7%	27,620	32.7%	
Labor Force Total Females (2023)	5,219	50.6%	26,623	50.0%	48,786	49.8%	83,985	49.9%	
Female Civilian Employed	2,154	41.3%	12,740	47.9%	24,718	50.7%	43,534	51.8%	
Female Civilian Unemployed	184	3.5%	1,240	4.7%	2,266	4.6%	3,211	3.8%	
Females in Armed Forces	-	-	-	-	-	-	-	-	
Females Not in Labor Force	2,881	55.2%	12,644	47.5%	21,802	44.7%	37,240	44.3%	
Unemployment Rate	572	5.5%	2,818	5.3%	5,044	5.1%	7,491	4.5%	
Occupation (2023)									
Occupation Population Age 16 Years or Over	5,297		28,715		54,447		95,798		
Occupation Total Males	3,143	59.3%	15,976	55.6%	29,730	54.6%	52,264	54.6%	
Occupation Total Females	2,154	40.7%	12,739	44.4%	24,717	45.4%	43,533	45.4%	
Management, Business, Financial Operations	400	7.6%	2,838	9.9%	6,038	11.1%	12,827	13.4%	
Professional, Related	740	14.0%	4,931	17.2%	9,334	17.1%	20,259	21.1%	
Service	1,139	21.5%	5,897	20.5%	10,805	19.8%	17,153	17.9%	
Sales, Office	1,046	19.7%	5,524	19.2%	10,177	18.7%	17,331	18.1%	
Farming, Fishing, Forestry	382	7.2%	1,624	5.7%	3,561	6.5%	4,691	4.9%	
Construction, Extraction, Maintenance	475	9.0%	2,804	9.8%	5,069	9.3%	8,517	8.9%	
Production, Transport, Material Moving	1,116	21.1%	5,098	17.8%	9,464	17.4%	15,019	15.7%	
White Collar Workers	2,186	41.3%	13,292	46.3%	25,548	46.9%	50,417	52.6%	
Blue Collar Workers	3,112	58.7%	15,422	53.7%	28,899	53.1%	45,381	47.4%	

Complete Profile

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803 S Washington St Kennewick, WA 99336									
		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units	5,006		24,855		44,892		79,161		
1 Detached Unit	2,374	47.4%	14,807	59.6%	27,887	62.1%	52,680	66.5%	
1 Attached Unit	95	1.9%	985	4.0%	1,540	3.4%	2,559	3.2%	
2 Units	137	2.7%	999	4.0%	1,427	3.2%	1,919	2.4%	
3 to 4 Units	341	6.8%	1,604	6.5%	2,334	5.2%	3,137	4.0%	
5 to 9 Units	307	6.1%	897	3.6%	1,762	3.9%	3,180	4.0%	
10 to 19 Units	580	11.6%	1,197	4.8%	2,315	5.2%	3,319	4.2%	
20 to 49 Units	181	3.6%	970	3.9%	1,597	3.6%	2,255	2.8%	
50 or More Units	567	11.3%	1,239	5.0%	2,004	4.5%	3,651	4.6%	
Mobile Home or Trailer	399	8.0%	2,106	8.5%	3,941	8.8%	6,320	8.0%	
Other Structure	26	0.5%	51	0.2%	86	0.2%	141	0.2%	
Homes Built By Year (2023)									
Homes Built 2020 or later	90	1.7%	317	1.2%	651	1.4%	1,290	1.6%	
Homes Built 2010 to 2019	257	4.8%	2,092	8.0%	5,006	10.6%	12,393	14.9%	
Homes Built 2000 to 2009	331	6.2%	3,252	12.4%	7,116	15.1%	17,863	21.5%	
Homes Built 1990 to 1999	428	8.1%	2,611	10.0%	5,142	10.9%	10,009	12.1%	
Homes Built 1980 to 1989	478	9.0%	1,604	6.1%	3,093	6.6%	4,951	6.0%	
Homes Built 1970 to 1979	1,140	21.5%	5,329	20.4%	9,636	20.5%	13,452	16.2%	
Homes Built 1960 to 1969	770	14.5%	3,111	11.9%	5,079	10.8%	6,610	8.0%	
Homes Built 1950 to 1959	775	14.6%	3,218	12.3%	4,612	9.8%	5,667	6.8%	
Homes Built 1940 to 1949	493	9.3%	2,001	7.7%	2,650	5.6%	4,642	5.6%	
Homes Built Before 1939	244	4.6%	1,320	5.0%	1,907	4.0%	2,284	2.8%	
Median Age of Homes	52.0	yrs	47.7	yrs	43.8	yrs	38.2	yrs	
Home Values (2023)									
Owner Specified Housing Units	2,190		14,674		28,340		54,759		
Home Values \$1,000,000 or More	13	0.6%	114	0.8%	280	1.0%	634	1.2%	
Home Values \$750,000 to \$999,999	43	1.9%	360	2.5%	595	2.1%	1,639	3.0%	
Home Values \$500,000 to \$749,999	261	11.9%	1,884	12.8%	3,364	11.9%	7,540	13.8%	
Home Values \$400,000 to \$499,999	238	10.9%	1,361	9.3%	2,986	10.5%	6,590	12.0%	
Home Values \$300,000 to \$399,999	460	21.0%	4,020	27.4%	7,594	26.8%	15,093	27.6%	
Home Values \$250,000 to \$299,999	318	14.5%	1,993	13.6%	3,686	13.0%	7,244	13.2%	
Home Values \$200,000 to \$249,999	351	16.0%	1,731	11.8%	3,314	11.7%	6,072	11.1%	
Home Values \$175,000 to \$199,999	68	3.1%	344	2.3%	814	2.9%	1,564	2.9%	
Home Values \$150,000 to \$174,999	64	2.9%	580	4.0%	1,293	4.6%	1,932	3.5%	
Home Values \$125,000 to \$149,999	37	1.7%	347	2.4%	830	2.9%	1,255	2.3%	
Home Values \$100,000 to \$124,999	108	4.9%	452	3.1%	769	2.7%	1,023	1.9%	
Home Values \$90,000 to \$99,999	10	0.4%	107	0.7%	337	1.2%	471	0.9%	
Home Values \$80,000 to \$89,999	24	1.1%	88	0.6%	187	0.7%	248	0.5%	
Home Values \$70,000 to \$79,999	9	0.4%	72	0.5%	141	0.5%	191	0.3%	
Home Values \$60,000 to \$69,999	6	0.3%	55	0.4%	92	0.3%	138	0.3%	
Home Values \$50,000 to \$59,999	16	0.7%	73	0.5%	167	0.6%	265	0.5%	
Home Values \$35,000 to \$49,999	30	1.4%	159	1.1%	262	0.9%	453	0.8%	
Home Values \$25,000 to \$34,999	27	1.3%	243	1.7%	489	1.7%	771	1.4%	
Home Values \$10,000 to \$24,999	28	1.3%	374	2.5%	667	2.4%	844	1.5%	
Home Values Under \$10,000	80	3.7%	318	2.2%	471	1.7%	792	1.4%	
Owner-Occupied Median Home Value	\$297,808		\$308,411		\$306,422		\$333,815		
Renter-Occupied Median Rent	\$886		\$878		\$898		\$946		

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803 S Washington St Kennewick, WA 99336									
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Total Annual Consumer Expenditure (2023)									
Total Household Expenditure		\$264.99 M		\$1.6 B		\$3.04 B		\$6.04 B	
Total Non-Retail Expenditure		\$140.33 M		\$842.22 M		\$1.61 B		\$3.2 B	
Total Retail Expenditure		\$124.66 M		\$752.92 M		\$1.43 B		\$2.84 B	
Apparel		\$9.38 M		\$56.65 M		\$108.39 M		\$216.49 M	
Contributions		\$8.38 M		\$51.82 M		\$100.48 M		\$205.61 M	
Education		\$7.88 M		\$48.56 M		\$94.98 M		\$197.24 M	
Entertainment		\$14.7 M		\$90.33 M		\$173.33 M		\$348.22 M	
Food and Beverages		\$39.41 M		\$235.48 M		\$447.32 M		\$881.47 M	
Furnishings and Equipment		\$9.11 M		\$55.97 M		\$107.3 M		\$215.36 M	
Gifts		\$6.39 M		\$38.81 M		\$75.69 M		\$156.22 M	
Health Care		\$22.24 M		\$133.71 M		\$253.36 M		\$497.71 M	
Household Operations		\$10.3 M		\$62.57 M		\$119.9 M		\$240.48 M	
Miscellaneous Expenses		\$4.96 M		\$30.02 M		\$57.34 M		\$114.44 M	
Personal Care		\$3.54 M		\$21.37 M		\$40.73 M		\$80.93 M	
Personal Insurance		\$1.78 M		\$11.22 M		\$21.74 M		\$44.52 M	
Reading		\$568.6 K		\$3.46 M		\$6.61 M		\$13.21 M	
Shelter		\$56.77 M		\$337.4 M		\$641.33 M		\$1.27 B	
Tobacco		\$1.72 M		\$9.64 M		\$17.81 M		\$33.25 M	
Transportation		\$47.88 M		\$290.67 M		\$553.59 M		\$1.1 B	
Utilities		\$19.97 M		\$117.47 M		\$221.34 M		\$429.25 M	
Monthly Household Consumer Expenditure (2023)									
Total Household Expenditure		\$4,411		\$5,348		\$5,645		\$6,359	
Total Non-Retail Expenditure		\$2,336	53.0%	\$2,824	52.8%	\$2,982	52.8%	\$3,365	52.9%
Total Retail Expenditures		\$2,075	47.0%	\$2,524	47.2%	\$2,663	47.2%	\$2,994	47.1%
Apparel		\$156	3.5%	\$190	3.6%	\$201	3.6%	\$228	3.6%
Contributions		\$139	3.2%	\$174	3.2%	\$187	3.3%	\$216	3.4%
Education		\$131	3.0%	\$163	3.0%	\$176	3.1%	\$208	3.3%
Entertainment		\$245	5.5%	\$303	5.7%	\$322	5.7%	\$367	5.8%
Food and Beverages		\$656	14.9%	\$790	14.8%	\$830	14.7%	\$928	14.6%
Furnishings and Equipment		\$152	3.4%	\$188	3.5%	\$199	3.5%	\$227	3.6%
Gifts		\$106	2.4%	\$130	2.4%	\$140	2.5%	\$164	2.6%
Health Care		\$370	8.4%	\$448	8.4%	\$470	8.3%	\$524	8.2%
Household Operations		\$171	3.9%	\$210	3.9%	\$223	3.9%	\$253	4.0%
Miscellaneous Expenses		\$83	1.9%	\$101	1.9%	\$106	1.9%	\$120	1.9%
Personal Care		\$59	1.3%	\$72	1.3%	\$76	1.3%	\$85	1.3%
Personal Insurance		\$30	0.7%	\$38	0.7%	\$40	0.7%	\$47	0.7%
Reading		\$9	0.2%	\$12	0.2%	\$12	0.2%	\$14	0.2%
Shelter		\$945	21.4%	\$1,131	21.2%	\$1,191	21.1%	\$1,336	21.0%
Tobacco		\$29	0.7%	\$32	0.6%	\$33	0.6%	\$35	0.6%
Transportation		\$797	18.1%	\$975	18.2%	\$1,028	18.2%	\$1,155	18.2%
Utilities		\$332	7.5%	\$394	7.4%	\$411	7.3%	\$452	7.1%

