Todd Sternfeld
Principal / Commercial Broker | 509.539.3998
todd@naitcc.com
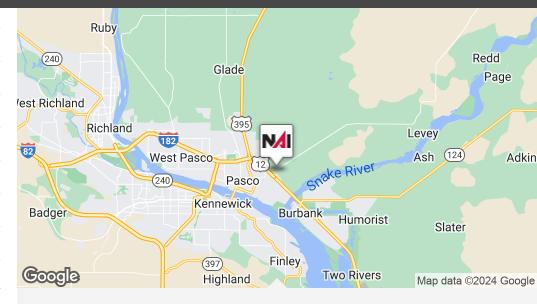
Sale Price	$2,100,000
Property Type	Light Industrial
Property Subtype	Warehouse/Distribution
APN	113720108
Building Size	9,900 SF
Lot Size	2.67 Acres
Year Built	2003

Outstanding location situated at the interchange of Hwy 395- Hwy 12 & I -182. The ±2.67 AC parcel allows for semi-trucks to drive-thru the lot and onto the highway or intestate within minutes.

The owner has meticulously maintained this property, ensuring there is no deferred maintenance and that the building is up to code. The main building boasts ±1,500 SF of class A office space, featuring three offices, a combination kitchenette, and a conference room. Additionally, a warehouse with a mezzanine (±1,000 SF) provides ample storage space, accompanied by an office.

This presents an exceptional opportunity for owner/user, with the flexibility to lease out parts of the building or the ±2,400 SF standalone structure that is temperature controlled.

Take the virtual tour or call for a showing.

- ±7,000 SF main building
- Temperature-controlled warehouse space
- Grade-level overhead doors 12×14 ③
- 3 Electrical panels: 277/480 3 phase, 120/208 3 phase and 120/240 single phase
- Septic tank
- Gas and diesel tanks
- Possible to connect with city water
- Room to add onto structure

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

89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

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

89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

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

89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

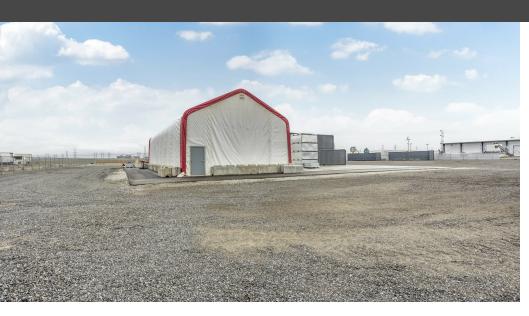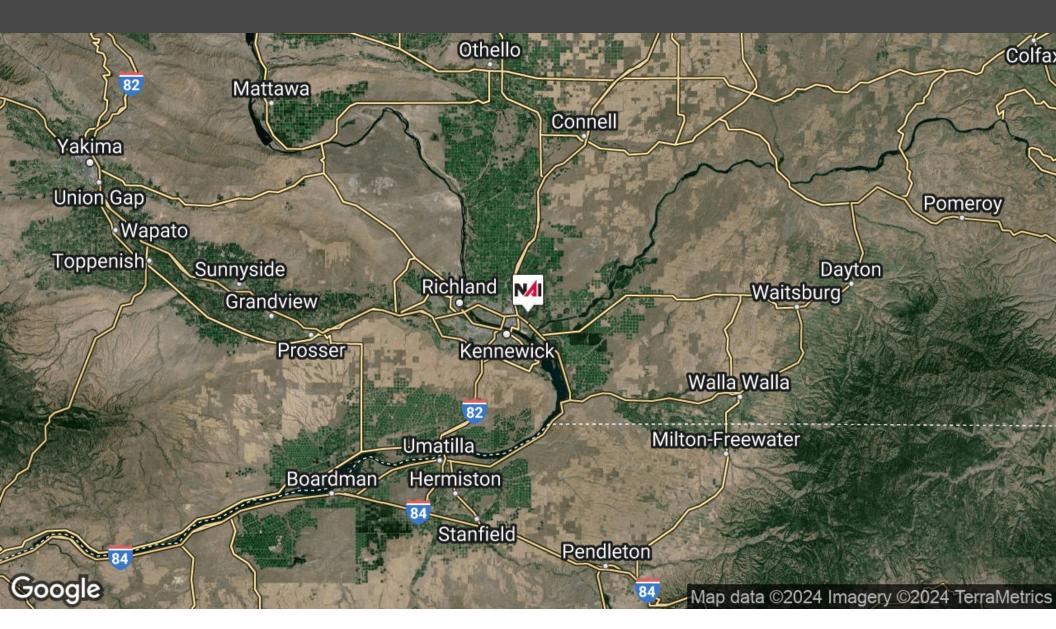**Todd Sternfeld**
Principal / Commercial Broker | 509.539.3998
todd@naitcc.com

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

89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

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

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	3,447		23,345		61,277		187,043	
Projected Population (2028)	3,676		23,940		61,161		195,143	
Census Population (2020)	3,453		22,797		61,370		182,932	
Census Population (2010)	2,186		20,574		58,194		156,895	
Projected Annual Growth (2023-2028)	229	1.3%	595	0.5%	-116	-	8,100	0.9%
Historical Annual Growth (2020-2023)	-6	-	548	-	-92	-	4,111	0.7%
Historical Annual Growth (2010-2020)	1,266	5.8%	2,223	1.1%	3,176	0.5%	26,037	1.7%
Estimated Population Density (2023)	1,098	psm	826	psm	781	psm	596	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	803		6,153		18,563		64,653	
Projected Households (2028)	852		6,271		18,469		67,249	
Census Households (2020)	808		5,931		18,529		62,398	
Census Households (2010)	508		5,341		17,717		53,758	
Projected Annual Growth (2023-2028)	48	1.2%	118	0.4%	-94	-0.1%	2,597	0.8%
Historical Annual Change (2010-2023)	296	4.5%	812	1.2%	846	0.4%	10,894	1.6%
Average Household Income								
Estimated Average Household Income (2023)	$105,867		$81,927		$85,531		$107,856	
Projected Average Household Income (2028)	$105,765		$85,641		$93,243		$111,718	
Census Average Household Income (2010)	$37,951		$43,426		$44,203		$59,143	
Census Average Household Income (2000)	$41,610		$37,821		$42,184		$53,161	
Projected Annual Change (2023-2028)	-$102	-	$3,714	0.9%	$7,712	1.8%	$3,862	0.7%
Historical Annual Change (2000-2023)	$64,257	6.7%	$44,106	5.1%	$43,347	4.5%	$54,694	4.5%
Median Household Income								
Estimated Median Household Income (2023)	$78,726		$54,828		$62,079		$84,305	
Projected Median Household Income (2028)	$78,034		$55,035		$63,845		$86,325	
Census Median Household Income (2010)	$33,325		$34,275		$38,071		$52,213	
Census Median Household Income (2000)	$28,614		$28,344		$33,927		$44,494	
Projected Annual Change (2023-2028)	-$692	-0.2%	$207	-	$1,766	0.6%	$2,019	0.5%
Historical Annual Change (2000-2023)	$50,113	7.6%	$26,483	4.1%	$28,152	3.6%	$39,811	3.9%
Per Capita Income								
Estimated Per Capita Income (2023)	$24,677		$21,885		$26,096		$37,442	
Projected Per Capita Income (2028)	$24,501		$22,717		$28,342		$38,654	
Census Per Capita Income (2010)	$8,831		$11,273		$13,458		$20,265	
Census Per Capita Income (2000)	$10,785		$10,326		$13,475		$18,564	
Projected Annual Change (2023-2028)	-$176	-0.1%	$832	0.8%	$2,246	1.7%	$1,212	0.6%
Historical Annual Change (2000-2023)	$13,892	5.6%	$11,558	4.9%	$12,620	4.1%	$18,878	4.4%
Estimated Average Household Net Worth (2023)	$729,727		$509,098		$559,202		$904,302	

©2024, Sites USA, Chandler, Arizona, 480-491-1112   Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.   **page 1 of 9**

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2367/-119.0457

420 Venture Rd **Pasco, WA 99301**	**1 mi radius**		**3 mi radius**		**5 mi radius**		**10 mi radius**	
Race and Ethnicity								
Total Population (2023)	3,447		23,345		61,277		187,043	
White (2023)	1,242	36.0%	9,102	39.0%	29,582	48.3%	111,183	59.4%
Black or African American (2023)	138	4.0%	832	3.6%	1,883	3.1%	5,236	2.8%
American Indian or Alaska Native (2023)	50	1.5%	377	1.6%	836	1.4%	2,107	1.1%
Asian (2023)	58	1.7%	330	1.4%	1,204	2.0%	5,482	2.9%
Hawaiian or Pacific Islander (2023)	4	0.1%	39	0.2%	148	0.2%	533	0.3%
Other Race (2023)	1,244	36.1%	9,055	38.8%	18,748	30.6%	36,938	19.7%
Two or More Races (2023)	711	20.6%	3,609	15.5%	8,877	14.5%	25,565	13.7%
Population < 18 (2023)	1,161	33.7%	7,464	32.0%	18,329	29.9%	51,273	27.4%
White Not Hispanic	261	22.5%	1,755	23.5%	6,139	33.5%	24,261	47.3%
Black or African American	37	3.2%	216	2.9%	545	3.0%	1,478	2.9%
Asian	24	2.0%	110	1.5%	376	2.0%	1,603	3.1%
Other Race Not Hispanic	26	2.2%	170	2.3%	534	2.9%	1,941	3.8%
Hispanic	813	70.0%	5,213	69.8%	10,735	58.6%	21,990	42.9%
Not Hispanic or Latino Population (2023)	1,044	30.3%	7,779	33.3%	27,214	44.4%	111,171	59.4%
Not Hispanic White	864	82.7%	6,546	84.2%	23,314	85.7%	95,641	86.0%
Not Hispanic Black or African American	61	5.9%	543	7.0%	1,355	5.0%	4,489	4.0%
Not Hispanic American Indian or Alaska Native	3	0.3%	67	0.9%	200	0.7%	613	0.6%
Not Hispanic Asian	57	5.4%	269	3.5%	1,099	4.0%	5,253	4.7%
Not Hispanic Hawaiian or Pacific Islander	1	0.1%	23	0.3%	86	0.3%	285	0.3%
Not Hispanic Other Race	9	0.9%	55	0.7%	151	0.6%	354	0.3%
Not Hispanic Two or More Races	48	4.6%	276	3.5%	1,008	3.7%	4,536	4.1%
Hispanic or Latino Population (2023)	2,403	69.7%	15,566	66.7%	34,063	55.6%	75,872	40.6%
Hispanic White	378	15.7%	2,555	16.4%	6,268	18.4%	15,541	20.5%
Hispanic Black or African American	77	3.2%	290	1.9%	527	1.5%	747	1.0%
Hispanic American Indian or Alaska Native	47	2.0%	310	2.0%	635	1.9%	1,494	2.0%
Hispanic Asian	1	-	62	0.4%	106	0.3%	228	0.3%
Hispanic Hawaiian or Pacific Islander	2	0.1%	16	0.1%	62	0.2%	248	0.3%
Hispanic Other Race	1,235	51.4%	9,000	57.8%	18,596	54.6%	36,584	48.2%
Hispanic Two or More Races	663	27.6%	3,333	21.4%	7,869	23.1%	21,029	27.7%
Not Hispanic or Latino Population (2020)	321	9.3%	3,718	16.3%	20,528	33.5%	107,408	58.7%
Hispanic or Latino Population (2020)	3,132	90.7%	19,079	83.7%	40,841	66.5%	75,524	41.3%
Not Hispanic or Latino Population (2010)	266	12.2%	4,078	19.8%	23,052	39.6%	101,469	64.7%
Hispanic or Latino Population (2010)	1,921	87.8%	16,496	80.2%	35,142	60.4%	55,426	35.3%
Not Hispanic or Latino Population (2028)	1,106	30.1%	7,934	33.1%	27,057	44.2%	116,414	59.7%
Hispanic or Latino Population (2028)	2,570	69.9%	16,007	66.9%	34,105	55.8%	78,729	40.3%
Projected Annual Growth (2023-2028)	167	1.4%	441	0.6%	42	-	2,857	0.8%
Historical Annual Growth (2010-2020)	1,211	6.3%	2,583	1.6%	5,700	1.6%	20,098	3.6%

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2023)								
Total Population	3,447		23,345		61,277		187,043	
Age Under 5 Years	269	7.8%	1,863	8.0%	4,756	7.8%	13,135	7.0%
Age 5 to 9 Years	319	9.2%	1,978	8.5%	4,982	8.1%	14,338	7.7%
Age 10 to 14 Years	339	9.8%	2,106	9.0%	5,193	8.5%	14,906	8.0%
Age 15 to 19 Years	288	8.4%	1,903	8.2%	4,679	7.6%	12,554	6.7%
Age 20 to 24 Years	283	8.2%	1,971	8.4%	5,151	8.4%	14,293	7.6%
Age 25 to 29 Years	264	7.6%	1,693	7.3%	4,416	7.2%	13,956	7.5%
Age 30 to 34 Years	251	7.3%	1,572	6.7%	4,154	6.8%	14,076	7.5%
Age 35 to 39 Years	261	7.6%	1,597	6.8%	4,142	6.8%	13,696	7.3%
Age 40 to 44 Years	266	7.7%	1,644	7.0%	3,984	6.5%	12,413	6.6%
Age 45 to 49 Years	200	5.8%	1,410	6.0%	3,538	5.8%	10,417	5.6%
Age 50 to 54 Years	147	4.3%	1,293	5.5%	3,312	5.4%	10,046	5.4%
Age 55 to 59 Years	143	4.1%	1,088	4.7%	2,858	4.7%	9,339	5.0%
Age 60 to 64 Years	120	3.5%	1,028	4.4%	2,813	4.6%	9,394	5.0%
Age 65 to 69 Years	137	4.0%	833	3.6%	2,534	4.1%	8,567	4.6%
Age 70 to 74 Years	99	2.9%	632	2.7%	1,960	3.2%	6,569	3.5%
Age 75 to 79 Years	38	1.1%	391	1.7%	1,428	2.3%	4,544	2.4%
Age 80 to 84 Years	13	0.4%	195	0.8%	757	1.2%	2,587	1.4%
Age 85 Years or Over	12	0.4%	148	0.6%	622	1.0%	2,213	1.2%
Median Age	28.3		29.6		31.2		33.4	
Age 19 Years or Less	1,214	35.2%	7,850	33.6%	19,610	32.0%	54,933	29.4%
Age 20 to 64 Years	1,933	56.1%	13,295	57.0%	34,367	56.1%	107,631	57.5%
Age 65 Years or Over	299	8.7%	2,200	9.4%	7,300	11.9%	24,480	13.1%
Female Age Distribution (2023)								
Female Population	1,711	49.6%	11,398	48.8%	30,234	49.3%	92,833	49.6%
Age Under 5 Years	142	8.3%	980	8.6%	2,372	7.8%	6,474	7.0%
Age 5 to 9 Years	163	9.5%	1,020	8.9%	2,501	8.3%	7,104	7.7%
Age 10 to 14 Years	160	9.4%	1,011	8.9%	2,536	8.4%	7,325	7.9%
Age 15 to 19 Years	174	10.2%	1,116	9.8%	2,599	8.6%	6,756	7.3%
Age 20 to 24 Years	142	8.3%	924	8.1%	2,366	7.8%	6,822	7.3%
Age 25 to 29 Years	128	7.5%	769	6.7%	2,099	6.9%	6,784	7.3%
Age 30 to 34 Years	116	6.8%	738	6.5%	1,979	6.5%	6,780	7.3%
Age 35 to 39 Years	143	8.4%	789	6.9%	1,974	6.5%	6,398	6.9%
Age 40 to 44 Years	122	7.1%	763	6.7%	1,893	6.3%	5,863	6.3%
Age 45 to 49 Years	99	5.8%	674	5.9%	1,687	5.6%	5,075	5.5%
Age 50 to 54 Years	67	3.9%	574	5.0%	1,558	5.2%	4,778	5.1%
Age 55 to 59 Years	64	3.7%	507	4.4%	1,379	4.6%	4,671	5.0%
Age 60 to 64 Years	52	3.1%	471	4.1%	1,409	4.7%	4,804	5.2%
Age 65 to 69 Years	58	3.4%	369	3.2%	1,282	4.2%	4,409	4.7%
Age 70 to 74 Years	51	3.0%	305	2.7%	1,011	3.3%	3,439	3.7%
Age 75 to 79 Years	16	1.0%	206	1.8%	784	2.6%	2,483	2.7%
Age 80 to 84 Years	4	0.2%	100	0.9%	421	1.4%	1,444	1.6%
Age 85 Years or Over	9	0.5%	83	0.7%	383	1.3%	1,425	1.5%
Female Median Age	26.9		28.3		31.1		33.7	
Age 19 Years or Less	639	37.3%	4,127	36.2%	10,008	33.1%	27,659	29.8%
Age 20 to 64 Years	933	54.6%	6,208	54.5%	16,344	54.1%	51,974	56.0%
Age 65 Years or Over	139	8.1%	1,063	9.3%	3,882	12.8%	13,200	14.2%

©2024, Sites USA, Chandler, Arizona, 480-491-1112   Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.   **page 3 of 9**

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2023)								
Male Population	1,736	50.4%	11,947	51.2%	31,044	50.7%	94,210	50.4%
Age Under 5 Years	127	7.3%	883	7.4%	2,384	7.7%	6,661	7.1%
Age 5 to 9 Years	156	9.0%	959	8.0%	2,481	8.0%	7,233	7.7%
Age 10 to 14 Years	178	10.3%	1,095	9.2%	2,657	8.6%	7,581	8.0%
Age 15 to 19 Years	115	6.6%	787	6.6%	2,080	6.7%	5,798	6.2%
Age 20 to 24 Years	141	8.1%	1,047	8.8%	2,785	9.0%	7,471	7.9%
Age 25 to 29 Years	135	7.8%	925	7.7%	2,317	7.5%	7,171	7.6%
Age 30 to 34 Years	134	7.7%	834	7.0%	2,175	7.0%	7,296	7.7%
Age 35 to 39 Years	119	6.8%	808	6.8%	2,168	7.0%	7,298	7.7%
Age 40 to 44 Years	144	8.3%	880	7.4%	2,091	6.7%	6,551	7.0%
Age 45 to 49 Years	101	5.8%	736	6.2%	1,851	6.0%	5,342	5.7%
Age 50 to 54 Years	80	4.6%	718	6.0%	1,754	5.7%	5,269	5.6%
Age 55 to 59 Years	79	4.5%	582	4.9%	1,478	4.8%	4,668	5.0%
Age 60 to 64 Years	68	3.9%	557	4.7%	1,404	4.5%	4,590	4.9%
Age 65 to 69 Years	79	4.6%	464	3.9%	1,252	4.0%	4,157	4.4%
Age 70 to 74 Years	48	2.8%	328	2.7%	949	3.1%	3,130	3.3%
Age 75 to 79 Years	21	1.2%	185	1.5%	643	2.1%	2,061	2.2%
Age 80 to 84 Years	9	0.5%	95	0.8%	336	1.1%	1,143	1.2%
Age 85 Years or Over	3	0.2%	66	0.6%	239	0.8%	788	0.8%
Male Median Age	29.6		30.7		31.3		33.1	
Age 19 Years or Less	575	33.1%	3,723	31.2%	9,602	30.9%	27,273	28.9%
Age 20 to 64 Years	1,000	57.6%	7,087	59.3%	18,023	58.1%	55,657	59.1%
Age 65 Years or Over	161	9.3%	1,137	9.5%	3,419	11.0%	11,279	12.0%
Males per 100 Females (2023)								
Overall Comparison	101		105		103		101	
Age Under 5 Years	90	47.2%	90	47.4%	101	50.1%	103	50.7%
Age 5 to 9 Years	95	48.8%	94	48.5%	99	49.8%	102	50.4%
Age 10 to 14 Years	111	52.7%	108	52.0%	105	51.2%	103	50.9%
Age 15 to 19 Years	66	39.7%	71	41.4%	80	44.5%	86	46.2%
Age 20 to 24 Years	99	49.9%	113	53.1%	118	54.1%	110	52.3%
Age 25 to 29 Years	105	51.3%	120	54.6%	110	52.5%	106	51.4%
Age 30 to 34 Years	116	53.6%	113	53.1%	110	52.4%	108	51.8%
Age 35 to 39 Years	83	45.3%	102	50.6%	110	52.3%	114	53.3%
Age 40 to 44 Years	118	54.2%	115	53.6%	110	52.5%	112	52.8%
Age 45 to 49 Years	102	50.4%	109	52.2%	110	52.3%	105	51.3%
Age 50 to 54 Years	119	54.3%	125	55.6%	113	53.0%	110	52.4%
Age 55 to 59 Years	123	55.1%	115	53.5%	107	51.7%	100	50.0%
Age 60 to 64 Years	130	56.5%	118	54.2%	100	49.9%	96	48.9%
Age 65 to 69 Years	136	57.6%	126	55.7%	98	49.4%	94	48.5%
Age 70 to 74 Years	94	48.4%	107	51.8%	94	48.4%	91	47.7%
Age 75 to 79 Years	131	56.7%	90	47.3%	82	45.0%	83	45.4%
Age 80 to 84 Years	234	70.1%	94	48.5%	80	44.4%	79	44.2%
Age 85 Years or Over	33	24.6%	80	44.3%	62	38.4%	55	35.6%
Age 19 Years or Less	90	47.4%	90	47.4%	96	49.0%	99	49.6%
Age 20 to 39 Years	100	50.0%	112	52.9%	112	52.9%	109	52.2%
Age 40 to 64 Years	117	53.8%	116	53.7%	108	52.0%	105	51.2%
Age 65 Years or Over	116	53.7%	107	51.7%	88	46.8%	85	46.1%

©2024, Sites USA, Chandler, Arizona, 480-491-1112   Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.   **page 4 of 9**

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)								
Total Households	803		6,153		18,563		64,653	
Households with Children	278	34.6%	2,769	45.0%	7,408	39.9%	26,497	41.0%
Average Household Size	4.3		3.8		3.3		2.9	
Household Density per Square Mile	256		218		236		206	
Population Family	3,280	95.2%	21,384	91.6%	54,022	88.2%	162,586	86.9%
Population Non-Family	166	4.8%	1,710	7.3%	6,704	10.9%	23,057	12.3%
Population Group Quarters	-	-	251	1.1%	551	0.9%	1,401	0.7%
Family Households	694	86.4%	4,936	80.2%	13,634	73.4%	46,474	71.9%
Married Couple Households	464	66.9%	3,230	65.4%	8,893	65.2%	34,313	73.8%
Other Family Households with Children	230	33.1%	1,706	34.6%	4,741	34.8%	12,162	26.2%
Family Households with Children	275	39.6%	2,756	55.8%	7,363	54.0%	26,325	56.6%
Married Couple with Children	120	43.5%	1,595	57.9%	4,179	56.8%	18,761	71.3%
Other Family Households with Children	155	56.5%	1,162	42.1%	3,184	43.2%	7,564	28.7%
Family Households No Children	419	60.4%	2,179	44.2%	6,271	46.0%	20,149	43.4%
Married Couple No Children	345	82.2%	1,635	75.0%	4,713	75.2%	15,552	77.2%
Other Family Households No Children	75	17.8%	544	25.0%	1,557	24.8%	4,597	22.8%
Non-Family Households	109	13.6%	1,217	19.8%	4,929	26.6%	18,178	28.1%
Non-Family Households with Children	3	2.7%	13	1.1%	45	0.9%	172	0.9%
Non-Family Households No Children	106	97.3%	1,204	98.9%	4,884	99.1%	18,007	99.1%
Average Family Household Size	4.7		4.3		4.0		3.5	
Average Family Income	$113,656		$83,374		$92,099		$121,859	
Median Family Income	$87,184		$60,291		$71,687		$99,371	
Average Non-Family Household Size	1.5		1.4		1.4		1.3	
Marital Status (2023)								
Population Age 15 Years or Over	2,521		17,398		46,347		144,664	
Never Married	1,000	39.7%	7,878	45.3%	19,927	43.0%	51,106	35.3%
Currently Married	1,140	45.2%	6,396	36.8%	16,751	36.1%	65,648	45.4%
Previously Married	381	15.1%	3,124	18.0%	9,669	20.9%	27,910	19.3%
Separated	116	30.4%	1,059	33.9%	2,258	23.4%	5,262	18.9%
Widowed	21	5.4%	483	15.5%	1,954	20.2%	5,983	21.4%
Divorced	244	64.1%	1,582	50.6%	5,457	56.4%	16,665	59.7%
Educational Attainment (2023)								
Adult Population Age 25 Years or Over	1,950		13,525		36,516		117,818	
Elementary (Grade Level 0 to 8)	366	18.8%	3,817	28.2%	7,028	19.2%	11,440	9.7%
Some High School (Grade Level 9 to 11)	296	15.2%	1,556	11.5%	3,469	9.5%	7,596	6.4%
High School Graduate	700	35.9%	3,571	26.4%	10,723	29.4%	30,152	25.6%
Some College	316	16.2%	2,419	17.9%	7,449	20.4%	26,180	22.2%
Associate Degree Only	85	4.3%	720	5.3%	2,890	7.9%	12,324	10.5%
Bachelor Degree Only	129	6.6%	952	7.0%	3,328	9.1%	19,078	16.2%
Graduate Degree	58	3.0%	490	3.6%	1,630	4.5%	11,047	9.4%
Any College (Some College or Higher)	587	30.1%	4,581	33.9%	15,297	41.9%	68,629	58.3%
College Degree + (Bachelor Degree or Higher)	186	9.6%	1,442	10.7%	4,958	13.6%	30,125	25.6%

©2024, Sites USA, Chandler, Arizona, 480-491-1112   Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.   **page 5 of 9**

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

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing								
Total Housing Units (2023)	823		6,323		19,135		66,567	
Total Housing Units (2020)	839		6,211		19,363		65,042	
Historical Annual Growth (2020-2023)	-16	-0.6%	113	0.6%	-228	-0.4%	1,525	0.8%
Housing Units Occupied (2023)	803	97.7%	6,153	97.3%	18,563	97.0%	64,653	97.1%
Housing Units Owner-Occupied	548	68.3%	3,967	64.5%	11,843	63.8%	43,691	67.6%
Housing Units Renter-Occupied	255	31.7%	2,186	35.5%	6,720	36.2%	20,961	32.4%
Housing Units Vacant (2023)	19	2.3%	170	2.7%	572	3.0%	1,914	2.9%
Household Size (2023)								
Total Households	803		6,153		18,563		64,653	
1 Person Households	79	9.9%	962	15.6%	3,988	21.5%	14,775	22.9%
2 Person Households	129	16.1%	1,228	20.0%	5,076	27.3%	20,367	31.5%
3 Person Households	113	14.1%	893	14.5%	2,687	14.5%	9,926	15.4%
4 Person Households	129	16.0%	1,000	16.3%	2,542	13.7%	9,275	14.3%
5 Person Households	148	18.4%	925	15.0%	2,048	11.0%	5,559	8.6%
6 Person Households	103	12.8%	557	9.1%	1,175	6.3%	2,817	4.4%
7 or More Person Households	101	12.6%	588	9.6%	1,048	5.6%	1,934	3.0%
Household Income Distribution (2023)								
HH Income $200,000 or More	60	7.5%	272	4.4%	933	5.0%	7,281	11.3%
HH Income $150,000 to $199,999	77	9.6%	303	4.9%	1,122	6.0%	5,563	8.6%
HH Income $125,000 to $149,999	49	6.1%	191	3.1%	887	4.8%	4,796	7.4%
HH Income $100,000 to $124,999	106	13.2%	570	9.3%	2,051	11.1%	7,721	11.9%
HH Income $75,000 to $99,999	138	17.2%	785	12.8%	2,324	12.5%	8,943	13.8%
HH Income $50,000 to $74,999	192	23.9%	1,281	20.8%	3,262	17.6%	10,430	16.1%
HH Income $35,000 to $49,999	122	15.1%	918	14.9%	2,534	13.6%	6,649	10.3%
HH Income $25,000 to $34,999	40	5.0%	633	10.3%	1,919	10.3%	4,592	7.1%
HH Income $15,000 to $24,999	1	0.1%	454	7.4%	1,646	8.9%	3,555	5.5%
HH Income $10,000 to $14,999	-	-	287	4.7%	766	4.1%	1,783	2.8%
HH Income Under $10,000	19	2.3%	458	7.4%	1,120	6.0%	3,341	5.2%
Household Vehicles (2023)								
Households 0 Vehicles Available	27	3.3%	377	6.1%	1,232	6.6%	3,393	5.2%
Households 1 Vehicle Available	156	19.4%	1,877	30.5%	5,501	29.6%	18,036	27.9%
Households 2 Vehicles Available	165	20.6%	1,681	27.3%	5,600	30.2%	22,646	35.0%
Households 3 or More Vehicles Available	455	56.6%	2,217	36.0%	6,230	33.6%	20,578	31.8%
Total Vehicles Available	2,097		13,174		39,109		136,979	
Average Vehicles per Household	2.6		2.1		2.1		2.1	
Owner-Occupied Household Vehicles	1,472	70.2%	9,702	73.6%	28,873	73.8%	105,482	77.0%
Average Vehicles per Owner-Occupied Household	2.7		2.4		2.4		2.4	
Renter-Occupied Household Vehicles	625	29.8%	3,472	26.4%	10,236	26.2%	31,497	23.0%
Average Vehicles per Renter-Occupied Household	2.5		1.6		1.5		1.5	
Travel Time (2023)								
Worker Base Age 16 years or Over	1,984		10,795		27,674		88,118	
Travel to Work in 14 Minutes or Less	274	13.8%	2,418	22.4%	6,141	22.2%	23,212	26.3%
Travel to Work in 15 to 29 Minutes	712	35.9%	4,304	39.9%	11,851	42.8%	36,397	41.3%
Travel to Work in 30 to 59 Minutes	697	35.1%	2,986	27.7%	6,502	23.5%	17,485	19.8%
Travel to Work in 60 Minutes or More	113	5.7%	483	4.5%	1,577	5.7%	4,266	4.8%
Work at Home	189	9.5%	603	5.6%	1,604	5.8%	6,758	7.7%
Average Minutes Travel to Work	27.7		22.4		21.1		19.0	

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.   **page 6 of 9**

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	1,984		10,795		27,674		88,118	
Drive to Work Alone	1,124	56.6%	7,583	70.2%	20,921	75.6%	69,318	78.7%
Drive to Work in Carpool	637	32.1%	2,345	21.7%	4,352	15.7%	10,002	11.4%
Travel to Work by Public Transportation	-	-	114	1.1%	276	1.0%	537	0.6%
Drive to Work on Motorcycle	30	1.5%	48	0.4%	52	0.2%	107	0.1%
Bicycle to Work	-	-	12	0.1%	25	-	130	0.1%
Walk to Work	2	-	26	0.2%	213	0.8%	563	0.6%
Other Means	3	0.1%	64	0.6%	232	0.8%	702	0.8%
Work at Home	189	9.5%	603	5.6%	1,604	5.8%	6,758	7.7%
Daytime Demographics (2023)								
Total Businesses	68		763		2,083		6,156	
Total Employees	497		8,998		21,967		53,231	
Company Headquarter Businesses	-	-	25	3.2%	59	2.8%	171	2.8%
Company Headquarter Employees	40	8.0%	2,322	25.8%	3,831	17.4%	6,580	12.4%
Employee Population per Business	7.3	to 1	11.8	to 1	10.5	to 1	8.6	to 1
Residential Population per Business	50.4	to 1	30.6	to 1	29.4	to 1	30.4	to 1
Adj. Daytime Demographics Age 16 Years or Over	957		15,115		39,444		106,508	
Labor Force								
Labor Population Age 16 Years or Over (2023)	2,444		16,916		45,196		141,556	
Labor Force Total Males (2023)	1,234	50.5%	8,780	51.9%	22,946	50.8%	71,160	50.3%
Male Civilian Employed	1,028	83.3%	5,857	66.7%	15,113	65.9%	47,981	67.4%
Male Civilian Unemployed	57	4.6%	494	5.6%	974	4.2%	1,910	2.7%
Males in Armed Forces	-	-	4	-	43	0.2%	159	0.2%
Males Not in Labor Force	149	12.1%	2,426	27.6%	6,816	29.7%	21,109	29.7%
Labor Force Total Females (2023)	1,210	49.5%	8,136	48.1%	22,250	49.2%	70,396	49.7%
Female Civilian Employed	956	79.0%	4,939	60.7%	12,563	56.5%	40,138	57.0%
Female Civilian Unemployed	36	3.0%	318	3.9%	665	3.0%	1,480	2.1%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	218	18.0%	2,879	35.4%	9,022	40.5%	28,778	40.9%
Unemployment Rate	93	3.8%	812	4.8%	1,639	3.6%	3,390	2.4%
Occupation (2023)								
Occupation Population Age 16 Years or Over	1,984		10,795		27,674		88,118	
Occupation Total Males	1,028	51.8%	5,857	54.3%	15,113	54.6%	47,980	54.5%
Occupation Total Females	956	48.2%	4,938	45.7%	12,562	45.4%	40,137	45.5%
Management, Business, Financial Operations	185	9.3%	1,060	9.8%	2,713	9.8%	11,304	12.8%
Professional, Related	168	8.5%	1,106	10.2%	3,318	12.0%	16,417	18.6%
Service	409	20.6%	2,196	20.3%	5,809	21.0%	16,507	18.7%
Sales, Office	277	14.0%	1,629	15.1%	4,638	16.8%	15,861	18.0%
Farming, Fishing, Forestry	429	21.6%	1,579	14.6%	2,665	9.6%	4,967	5.6%
Construction, Extraction, Maintenance	118	6.0%	1,181	10.9%	2,814	10.2%	8,350	9.5%
Production, Transport, Material Moving	397	20.0%	2,043	18.9%	5,718	20.7%	14,712	16.7%
White Collar Workers	630	31.8%	3,795	35.2%	10,669	38.6%	43,581	49.5%
Blue Collar Workers	1,354	68.2%	7,000	64.8%	17,006	61.4%	44,536	50.5%

Complete Profile

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

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)								
Total Units	803		6,153		18,563		64,653	
1 Detached Unit	579	72.1%	3,857	62.7%	11,526	62.1%	42,966	66.5%
1 Attached Unit	2	0.2%	375	6.1%	808	4.4%	2,157	3.3%
2 Units	2	0.3%	72	1.2%	377	2.0%	1,512	2.3%
3 to 4 Units	7	0.9%	333	5.4%	791	4.3%	2,632	4.1%
5 to 9 Units	90	11.2%	214	3.5%	612	3.3%	2,484	3.8%
10 to 19 Units	5	0.6%	109	1.8%	685	3.7%	2,609	4.0%
20 to 49 Units	40	5.0%	270	4.4%	795	4.3%	2,003	3.1%
50 or More Units	1	0.1%	63	1.0%	642	3.5%	2,813	4.4%
Mobile Home or Trailer	78	9.7%	859	14.0%	2,291	12.3%	5,361	8.3%
Other Structure	-	-	2	-	36	0.2%	114	0.2%
Homes Built By Year (2023)								
Homes Built 2014 or later	18	2.2%	156	2.5%	343	1.8%	912	1.4%
Homes Built 2010 to 2013	231	28.1%	922	14.6%	1,850	9.7%	9,181	13.8%
Homes Built 2000 to 2009	199	24.2%	1,329	21.0%	2,896	15.1%	14,500	21.8%
Homes Built 1990 to 1999	52	6.3%	544	8.6%	1,770	9.2%	7,610	11.4%
Homes Built 1980 to 1989	59	7.2%	399	6.3%	1,473	7.7%	4,404	6.6%
Homes Built 1970 to 1979	44	5.3%	768	12.1%	3,123	16.3%	11,621	17.5%
Homes Built 1960 to 1969	30	3.7%	518	8.2%	2,050	10.7%	5,776	8.7%
Homes Built 1950 to 1959	47	5.8%	501	7.9%	1,879	9.8%	5,096	7.7%
Homes Built 1940 to 1949	16	1.9%	328	5.2%	1,678	8.8%	3,271	4.9%
Homes Built Before 1939	107	13.0%	688	10.9%	1,501	7.8%	2,280	3.4%
Median Age of Homes	35.4	yrs	42.4	yrs	46.8	yrs	39.3	yrs
Home Values (2023)								
Owner Specified Housing Units	548		3,967		11,843		43,691	
Home Values $1,000,000 or More	3	0.5%	45	1.1%	127	1.1%	486	1.1%
Home Values $750,000 to $999,999	3	0.5%	41	1.0%	204	1.7%	902	2.1%
Home Values $500,000 to $749,999	22	4.1%	218	5.5%	1,029	8.7%	4,709	10.8%
Home Values $400,000 to $499,999	9	1.6%	112	2.8%	675	5.7%	4,447	10.2%
Home Values $300,000 to $399,999	75	13.7%	446	11.2%	2,057	17.4%	12,020	27.5%
Home Values $250,000 to $299,999	72	13.2%	277	7.0%	1,297	11.0%	6,467	14.8%
Home Values $200,000 to $249,999	145	26.4%	643	16.2%	1,669	14.1%	5,426	12.4%
Home Values $175,000 to $199,999	19	3.4%	263	6.6%	537	4.5%	1,425	3.3%
Home Values $150,000 to $174,999	73	13.4%	443	11.2%	1,037	8.8%	1,799	4.1%
Home Values $125,000 to $149,999	44	8.1%	449	11.3%	757	6.4%	1,171	2.7%
Home Values $100,000 to $124,999	21	3.9%	272	6.9%	645	5.4%	982	2.2%
Home Values $90,000 to $99,999	45	8.1%	223	5.6%	353	3.0%	456	1.0%
Home Values $80,000 to $89,999	1	0.2%	21	0.5%	138	1.2%	241	0.6%
Home Values $70,000 to $79,999	1	0.2%	68	1.7%	100	0.8%	174	0.4%
Home Values $60,000 to $69,999	-	-	30	0.8%	56	0.5%	126	0.3%
Home Values $50,000 to $59,999	-	-	31	0.8%	61	0.5%	202	0.5%
Home Values $35,000 to $49,999	4	0.7%	102	2.6%	174	1.5%	388	0.9%
Home Values $25,000 to $34,999	4	0.7%	72	1.8%	157	1.3%	683	1.6%
Home Values $10,000 to $24,999	5	0.9%	162	4.1%	451	3.8%	831	1.9%
Home Values Under $10,000	2	0.3%	49	1.2%	319	2.7%	757	1.7%
Owner-Occupied Median Home Value	$205,778		$180,780		$237,384		$307,092	
Renter-Occupied Median Rent	$1,046		$800		$831		$932	

Complete Profile

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

Lat/Lon: 46.2367/-119.0457

420 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2023)								
Total Household Expenditure	$59.67 M		$376.07 M		$1.16 B		$4.78 B	
Total Non-Retail Expenditure	$31.26 M		$197.53 M		$612.15 M		$2.52 B	
Total Retail Expenditure	$28.41 M		$178.54 M		$550.77 M		$2.25 B	
Apparel	$2.15 M		$13.38 M		$41.2 M		$170.71 M	
Contributions	$1.89 M		$11.66 M		$36.93 M		$159.39 M	
Education	$1.78 M		$10.79 M		$33.95 M		$151.34 M	
Entertainment	$3.4 M		$21.01 M		$65.43 M		$273.76 M	
Food and Beverages	$8.88 M		$56.31 M		$172.89 M		$700.44 M	
Furnishings and Equipment	$2.11 M		$13.01 M		$40.54 M		$169.47 M	
Gifts	$1.4 M		$8.61 M		$27.34 M		$120.53 M	
Health Care	$4.93 M		$31.69 M		$98.25 M		$395.66 M	
Household Operations	$2.32 M		$14.55 M		$45.28 M		$188.83 M	
Miscellaneous Expenses	$1.11 M		$7 M		$21.8 M		$90.26 M	
Personal Care	$795.68 K		$5.02 M		$15.57 M		$64.03 M	
Personal Insurance	$420.12 K		$2.54 M		$8.01 M		$34.57 M	
Reading	$126.64 K		$797.79 K		$2.5 M		$10.4 M	
Shelter	$12.52 M		$79.45 M		$245.69 M		$1.01 B	
Tobacco	$349.03 K		$2.43 M		$7.28 M		$27.11 M	
Transportation	$11.1 M		$69.19 M		$213.06 M		$870.14 M	
Utilities	$4.39 M		$28.63 M		$87.2 M		$343.45 M	
Monthly Household Consumer Expenditure (2023)								
Total Household Expenditure	$6,189		$5,093		$5,221		$6,155	
Total Non-Retail Expenditure	$3,242	*52.4%*	$2,675	*52.5%*	$2,748	*52.6%*	$3,251	*52.8%*
Total Retail Expenditures	$2,947	*47.6%*	$2,418	*47.5%*	$2,472	*47.4%*	$2,904	*47.2%*
Apparel	$223	*3.6%*	$181	*3.6%*	$185	*3.5%*	$220	*3.6%*
Contributions	$197	*3.2%*	$158	*3.1%*	$166	*3.2%*	$205	*3.3%*
Education	$184	*3.0%*	$146	*2.9%*	$152	*2.9%*	$195	*3.2%*
Entertainment	$353	*5.7%*	$285	*5.6%*	$294	*5.6%*	$353	*5.7%*
Food and Beverages	$921	*14.9%*	$763	*15.0%*	$776	*14.9%*	$903	*14.7%*
Furnishings and Equipment	$219	*3.5%*	$176	*3.5%*	$182	*3.5%*	$218	*3.5%*
Gifts	$145	*2.4%*	$117	*2.3%*	$123	*2.4%*	$155	*2.5%*
Health Care	$511	*8.3%*	$429	*8.4%*	$441	*8.4%*	$510	*8.3%*
Household Operations	$241	*3.9%*	$197	*3.9%*	$203	*3.9%*	$243	*4.0%*
Miscellaneous Expenses	$116	*1.9%*	$95	*1.9%*	$98	*1.9%*	$116	*1.9%*
Personal Care	$83	*1.3%*	$68	*1.3%*	$70	*1.3%*	$83	*1.3%*
Personal Insurance	$44	*0.7%*	$34	*0.7%*	$36	*0.7%*	$45	*0.7%*
Reading	$13	*0.2%*	$11	*0.2%*	$11	*0.2%*	$13	*0.2%*
Shelter	$1,298	*21.0%*	$1,076	*21.1%*	$1,103	*21.1%*	$1,296	*21.0%*
Tobacco	$36	*0.6%*	$33	*0.6%*	$33	*0.6%*	$35	*0.6%*
Transportation	$1,152	*18.6%*	$937	*18.4%*	$956	*18.3%*	$1,122	*18.2%*
Utilities	$455	*7.3%*	$388	*7.6%*	$391	*7.5%*	$443	*7.2%*