

OFFICE BUILDING FOR SALE | MLS 266354

122 & 124 S 4TH AVE, PASCO, WA 99301

**Naitri-Cities**



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89 Gage Blvd  
Richland, WA 99352  
509.943.5200 | [naitri-cities.com](http://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.



# OFFICE BUILDING FOR SALE

## 122 & 124 S 4TH AVE, PASCO, WA 99301

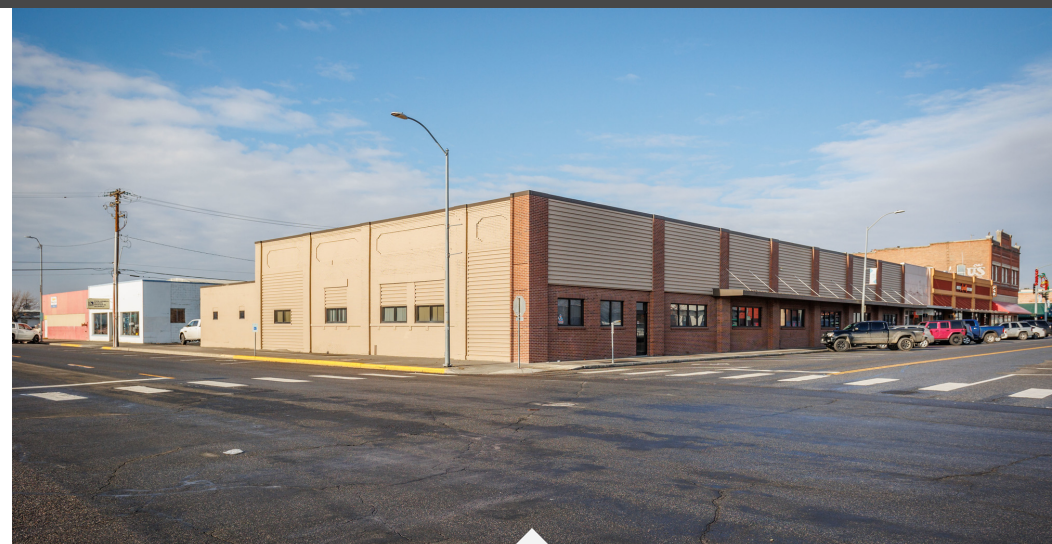


Property Type	Office
Property Subtype	Office Building
APN	112042236 / 112042245
Building Size	15,340 SF
Lot Size	0.48 Acres
Sale Price	\$995,000

MLS 266354 - Freestanding building on a corner lot located in the heart of Downtown Pasco across from the Pasco Farmers Market and Peanuts Park. Property is located in an opportunity zone. Zoned C-2 Central Business District, perfect for office users, research and development, light manufacturing.

Building features many offices and conference rooms throughout with larger open areas, as well as three sets of restrooms and two kitchenettes.

Building may be demised into 3 suites as it has 3 separate entrances on 4th Ave as well as multiple doors in the rear with alley access and loading areas. 3-Phase power with electrical drops and air drops throughout the building. New heating/air-conditioning units and TPO roof installed in 2012.



- Former Uniwest location used for office, R&D, and light manufacturing. Zoned C-2. Corner lot with alley access and loading area. 3-Phase power with electrical and air drops distributed throughout the building.
- Heating/air-conditioning units and TPO roof were installed in 2012.
- Across from the revitalized Pasco Farmers Market and Peanuts Park.

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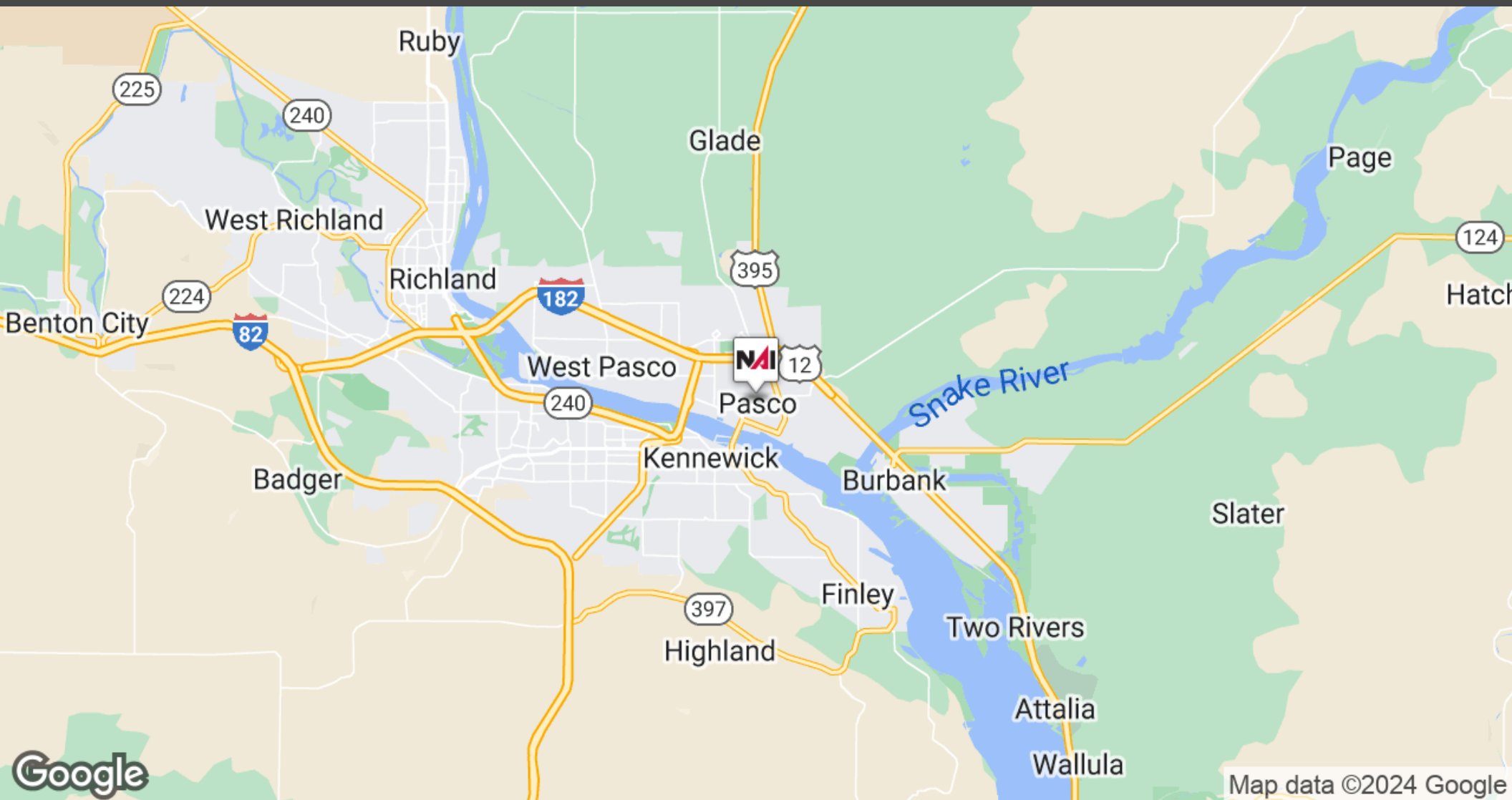


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# Discover the Treasures of the Tri-Cities

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: 46.2298/-119.0923

122 S 4th Ave Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	11,592		56,703		124,860		219,640	
Projected Population (2028)	12,415		60,910		132,799		232,907	
Census Population (2020)	11,143		54,736		120,936		212,565	
Census Population (2010)	11,018		51,966		108,347		178,795	
Projected Annual Growth (2023-2028)	823	1.4%	4,207	1.5%	7,939	1.3%	13,267	1.2%
Historical Annual Growth (2020-2023)	449	1.3%	1,967	1.2%	3,924	1.1%	7,074	1.1%
Historical Annual Growth (2010-2020)	125	0.1%	2,770	0.5%	12,588	1.2%	33,770	1.9%
Estimated Population Density (2023)	3,692	psm	2,006	psm	1,590	psm	699	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	3,197		17,120		41,621		76,931	
Projected Households (2028)	3,589		19,130		45,757		84,176	
Census Households (2020)	3,014		16,253		39,746		73,448	
Census Households (2010)	2,929		15,551		35,945		62,102	
Projected Annual Growth (2023-2028)	392	2.5%	2,011	2.3%	4,136	2.0%	7,245	1.9%
Historical Annual Change (2010-2023)	267	0.7%	1,569	0.8%	5,677	1.2%	14,829	1.8%
Average Household Income								
Estimated Average Household Income (2023)	\$65,589		\$73,539		\$91,946		\$109,879	
Projected Average Household Income (2028)	\$62,642		\$70,543		\$89,440		\$107,222	
Census Average Household Income (2010)	\$32,860		\$40,458		\$52,082		\$63,743	
Census Average Household Income (2000)	\$37,315		\$40,369		\$48,468		\$55,203	
Projected Annual Change (2023-2028)	-\$2,947	-0.9%	-\$2,996	-0.8%	-\$2,506	-0.5%	-\$2,657	-0.5%
Historical Annual Change (2000-2023)	\$28,274	3.3%	\$33,170	3.6%	\$43,478	3.9%	\$54,676	4.3%
Median Household Income								
Estimated Median Household Income (2023)	\$45,023		\$55,639		\$72,913		\$86,823	
Projected Median Household Income (2028)	\$46,832		\$57,501		\$74,759		\$88,856	
Census Median Household Income (2010)	\$28,823		\$34,189		\$45,966		\$56,074	
Census Median Household Income (2000)	\$27,181		\$31,450		\$39,721		\$46,738	
Projected Annual Change (2023-2028)	\$1,810	0.8%	\$1,863	0.7%	\$1,847	0.5%	\$2,033	0.5%
Historical Annual Change (2000-2023)	\$17,841	2.9%	\$24,188	3.3%	\$33,192	3.6%	\$40,085	3.7%
Per Capita Income								
Estimated Per Capita Income (2023)	\$18,655		\$22,402		\$30,785		\$38,635	
Projected Per Capita Income (2028)	\$18,639		\$22,341		\$30,944		\$38,892	
Census Per Capita Income (2010)	\$8,730		\$12,107		\$17,278		\$22,139	
Census Per Capita Income (2000)	\$10,152		\$12,838		\$16,673		\$19,440	
Projected Annual Change (2023-2028)	-\$16	-	-\$61	-	\$160	0.1%	\$257	0.1%
Historical Annual Change (2000-2023)	\$8,503	3.6%	\$9,564	3.2%	\$14,112	3.7%	\$19,195	4.3%
Estimated Average Household Net Worth (2023)	\$472,661		\$506,086		\$778,098		\$1.01 M	



## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Pasco, WA 99301									
Race and Ethnicity									
Total Population (2023)	11,592		56,703		124,860		219,640		
White (2023)	3,902	33.7%	24,143	42.6%	68,508	54.9%	136,695	62.2%	
Black or African American (2023)	460	4.0%	2,007	3.5%	3,786	3.0%	6,063	2.8%	
American Indian or Alaska Native (2023)	306	2.6%	851	1.5%	1,480	1.2%	2,255	1.0%	
Asian (2023)	162	1.4%	1,501	2.6%	3,251	2.6%	7,057	3.2%	
Hawaiian or Pacific Islander (2023)	36	0.3%	206	0.4%	423	0.3%	618	0.3%	
Other Race (2023)	5,097	44.0%	19,235	33.9%	29,815	23.9%	38,878	17.7%	
Two or More Races (2023)	1,629	14.1%	8,762	15.5%	17,596	14.1%	28,072	12.8%	
Population < 18 (2023)	3,878	33.5%	18,892	33.3%	38,126	30.5%	62,991	28.7%	
White Not Hispanic	399	10.3%	3,277	17.3%	11,659	30.6%	24,876	39.5%	
Black or African American	79	2.0%	632	3.3%	1,216	3.2%	1,853	2.9%	
Asian	43	1.1%	456	2.4%	893	2.3%	1,860	3.0%	
Other Race Not Hispanic	43	1.1%	393	2.1%	1,400	3.7%	2,842	4.5%	
Hispanic	3,314	85.5%	14,133	74.8%	22,958	60.2%	31,561	50.1%	
Not Hispanic or Latino Population (2023)	3,190	27.5%	22,182	39.1%	67,508	54.1%	138,989	63.3%	
Not Hispanic White	2,441	76.5%	17,821	80.3%	57,489	85.2%	119,778	86.2%	
Not Hispanic Black or African American	414	13.0%	1,731	7.8%	3,340	4.9%	5,386	3.9%	
Not Hispanic American Indian or Alaska Native	58	1.8%	166	0.7%	402	0.6%	661	0.5%	
Not Hispanic Asian	151	4.7%	1,451	6.5%	3,099	4.6%	6,819	4.9%	
Not Hispanic Hawaiian or Pacific Islander	21	0.7%	148	0.7%	268	0.4%	391	0.3%	
Not Hispanic Other Race	17	0.5%	103	0.5%	234	0.3%	384	0.3%	
Not Hispanic Two or More Races	88	2.8%	762	3.4%	2,675	4.0%	5,569	4.0%	
Hispanic or Latino Population (2023)	8,402	72.5%	34,521	60.9%	57,352	45.9%	80,650	36.7%	
Hispanic White	1,461	17.4%	6,322	18.3%	11,020	19.2%	16,917	21.0%	
Hispanic Black or African American	46	0.5%	276	0.8%	446	0.8%	677	0.8%	
Hispanic American Indian or Alaska Native	248	3.0%	685	2.0%	1,078	1.9%	1,594	2.0%	
Hispanic Asian	11	0.1%	50	0.1%	152	0.3%	238	0.3%	
Hispanic Hawaiian or Pacific Islander	14	0.2%	58	0.2%	156	0.3%	227	0.3%	
Hispanic Other Race	5,080	60.5%	19,131	55.4%	29,581	51.6%	38,494	47.7%	
Hispanic Two or More Races	1,541	18.3%	8,000	23.2%	14,921	26.0%	22,503	27.9%	
Not Hispanic or Latino Population (2020)	1,804	16.2%	16,281	29.7%	61,099	50.5%	133,150	62.6%	
Hispanic or Latino Population (2020)	9,339	83.8%	38,455	70.3%	59,837	49.5%	79,415	37.4%	
Not Hispanic or Latino Population (2010)	1,894	17.2%	17,676	34.0%	61,400	56.7%	121,652	68.0%	
Hispanic or Latino Population (2010)	9,124	82.8%	34,289	66.0%	46,947	43.3%	57,143	32.0%	
Not Hispanic or Latino Population (2028)	3,402	27.4%	23,857	39.2%	71,696	54.0%	147,164	63.2%	
Hispanic or Latino Population (2028)	9,013	72.6%	37,053	60.8%	61,104	46.0%	85,743	36.8%	
Projected Annual Growth (2023-2028)	611	1.5%	2,532	1.5%	3,752	1.3%	5,092	1.3%	
Historical Annual Growth (2010-2020)	214	0.2%	4,166	1.2%	12,889	2.7%	22,272	3.9%	

## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Pasco, WA 99301									
Total Age Distribution (2023)									
Total Population	11,592		56,703		124,860		219,640		
Age Under 5 Years	996	8.6%	4,936	8.7%	9,989	8.0%	15,975	7.3%	
Age 5 to 9 Years	1,018	8.8%	5,125	9.0%	10,515	8.4%	17,630	8.0%	
Age 10 to 14 Years	1,077	9.3%	5,361	9.5%	11,034	8.8%	18,570	8.5%	
Age 15 to 19 Years	991	8.6%	4,613	8.1%	9,241	7.4%	15,338	7.0%	
Age 20 to 24 Years	927	8.0%	4,511	8.0%	9,079	7.3%	14,520	6.6%	
Age 25 to 29 Years	819	7.1%	4,213	7.4%	9,337	7.5%	15,621	7.1%	
Age 30 to 34 Years	781	6.7%	3,854	6.8%	9,061	7.3%	15,832	7.2%	
Age 35 to 39 Years	754	6.5%	3,780	6.7%	8,898	7.1%	15,965	7.3%	
Age 40 to 44 Years	754	6.5%	3,503	6.2%	7,949	6.4%	14,151	6.4%	
Age 45 to 49 Years	729	6.3%	3,127	5.5%	6,717	5.4%	12,038	5.5%	
Age 50 to 54 Years	682	5.9%	2,862	5.0%	6,377	5.1%	11,838	5.4%	
Age 55 to 59 Years	551	4.8%	2,430	4.3%	5,922	4.7%	11,377	5.2%	
Age 60 to 64 Years	509	4.4%	2,341	4.1%	5,856	4.7%	11,486	5.2%	
Age 65 to 69 Years	354	3.1%	2,026	3.6%	5,151	4.1%	10,286	4.7%	
Age 70 to 74 Years	279	2.4%	1,617	2.9%	4,076	3.3%	8,152	3.7%	
Age 75 to 79 Years	174	1.5%	1,151	2.0%	2,697	2.2%	5,152	2.3%	
Age 80 to 84 Years	105	0.9%	685	1.2%	1,631	1.3%	3,161	1.4%	
Age 85 Years or Over	89	0.8%	567	1.0%	1,330	1.1%	2,549	1.2%	
Median Age	28.8		29.1		31.4		33.6		
Age 19 Years or Less	4,083	35.2%	20,036	35.3%	40,778	32.7%	67,512	30.7%	
Age 20 to 64 Years	6,508	56.1%	30,622	54.0%	69,197	55.4%	122,828	55.9%	
Age 65 Years or Over	1,000	8.6%	6,045	10.7%	14,885	11.9%	29,300	13.3%	
Female Age Distribution (2023)									
Female Population	5,565	48.0%	28,139	49.6%	61,932	49.6%	109,222	49.7%	
Age Under 5 Years	482	8.7%	2,412	8.6%	4,834	7.8%	7,836	7.2%	
Age 5 to 9 Years	515	9.3%	2,610	9.3%	5,255	8.5%	8,794	8.1%	
Age 10 to 14 Years	527	9.5%	2,622	9.3%	5,434	8.8%	9,096	8.3%	
Age 15 to 19 Years	580	10.4%	2,602	9.2%	4,950	8.0%	8,151	7.5%	
Age 20 to 24 Years	436	7.8%	2,096	7.4%	4,357	7.0%	6,992	6.4%	
Age 25 to 29 Years	350	6.3%	2,000	7.1%	4,578	7.4%	7,631	7.0%	
Age 30 to 34 Years	353	6.3%	1,832	6.5%	4,357	7.0%	7,681	7.0%	
Age 35 to 39 Years	351	6.3%	1,814	6.4%	4,160	6.7%	7,556	6.9%	
Age 40 to 44 Years	344	6.2%	1,667	5.9%	3,771	6.1%	6,772	6.2%	
Age 45 to 49 Years	340	6.1%	1,498	5.3%	3,254	5.3%	5,850	5.4%	
Age 50 to 54 Years	294	5.3%	1,355	4.8%	3,073	5.0%	5,711	5.2%	
Age 55 to 59 Years	272	4.9%	1,197	4.3%	2,949	4.8%	5,710	5.2%	
Age 60 to 64 Years	231	4.1%	1,162	4.1%	2,962	4.8%	5,799	5.3%	
Age 65 to 69 Years	152	2.7%	1,035	3.7%	2,652	4.3%	5,247	4.8%	
Age 70 to 74 Years	141	2.5%	861	3.1%	2,136	3.4%	4,246	3.9%	
Age 75 to 79 Years	89	1.6%	635	2.3%	1,482	2.4%	2,793	2.6%	
Age 80 to 84 Years	63	1.1%	391	1.4%	899	1.5%	1,745	1.6%	
Age 85 Years or Over	45	0.8%	351	1.2%	831	1.3%	1,611	1.5%	
Female Median Age	27.5		28.9		31.5		33.8		
Age 19 Years or Less	2,104	37.8%	10,245	36.4%	20,473	33.1%	33,877	31.0%	
Age 20 to 64 Years	2,970	53.4%	14,620	52.0%	33,459	54.0%	59,703	54.7%	
Age 65 Years or Over	490	8.8%	3,274	11.6%	8,001	12.9%	15,642	14.3%	



## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

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Pasco, WA 99301									
Male Age Distribution (2023)									
Male Population	6,027	52.0%	28,564	50.4%	62,928	50.4%	110,417	50.3%	
Age Under 5 Years	514	8.5%	2,525	8.8%	5,154	8.2%	8,139	7.4%	
Age 5 to 9 Years	503	8.4%	2,515	8.8%	5,260	8.4%	8,836	8.0%	
Age 10 to 14 Years	550	9.1%	2,740	9.6%	5,600	8.9%	9,474	8.6%	
Age 15 to 19 Years	411	6.8%	2,011	7.0%	4,291	6.8%	7,187	6.5%	
Age 20 to 24 Years	492	8.2%	2,415	8.5%	4,723	7.5%	7,528	6.8%	
Age 25 to 29 Years	469	7.8%	2,212	7.7%	4,760	7.6%	7,990	7.2%	
Age 30 to 34 Years	428	7.1%	2,022	7.1%	4,704	7.5%	8,151	7.4%	
Age 35 to 39 Years	402	6.7%	1,965	6.9%	4,738	7.5%	8,408	7.6%	
Age 40 to 44 Years	411	6.8%	1,836	6.4%	4,178	6.6%	7,379	6.7%	
Age 45 to 49 Years	390	6.5%	1,629	5.7%	3,464	5.5%	6,187	5.6%	
Age 50 to 54 Years	389	6.5%	1,508	5.3%	3,304	5.3%	6,127	5.5%	
Age 55 to 59 Years	279	4.6%	1,233	4.3%	2,973	4.7%	5,668	5.1%	
Age 60 to 64 Years	279	4.6%	1,179	4.1%	2,894	4.6%	5,688	5.2%	
Age 65 to 69 Years	202	3.4%	991	3.5%	2,499	4.0%	5,039	4.6%	
Age 70 to 74 Years	137	2.3%	756	2.6%	1,940	3.1%	3,906	3.5%	
Age 75 to 79 Years	85	1.4%	515	1.8%	1,215	1.9%	2,359	2.1%	
Age 80 to 84 Years	42	0.7%	294	1.0%	731	1.2%	1,416	1.3%	
Age 85 Years or Over	44	0.7%	215	0.8%	499	0.8%	937	0.8%	
Male Median Age	29.8		29.1		31.3		33.4		
Age 19 Years or Less	1,979	32.8%	9,791	34.3%	20,306	32.3%	33,635	30.5%	
Age 20 to 64 Years	3,538	58.7%	16,001	56.0%	35,738	56.8%	63,125	57.2%	
Age 65 Years or Over	510	8.5%	2,771	9.7%	6,884	10.9%	13,657	12.4%	
Males per 100 Females (2023)									
Overall Comparison	108		102		102		101		
Age Under 5 Years	107	51.6%	105	51.1%	107	51.6%	104	50.9%	
Age 5 to 9 Years	98	49.4%	96	49.1%	100	50.0%	100	50.1%	
Age 10 to 14 Years	104	51.1%	105	51.1%	103	50.8%	104	51.0%	
Age 15 to 19 Years	71	41.5%	77	43.6%	87	46.4%	88	46.9%	
Age 20 to 24 Years	113	53.0%	115	53.5%	108	52.0%	108	51.8%	
Age 25 to 29 Years	134	57.3%	111	52.5%	104	51.0%	105	51.1%	
Age 30 to 34 Years	121	54.8%	110	52.5%	108	51.9%	106	51.5%	
Age 35 to 39 Years	114	53.4%	108	52.0%	114	53.3%	111	52.7%	
Age 40 to 44 Years	119	54.4%	110	52.4%	111	52.6%	109	52.1%	
Age 45 to 49 Years	115	53.4%	109	52.1%	106	51.6%	106	51.4%	
Age 50 to 54 Years	132	57.0%	111	52.7%	108	51.8%	107	51.8%	
Age 55 to 59 Years	103	50.6%	103	50.7%	101	50.2%	99	49.8%	
Age 60 to 64 Years	121	54.7%	101	50.4%	98	49.4%	98	49.5%	
Age 65 to 69 Years	133	57.1%	96	48.9%	94	48.5%	96	49.0%	
Age 70 to 74 Years	97	49.3%	88	46.7%	91	47.6%	92	47.9%	
Age 75 to 79 Years	95	48.7%	81	44.8%	82	45.0%	84	45.8%	
Age 80 to 84 Years	66	39.9%	75	42.9%	81	44.9%	81	44.8%	
Age 85 Years or Over	99	49.8%	61	38.0%	60	37.5%	58	36.8%	
Age 19 Years or Less	94	48.5%	96	48.9%	99	49.8%	99	49.8%	
Age 20 to 39 Years	120	54.6%	111	52.7%	108	52.0%	107	51.8%	
Age 40 to 64 Years	118	54.1%	107	51.8%	105	51.2%	104	51.0%	
Age 65 Years or Over	104	51.0%	85	45.8%	86	46.2%	87	46.6%	

## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave									
Pasco, WA 99301									
Household Type (2023)									
Total Households	3,197		17,120		41,621		76,931		
Households with Children	1,729	54.1%	8,391	49.0%	17,263	41.5%	30,115	39.1%	
Average Household Size	3.6		3.3		3.0		2.8		
Household Density per Square Mile	1,018		606		530		245		
Population Family	10,219	88.2%	49,744	87.7%	108,749	87.1%	191,057	87.0%	
Population Non-Family	1,138	9.8%	6,389	11.3%	15,248	12.2%	27,009	12.3%	
Population Group Quarters	235	2.0%	570	1.0%	864	0.7%	1,573	0.7%	
Family Households	2,393	74.9%	12,421	72.6%	30,194	72.5%	56,084	72.9%	
Married Couple Households	1,349	56.4%	7,546	60.8%	20,251	67.1%	41,401	73.8%	
Other Family Households with Children	1,043	43.6%	4,874	39.2%	9,943	32.9%	14,683	26.2%	
Family Households with Children	1,724	72.0%	8,369	67.4%	17,219	57.0%	30,046	53.6%	
Married Couple with Children	945	54.8%	4,800	57.4%	11,029	64.1%	20,693	68.9%	
Other Family Households with Children	779	45.2%	3,570	42.6%	6,190	35.9%	9,353	31.1%	
Family Households No Children	669	28.0%	4,051	32.6%	12,975	43.0%	26,038	46.4%	
Married Couple No Children	404	60.4%	2,746	67.8%	9,222	71.1%	20,708	79.5%	
Other Family Households No Children	265	39.6%	1,305	32.2%	3,753	28.9%	5,329	20.5%	
Non-Family Households	804	25.1%	4,699	27.4%	11,428	27.5%	20,847	27.1%	
Non-Family Households with Children	5	0.6%	22	0.5%	44	0.4%	69	0.3%	
Non-Family Households No Children	799	99.4%	4,677	99.5%	11,383	99.6%	20,778	99.7%	
Average Family Household Size	4.3		4.0		3.6		3.4		
Average Family Income	\$63,631		\$80,627		\$102,716		\$123,765		
Median Family Income	\$50,321		\$66,667		\$88,547		\$104,176		
Average Non-Family Household Size	1.4		1.4		1.3		1.3		
Marital Status (2023)									
Population Age 15 Years or Over	8,500		41,280		93,323		167,465		
Never Married	4,170	49.1%	18,326	44.4%	35,994	38.6%	57,570	34.4%	
Currently Married	2,607	30.7%	14,140	34.3%	38,899	41.7%	77,939	46.5%	
Previously Married	1,722	20.3%	8,813	21.4%	18,430	19.7%	31,956	19.1%	
Separated	707	41.0%	2,170	24.6%	3,722	20.2%	6,053	18.9%	
Widowed	209	12.1%	1,635	18.5%	3,727	20.2%	7,097	22.2%	
Divorced	807	46.8%	5,009	56.8%	10,981	59.6%	18,807	58.9%	
Educational Attainment (2023)									
Adult Population Age 25 Years or Over	6,581		32,156		75,002		137,608		
Elementary (Grade Level 0 to 8)	2,094	31.8%	6,894	21.4%	9,558	12.7%	11,996	8.7%	
Some High School (Grade Level 9 to 11)	944	14.3%	3,384	10.5%	5,936	7.9%	8,233	6.0%	
High School Graduate	1,397	21.2%	9,289	28.9%	20,498	27.3%	33,426	24.3%	
Some College	1,345	20.4%	6,419	20.0%	16,174	21.6%	30,267	22.0%	
Associate Degree Only	285	4.3%	2,361	7.3%	7,690	10.3%	14,089	10.2%	
Bachelor Degree Only	371	5.6%	2,566	8.0%	9,759	13.0%	23,887	17.4%	
Graduate Degree	144	2.2%	1,243	3.9%	5,386	7.2%	15,710	11.4%	
Any College (Some College or Higher)	2,146	32.6%	12,589	39.1%	39,010	52.0%	83,953	61.0%	
College Degree + (Bachelor Degree or Higher)	516	7.8%	3,809	11.8%	15,146	20.2%	39,596	28.8%	



## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave									
Pasco, WA 99301									
	1 mi radius			3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2023)	3,394		18,030		43,526		80,563		
Total Housing Units (2020)	3,196		17,020		41,326		76,456		
Historical Annual Growth (2020-2023)	198	2.1%	1,010	2.0%	2,201	1.8%	4,106	1.8%	
Housing Units Occupied (2023)	3,197	94.2%	17,120	95.0%	41,621	95.6%	76,931	95.5%	
Housing Units Owner-Occupied	1,139	35.6%	8,244	48.2%	26,002	62.5%	52,967	68.8%	
Housing Units Renter-Occupied	2,058	64.4%	8,875	51.8%	15,620	37.5%	23,964	31.2%	
Housing Units Vacant (2023)	197	5.8%	910	5.0%	1,905	4.4%	3,632	4.5%	
Household Size (2023)									
Total Households	3,197		17,120		41,621		76,931		
1 Person Households	626	19.6%	3,743	21.9%	8,981	21.6%	16,630	21.6%	
2 Person Households	626	19.6%	4,066	23.7%	12,553	30.2%	25,745	33.5%	
3 Person Households	526	16.5%	2,568	15.0%	6,579	15.8%	12,129	15.8%	
4 Person Households	541	16.9%	2,548	14.9%	6,167	14.8%	11,098	14.4%	
5 Person Households	418	13.1%	2,024	11.8%	3,847	9.2%	6,234	8.1%	
6 Person Households	233	7.3%	1,174	6.9%	2,006	4.8%	3,055	4.0%	
7 or More Person Households	226	7.1%	996	5.8%	1,487	3.6%	2,039	2.7%	
Household Income Distribution (2023)									
HH Income \$200,000 or More	132	4.1%	696	4.1%	3,621	8.7%	9,935	12.9%	
HH Income \$150,000 to \$199,999	106	3.3%	889	5.2%	3,323	8.0%	6,971	9.1%	
HH Income \$125,000 to \$149,999	90	2.8%	696	4.1%	2,418	5.8%	5,526	7.2%	
HH Income \$100,000 to \$124,999	176	5.5%	1,615	9.4%	4,343	10.4%	8,654	11.2%	
HH Income \$75,000 to \$99,999	264	8.2%	1,900	11.1%	5,376	12.9%	9,726	12.6%	
HH Income \$50,000 to \$74,999	788	24.7%	3,077	18.0%	7,192	17.3%	12,369	16.1%	
HH Income \$35,000 to \$49,999	413	12.9%	2,458	14.4%	4,929	11.8%	7,826	10.2%	
HH Income \$25,000 to \$34,999	360	11.2%	1,950	11.4%	3,571	8.6%	5,498	7.1%	
HH Income \$15,000 to \$24,999	276	8.6%	1,765	10.3%	2,867	6.9%	4,272	5.6%	
HH Income \$10,000 to \$14,999	215	6.7%	847	5.0%	1,584	3.8%	2,377	3.1%	
HH Income Under \$10,000	377	11.8%	1,226	7.2%	2,397	5.8%	3,778	4.9%	
Household Vehicles (2023)									
Households 0 Vehicles Available	382	11.9%	1,470	8.6%	2,370	5.7%	3,794	4.9%	
Households 1 Vehicle Available	1,262	39.5%	5,725	33.4%	11,999	28.8%	21,291	27.7%	
Households 2 Vehicles Available	699	21.9%	5,261	30.7%	13,984	33.6%	27,443	35.7%	
Households 3 or More Vehicles Available	854	26.7%	4,664	27.2%	13,268	31.9%	24,403	31.7%	
Total Vehicles Available	5,679		32,934		87,586		162,738		
Average Vehicles per Household	1.8		1.9		2.1		2.1		
Owner-Occupied Household Vehicles	2,930	51.6%	19,726	59.9%	64,288	73.4%	127,239	78.2%	
Average Vehicles per Owner-Occupied Household	2.6		2.4		2.5		2.4		
Renter-Occupied Household Vehicles	2,749	48.4%	13,208	40.1%	23,298	26.6%	35,499	21.8%	
Average Vehicles per Renter-Occupied Household	1.3		1.5		1.5		1.5		
Travel Time (2023)									
Worker Base Age 16 years or Over	3,909		21,589		51,607		92,958		
Travel to Work in 14 Minutes or Less	1,018	26.0%	4,992	23.1%	12,787	24.8%	24,841	26.7%	
Travel to Work in 15 to 29 Minutes	1,756	44.9%	9,217	42.7%	21,591	41.8%	38,109	41.0%	
Travel to Work in 30 to 59 Minutes	851	21.8%	5,036	23.3%	10,885	21.1%	17,356	18.7%	
Travel to Work in 60 Minutes or More	141	3.6%	1,138	5.3%	2,743	5.3%	4,312	4.6%	
Work at Home	143	3.7%	1,206	5.6%	3,601	7.0%	8,341	9.0%	
Average Minutes Travel to Work	19.5		22.0		20.2		19.0		

## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave									
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	3,909		21,589		51,607		92,958		
Drive to Work Alone	3,055	78.1%	16,341	75.7%	40,593	78.7%	72,593	78.1%	
Drive to Work in Carpool	588	15.0%	3,423	15.9%	6,154	11.9%	9,913	10.7%	
Travel to Work by Public Transportation	85	2.2%	220	1.0%	370	0.7%	541	0.6%	
Drive to Work on Motorcycle	6	0.2%	47	0.2%	72	0.1%	116	0.1%	
Bicycle to Work	10	0.3%	24	0.1%	55	0.1%	149	0.2%	
Walk to Work	6	0.2%	132	0.6%	333	0.6%	590	0.6%	
Other Means	16	0.4%	197	0.9%	429	0.8%	717	0.8%	
Work at Home	143	3.7%	1,206	5.6%	3,601	7.0%	8,341	9.0%	
Daytime Demographics (2023)									
Total Businesses	516		1,923		3,441		7,622		
Total Employees	5,795		20,608		30,802		66,754		
Company Headquarter Businesses	17	3.4%	55	2.9%	93	2.7%	223	2.9%	
Company Headquarter Employees	1,782	30.8%	3,543	17.2%	4,466	14.5%	9,347	14.0%	
Employee Population per Business	11.2	to 1	10.7	to 1	9.0	to 1	8.8	to 1	
Residential Population per Business	22.5	to 1	29.5	to 1	36.3	to 1	28.8	to 1	
Adj. Daytime Demographics Age 16 Years or Over	10,150		39,114		70,111		137,378		
Labor Force									
Labor Population Age 16 Years or Over (2023)	8,264		40,118		91,054		163,748		
Labor Force Total Males (2023)	4,341	52.5%	20,191	50.3%	45,726	50.2%	82,062	50.1%	
Male Civilian Employed	2,180	50.2%	11,842	58.6%	28,175	61.6%	50,813	61.9%	
Male Civilian Unemployed	431	9.9%	1,713	8.5%	2,582	5.6%	4,093	5.0%	
Males in Armed Forces	-	-	24	0.1%	137	0.3%	165	0.2%	
Males Not in Labor Force	1,730	39.9%	6,612	32.7%	14,831	32.4%	26,991	32.9%	
Labor Force Total Females (2023)	3,923	47.5%	19,927	49.7%	45,328	49.8%	81,686	49.9%	
Female Civilian Employed	1,729	44.1%	9,747	48.9%	23,433	51.7%	42,146	51.6%	
Female Civilian Unemployed	480	12.2%	1,165	5.8%	2,112	4.7%	3,131	3.8%	
Females in Armed Forces	-	-	-	-	-	-	-	-	
Females Not in Labor Force	1,715	43.7%	9,015	45.2%	19,784	43.6%	36,409	44.6%	
Unemployment Rate	910	11.0%	2,878	7.2%	4,694	5.2%	7,224	4.4%	
Occupation (2023)									
Occupation Population Age 16 Years or Over	3,909		21,589		51,607		92,958		
Occupation Total Males	2,180	55.8%	11,842	54.9%	28,175	54.6%	50,813	54.7%	
Occupation Total Females	1,729	44.2%	9,747	45.1%	23,432	45.4%	42,145	45.3%	
Management, Business, Financial Operations	315	8.0%	1,773	8.2%	5,741	11.1%	12,360	13.3%	
Professional, Related	312	8.0%	2,073	9.6%	8,399	16.3%	19,355	20.8%	
Service	946	24.2%	4,971	23.0%	10,714	20.8%	16,756	18.0%	
Sales, Office	511	13.1%	3,646	16.9%	9,082	17.6%	16,819	18.1%	
Farming, Fishing, Forestry	489	12.5%	2,437	11.3%	3,460	6.7%	4,674	5.0%	
Construction, Extraction, Maintenance	494	12.6%	2,076	9.6%	4,989	9.7%	8,346	9.0%	
Production, Transport, Material Moving	843	21.6%	4,613	21.4%	9,221	17.9%	14,649	15.8%	
White Collar Workers	1,138	29.1%	7,492	34.7%	23,223	45.0%	48,534	52.2%	
Blue Collar Workers	2,771	70.9%	14,096	65.3%	28,384	55.0%	44,425	47.8%	



## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave Pasco, WA 99301									
Units In Structure (2023)									
Total Units	3,197		17,120		41,621		76,931		
1 Detached Unit	1,662	52.0%	9,304	54.3%	25,968	62.4%	51,088	66.4%	
1 Attached Unit	336	10.5%	864	5.0%	1,430	3.4%	2,435	3.2%	
2 Units	99	3.1%	496	2.9%	1,283	3.1%	1,922	2.5%	
3 to 4 Units	429	13.4%	1,177	6.9%	2,191	5.3%	3,129	4.1%	
5 to 9 Units	149	4.7%	855	5.0%	1,614	3.9%	3,095	4.0%	
10 to 19 Units	95	3.0%	986	5.8%	2,203	5.3%	3,251	4.2%	
20 to 49 Units	202	6.3%	929	5.4%	1,529	3.7%	2,165	2.8%	
50 or More Units	59	1.8%	878	5.1%	1,633	3.9%	3,579	4.7%	
Mobile Home or Trailer	166	5.2%	1,592	9.3%	3,691	8.9%	6,128	8.0%	
Other Structure	-	-	39	0.2%	79	0.2%	138	0.2%	
Homes Built By Year (2023)									
Homes Built 2020 or later	73	2.2%	358	2.0%	669	1.5%	1,268	1.6%	
Homes Built 2010 to 2019	398	11.7%	1,673	9.3%	5,203	12.0%	11,642	14.5%	
Homes Built 2000 to 2009	469	13.8%	2,292	12.7%	6,879	15.8%	17,176	21.3%	
Homes Built 1990 to 1999	143	4.2%	1,330	7.4%	4,321	9.9%	9,609	11.9%	
Homes Built 1980 to 1989	143	4.2%	1,184	6.6%	2,780	6.4%	4,881	6.1%	
Homes Built 1970 to 1979	279	8.2%	2,881	16.0%	8,176	18.8%	13,341	16.6%	
Homes Built 1960 to 1969	352	10.4%	2,239	12.4%	4,828	11.1%	6,598	8.2%	
Homes Built 1950 to 1959	344	10.1%	2,060	11.4%	4,331	9.9%	5,632	7.0%	
Homes Built 1940 to 1949	371	10.9%	1,448	8.0%	2,527	5.8%	4,481	5.6%	
Homes Built Before 1939	625	18.4%	1,655	9.2%	1,909	4.4%	2,302	2.9%	
Median Age of Homes	52.7	yrs	48.9	yrs	43.4	yrs	38.6	yrs	
Home Values (2023)									
Owner Specified Housing Units	1,139		8,244		26,002		52,967		
Home Values \$1,000,000 or More	5	0.5%	92	1.1%	353	1.4%	599	1.1%	
Home Values \$750,000 to \$999,999	3	0.3%	137	1.7%	468	1.8%	1,398	2.6%	
Home Values \$500,000 to \$749,999	75	6.6%	588	7.1%	2,540	9.8%	6,799	12.8%	
Home Values \$400,000 to \$499,999	22	1.9%	350	4.2%	2,186	8.4%	6,259	11.8%	
Home Values \$300,000 to \$399,999	85	7.5%	1,161	14.1%	6,832	26.3%	14,865	28.1%	
Home Values \$250,000 to \$299,999	39	3.4%	955	11.6%	3,617	13.9%	7,209	13.6%	
Home Values \$200,000 to \$249,999	107	9.4%	1,143	13.9%	3,402	13.1%	6,014	11.4%	
Home Values \$175,000 to \$199,999	65	5.7%	385	4.7%	866	3.3%	1,555	2.9%	
Home Values \$150,000 to \$174,999	185	16.2%	771	9.3%	1,336	5.1%	1,921	3.6%	
Home Values \$125,000 to \$149,999	167	14.6%	651	7.9%	901	3.5%	1,238	2.3%	
Home Values \$100,000 to \$124,999	122	10.7%	539	6.5%	787	3.0%	1,030	1.9%	
Home Values \$90,000 to \$99,999	80	7.0%	308	3.7%	362	1.4%	469	0.9%	
Home Values \$80,000 to \$89,999	10	0.9%	123	1.5%	182	0.7%	249	0.5%	
Home Values \$70,000 to \$79,999	46	4.0%	84	1.0%	130	0.5%	182	0.3%	
Home Values \$60,000 to \$69,999	20	1.8%	39	0.5%	82	0.3%	133	0.3%	
Home Values \$50,000 to \$59,999	9	0.8%	48	0.6%	154	0.6%	235	0.4%	
Home Values \$35,000 to \$49,999	38	3.3%	143	1.7%	245	0.9%	441	0.8%	
Home Values \$25,000 to \$34,999	3	0.3%	112	1.4%	478	1.8%	756	1.4%	
Home Values \$10,000 to \$24,999	41	3.6%	346	4.2%	643	2.5%	832	1.6%	
Home Values Under \$10,000	17	1.5%	270	3.3%	437	1.7%	783	1.5%	
Owner-Occupied Median Home Value	\$144,679		\$220,183		\$288,924		\$327,372		
Renter-Occupied Median Rent	\$661		\$831		\$891		\$939		

## Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2298/-119.0923

122 S 4th Ave Pasco, WA 99301										1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2023)													
Total Household Expenditure				\$167.33 M		\$965.81 M		\$2.75 B		\$5.76 B			
Total Non-Retail Expenditure				\$88.38 M		\$508.93 M		\$1.45 B		\$3.05 B			
Total Retail Expenditure				\$78.95 M		\$456.88 M		\$1.3 B		\$2.71 B			
Apparel				\$5.96 M		\$34.29 M		\$97.97 M		\$206.17 M			
Contributions				\$5.06 M		\$30 M		\$89.86 M		\$195.08 M			
Education				\$4.88 M		\$27.93 M		\$84.7 M		\$186.48 M			
Entertainment				\$9.18 M		\$53.78 M		\$156.3 M		\$331.5 M			
Food and Beverages				\$25.18 M		\$144.36 M		\$405.17 M		\$841.57 M			
Furnishings and Equipment				\$5.69 M		\$33.3 M		\$96.77 M		\$205.08 M			
Gifts				\$3.85 M		\$22.33 M		\$67.48 M		\$147.96 M			
Health Care				\$13.98 M		\$81.34 M		\$229.13 M		\$475.67 M			
Household Operations				\$6.41 M		\$37.34 M		\$108 M		\$228.93 M			
Miscellaneous Expenses				\$3.1 M		\$18 M		\$51.72 M		\$109.07 M			
Personal Care				\$2.23 M		\$12.92 M		\$36.8 M		\$77.17 M			
Personal Insurance				\$1.08 M		\$6.48 M		\$19.5 M		\$42.25 M			
Reading				\$351.19 K		\$2.06 M		\$5.95 M		\$12.59 M			
Shelter				\$35.95 M		\$205.63 M		\$579.96 M		\$1.21 B			
Tobacco				\$1.14 M		\$6.28 M		\$16.28 M		\$32 M			
Transportation				\$30.42 M		\$176.53 M		\$501.54 M		\$1.05 B			
Utilities				\$12.88 M		\$73.24 M		\$200.95 M		\$410.86 M			
Monthly Household Consumer Expenditure (2023)													
Total Household Expenditure				\$4,362		\$4,701		\$5,502		\$6,239			
Total Non-Retail Expenditure				\$2,304 52.8%		\$2,477 52.7%		\$2,903 52.8%		\$3,300 52.9%			
Total Retail Expenditures				\$2,058 47.2%		\$2,224 47.3%		\$2,599 47.2%		\$2,939 47.1%			
Apparel				\$155 3.6%		\$167 3.6%		\$196 3.6%		\$223 3.6%			
Contributions				\$132 3.0%		\$146 3.1%		\$180 3.3%		\$211 3.4%			
Education				\$127 2.9%		\$136 2.9%		\$170 3.1%		\$202 3.2%			
Entertainment				\$239 5.5%		\$262 5.6%		\$313 5.7%		\$359 5.8%			
Food and Beverages				\$656 15.0%		\$703 14.9%		\$811 14.7%		\$912 14.6%			
Furnishings and Equipment				\$148 3.4%		\$162 3.4%		\$194 3.5%		\$222 3.6%			
Gifts				\$100 2.3%		\$109 2.3%		\$135 2.5%		\$160 2.6%			
Health Care				\$365 8.4%		\$396 8.4%		\$459 8.3%		\$515 8.3%			
Household Operations				\$167 3.8%		\$182 3.9%		\$216 3.9%		\$248 4.0%			
Miscellaneous Expenses				\$81 1.9%		\$88 1.9%		\$104 1.9%		\$118 1.9%			
Personal Care				\$58 1.3%		\$63 1.3%		\$74 1.3%		\$84 1.3%			
Personal Insurance				\$28 0.6%		\$32 0.7%		\$39 0.7%		\$46 0.7%			
Reading				\$9 0.2%		\$10 0.2%		\$12 0.2%		\$14 0.2%			
Shelter				\$937 21.5%		\$1,001 21.3%		\$1,161 21.1%		\$1,311 21.0%			
Tobacco				\$30 0.7%		\$31 0.7%		\$33 0.6%		\$35 0.6%			
Transportation				\$793 18.2%		\$859 18.3%		\$1,004 18.3%		\$1,134 18.2%			
Utilities				\$336 7.7%		\$357 7.6%		\$402 7.3%		\$445 7.1%			



