

702 GEORGE WASHINGTON WAY, RICHLAND, WA 99352
RETAIL SUBLEASE AVAILABLE | MLS 272910



SUBLEASE AVAILABLE
702 GEORGE WASHINGTON WAY
RICHLAND, WASHINGTON 99352

PROPERTY OVERVIEW

Sublease to expire October 31, 2024

Corner of George Washington Way and Lee Boulevard.

Fully remodeled 4 years ago.

Great walkability.

George Washington Way frontage.

Off-street parking.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Building Size:	4,950 SF
Available SF:	1,680 SF
Lot Size:	0.18 Acres

Kenny Teasdale
Senior Broker | 509.491.2205
kenny@naitcc.com

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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NATri-Cities



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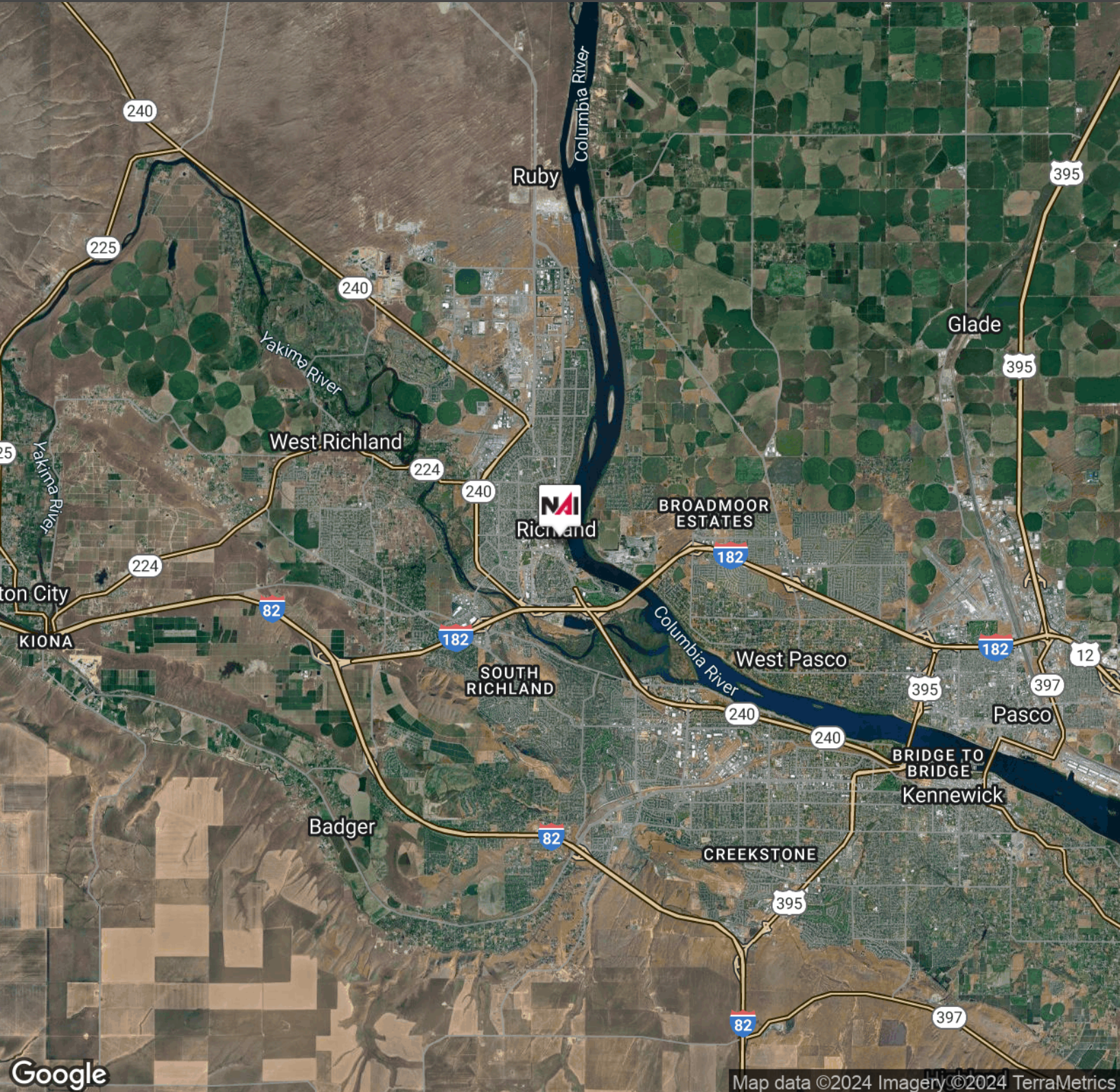


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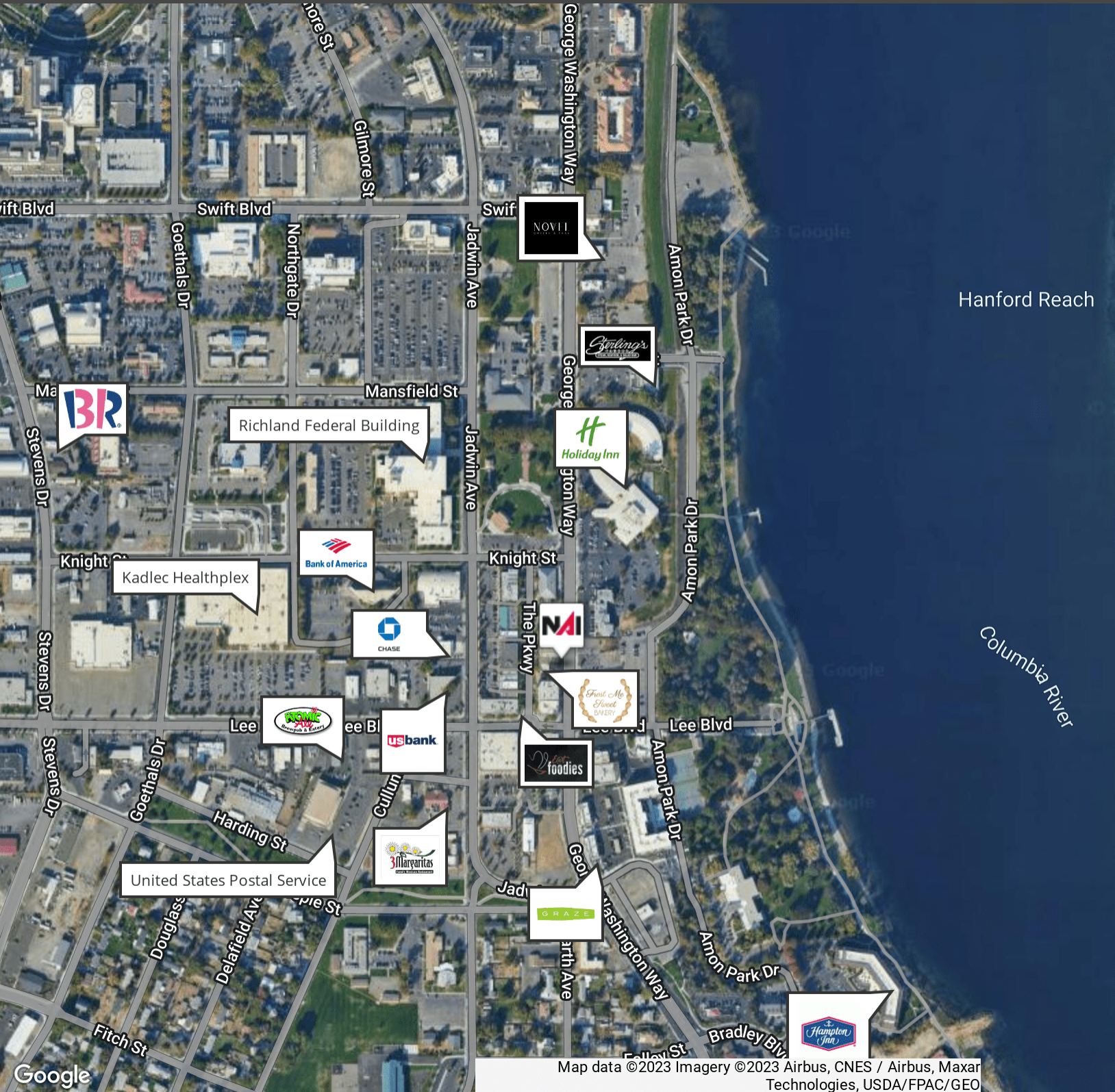


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Discover the Treasures of the Tri-Cities

Where Nature, Culture and Community Unite!

Source | TriDec.org



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: 46.275/-119.2735

702 George Washington Way Richland, WA 99352		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population									
Estimated Population (2023)	6,503		49,460		120,114		260,007		
Projected Population (2028)	7,327		53,900		132,982		279,305		
Census Population (2020)	6,567		46,868		113,852		249,923		
Census Population (2010)	6,074		40,317		90,431		205,233		
Projected Annual Growth (2023-2028)	824	2.5%	4,440	1.8%	12,868	2.1%	19,298	1.5%	
Historical Annual Growth (2020-2023)	-63	-0.3%	2,591	1.8%	6,262	1.8%	10,084	1.3%	
Historical Annual Growth (2010-2020)	492	0.8%	6,551	1.6%	23,421	2.6%	44,690	2.2%	
Estimated Population Density (2023)	2,071	psm	1,750	psm	1,530	psm	828	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households									
Estimated Households (2023)	2,425		19,315		46,409		94,222		
Projected Households (2028)	2,730		20,951		51,035		100,995		
Census Households (2020)	2,582		18,273		42,993		89,163		
Census Households (2010)	2,411		16,062		34,638		73,796		
Projected Annual Growth (2023-2028)	305	2.5%	1,636	1.7%	4,625	2.0%	6,773	1.4%	
Historical Annual Change (2010-2023)	14	-	3,253	1.6%	11,771	2.6%	20,426	2.1%	
Average Household Income									
Estimated Average Household Income (2023)	\$94,519		\$129,658		\$130,823		\$120,778		
Projected Average Household Income (2028)	\$90,645		\$129,713		\$128,441		\$121,749		
Census Average Household Income (2010)	\$53,267		\$71,437		\$77,650		\$67,195		
Census Average Household Income (2000)	\$46,047		\$60,080		\$65,858		\$57,109		
Projected Annual Change (2023-2028)	-\$3,874	-0.8%	\$55	-	-\$2,382	-0.4%	\$971	0.2%	
Historical Annual Change (2000-2023)	\$48,472	4.6%	\$69,577	5.0%	\$64,965	4.3%	\$63,669	4.8%	
Median Household Income									
Estimated Median Household Income (2023)	\$72,756		\$98,800		\$108,366		\$96,155		
Projected Median Household Income (2028)	\$75,062		\$99,544		\$108,291		\$97,467		
Census Median Household Income (2010)	\$47,294		\$60,916		\$67,852		\$59,089		
Census Median Household Income (2000)	\$39,410		\$51,894		\$56,841		\$48,835		
Projected Annual Change (2023-2028)	\$2,306	0.6%	\$744	0.2%	-\$76	-	\$1,313	0.3%	
Historical Annual Change (2000-2023)	\$33,346	3.7%	\$46,905	3.9%	\$51,525	3.9%	\$47,320	4.2%	
Per Capita Income									
Estimated Per Capita Income (2023)	\$35,407		\$50,735		\$50,669		\$43,904		
Projected Per Capita Income (2028)	\$33,915		\$50,513		\$49,402		\$44,151		
Census Per Capita Income (2010)	\$21,139		\$28,461		\$29,747		\$24,162		
Census Per Capita Income (2000)	\$17,906		\$23,834		\$25,269		\$20,797		
Projected Annual Change (2023-2028)	-\$1,492	-0.8%	-\$221	-	-\$1,267	-0.5%	\$246	0.1%	
Historical Annual Change (2000-2023)	\$17,502	4.2%	\$26,901	4.9%	\$25,400	4.4%	\$23,108	4.8%	
Estimated Average Household Net Worth (2023)	\$738,740		\$1.08 M		\$1.22 M		\$1.09 M		

Complete Profile

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

Lat/Lon: 46.275/-119.2735

702 George Washington Way Richland, WA 99352		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2023)	6,503		49,460		120,114		260,007		
White (2023)	5,041	77.5%	36,841	74.5%	86,525	72.0%	172,423	66.3%	
Black or African American (2023)	134	2.1%	1,027	2.1%	2,752	2.3%	6,407	2.5%	
American Indian or Alaska Native (2023)	58	0.9%	386	0.8%	970	0.8%	2,496	1.0%	
Asian (2023)	166	2.5%	2,038	4.1%	5,357	4.5%	9,394	3.6%	
Hawaiian or Pacific Islander (2023)	17	0.3%	123	0.2%	316	0.3%	705	0.3%	
Other Race (2023)	388	6.0%	3,761	7.6%	10,760	9.0%	37,229	14.3%	
Two or More Races (2023)	699	10.8%	5,283	10.7%	13,435	11.2%	31,353	12.1%	
Population < 18 (2023)	1,602 24.6%		11,919 24.1%		29,864 24.9%		68,109 26.2%		
White Not Hispanic	1,199	74.8%	8,194	68.7%	19,440	65.1%	38,586	56.7%	
Black or African American	35	2.2%	309	2.6%	814	2.7%	1,885	2.8%	
Asian	50	3.1%	471	4.0%	1,269	4.2%	2,450	3.6%	
Other Race Not Hispanic	72	4.5%	516	4.3%	1,265	4.2%	2,686	3.9%	
Hispanic	247	15.4%	2,430	20.4%	7,076	23.7%	22,502	33.0%	
Not Hispanic or Latino Population (2023)	5,169 79.5%		38,565 78.0%		90,742 75.5%		176,979 68.1%		
Not Hispanic White	4,603	89.0%	33,647	87.2%	78,405	86.4%	153,225	86.6%	
Not Hispanic Black or African American	118	2.3%	969	2.5%	2,604	2.9%	5,745	3.2%	
Not Hispanic American Indian or Alaska Native	24	0.5%	145	0.4%	346	0.4%	812	0.5%	
Not Hispanic Asian	164	3.2%	2,023	5.2%	5,297	5.8%	9,142	5.2%	
Not Hispanic Hawaiian or Pacific Islander	9	0.2%	62	0.2%	170	0.2%	390	0.2%	
Not Hispanic Other Race	5	-	81	0.2%	188	0.2%	471	0.3%	
Not Hispanic Two or More Races	245	4.7%	1,638	4.2%	3,732	4.1%	7,194	4.1%	
Hispanic or Latino Population (2023)	1,334 20.5%		10,895 22.0%		29,372 24.5%		83,028 31.9%		
Hispanic White	439	32.9%	3,194	29.3%	8,120	27.6%	19,198	23.1%	
Hispanic Black or African American	16	1.2%	58	0.5%	147	0.5%	662	0.8%	
Hispanic American Indian or Alaska Native	34	2.5%	241	2.2%	624	2.1%	1,684	2.0%	
Hispanic Asian	1	-	15	0.1%	59	0.2%	252	0.3%	
Hispanic Hawaiian or Pacific Islander	8	0.6%	62	0.6%	146	0.5%	315	0.4%	
Hispanic Other Race	383	28.7%	3,680	33.8%	10,572	36.0%	36,758	44.3%	
Hispanic Two or More Races	454	34.0%	3,645	33.5%	9,703	33.0%	24,159	29.1%	
Not Hispanic or Latino Population (2020)	5,477 83.4%		39,413 84.1%		93,156 81.8%		174,210 69.7%		
Hispanic or Latino Population (2020)	1,090 16.6%		7,455 15.9%		20,696 18.2%		75,713 30.3%		
Not Hispanic or Latino Population (2010)	5,438 89.5%		36,147 89.7%		79,395 87.8%		152,181 74.2%		
Hispanic or Latino Population (2010)	637 10.5%		4,170 10.3%		11,037 12.2%		53,052 25.8%		
Not Hispanic or Latino Population (2028)	5,806 79.2%		41,835 77.6%		100,402 75.5%		191,629 68.6%		
Hispanic or Latino Population (2028)	1,521 20.8%		12,065 22.4%		32,580 24.5%		87,676 31.4%		
Projected Annual Growth (2023-2028)	187 2.8%		1,170 2.1%		3,209 2.2%		4,648 1.1%		
Historical Annual Growth (2010-2020)	453 7.1%		3,285 7.9%		9,660 8.8%		22,661 4.3%		

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Total Age Distribution (2023)									
Total Population	6,503		49,460		120,114		260,007		
Age Under 5 Years	440	6.8%	2,843	5.7%	7,040	5.9%	16,752	6.4%	
Age 5 to 9 Years	445	6.8%	3,386	6.8%	8,637	7.2%	19,292	7.4%	
Age 10 to 14 Years	475	7.3%	3,701	7.5%	9,146	7.6%	20,219	7.8%	
Age 15 to 19 Years	377	5.8%	2,917	5.9%	7,238	6.0%	16,871	6.5%	
Age 20 to 24 Years	532	8.2%	3,376	6.8%	7,732	6.4%	18,077	7.0%	
Age 25 to 29 Years	641	9.9%	3,626	7.3%	8,495	7.1%	18,231	7.0%	
Age 30 to 34 Years	554	8.5%	3,588	7.3%	8,910	7.4%	19,027	7.3%	
Age 35 to 39 Years	467	7.2%	3,421	6.9%	8,803	7.3%	18,872	7.3%	
Age 40 to 44 Years	396	6.1%	3,211	6.5%	8,328	6.9%	17,703	6.8%	
Age 45 to 49 Years	342	5.3%	2,811	5.7%	6,852	5.7%	14,785	5.7%	
Age 50 to 54 Years	309	4.7%	2,730	5.5%	6,789	5.7%	14,581	5.6%	
Age 55 to 59 Years	289	4.4%	2,703	5.5%	6,746	5.6%	14,012	5.4%	
Age 60 to 64 Years	294	4.5%	2,819	5.7%	6,886	5.7%	14,319	5.5%	
Age 65 to 69 Years	252	3.9%	2,655	5.4%	6,443	5.4%	12,887	5.0%	
Age 70 to 74 Years	242	3.7%	2,219	4.5%	5,031	4.2%	10,087	3.9%	
Age 75 to 79 Years	181	2.8%	1,505	3.0%	3,370	2.8%	6,871	2.6%	
Age 80 to 84 Years	123	1.9%	996	2.0%	2,015	1.7%	4,016	1.5%	
Age 85 Years or Over	145	2.2%	952	1.9%	1,654	1.4%	3,403	1.3%	
Median Age	32.6		36.6		36.5		35.1		
Age 19 Years or Less	1,738	26.7%	12,847	26.0%	32,061	26.7%	73,135	28.1%	
Age 20 to 64 Years	3,823	58.8%	28,285	57.2%	69,541	57.9%	149,608	57.5%	
Age 65 Years or Over	943	14.5%	8,327	16.8%	18,512	15.4%	37,264	14.3%	
Female Age Distribution (2023)									
Female Population	3,289	50.6%	24,863	50.3%	59,838	49.8%	129,169	49.7%	
Age Under 5 Years	223	6.8%	1,437	5.8%	3,504	5.9%	8,233	6.4%	
Age 5 to 9 Years	233	7.1%	1,719	6.9%	4,248	7.1%	9,487	7.3%	
Age 10 to 14 Years	221	6.7%	1,810	7.3%	4,451	7.4%	9,851	7.6%	
Age 15 to 19 Years	195	5.9%	1,479	5.9%	3,709	6.2%	8,765	6.8%	
Age 20 to 24 Years	266	8.1%	1,659	6.7%	3,734	6.2%	8,656	6.7%	
Age 25 to 29 Years	320	9.7%	1,752	7.0%	4,093	6.8%	8,864	6.9%	
Age 30 to 34 Years	255	7.8%	1,718	6.9%	4,332	7.2%	9,227	7.1%	
Age 35 to 39 Years	251	7.6%	1,704	6.9%	4,346	7.3%	9,057	7.0%	
Age 40 to 44 Years	180	5.5%	1,544	6.2%	3,953	6.6%	8,441	6.5%	
Age 45 to 49 Years	172	5.2%	1,401	5.6%	3,374	5.6%	7,249	5.6%	
Age 50 to 54 Years	154	4.7%	1,315	5.3%	3,299	5.5%	7,023	5.4%	
Age 55 to 59 Years	143	4.4%	1,348	5.4%	3,349	5.6%	7,020	5.4%	
Age 60 to 64 Years	161	4.9%	1,463	5.9%	3,506	5.9%	7,316	5.7%	
Age 65 to 69 Years	130	3.9%	1,366	5.5%	3,331	5.6%	6,597	5.1%	
Age 70 to 74 Years	129	3.9%	1,162	4.7%	2,609	4.4%	5,263	4.1%	
Age 75 to 79 Years	100	3.0%	809	3.3%	1,801	3.0%	3,700	2.9%	
Age 80 to 84 Years	66	2.0%	547	2.2%	1,114	1.9%	2,233	1.7%	
Age 85 Years or Over	88	2.7%	629	2.5%	1,086	1.8%	2,187	1.7%	
Female Median Age	33.1		37.1		37.1		35.6		
Age 19 Years or Less	873	26.5%	6,445	25.9%	15,912	26.6%	36,335	28.1%	
Age 20 to 64 Years	1,902	57.8%	13,905	55.9%	33,986	56.8%	72,853	56.4%	
Age 65 Years or Over	514	15.6%	4,514	18.2%	9,941	16.6%	19,981	15.5%	

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Male Age Distribution (2023)									
Male Population	3,214	49.4%	24,596	49.7%	60,276	50.2%	130,838	50.3%	
Age Under 5 Years	217	6.8%	1,406	5.7%	3,536	5.9%	8,519	6.5%	
Age 5 to 9 Years	212	6.6%	1,667	6.8%	4,389	7.3%	9,805	7.5%	
Age 10 to 14 Years	254	7.9%	1,890	7.7%	4,695	7.8%	10,369	7.9%	
Age 15 to 19 Years	182	5.7%	1,439	5.8%	3,529	5.9%	8,106	6.2%	
Age 20 to 24 Years	266	8.3%	1,717	7.0%	3,998	6.6%	9,421	7.2%	
Age 25 to 29 Years	321	10.0%	1,874	7.6%	4,401	7.3%	9,367	7.2%	
Age 30 to 34 Years	299	9.3%	1,870	7.6%	4,578	7.6%	9,800	7.5%	
Age 35 to 39 Years	216	6.7%	1,716	7.0%	4,457	7.4%	9,815	7.5%	
Age 40 to 44 Years	216	6.7%	1,667	6.8%	4,375	7.3%	9,262	7.1%	
Age 45 to 49 Years	170	5.3%	1,410	5.7%	3,478	5.8%	7,536	5.8%	
Age 50 to 54 Years	154	4.8%	1,416	5.8%	3,490	5.8%	7,558	5.8%	
Age 55 to 59 Years	146	4.5%	1,355	5.5%	3,397	5.6%	6,992	5.3%	
Age 60 to 64 Years	133	4.1%	1,356	5.5%	3,380	5.6%	7,003	5.4%	
Age 65 to 69 Years	122	3.8%	1,289	5.2%	3,112	5.2%	6,290	4.8%	
Age 70 to 74 Years	112	3.5%	1,056	4.3%	2,422	4.0%	4,824	3.7%	
Age 75 to 79 Years	81	2.5%	696	2.8%	1,569	2.6%	3,171	2.4%	
Age 80 to 84 Years	57	1.8%	449	1.8%	901	1.5%	1,783	1.4%	
Age 85 Years or Over	58	1.8%	323	1.3%	568	0.9%	1,216	0.9%	
Male Median Age	31.8		36.1		36.1		34.7		
Age 19 Years or Less	865	26.9%	6,403	26.0%	16,149	26.8%	36,799	28.1%	
Age 20 to 64 Years	1,921	59.8%	14,380	58.5%	35,555	59.0%	76,755	58.7%	
Age 65 Years or Over	429	13.3%	3,814	15.5%	8,572	14.2%	17,283	13.2%	
Males per 100 Females (2023)									
Overall Comparison	98		99		101		101		
Age Under 5 Years	97	49.3%	98	49.5%	101	50.2%	103	50.9%	
Age 5 to 9 Years	91	47.6%	97	49.2%	103	50.8%	103	50.8%	
Age 10 to 14 Years	115	53.4%	104	51.1%	106	51.3%	105	51.3%	
Age 15 to 19 Years	93	48.2%	97	49.3%	95	48.8%	92	48.0%	
Age 20 to 24 Years	100	50.0%	103	50.9%	107	51.7%	109	52.1%	
Age 25 to 29 Years	100	50.0%	107	51.7%	108	51.8%	106	51.4%	
Age 30 to 34 Years	117	54.0%	109	52.1%	106	51.4%	106	51.5%	
Age 35 to 39 Years	86	46.3%	101	50.2%	103	50.6%	108	52.0%	
Age 40 to 44 Years	120	54.5%	108	51.9%	111	52.5%	110	52.3%	
Age 45 to 49 Years	99	49.8%	101	50.2%	103	50.8%	104	51.0%	
Age 50 to 54 Years	100	50.0%	108	51.8%	106	51.4%	108	51.8%	
Age 55 to 59 Years	102	50.4%	100	50.1%	101	50.4%	100	49.9%	
Age 60 to 64 Years	83	45.3%	93	48.1%	96	49.1%	96	48.9%	
Age 65 to 69 Years	94	48.4%	94	48.6%	93	48.3%	95	48.8%	
Age 70 to 74 Years	87	46.4%	91	47.6%	93	48.1%	92	47.8%	
Age 75 to 79 Years	80	44.6%	86	46.3%	87	46.5%	86	46.1%	
Age 80 to 84 Years	85	46.1%	82	45.1%	81	44.7%	80	44.4%	
Age 85 Years or Over	66	39.6%	51	33.9%	52	34.3%	56	35.7%	
Age 19 Years or Less	99	49.8%	99	49.8%	101	50.4%	101	50.3%	
Age 20 to 39 Years	101	50.2%	105	51.2%	106	51.4%	107	51.8%	
Age 40 to 64 Years	101	50.3%	102	50.5%	104	50.9%	104	50.9%	
Age 65 Years or Over	84	45.5%	84	45.8%	86	46.3%	86	46.4%	

Complete Profile

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

Lat/Lon: 46.275/-119.2735

702 George Washington Way Richland, WA 99352		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households		2,425		19,315		46,409		94,222	
Households with Children		845	34.9%	6,490	33.6%	16,739	36.1%	36,004	38.2%
Average Household Size		2.7		2.5		2.6		2.7	
Household Density per Square Mile		772		683		591		300	
Population Family		5,376	82.7%	41,483	83.9%	102,852	85.6%	224,853	86.5%
Population Non-Family		1,056	16.2%	7,640	15.4%	16,545	13.8%	33,386	12.8%
Population Group Quarters		71	1.1%	336	0.7%	717	0.6%	1,768	0.7%
Family Households		1,625	67.0%	13,119	67.9%	32,641	70.3%	67,311	71.4%
Married Couple Households		1,073	66.0%	9,785	74.6%	25,390	77.8%	51,046	75.8%
Other Family Households with Children		552	34.0%	3,334	25.4%	7,250	22.2%	16,265	24.2%
Family Households with Children		842	51.8%	6,456	49.2%	16,628	50.9%	35,756	53.1%
Married Couple with Children		477	56.7%	4,524	70.1%	12,543	75.4%	26,091	73.0%
Other Family Households with Children		365	43.3%	1,932	29.9%	4,086	24.6%	9,666	27.0%
Family Households No Children		783	48.2%	6,663	50.8%	16,013	49.1%	31,554	46.9%
Married Couple No Children		596	76.1%	5,261	79.0%	12,848	80.2%	24,955	79.1%
Other Family Households No Children		187	23.9%	1,402	21.0%	3,165	19.8%	6,599	20.9%
Non-Family Households		799	33.0%	6,196	32.1%	13,768	29.7%	26,911	28.6%
Non-Family Households with Children		3	0.4%	34	0.5%	110	0.8%	248	0.9%
Non-Family Households No Children		796	99.6%	6,162	99.5%	13,658	99.2%	26,664	99.1%
Average Family Household Size		3.3		3.2		3.2		3.3	
Average Family Income		\$102,894		\$144,611		\$148,030		\$137,426	
Median Family Income		\$83,231		\$114,866		\$128,374		\$113,636	
Average Non-Family Household Size		1.3		1.2		1.2		1.2	
Marital Status (2023)									
Population Age 15 Years or Over		5,143		39,530		95,291		203,744	
Never Married		2,028	39.4%	13,472	34.1%	29,884	31.4%	68,945	33.8%
Currently Married		1,985	38.6%	17,995	45.5%	48,111	50.5%	96,586	47.4%
Previously Married		1,129	22.0%	8,062	20.4%	17,296	18.2%	38,213	18.8%
Separated		257	22.8%	1,351	16.8%	2,903	16.8%	6,724	17.6%
Widowed		138	12.3%	1,667	20.7%	3,876	22.4%	8,478	22.2%
Divorced		734	65.0%	5,044	62.6%	10,517	60.8%	23,012	60.2%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		4,234		33,236		80,321		168,795	
Elementary (Grade Level 0 to 8)		189	4.5%	917	2.8%	2,519	3.1%	11,136	6.6%
Some High School (Grade Level 9 to 11)		122	2.9%	793	2.4%	2,466	3.1%	8,233	4.9%
High School Graduate		1,258	29.7%	6,519	19.6%	15,535	19.3%	37,467	22.2%
Some College		1,174	27.7%	7,656	23.0%	18,211	22.7%	37,891	22.4%
Associate Degree Only		389	9.2%	3,688	11.1%	8,779	10.9%	17,792	10.5%
Bachelor Degree Only		575	13.6%	7,781	23.4%	19,287	24.0%	33,886	20.1%
Graduate Degree		527	12.4%	5,883	17.7%	13,524	16.8%	22,389	13.3%
Any College (Some College or Higher)		2,664	62.9%	25,008	75.2%	59,801	74.5%	111,958	66.3%
College Degree + (Bachelor Degree or Higher)		1,101	26.0%	13,664	41.1%	32,811	40.8%	56,275	33.3%

Complete Profile

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

Lat/Lon: 46.275/-119.2735

702 George Washington Way Richland, WA 99352		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2023)	2,520		20,027		47,913		97,154		
Total Housing Units (2020)	2,683		18,991		44,761		92,855		
Historical Annual Growth (2020-2023)	-164	-2.0%	1,036	1.8%	3,152	2.3%	4,299	1.5%	
Housing Units Occupied (2023)	2,425	96.2%	19,315	96.4%	46,409	96.9%	94,222	97.0%	
Housing Units Owner-Occupied	1,514	62.4%	12,665	65.6%	31,455	67.8%	63,642	67.5%	
Housing Units Renter-Occupied	911	37.6%	6,650	34.4%	14,954	32.2%	30,580	32.5%	
Housing Units Vacant (2023)	95	3.8%	712	3.6%	1,504	3.1%	2,932	3.0%	
Household Size (2023)									
Total Households	2,425		19,315		46,409		94,222		
1 Person Households	644	26.5%	5,169	26.8%	11,431	24.6%	22,155	23.5%	
2 Person Households	833	34.3%	6,608	34.2%	16,111	34.7%	31,067	33.0%	
3 Person Households	403	16.6%	3,093	16.0%	7,559	16.3%	14,845	15.8%	
4 Person Households	293	12.1%	2,482	12.9%	6,351	13.7%	13,417	14.2%	
5 Person Households	151	6.2%	1,228	6.4%	3,105	6.7%	7,312	7.8%	
6 Person Households	65	2.7%	489	2.5%	1,240	2.7%	3,385	3.6%	
7 or More Person Households	36	1.5%	245	1.3%	613	1.3%	2,041	2.2%	
Household Income Distribution (2023)									
HH Income \$200,000 or More	206	8.5%	2,760	14.3%	7,814	16.8%	13,879	14.7%	
HH Income \$150,000 to \$199,999	145	6.0%	2,314	12.0%	5,936	12.8%	9,998	10.6%	
HH Income \$125,000 to \$149,999	163	6.7%	1,813	9.4%	4,534	9.8%	7,849	8.3%	
HH Income \$100,000 to \$124,999	208	8.6%	2,152	11.1%	5,649	12.2%	10,806	11.5%	
HH Income \$75,000 to \$99,999	509	21.0%	2,361	12.2%	5,867	12.6%	12,077	12.8%	
HH Income \$50,000 to \$74,999	376	15.5%	3,223	16.7%	6,704	14.4%	14,293	15.2%	
HH Income \$35,000 to \$49,999	351	14.5%	1,869	9.7%	3,843	8.3%	8,904	9.4%	
HH Income \$25,000 to \$34,999	232	9.6%	1,193	6.2%	2,365	5.1%	5,990	6.4%	
HH Income \$15,000 to \$24,999	116	4.8%	757	3.9%	1,574	3.4%	4,319	4.6%	
HH Income \$10,000 to \$14,999	54	2.2%	344	1.8%	931	2.0%	2,264	2.4%	
HH Income Under \$10,000	65	2.7%	528	2.7%	1,193	2.6%	3,845	4.1%	
Household Vehicles (2023)									
Households 0 Vehicles Available	71	2.9%	766	4.0%	1,794	3.9%	4,708	5.0%	
Households 1 Vehicle Available	810	33.4%	5,624	29.1%	12,540	27.0%	25,734	27.3%	
Households 2 Vehicles Available	870	35.9%	6,986	36.2%	18,093	39.0%	34,598	36.7%	
Households 3 or More Vehicles Available	674	27.8%	5,938	30.7%	13,982	30.1%	29,181	31.0%	
Total Vehicles Available	4,970		40,075		97,398		198,049		
Average Vehicles per Household	2.0		2.1		2.1		2.1		
Owner-Occupied Household Vehicles	3,470	69.8%	29,544	73.7%	74,041	76.0%	151,735	76.6%	
Average Vehicles per Owner-Occupied Household	2.3		2.3		2.4		2.4		
Renter-Occupied Household Vehicles	1,500	30.2%	10,531	26.3%	23,357	24.0%	46,314	23.4%	
Average Vehicles per Renter-Occupied Household	1.6		1.6		1.6		1.5		
Travel Time (2023)									
Worker Base Age 16 years or Over	2,957		24,729		59,606		124,477		
Travel to Work in 14 Minutes or Less	1,121	37.9%	7,674	31.0%	16,157	27.1%	33,407	26.8%	
Travel to Work in 15 to 29 Minutes	1,007	34.1%	9,214	37.3%	23,987	40.2%	50,645	40.7%	
Travel to Work in 30 to 59 Minutes	308	10.4%	3,232	13.1%	9,315	15.6%	21,598	17.4%	
Travel to Work in 60 Minutes or More	147	5.0%	1,017	4.1%	2,567	4.3%	5,641	4.5%	
Work at Home	374	12.6%	3,592	14.5%	7,581	12.7%	13,186	10.6%	
Average Minutes Travel to Work	15.8		16.8		17.8		18.4		

Complete Profile

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702 George Washington Way Richland, WA 99352		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)									
Worker Base Age 16 years or Over		2,957		24,729		59,606		124,477	
Drive to Work Alone		2,187	74.0%	18,308	74.0%	45,224	75.9%	96,175	77.3%
Drive to Work in Carpool		328	11.1%	2,261	9.1%	5,483	9.2%	12,343	9.9%
Travel to Work by Public Transportation		20	0.7%	164	0.7%	295	0.5%	759	0.6%
Drive to Work on Motorcycle		6	0.2%	28	0.1%	94	0.2%	162	0.1%
Bicycle to Work		9	0.3%	59	0.2%	119	0.2%	215	0.2%
Walk to Work		24	0.8%	171	0.7%	367	0.6%	726	0.6%
Other Means		9	0.3%	146	0.6%	444	0.7%	911	0.7%
Work at Home		374	12.6%	3,592	14.5%	7,581	12.7%	13,186	10.6%
Daytime Demographics (2023)									
Total Businesses		707		1,720		4,126		8,558	
Total Employees		8,164		17,790		41,675		80,772	
Company Headquarter Businesses		34	4.7%	61	3.5%	124	3.0%	242	2.8%
Company Headquarter Employees		2,307	28.3%	3,262	18.3%	4,678	11.2%	9,885	12.2%
Employee Population per Business		11.5	to 1	10.3	to 1	10.1	to 1	9.4	to 1
Residential Population per Business		9.2	to 1	28.8	to 1	29.1	to 1	30.4	to 1
Adj. Daytime Demographics Age 16 Years or Over		10,258		31,887		75,570		155,765	
Labor Force									
Labor Population Age 16 Years or Over (2023)		5,051		38,835		93,532		199,600	
Labor Force Total Males (2023)		2,485	49.2%	19,280	49.6%	46,768	50.0%	100,049	50.1%
Male Civilian Employed		1,508	60.7%	13,212	68.5%	32,294	69.1%	67,874	67.8%
Male Civilian Unemployed		116	4.7%	538	2.8%	967	2.1%	2,484	2.5%
Males in Armed Forces		-	-	8	-	31	-	128	0.1%
Males Not in Labor Force		861	34.6%	5,523	28.6%	13,476	28.8%	29,563	29.5%
Labor Force Total Females (2023)		2,566	50.8%	19,555	50.4%	46,764	50.0%	99,552	49.9%
Female Civilian Employed		1,450	56.5%	11,518	58.9%	27,313	58.4%	56,606	56.9%
Female Civilian Unemployed		46	1.8%	312	1.6%	696	1.5%	1,845	1.9%
Females in Armed Forces		-	-	-	-	-	-	-	-
Females Not in Labor Force		1,071	41.7%	7,725	39.5%	18,756	40.1%	41,101	41.3%
Unemployment Rate		162	3.2%	850	2.2%	1,663	1.8%	4,329	2.2%
Occupation (2023)									
Occupation Population Age 16 Years or Over		2,957		24,729		59,606		124,477	
Occupation Total Males		1,508	51.0%	13,211	53.4%	32,293	54.2%	67,872	54.5%
Occupation Total Females		1,450	49.0%	11,518	46.6%	27,313	45.8%	56,605	45.5%
Management, Business, Financial Operations		338	11.4%	3,546	14.3%	9,161	15.4%	17,432	14.0%
Professional, Related		698	23.6%	7,225	29.2%	16,505	27.7%	29,034	23.3%
Service		592	20.0%	3,993	16.1%	9,298	15.6%	21,506	17.3%
Sales, Office		566	19.1%	4,490	18.2%	11,076	18.6%	22,817	18.3%
Farming, Fishing, Forestry		87	3.0%	520	2.1%	1,623	2.7%	5,310	4.3%
Construction, Extraction, Maintenance		253	8.6%	1,782	7.2%	4,452	7.5%	10,376	8.3%
Production, Transport, Material Moving		423	14.3%	3,173	12.8%	7,490	12.6%	18,003	14.5%
White Collar Workers		1,602	54.2%	15,262	61.7%	36,743	61.6%	69,282	55.7%
Blue Collar Workers		1,355	45.8%	9,467	38.3%	22,863	38.4%	55,195	44.3%

Complete Profile

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Lat/Lon: 46.275/-119.2735

702 George Washington Way Richland, WA 99352		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units		2,425		19,315		46,409		94,222	
1 Detached Unit		1,416	58.4%	12,044	62.4%	30,364	65.4%	61,958	65.8%
1 Attached Unit		160	6.6%	873	4.5%	1,758	3.8%	3,238	3.4%
2 Units		190	7.8%	752	3.9%	1,319	2.8%	2,586	2.7%
3 to 4 Units		127	5.2%	603	3.1%	1,530	3.3%	3,752	4.0%
5 to 9 Units		190	7.8%	933	4.8%	2,235	4.8%	3,793	4.0%
10 to 19 Units		85	3.5%	815	4.2%	2,113	4.6%	4,093	4.3%
20 to 49 Units		48	2.0%	701	3.6%	1,274	2.7%	2,687	2.9%
50 or More Units		105	4.3%	1,120	5.8%	2,618	5.6%	4,765	5.1%
Mobile Home or Trailer		97	4.0%	1,442	7.5%	3,110	6.7%	7,174	7.6%
Other Structure		7	0.3%	31	0.2%	90	0.2%	177	0.2%
Homes Built By Year (2023)									
Homes Built 2020 or later		16	0.6%	204	1.0%	818	1.7%	1,491	1.5%
Homes Built 2010 to 2019		144	5.7%	2,261	11.3%	7,653	16.0%	15,213	15.7%
Homes Built 2000 to 2009		262	10.4%	3,161	15.8%	11,388	23.8%	19,887	20.5%
Homes Built 1990 to 1999		170	6.7%	2,153	10.8%	6,209	13.0%	11,678	12.0%
Homes Built 1980 to 1989		63	2.5%	858	4.3%	2,567	5.4%	5,796	6.0%
Homes Built 1970 to 1979		172	6.8%	2,797	14.0%	6,317	13.2%	15,475	15.9%
Homes Built 1960 to 1969		255	10.1%	1,761	8.8%	3,349	7.0%	7,907	8.1%
Homes Built 1950 to 1959		177	7.0%	1,732	8.6%	2,664	5.6%	6,920	7.1%
Homes Built 1940 to 1949		1,086	43.1%	4,035	20.1%	4,746	9.9%	7,571	7.8%
Homes Built Before 1939		80	3.2%	353	1.8%	697	1.5%	2,285	2.4%
Median Age of Homes		59.7 yrs		46.9 yrs		37.5 yrs		39.0 yrs	
Home Values (2023)									
Owner Specified Housing Units		1,514		12,665		31,455		63,642	
Home Values \$1,000,000 or More		6	0.4%	116	0.9%	324	1.0%	680	1.1%
Home Values \$750,000 to \$999,999		44	2.9%	440	3.5%	1,072	3.4%	1,906	3.0%
Home Values \$500,000 to \$749,999		253	16.7%	2,191	17.3%	4,924	15.7%	9,267	14.6%
Home Values \$400,000 to \$499,999		215	14.2%	1,798	14.2%	4,561	14.5%	8,348	13.1%
Home Values \$300,000 to \$399,999		448	29.6%	3,582	28.3%	9,419	29.9%	18,093	28.4%
Home Values \$250,000 to \$299,999		152	10.0%	1,565	12.4%	4,222	13.4%	8,248	13.0%
Home Values \$200,000 to \$249,999		178	11.8%	1,239	9.8%	3,070	9.8%	6,566	10.3%
Home Values \$175,000 to \$199,999		36	2.4%	318	2.5%	695	2.2%	1,634	2.6%
Home Values \$150,000 to \$174,999		49	3.2%	256	2.0%	580	1.8%	1,796	2.8%
Home Values \$125,000 to \$149,999		30	2.0%	131	1.0%	402	1.3%	1,174	1.8%
Home Values \$100,000 to \$124,999		10	0.6%	154	1.2%	272	0.9%	1,041	1.6%
Home Values \$90,000 to \$99,999		5	0.3%	34	0.3%	92	0.3%	367	0.6%
Home Values \$80,000 to \$89,999		3	0.2%	53	0.4%	99	0.3%	297	0.5%
Home Values \$70,000 to \$79,999		7	0.5%	32	0.3%	55	0.2%	200	0.3%
Home Values \$60,000 to \$69,999		5	0.3%	22	0.2%	58	0.2%	157	0.2%
Home Values \$50,000 to \$59,999		6	0.4%	103	0.8%	214	0.7%	396	0.6%
Home Values \$35,000 to \$49,999		6	0.4%	98	0.8%	265	0.8%	566	0.9%
Home Values \$25,000 to \$34,999		30	1.9%	266	2.1%	480	1.5%	992	1.6%
Home Values \$10,000 to \$24,999		15	1.0%	163	1.3%	293	0.9%	1,012	1.6%
Home Values Under \$10,000		16	1.1%	102	0.8%	357	1.1%	903	1.4%
Owner-Occupied Median Home Value		\$348,955		\$356,074		\$358,773		\$340,868	
Renter-Occupied Median Rent		\$896		\$974		\$1,002		\$958	

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Lat/Lon: 46.275/-119.2735

702 George Washington Way Richland, WA 99352		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2023)					
Total Household Expenditure		\$164.74 M	\$1.63 B	\$3.95 B	\$7.55 B
Total Non-Retail Expenditure		\$86.84 M	\$865.45 M	\$2.09 B	\$4 B
Total Retail Expenditure		\$77.9 M	\$768.53 M	\$1.86 B	\$3.55 B
Apparel		\$5.82 M	\$58.5 M	\$142.16 M	\$271.14 M
Contributions		\$5.38 M	\$56.08 M	\$137.19 M	\$258.39 M
Education		\$4.85 M	\$53.62 M	\$133.19 M	\$249.36 M
Entertainment		\$9.32 M	\$94.41 M	\$229.54 M	\$436.2 M
Food and Beverages		\$24.28 M	\$237.6 M	\$572.57 M	\$1.1 B
Furnishings and Equipment		\$5.79 M	\$58.49 M	\$141.99 M	\$269.8 M
Gifts		\$4.08 M	\$42.73 M	\$104.92 M	\$196.94 M
Health Care		\$13.92 M	\$134.48 M	\$322.19 M	\$618.93 M
Household Operations		\$6.45 M	\$65.2 M	\$158.24 M	\$300.97 M
Miscellaneous Expenses		\$3.1 M	\$31.11 M	\$75.21 M	\$143.27 M
Personal Care		\$2.21 M	\$21.93 M	\$53 M	\$101.19 M
Personal Insurance		\$1.16 M	\$12.12 M	\$29.72 M	\$55.95 M
Reading		\$358.61 K	\$3.6 M	\$8.7 M	\$16.54 M
Shelter		\$34.71 M	\$343.68 M	\$829.93 M	\$1.59 B
Tobacco		\$994.88 K	\$8.79 M	\$20.6 M	\$40.78 M
Transportation		\$30.18 M	\$296.62 M	\$715.47 M	\$1.37 B
Utilities		\$12.14 M	\$115.03 M	\$274.55 M	\$531.91 M
Monthly Household Consumer Expenditure (2023)					
Total Household Expenditure		\$5,662	\$7,050	\$7,091	\$6,675
Total Non-Retail Expenditure		\$2,985 52.7%	\$3,734 53.0%	\$3,759 53.0%	\$3,535 53.0%
Total Retail Expenditures		\$2,677 47.3%	\$3,316 47.0%	\$3,332 47.0%	\$3,140 47.0%
Apparel		\$200 3.5%	\$252 3.6%	\$255 3.6%	\$240 3.6%
Contributions		\$185 3.3%	\$242 3.4%	\$246 3.5%	\$229 3.4%
Education		\$167 2.9%	\$231 3.3%	\$239 3.4%	\$221 3.3%
Entertainment		\$320 5.7%	\$407 5.8%	\$412 5.8%	\$386 5.8%
Food and Beverages		\$835 14.7%	\$1,025 14.5%	\$1,028 14.5%	\$972 14.6%
Furnishings and Equipment		\$199 3.5%	\$252 3.6%	\$255 3.6%	\$239 3.6%
Gifts		\$140 2.5%	\$184 2.6%	\$188 2.7%	\$174 2.6%
Health Care		\$478 8.4%	\$580 8.2%	\$579 8.2%	\$547 8.2%
Household Operations		\$222 3.9%	\$281 4.0%	\$284 4.0%	\$266 4.0%
Miscellaneous Expenses		\$107 1.9%	\$134 1.9%	\$135 1.9%	\$127 1.9%
Personal Care		\$76 1.3%	\$95 1.3%	\$95 1.3%	\$89 1.3%
Personal Insurance		\$40 0.7%	\$52 0.7%	\$53 0.8%	\$49 0.7%
Reading		\$12 0.2%	\$16 0.2%	\$16 0.2%	\$15 0.2%
Shelter		\$1,193 21.1%	\$1,483 21.0%	\$1,490 21.0%	\$1,404 21.0%
Tobacco		\$34 0.6%	\$38 0.5%	\$37 0.5%	\$36 0.5%
Transportation		\$1,037 18.3%	\$1,280 18.2%	\$1,285 18.1%	\$1,211 18.1%
Utilities		\$417 7.4%	\$496 7.0%	\$493 7.0%	\$470 7.0%

