

PRE LEASING - SPACE COMING 2026

# 8840 W Clearwater

8840 W CLEARWATER

Kennewick, WA 99336

PRESENTED BY:

SCOTT SAUTELL

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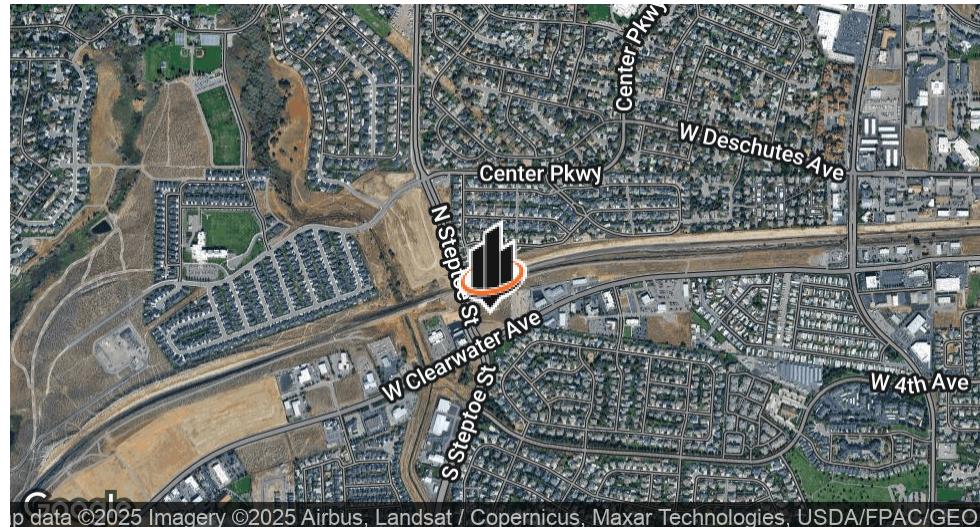
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WA #109003



 **SVN**  
RETTER & COMPANY

## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,500 to 17,000
LOT SIZE:	4.26 Acres
BUILDING SIZE:	Up to 41,780 SF

## PROPERTY DESCRIPTION

Location Location Location! Pre leasing Retail and Office space to be built in 2026. Located at the corner of Clearwater and Steptoe Street. Land will be just above the road after it is graded giving it great exposure to the 30,000 cars per day passing by on Clearwater and Steptoe.

Size of buildings and spaces are TBD but can range from 1,500 - 17,000 square feet.

Price is TBD based on tenant strength and terms of deal

## PROPERTY HIGHLIGHTS

- Best available signalized corner in Kennewick
- 1,500 sf to 17,000 sf spaces

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## LOCATION LOCATION LOCATION



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### LOCATION DESCRIPTION

Located in Kennewick at the signalized corner of Clearwater Ave and Steptoe Street.

There are approximately 2,500 new homes slated for construction in the next 5 years within a couple mile radius of the subject property.

The West Clearwater corridor is filling up fast making this one of the last sites to locate your business.

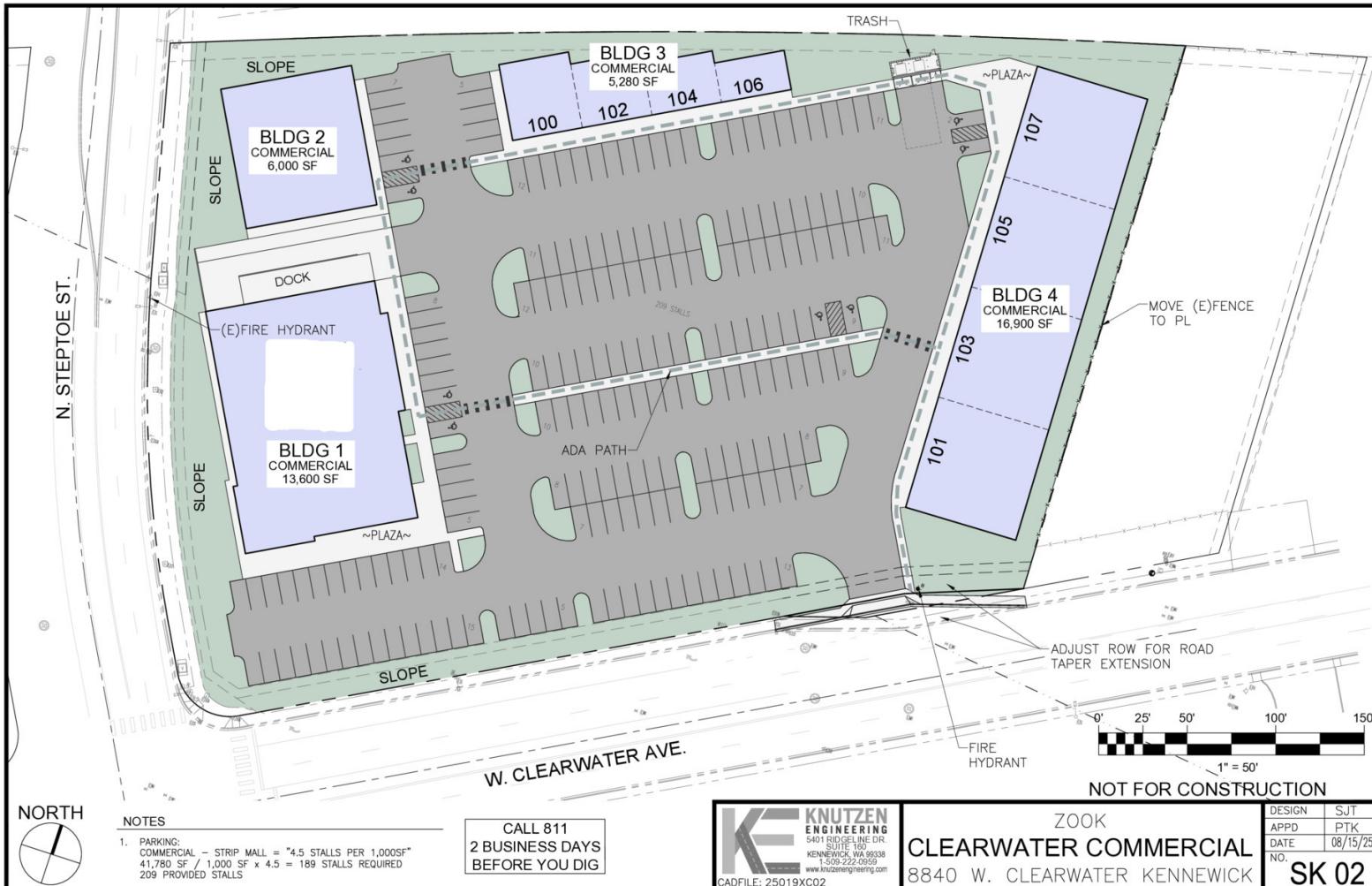
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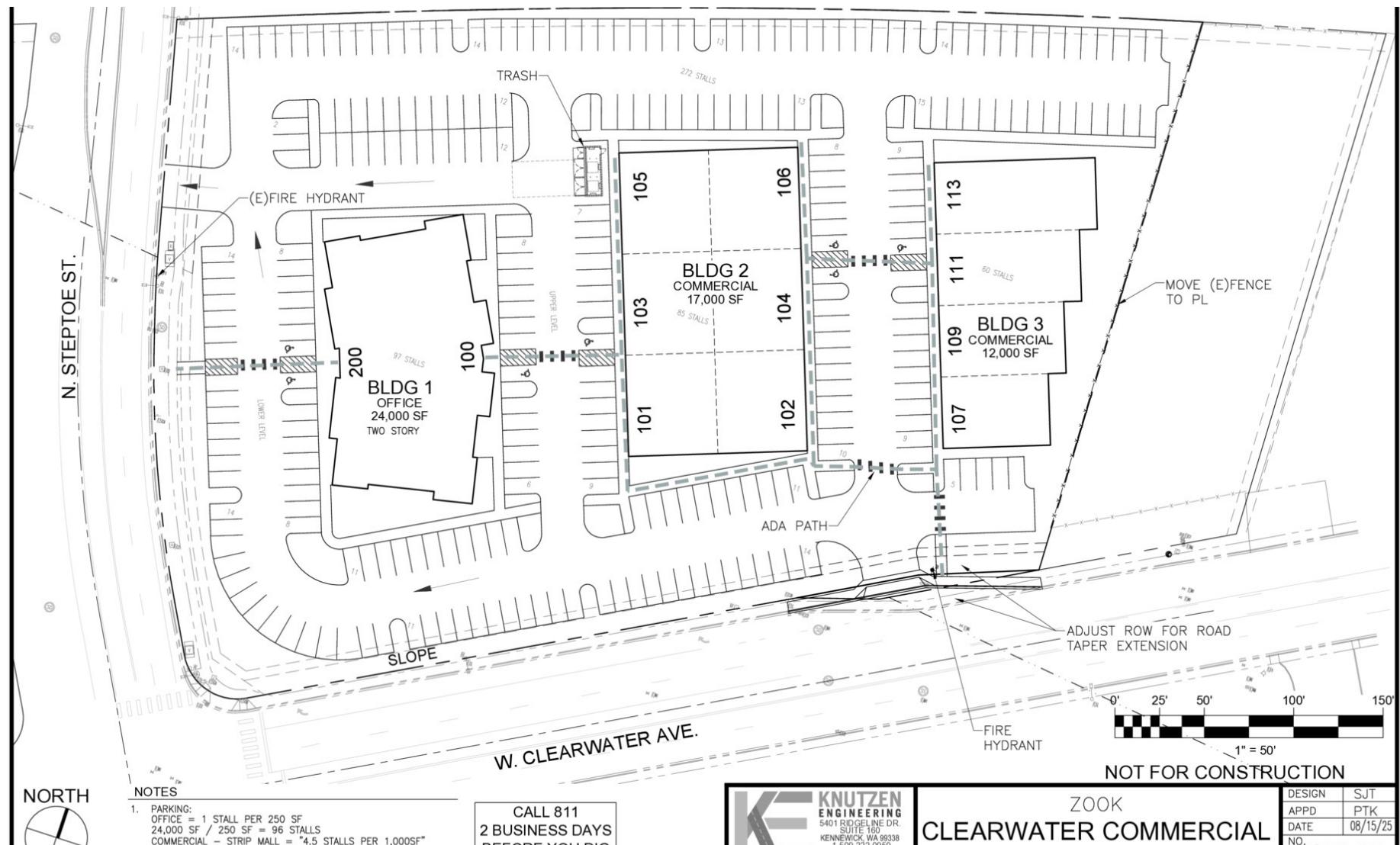
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# POTENTIAL SITE LAYOUT



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# POTENTIAL SITE PLAN

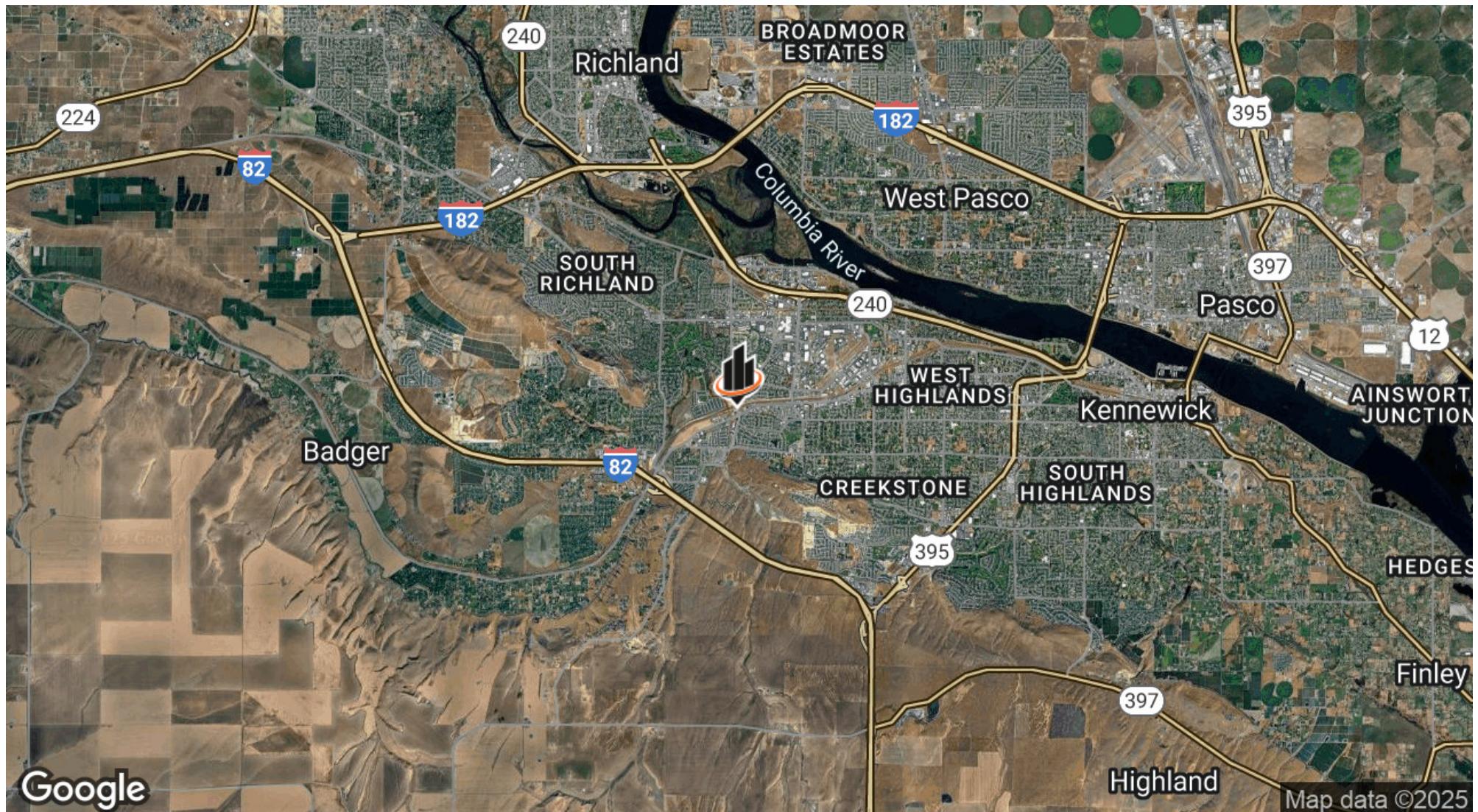


**ZOOK**  
**CLEARWATER COMMERCIAL**

DESIGN	SJT
APPD	PTK
DATE	08/15/25
NO.	

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## LOCATION MAP



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## ADDITIONAL PHOTOS



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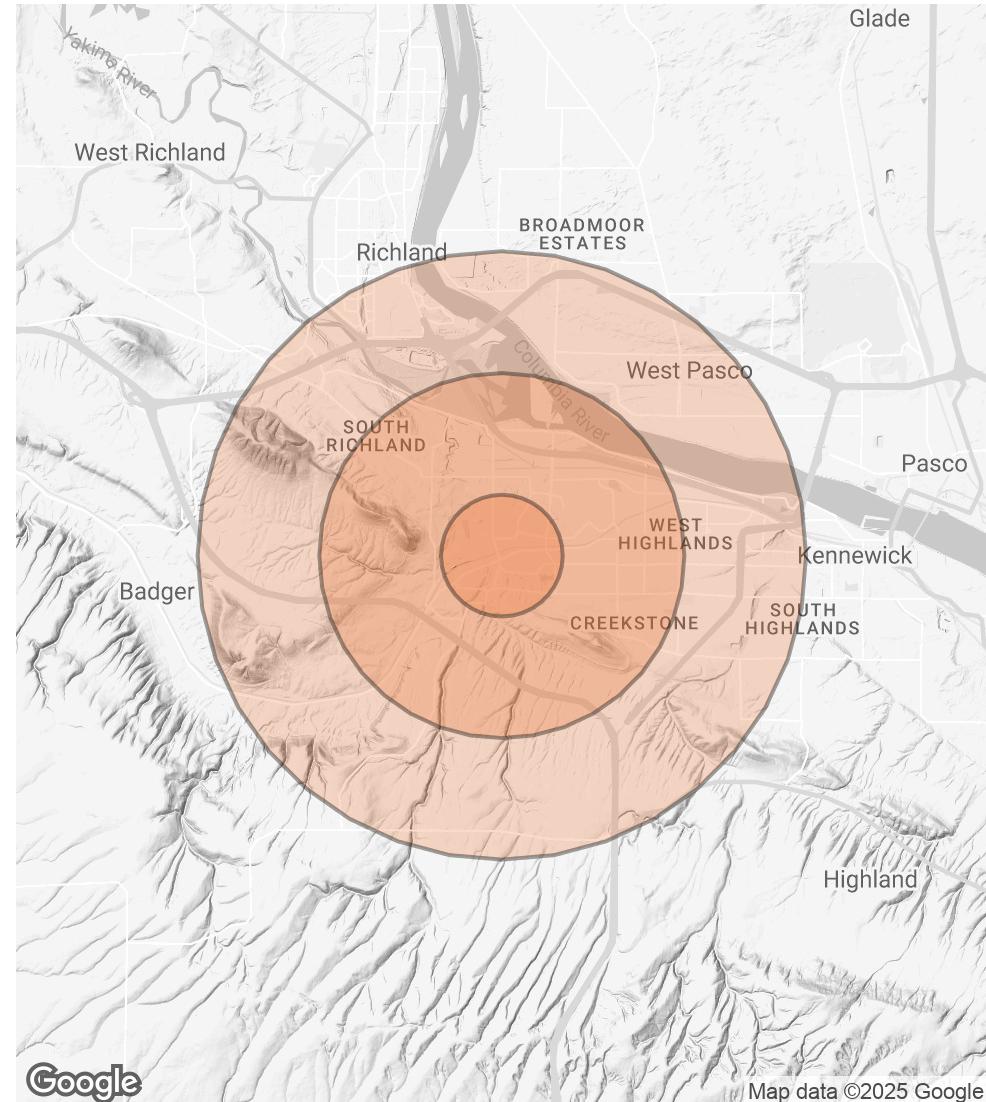


Tri-Cities  
Information

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,754	40,215	85,209
<b>AVERAGE AGE</b>	34.8	35.9	34.5
<b>AVERAGE AGE (MALE)</b>	34.8	35.0	33.8
<b>AVERAGE AGE (FEMALE)</b>	34.6	36.7	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,615	14,928	31,295
<b># OF PERSONS PER HH</b>	2.6	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$84,824	\$83,766	\$76,826
<b>AVERAGE HOUSE VALUE</b>	\$192,602	\$219,223	\$218,242

2020 American Community Survey (ACS)



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# 2025 FACT SHEET



**TRI-CITIES**  
WASHINGTON  
KENNEWICK • PASCO  
RICHLAND • WEST RICHLAND

## THREE RIVERS. FOUR CITIES. UNLIMITED POSSIBILITIES.

The Tri-Cities, WA, is a vibrant and rapidly growing region located at the confluence of the Columbia, Snake, and Yakima Rivers in the heart of the Pacific Northwest.

Powered by a strong energy sector, advanced research, and world-class food and beverage manufacturing, the Tri-Cities is where innovation meets opportunity.

With a skilled workforce, faster permitting, affordable living, and unmatched quality of life, the Tri-Cities is the ideal place for your business to start, expand, and thrive.



**322,875**  
Population



**150,375**  
Labor Force



**4.6%**  
Unemployment  
Rate



CONTACT US FOR MORE INFORMATION:  
(509) 735-1000 | [tridec@tridec.org](mailto:tridec@tridec.org) | [www.TRIDEC.org](http://www.TRIDEC.org) | [@TCDevCouncil](https://@TCDevCouncil)



# TRI-CITIES COMMUNITY

## POPULATION

	2000 Census	2010 Census	2020 Census	2025 Estimate
Tri-Cities, MSA	191,822	253,340	303,622	322,875
Benton County	142,475	175,177	206,873	219,625
Kennewick	54,751	73,917	83,921	87,790
Richland	38,708	48,058	60,560	64,930
West Richland	8,385	11,811	16,295	18,430
Franklin County	49,347	78,163	96,749	103,250
Pasco	32,066	59,781	77,108	82,990

## HEALTH CARE

	Employees	Beds	Staff Physicians
Kadlec Regional Medical Center	4,275	337	889
Trios Health	1,100	111	369
Lourdes Medical Center	570	35	29
Prosser Memorial	621	25	70

### Health Care Providers

Physicians	469
Dentists	185
Chiropractors	92
Optometrists	56

## WORKFORCE DEMOGRAPHICS

**150,357**  
Labor Force

**143,383**  
Employment

**6,992**  
Unemployment

**4.6%**  
Unemployment  
Rate

**4.7%**  
Unemployment  
Rate WA

Source: August 2025 Data, WA State Employment Security Department

### Nonfarm Employment

	Employees
Total Nonfarm	127,800
Total Private	108,700
Goods Producing	20,600
Construction	12,000
Manufacturing	8,600
Service-Providing	107,200
Private Service Providing	88,100
Trade, Transportation, Utilities	22,700
Retail	13,700
Financial Activities	4,100
Professional and Business Services	23,000
Education and Health Services	21,400
Leisure and Hospitality	12,300
Government	19,100

Source: August 2025 Data, WA State Employment Security Department

## EDUCATION

### K-12 Teacher/Student Ratio

Kennewick School District	1:17
Pasco School District	1:16
Richland School District	1:18

### K-12 Per Pupil Expenditure

Kennewick School District	\$16,351
Pasco School District	\$16,977
Richland School District	\$16,643

High school students have the ability to attend Tri-Tech Skills Center (vocational high school) and DELTA High School (STEM high school). Faith based education is also available throughout the community.

### Post Secondary Institutions Enrollment

Washington State University Tri-Cities	1,609
Columbia Basin College (CBC)	8,234

### Educational Attainment (Population 25 Years and Above)

	Tri-Cities, MSA	Benton County	Franklin County
High School Graduate	24.00%	23.14%	26.10%
Some College	21.37%	22.11%	19.57%
Associate Degree	10.11%	10.52%	9.10%
Bachelor Degree	18.65%	20.82%	13.40%
Graduate Degree	12.50%	13.99%	8.90%

### Top 15 Employers

Company	Industry	Employees
PNNL	R&D/National Laboratory	6,437
Kadlec Regional Medical Center	Healthcare	4,275
Lamb Weston	Food Processing	3,000
H2C	Environmental Remediation	2,500
First Fruits Farms	Food Processing	2,500
Pasco School District	Education	2,419
Kennewick School District	Education	2,400
Bechtel National	Engineering & Construction	2,000
HMIS	Support Services (DOE Site)	2,000
Amazon	Distribution/Logistics	1,700
Richland School District	Education	1,500
CPCCo	Environmental Remediation	1,560
Energy Northwest	Utilities	1,100
Trios Health	Healthcare	955
Columbia Basin College (CBC)	Education	893

# COST OF LIVING

## Property Tax (Per \$1,000 Assessed Value)

Benton County Average .....	\$8.81
Franklin County Average .....	\$7.79
Washington State Average .....	\$8.93

## Sales Tax

Benton County (State 6.5% and Local 2.2%) .....	8.7%
Franklin County (State 6.5% and Local 2.4%) .....	8.9%

Washington has no personal or corporate income and inventory tax. Businesses do not pay tax on interest, dividends or capital gains.

## Cost of Living Index

	Index	Housing	Utilities	Transportation
Tri-Cities, WA .....	96.0	85.7	82.0	118.4
Yakima, WA .....	101.4	86.6	113.5	116.8
Spokane, WA .....	97.8	85.4	100.5	117.3
Seattle, WA .....	143.4	205.0	100.4	132.0
Moses Lake, WA .....	101.8	95.9	74.7	124.7
Provo-Orem, UT .....	97.6	104.0	80.1	103.6
Knoxville, TN .....	86.2	76.6	86.6	86.9
Portland, OR .....	115.5	138.3	95.6	124.3
Boise, ID .....	102.7	103.7	73.7	107.2
Colorado Springs, CO .....	101.1	104.0	78.2	99.3

Source: ACCRA Cost of Living Index, 2025 Third Quarter Data, Published October 2025

## Average Household Income

Tri-Cities, MSA .....	\$122,000
Kennewick .....	\$105,910
Pasco .....	\$111,672
Richland .....	\$139,216
West Richland .....	\$153,502

## Average Household Expenditures

Tri-Cities, MSA .....	\$110,760
Kennewick .....	\$102,916
Pasco .....	\$108,030
Richland .....	\$115,764
West Richland .....	\$130,192

## Housing

Average Sold Price (SFR, July 2025) .....	\$471,600
Median Sold Price (SFR, July 2025) .....	\$429,900
Number of Active Listings (SFR, July 2025) .....	1,124
Average Apartment Rent (2 Bedroom, 2 Bath) .....	\$1,205

# 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.

Visit [www.TryTriCitiesSites.org](http://www.TryTriCitiesSites.org) to find your perfect site!

# INFRASTRUCTURE

## Utility Providers

	Electricity	Solid Waste
Kennewick .....	Benton PUD .....	Waste Management
Pasco .....	Franklin PUD .....	Basin Disposal
Richland .....	City of Richland .....	City of Richland
City of West Richland .....	Benton REA .....	Ed's Disposal
Natural Gas .....	Cascade Natural Gas	
Internet Providers .....	Spectrum, Ziply Fiber	

## Capacities

	Kennewick	Pasco	Richland	West Richland
Water (mgd)				
Capacity .....	24.0	35.0	51.0	10.7
Average Daily Use .....	11.7	10.0	20.0	3.1
Peak Daily Use .....	19.8	24.0	36.0	7.8
Waste Water Treatment Service (mgd)				
Capacity .....	10.0	6.5	11.4	1.5
Average Daily Use .....	5.6	5.4	7.0	0.9

## Public Service

	Kennewick	Pasco	Richland	Richland	West	Benton	Franklin
	Kennewick	Pasco	Richland	Richland	County	County	
Firefighters .....	93	66	75	BCFD#4	15	15	6
Fire Ins. Rating .....	3	5	3	3	4	4	5
Police Officers .....	107	82	68	68	22	60	16

## Transportation

Highways .....	I-82, I-182, US-12, US-395, SR-14, SR-17, SR-22, SR-24, SR-221, SR-225, SR-240, SR-260, SR-263
Rail Service .....	BNSF, Union Pacific, Columbia Rail, Tri-Cities Intermodal
Barge Service .....	Columbia River (Port of Benton), Snake River (Port of Pasco)
Local Airports .....	
Flights Per Day .....	22
Air Transportation .....	Alaska, American, Delta, United, Allegiant, Avelo, Breeze
Direct Flight Destinations .....	10 (AZ: Phoenix-Mesa, Phoenix-Sky Harbor; CA: Burbank, Los Angeles, San Francisco; CO: Denver; MN: Minneapolis; NV: Las Vegas; UT: Salt Lake City; WA: Seattle)
Runways .....	Up to 7,700 Feet

## Vancouver, BC





## LIFE IN THE TRI-CITIES

 **200** Wineries

 **10** Breweries

 **300** Restaurants

 **10** Golf Courses

 **37** Pickleball Courts

 **125** Public Parks

 **600** Miles of Trails

 **2** Sports Teams

 **24** Museums & Art Galleries



## ABOUT TRIDEC

As the leading economic development organization for the Tri-Cities MSA, TRIDEC represents Benton and Franklin Counties and the major cities of Kennewick, Pasco, Richland, and West Richland.

Our mission is to strengthen the region's economy by driving diversification, creating quality jobs, supporting local business, attracting new enterprises, and advancing priorities that ensure long-term stability.

Serving as the unifying voice of the Tri-Cities, TRIDEC is dedicated to fostering sustainable growth and shared prosperity for all.

Contact us today to learn how TRIDEC can help grow your business!

 **TRIDEC**  
Tri-City Development Council

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