

NKA LOT #8 OF BLOCK 2, PASCO, WA 99301
LAND FOR SALE | MLS 274035

NATri-Cities



Corren Heeren
Commercial Broker | 509.302.9976
corren@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.

NKA LOT #8 OF BLOCK 2

INDUSTRIAL PROPERTY FOR SALE



NKA LOT #8 OF BLOCK 2

PASCO, WASHINGTON 99301

PROPERTY OVERVIEW

Shovel-ready light industrial parcel available for sale! Just over 1 AC of land situated in the heart of King City and the hub of Pasco's light industrial area.

This prime location is surrounded by flourishing businesses and offers convenient access to the highway. With ample space for a warehouse, distribution center, laydown yard, and semi-truck access, this property offers endless possibilities for your next business venture.

PROPERTY HIGHLIGHTS

- Sale Price: \$500,000
- ±1.07 Acres
- Shovel-Ready
- Easy Access to Hwy
- Prime Location in Industrial Area
- Surrounded by Thriving Businesses
- ±9K Average Daily Traffic Count

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LOCATION MAP



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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: 46.2602/-119.0771

King Ave Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	140		32,723		78,379		215,147	
Projected Population (2028)	170		32,596		79,960		227,540	
Census Population (2020)	171		32,317		77,041		208,315	
Census Population (2010)	151		29,672		66,458		177,205	
Projected Annual Growth (2023-2028)	30	4.2%	-127	-	1,581	0.4%	12,393	1.2%
Historical Annual Growth (2020-2023)	-31	-6.0%	406	0.4%	1,338	0.6%	6,833	1.1%
Historical Annual Growth (2010-2020)	20	1.3%	2,645	0.9%	10,583	1.6%	31,110	1.8%
Estimated Population Density (2023)	45	psm	1,158	psm	998	psm	685	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	42		8,833		24,454		75,587	
Projected Households (2028)	50		8,720		24,872		79,715	
Census Households (2020)	43		8,695		23,770		72,286	
Census Households (2010)	37		7,985		20,513		61,835	
Projected Annual Growth (2023-2028)	8	4.1%	-113	-0.3%	418	0.3%	4,128	1.1%
Historical Annual Change (2010-2023)	4	0.9%	847	0.8%	3,941	1.5%	13,752	1.7%
Average Household Income								
Estimated Average Household Income (2023)	\$51,492		\$78,976		\$95,872		\$109,915	
Projected Average Household Income (2028)	\$45,134		\$87,209		\$101,506		\$112,327	
Census Average Household Income (2010)	\$137,091		\$40,636		\$47,527		\$62,266	
Census Average Household Income (2000)	\$40,007		\$37,466		\$43,745		\$55,092	
Projected Annual Change (2023-2028)	-\$6,358	-2.5%	\$8,232	2.1%	\$5,634	1.2%	\$2,411	0.4%
Historical Annual Change (2000-2023)	\$11,485	1.2%	\$41,510	4.8%	\$52,128	5.2%	\$54,824	4.3%
Median Household Income								
Estimated Median Household Income (2023)	\$31,916		\$54,579		\$75,096		\$86,436	
Projected Median Household Income (2028)	\$29,999		\$54,733		\$77,389		\$88,227	
Census Median Household Income (2010)	\$37,499		\$33,390		\$41,361		\$55,003	
Census Median Household Income (2000)	\$28,832		\$29,404		\$34,810		\$46,529	
Projected Annual Change (2023-2028)	-\$1,917	-1.2%	\$154	-	\$2,293	0.6%	\$1,791	0.4%
Historical Annual Change (2000-2023)	\$3,084	0.5%	\$25,175	3.7%	\$40,286	5.0%	\$39,907	3.7%
Per Capita Income								
Estimated Per Capita Income (2023)	\$15,299		\$21,597		\$30,070		\$38,772	
Projected Per Capita Income (2028)	\$13,317		\$23,611		\$31,729		\$39,499	
Census Per Capita Income (2010)	\$33,840		\$10,936		\$14,669		\$21,726	
Census Per Capita Income (2000)	\$8,094		\$10,737		\$14,156		\$19,493	
Projected Annual Change (2023-2028)	-\$1,982	-2.6%	\$2,014	1.9%	\$1,659	1.1%	\$727	0.4%
Historical Annual Change (2000-2023)	\$7,205	3.9%	\$10,860	4.4%	\$15,914	4.9%	\$19,280	4.3%
Estimated Average Household Net Worth (2023)	\$287,396		\$474,452		\$735,727		\$955,687	

Complete Profile

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

Lat/Lon: 46.2602/-119.0771

King Ave Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2023)		140		32,723		78,379		215,147	
White (2023)		47	33.6%	12,751	39.0%	37,509	47.9%	132,350	61.5%
Black or African American (2023)		4	2.9%	1,182	3.6%	2,539	3.2%	5,797	2.7%
American Indian or Alaska Native (2023)		2	1.6%	494	1.5%	1,017	1.3%	2,312	1.1%
Asian (2023)		1	1.0%	617	1.9%	2,040	2.6%	6,810	3.2%
Hawaiian or Pacific Islander (2023)		-	-	62	0.2%	216	0.3%	597	0.3%
Other Race (2023)		63	44.8%	12,565	38.4%	22,943	29.3%	38,712	18.0%
Two or More Races (2023)		22	16.0%	5,053	15.4%	12,114	15.5%	28,570	13.3%
Population < 18 (2023)		50	36.0%	10,475	32.0%	23,875	30.5%	57,860	26.9%
White Not Hispanic		10	19.5%	2,468	23.6%	7,803	32.7%	28,873	49.9%
Black or African American		-	-	337	3.2%	760	3.2%	1,672	2.9%
Asian		-	-	169	1.6%	641	2.7%	1,902	3.3%
Other Race Not Hispanic		2	3.1%	269	2.6%	814	3.4%	2,230	3.9%
Hispanic		38	75.5%	7,233	69.0%	13,857	58.0%	23,182	40.1%
Not Hispanic or Latino Population (2023)		38	27.2%	10,981	33.6%	34,976	44.6%	133,553	62.1%
Not Hispanic White		32	83.6%	9,039	82.3%	29,165	83.4%	115,099	86.2%
Not Hispanic Black or African American		3	7.1%	817	7.4%	1,976	5.7%	5,009	3.8%
Not Hispanic American Indian or Alaska Native		-	-	77	0.7%	216	0.6%	673	0.5%
Not Hispanic Asian		-	-	534	4.9%	1,906	5.4%	6,573	4.9%
Not Hispanic Hawaiian or Pacific Islander		-	-	40	0.4%	118	0.3%	319	0.2%
Not Hispanic Other Race		-	-	94	0.9%	195	0.6%	393	0.3%
Not Hispanic Two or More Races		2	5.4%	379	3.5%	1,399	4.0%	5,487	4.1%
Hispanic or Latino Population (2023)		102	72.8%	21,742	66.4%	43,403	55.4%	81,594	37.9%
Hispanic White		15	14.9%	3,712	17.1%	8,344	19.2%	17,251	21.1%
Hispanic Black or African American		1	1.4%	365	1.7%	562	1.3%	788	1.0%
Hispanic American Indian or Alaska Native		2	2.0%	417	1.9%	802	1.8%	1,639	2.0%
Hispanic Asian		-	-	83	0.4%	135	0.3%	237	0.3%
Hispanic Hawaiian or Pacific Islander		-	-	22	0.1%	98	0.2%	278	0.3%
Hispanic Other Race		63	61.4%	12,471	57.4%	22,747	52.4%	38,318	47.0%
Hispanic Two or More Races		20	19.9%	4,674	21.5%	10,715	24.7%	23,083	28.3%
Not Hispanic or Latino Population (2020)		22	12.9%	5,364	16.6%	29,805	38.7%	129,176	62.0%
Hispanic or Latino Population (2020)		149	87.1%	26,952	83.4%	47,236	61.3%	79,139	38.0%
Not Hispanic or Latino Population (2010)		29	19.2%	6,017	20.3%	28,352	42.7%	119,952	67.7%
Hispanic or Latino Population (2010)		122	80.8%	23,655	79.7%	38,106	57.3%	57,253	32.3%
Not Hispanic or Latino Population (2028)		47	27.8%	10,849	33.3%	35,649	44.6%	142,063	62.4%
Hispanic or Latino Population (2028)		122	72.2%	21,746	66.7%	44,312	55.4%	85,477	37.6%
Projected Annual Growth (2023-2028)		21	4.0%	5	-	908	0.4%	3,882	1.0%
Historical Annual Growth (2010-2020)		27	2.2%	3,298	1.4%	9,130	2.4%	21,886	3.8%

Complete Profile

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

Lat/Lon: 46.2602/-119.0771

King Ave		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Pasco, WA 99301									
Total Age Distribution (2023)									
Total Population		140		32,723		78,379		215,147	
Age Under 5 Years		11	8.0%	2,677	8.2%	6,297	8.0%	14,619	6.8%
Age 5 to 9 Years		12	8.8%	2,812	8.6%	6,557	8.4%	16,187	7.5%
Age 10 to 14 Years		15	10.8%	2,923	8.9%	6,812	8.7%	16,971	7.9%
Age 15 to 19 Years		14	9.7%	2,668	8.2%	5,573	7.1%	14,253	6.6%
Age 20 to 24 Years		13	9.1%	2,898	8.9%	6,467	8.3%	15,949	7.4%
Age 25 to 29 Years		11	7.9%	2,337	7.1%	5,993	7.6%	15,675	7.3%
Age 30 to 34 Years		9	6.7%	2,091	6.4%	5,748	7.3%	15,860	7.4%
Age 35 to 39 Years		10	7.4%	2,154	6.6%	5,599	7.1%	15,555	7.2%
Age 40 to 44 Years		12	8.5%	2,183	6.7%	5,312	6.8%	14,253	6.6%
Age 45 to 49 Years		8	5.4%	1,940	5.9%	4,544	5.8%	12,065	5.6%
Age 50 to 54 Years		6	4.4%	1,756	5.4%	4,111	5.2%	11,720	5.4%
Age 55 to 59 Years		5	3.3%	1,456	4.4%	3,497	4.5%	11,054	5.1%
Age 60 to 64 Years		5	3.4%	1,393	4.3%	3,326	4.2%	11,254	5.2%
Age 65 to 69 Years		4	2.9%	1,166	3.6%	2,998	3.8%	10,259	4.8%
Age 70 to 74 Years		2	1.6%	942	2.9%	2,279	2.9%	8,026	3.7%
Age 75 to 79 Years		2	1.6%	666	2.0%	1,591	2.0%	5,508	2.6%
Age 80 to 84 Years		-	-	342	1.0%	874	1.1%	3,161	1.5%
Age 85 Years or Over		-	-	316	1.0%	801	1.0%	2,778	1.3%
Median Age		26.3		29.3		30.8		34.2	
Age 19 Years or Less		52	37.3%	11,081	33.9%	25,239	32.2%	62,030	28.8%
Age 20 to 64 Years		79	56.2%	18,209	55.6%	44,596	56.9%	123,385	57.3%
Age 65 Years or Over		9	6.5%	3,433	10.5%	8,544	10.9%	29,732	13.8%
Female Age Distribution (2023)									
Female Population		71	50.6%	16,211	49.5%	38,882	49.6%	106,871	49.7%
Age Under 5 Years		7	10.0%	1,404	8.7%	3,152	8.1%	7,184	6.7%
Age 5 to 9 Years		6	9.1%	1,435	8.9%	3,288	8.5%	8,043	7.5%
Age 10 to 14 Years		6	9.2%	1,433	8.8%	3,363	8.7%	8,284	7.8%
Age 15 to 19 Years		8	11.6%	1,592	9.8%	3,176	8.2%	7,635	7.1%
Age 20 to 24 Years		6	7.9%	1,319	8.1%	3,036	7.8%	7,611	7.1%
Age 25 to 29 Years		5	6.6%	1,060	6.5%	2,873	7.4%	7,633	7.1%
Age 30 to 34 Years		5	7.2%	984	6.1%	2,725	7.0%	7,631	7.1%
Age 35 to 39 Years		5	7.5%	1,081	6.7%	2,659	6.8%	7,343	6.9%
Age 40 to 44 Years		6	8.3%	996	6.1%	2,462	6.3%	6,760	6.3%
Age 45 to 49 Years		4	5.4%	954	5.9%	2,217	5.7%	5,893	5.5%
Age 50 to 54 Years		3	4.0%	803	5.0%	1,913	4.9%	5,586	5.2%
Age 55 to 59 Years		2	2.6%	676	4.2%	1,729	4.4%	5,531	5.2%
Age 60 to 64 Years		3	3.6%	673	4.2%	1,675	4.3%	5,744	5.4%
Age 65 to 69 Years		2	3.4%	565	3.5%	1,515	3.9%	5,262	4.9%
Age 70 to 74 Years		-	-	463	2.9%	1,195	3.1%	4,182	3.9%
Age 75 to 79 Years		2	2.6%	382	2.4%	890	2.3%	2,992	2.8%
Age 80 to 84 Years		-	-	197	1.2%	499	1.3%	1,766	1.7%
Age 85 Years or Over		-	-	194	1.2%	515	1.3%	1,791	1.7%
Female Median Age		25.7		28.6		30.7		34.5	
Age 19 Years or Less		28	39.8%	5,864	36.2%	12,979	33.4%	31,146	29.1%
Age 20 to 64 Years		38	53.0%	8,546	52.7%	21,289	54.8%	59,732	55.9%
Age 65 Years or Over		5	7.2%	1,801	11.1%	4,614	11.9%	15,993	15.0%

Complete Profile

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

Lat/Lon: 46.2602/-119.0771

King Ave Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2023)									
Male Population	69	49.4%	16,512	50.5%	39,497	50.4%	108,276	50.3%	
Age Under 5 Years	4	6.1%	1,273	7.7%	3,146	8.0%	7,435	6.9%	
Age 5 to 9 Years	6	8.6%	1,377	8.3%	3,269	8.3%	8,144	7.5%	
Age 10 to 14 Years	9	12.4%	1,491	9.0%	3,449	8.7%	8,687	8.0%	
Age 15 to 19 Years	5	7.7%	1,077	6.5%	2,396	6.1%	6,618	6.1%	
Age 20 to 24 Years	7	10.3%	1,580	9.6%	3,431	8.7%	8,338	7.7%	
Age 25 to 29 Years	6	9.2%	1,277	7.7%	3,120	7.9%	8,042	7.4%	
Age 30 to 34 Years	4	6.3%	1,107	6.7%	3,023	7.7%	8,229	7.6%	
Age 35 to 39 Years	5	7.2%	1,074	6.5%	2,940	7.4%	8,212	7.6%	
Age 40 to 44 Years	6	8.8%	1,187	7.2%	2,850	7.2%	7,493	6.9%	
Age 45 to 49 Years	4	5.5%	986	6.0%	2,327	5.9%	6,172	5.7%	
Age 50 to 54 Years	3	4.8%	953	5.8%	2,198	5.6%	6,134	5.7%	
Age 55 to 59 Years	3	4.1%	780	4.7%	1,768	4.5%	5,523	5.1%	
Age 60 to 64 Years	2	3.2%	720	4.4%	1,650	4.2%	5,510	5.1%	
Age 65 to 69 Years	2	2.4%	602	3.6%	1,483	3.8%	4,996	4.6%	
Age 70 to 74 Years	2	2.3%	479	2.9%	1,084	2.7%	3,845	3.6%	
Age 75 to 79 Years	-	-	284	1.7%	701	1.8%	2,516	2.3%	
Age 80 to 84 Years	-	-	145	0.9%	375	1.0%	1,396	1.3%	
Age 85 Years or Over	-	-	122	0.7%	286	0.7%	988	0.9%	
Male Median Age	26.7		29.9		31.0		33.9		
Age 19 Years or Less	24	34.7%	5,217	31.6%	12,260	31.0%	30,884	28.5%	
Age 20 to 64 Years	41	59.5%	9,663	58.5%	23,308	59.0%	63,653	58.8%	
Age 65 Years or Over	4	5.8%	1,632	9.9%	3,930	9.9%	13,740	12.7%	
Males per 100 Females (2023)									
Overall Comparison	98		102		102		101		
Age Under 5 Years	60	37.3%	91	47.6%	100	50.0%	103	50.9%	
Age 5 to 9 Years	93	48.1%	96	49.0%	99	49.9%	101	50.3%	
Age 10 to 14 Years	132	56.8%	104	51.0%	103	50.6%	105	51.2%	
Age 15 to 19 Years	64	39.2%	68	40.3%	75	43.0%	87	46.4%	
Age 20 to 24 Years	127	55.9%	120	54.5%	113	53.1%	110	52.3%	
Age 25 to 29 Years	136	57.6%	120	54.6%	109	52.1%	105	51.3%	
Age 30 to 34 Years	86	46.2%	113	52.9%	111	52.6%	108	51.9%	
Age 35 to 39 Years	94	48.5%	99	49.8%	111	52.5%	112	52.8%	
Age 40 to 44 Years	104	51.0%	119	54.4%	116	53.7%	111	52.6%	
Age 45 to 49 Years	100	50.0%	103	50.8%	105	51.2%	105	51.2%	
Age 50 to 54 Years	117	53.8%	119	54.3%	115	53.5%	110	52.3%	
Age 55 to 59 Years	157	61.0%	115	53.6%	102	50.6%	100	50.0%	
Age 60 to 64 Years	88	46.7%	107	51.7%	99	49.6%	96	49.0%	
Age 65 to 69 Years	70	41.2%	107	51.6%	98	49.5%	95	48.7%	
Age 70 to 74 Years	250	71.4%	103	50.8%	91	47.6%	92	47.9%	
Age 75 to 79 Years	26	20.7%	74	42.7%	79	44.1%	84	45.7%	
Age 80 to 84 Years	300	75.0%	74	42.4%	75	42.9%	79	44.1%	
Age 85 Years or Over	50	33.3%	63	38.6%	56	35.7%	55	35.5%	
Age 19 Years or Less	85	46.0%	89	47.1%	94	48.6%	99	49.8%	
Age 20 to 39 Years	110	52.5%	113	53.1%	111	52.6%	109	52.1%	
Age 40 to 64 Years	108	52.0%	113	53.0%	108	51.9%	104	51.1%	
Age 65 Years or Over	80	44.3%	91	47.5%	85	46.0%	86	46.2%	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2602/-119.0771

King Ave Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households		42		8,833		24,454		75,587	
Households with Children		26	61.3%	3,694	41.8%	10,434	42.7%	29,871	39.5%
Average Household Size		3.4		3.7		3.2		2.8	
Household Density per Square Mile		13		312		311		241	
Population Family		133	95.2%	29,620	90.5%	69,311	88.4%	186,572	86.7%
Population Non-Family		7	4.8%	2,624	8.0%	8,421	10.7%	26,941	12.5%
Population Group Quarters		-	-	479	1.5%	647	0.8%	1,635	0.8%
Family Households		37	88.6%	6,901	78.1%	18,142	74.2%	54,120	71.6%
Married Couple Households		28	77.2%	4,452	64.5%	12,574	69.3%	40,410	74.7%
Other Family Households with Children		8	22.8%	2,449	35.5%	5,568	30.7%	13,711	25.3%
Family Households with Children		25	68.6%	3,676	53.3%	10,387	57.3%	29,685	54.8%
Married Couple with Children		19	76.8%	1,941	52.8%	6,730	64.8%	21,293	71.7%
Other Family Households with Children		6	23.2%	1,736	47.2%	3,657	35.2%	8,391	28.3%
Family Households No Children		12	31.4%	3,224	46.7%	7,755	42.7%	24,436	45.2%
Married Couple No Children		9	78.1%	2,511	77.9%	5,844	75.4%	19,116	78.2%
Other Family Households No Children		3	21.9%	713	22.1%	1,911	24.6%	5,320	21.8%
Non-Family Households		5	11.4%	1,932	21.9%	6,312	25.8%	21,467	28.4%
Non-Family Households with Children		-	-	18	0.9%	46	0.7%	187	0.9%
Non-Family Households No Children		5	95.0%	1,914	99.1%	6,265	99.3%	21,280	99.1%
Average Family Household Size		3.6		4.3		3.8		3.4	
Average Family Income		\$51,572		\$81,858		\$107,029		\$124,629	
Median Family Income		\$28,429		\$62,324		\$87,804		\$102,534	
Average Non-Family Household Size		1.4		1.4		1.3		1.3	
Marital Status (2023)									
Population Age 15 Years or Over		101		24,310		58,713		167,370	
Never Married		77	76.2%	11,191	46.0%	23,613	40.2%	58,087	34.7%
Currently Married		10	9.9%	8,221	33.8%	23,917	40.7%	76,955	46.0%
Previously Married		14	13.8%	4,899	20.2%	11,183	19.0%	32,328	19.3%
Separated		6	41.8%	1,444	29.5%	2,596	23.2%	6,081	18.8%
Widowed		3	24.3%	836	17.1%	2,105	18.8%	7,202	22.3%
Divorced		5	33.9%	2,619	53.5%	6,482	58.0%	19,046	58.9%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		75		18,744		46,673		137,168	
Elementary (Grade Level 0 to 8)		21	28.4%	5,047	26.9%	7,628	16.3%	11,968	8.7%
Some High School (Grade Level 9 to 11)		6	7.9%	2,050	10.9%	4,233	9.1%	8,083	5.9%
High School Graduate		21	28.0%	5,114	27.3%	12,528	26.8%	33,472	24.4%
Some College		15	20.4%	3,438	18.3%	9,601	20.6%	30,203	22.0%
Associate Degree Only		3	3.9%	1,191	6.4%	3,984	8.5%	14,178	10.3%
Bachelor Degree Only		4	5.3%	1,179	6.3%	5,580	12.0%	23,778	17.3%
Graduate Degree		5	6.1%	725	3.9%	3,119	6.7%	15,486	11.3%
Any College (Some College or Higher)		27	35.7%	6,534	34.9%	22,284	47.7%	83,646	61.0%
College Degree + (Bachelor Degree or Higher)		9	11.4%	1,904	10.2%	8,699	18.6%	39,265	28.6%

Complete Profile

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

Lat/Lon: 46.2602/-119.0771

King Ave Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing								
Total Housing Units (2023)	42		9,028		25,034		77,807	
Total Housing Units (2020)	44		9,086		24,736		75,268	
Historical Annual Growth (2020-2023)	-2	-1.3%	-58	-0.2%	298	0.4%	2,538	1.1%
Housing Units Occupied (2023)	42	99.1%	8,833	97.8%	24,454	97.7%	75,587	97.1%
Housing Units Owner-Occupied	28	68.2%	5,514	62.4%	16,142	66.0%	50,891	67.3%
Housing Units Renter-Occupied	13	31.8%	3,318	37.6%	8,312	34.0%	24,696	32.7%
Housing Units Vacant (2023)	-	-	195	2.2%	580	2.3%	2,219	2.9%
Household Size (2023)								
Total Households	42		8,833		24,454		75,587	
1 Person Households	3	8.4%	1,561	17.7%	5,042	20.6%	17,645	23.3%
2 Person Households	4	10.1%	1,866	21.1%	6,950	28.4%	24,290	32.1%
3 Person Households	5	12.0%	1,304	14.8%	3,554	14.5%	11,578	15.3%
4 Person Households	8	19.4%	1,356	15.3%	3,519	14.4%	10,693	14.1%
5 Person Households	10	24.6%	1,236	14.0%	2,671	10.9%	6,231	8.2%
6 Person Households	5	12.4%	751	8.5%	1,517	6.2%	3,077	4.1%
7 or More Person Households	5	13.1%	759	8.6%	1,200	4.9%	2,073	2.7%
Household Income Distribution (2023)								
HH Income \$200,000 or More	-	-	316	3.6%	1,974	8.1%	9,264	12.3%
HH Income \$150,000 to \$199,999	4	10.1%	488	5.5%	1,955	8.0%	6,773	9.0%
HH Income \$125,000 to \$149,999	-	-	352	4.0%	1,448	5.9%	5,688	7.5%
HH Income \$100,000 to \$124,999	-	-	808	9.1%	3,153	12.9%	8,892	11.8%
HH Income \$75,000 to \$99,999	9	20.6%	1,129	12.8%	2,889	11.8%	10,189	13.5%
HH Income \$50,000 to \$74,999	2	4.2%	1,694	19.2%	3,899	15.9%	12,034	15.9%
HH Income \$35,000 to \$49,999	4	9.5%	1,180	13.4%	3,061	12.5%	7,709	10.2%
HH Income \$25,000 to \$34,999	6	14.1%	864	9.8%	2,145	8.8%	5,273	7.0%
HH Income \$15,000 to \$24,999	10	23.0%	898	10.2%	1,764	7.2%	4,020	5.3%
HH Income \$10,000 to \$14,999	6	13.9%	442	5.0%	807	3.3%	2,118	2.8%
HH Income Under \$10,000	1	2.5%	660	7.5%	1,359	5.6%	3,628	4.8%
Household Vehicles (2023)								
Households 0 Vehicles Available	-	-	590	6.7%	1,600	6.5%	3,954	5.2%
Households 1 Vehicle Available	23	54.5%	2,725	30.9%	6,794	27.8%	21,647	28.6%
Households 2 Vehicles Available	13	32.4%	2,463	27.9%	8,126	33.2%	26,518	35.1%
Households 3 or More Vehicles Available	5	13.1%	3,054	34.6%	7,933	32.4%	23,468	31.0%
Total Vehicles Available	69		18,640		52,019		158,206	
Average Vehicles per Household	1.7		2.1		2.1		2.1	
Owner-Occupied Household Vehicles	55	80.3%	13,507	72.5%	39,609	76.1%	121,560	76.8%
Average Vehicles per Owner-Occupied Household	2.0		2.4		2.5		2.4	
Renter-Occupied Household Vehicles	14	19.7%	5,133	27.5%	12,411	23.9%	36,645	23.2%
Average Vehicles per Renter-Occupied Household	1.0		1.5		1.5		1.5	
Travel Time (2023)								
Worker Base Age 16 years or Over	53		14,983		36,553		101,431	
Travel to Work in 14 Minutes or Less	18	34.8%	3,504	23.4%	8,593	23.5%	27,288	26.9%
Travel to Work in 15 to 29 Minutes	16	29.7%	6,517	43.5%	16,032	43.9%	41,500	40.9%
Travel to Work in 30 to 59 Minutes	18	33.6%	3,892	26.0%	7,988	21.9%	19,150	18.9%
Travel to Work in 60 Minutes or More	-	-	552	3.7%	1,769	4.8%	4,699	4.6%
Work at Home	-	-	518	3.5%	2,171	5.9%	8,794	8.7%
Average Minutes Travel to Work	20.4		21.4		20.0		18.7	

Complete Profile

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King 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		53		14,983		36,553		101,431	
Drive to Work Alone		45	84.7%	11,237	75.0%	28,670	78.4%	79,246	78.1%
Drive to Work in Carpool		8	14.7%	2,770	18.5%	4,801	13.1%	11,049	10.9%
Travel to Work by Public Transportation		-	-	162	1.1%	254	0.7%	609	0.6%
Drive to Work on Motorcycle		-	-	48	0.3%	53	0.1%	121	0.1%
Bicycle to Work		-	-	12	-	41	0.1%	174	0.2%
Walk to Work		-	-	89	0.6%	227	0.6%	661	0.7%
Other Means		-	-	147	1.0%	336	0.9%	778	0.8%
Work at Home		-	-	518	3.5%	2,171	5.9%	8,794	8.7%
Daytime Demographics (2023)									
Total Businesses		93		1,173		2,366		7,327	
Total Employees		1,593		14,492		23,812		64,826	
Company Headquarter Businesses		4	4.4%	39	3.3%	69	2.9%	212	2.9%
Company Headquarter Employees		336	21.1%	3,283	22.7%	3,956	16.6%	9,237	14.2%
Employee Population per Business		17.1	to 1	12.3	to 1	10.1	to 1	8.8	to 1
Residential Population per Business		1.5	to 1	27.9	to 1	33.1	to 1	29.4	to 1
Adj. Daytime Demographics Age 16 Years or Over		1,638		23,141		44,401		127,086	
Labor Force									
Labor Population Age 16 Years or Over (2023)		97		23,634		57,254		163,852	
Labor Force Total Males (2023)		49	50.3%	12,040	50.9%	28,896	50.5%	82,243	50.2%
Male Civilian Employed		27	55.9%	8,050	66.9%	19,849	68.7%	55,190	67.1%
Male Civilian Unemployed		11	23.3%	624	5.2%	1,010	3.5%	2,187	2.7%
Males in Armed Forces		-	-	-	-	111	0.4%	158	0.2%
Males Not in Labor Force		10	20.8%	3,366	28.0%	7,925	27.4%	24,708	30.0%
Labor Force Total Females (2023)		48	49.7%	11,594	49.1%	28,358	49.5%	81,609	49.8%
Female Civilian Employed		25	52.5%	6,935	59.8%	16,705	58.9%	46,244	56.7%
Female Civilian Unemployed		3	6.7%	476	4.1%	768	2.7%	1,647	2.0%
Females in Armed Forces		-	-	-	-	-	-	-	-
Females Not in Labor Force		20	40.8%	4,183	36.1%	10,885	38.4%	33,717	41.3%
Unemployment Rate		15	15.0%	1,100	4.7%	1,779	3.1%	3,834	2.3%
Occupation (2023)									
Occupation Population Age 16 Years or Over		53		14,983		36,553		101,431	
Occupation Total Males		27	51.9%	8,050	53.7%	19,849	54.3%	55,189	54.4%
Occupation Total Females		25	48.1%	6,934	46.3%	16,704	45.7%	46,243	45.6%
Management, Business, Financial Operations		9	17.1%	1,610	10.7%	4,472	12.2%	13,383	13.2%
Professional, Related		4	7.9%	1,463	9.8%	4,906	13.4%	20,565	20.3%
Service		7	12.7%	3,304	22.1%	7,615	20.8%	18,452	18.2%
Sales, Office		15	28.6%	2,171	14.5%	5,897	16.1%	18,365	18.1%
Farming, Fishing, Forestry		7	13.8%	1,915	12.8%	3,098	8.5%	5,364	5.3%
Construction, Extraction, Maintenance		7	13.2%	1,508	10.1%	3,580	9.8%	9,232	9.1%
Production, Transport, Material Moving		3	6.6%	3,012	20.1%	6,985	19.1%	16,071	15.8%
White Collar Workers		28	53.7%	5,244	35.0%	15,275	41.8%	52,312	51.6%
Blue Collar Workers		24	46.3%	9,739	65.0%	21,278	58.2%	49,119	48.4%

Complete Profile

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

Lat/Lon: 46.2602/-119.0771

King Ave Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units		42		8,833		24,454		75,587	
1 Detached Unit		22	54.1%	5,665	64.1%	16,874	69.0%	49,671	65.7%
1 Attached Unit		6	13.7%	528	6.0%	916	3.7%	2,544	3.4%
2 Units		-	-	144	1.6%	434	1.8%	1,914	2.5%
3 to 4 Units		-	-	500	5.7%	1,179	4.8%	3,075	4.1%
5 to 9 Units		-	-	322	3.6%	667	2.7%	3,059	4.0%
10 to 19 Units		-	-	273	3.1%	860	3.5%	3,079	4.1%
20 to 49 Units		-	-	549	6.2%	884	3.6%	2,309	3.1%
50 or More Units		-	-	179	2.0%	712	2.9%	3,719	4.9%
Mobile Home or Trailer		12	28.8%	671	7.6%	1,891	7.7%	6,079	8.0%
Other Structure		-	-	2	-	38	0.2%	138	0.2%
Homes Built By Year (2023)									
Homes Built 2014 or later		-	-	247	2.7%	539	2.2%	1,038	1.3%
Homes Built 2010 to 2013		4	8.9%	1,157	12.8%	4,101	16.4%	10,837	13.9%
Homes Built 2000 to 2009		16	37.7%	1,843	20.4%	4,817	19.2%	16,383	21.1%
Homes Built 1990 to 1999		9	20.4%	664	7.4%	2,177	8.7%	9,256	11.9%
Homes Built 1980 to 1989		1	3.4%	586	6.5%	1,729	6.9%	4,856	6.2%
Homes Built 1970 to 1979		6	13.8%	1,033	11.4%	3,163	12.6%	13,511	17.4%
Homes Built 1960 to 1969		2	4.0%	939	10.4%	2,319	9.3%	6,790	8.7%
Homes Built 1950 to 1959		1	3.2%	885	9.8%	2,149	8.6%	5,706	7.3%
Homes Built 1940 to 1949		-	-	586	6.5%	1,756	7.0%	4,749	6.1%
Homes Built Before 1939		2	4.0%	892	9.9%	1,705	6.8%	2,462	3.2%
Median Age of Homes		32.5	yrs	44.1	yrs	41.5	yrs	39.6	yrs
Home Values (2023)									
Owner Specified Housing Units		28		5,514		16,142		50,891	
Home Values \$1,000,000 or More		-	-	57	1.0%	248	1.5%	555	1.1%
Home Values \$750,000 to \$999,999		-	-	30	0.5%	227	1.4%	1,191	2.3%
Home Values \$500,000 to \$749,999		-	-	244	4.4%	1,168	7.2%	5,923	11.6%
Home Values \$400,000 to \$499,999		-	-	130	2.4%	1,060	6.6%	5,792	11.4%
Home Values \$300,000 to \$399,999		7	24.9%	661	12.0%	3,437	21.3%	14,487	28.5%
Home Values \$250,000 to \$299,999		-	-	397	7.2%	2,236	13.9%	7,117	14.0%
Home Values \$200,000 to \$249,999		6	20.9%	878	15.9%	2,453	15.2%	5,989	11.8%
Home Values \$175,000 to \$199,999		-	-	316	5.7%	708	4.4%	1,537	3.0%
Home Values \$150,000 to \$174,999		1	4.2%	763	13.8%	1,159	7.2%	1,895	3.7%
Home Values \$125,000 to \$149,999		4	13.1%	618	11.2%	848	5.3%	1,235	2.4%
Home Values \$100,000 to \$124,999		-	-	394	7.2%	636	3.9%	1,040	2.0%
Home Values \$90,000 to \$99,999		-	-	290	5.3%	369	2.3%	470	0.9%
Home Values \$80,000 to \$89,999		-	-	59	1.1%	154	1.0%	269	0.5%
Home Values \$70,000 to \$79,999		-	-	80	1.5%	99	0.6%	183	0.4%
Home Values \$60,000 to \$69,999		-	-	32	0.6%	65	0.4%	132	0.3%
Home Values \$50,000 to \$59,999		-	-	31	0.6%	65	0.4%	232	0.5%
Home Values \$35,000 to \$49,999		4	12.6%	117	2.1%	183	1.1%	440	0.9%
Home Values \$25,000 to \$34,999		4	13.4%	66	1.2%	190	1.2%	751	1.5%
Home Values \$10,000 to \$24,999		2	7.0%	294	5.3%	492	3.0%	864	1.7%
Home Values Under \$10,000		-	-	57	1.0%	345	2.1%	789	1.5%
Owner-Occupied Median Home Value		\$166,666		\$176,840		\$257,316		\$317,435	
Renter-Occupied Median Rent		\$849		\$797		\$871		\$931	

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2602/-119.0771

King Ave Pasco, WA 99301		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2023)					
Total Household Expenditure		\$1.86 M	\$526.53 M	\$1.66 B	\$5.65 B
Total Non-Retail Expenditure		\$975.38 K	\$276.73 M	\$875.14 M	\$2.99 B
Total Retail Expenditure		\$880.53 K	\$249.81 M	\$784.96 M	\$2.66 B
Apparel		\$67.41 K	\$18.72 M	\$59.33 M	\$202.24 M
Contributions		\$55.35 K	\$16.31 M	\$54.06 M	\$190.13 M
Education		\$54.15 K	\$15.15 M	\$51.04 M	\$181.1 M
Entertainment		\$102.85 K	\$29.42 M	\$94.52 M	\$324.68 M
Food and Beverages		\$282.14 K	\$78.83 M	\$245.2 M	\$827.5 M
Furnishings and Equipment		\$63.06 K	\$18.21 M	\$58.48 M	\$200.96 M
Gifts		\$38.22 K	\$11.99 M	\$40.33 M	\$144.12 M
Health Care		\$155.76 K	\$44.43 M	\$138.2 M	\$467.42 M
Household Operations		\$72.23 K	\$20.38 M	\$65.18 M	\$224.1 M
Miscellaneous Expenses		\$33.73 K	\$9.8 M	\$31.24 M	\$107 M
Personal Care		\$24.88 K	\$7.04 M	\$22.24 M	\$75.8 M
Personal Insurance		\$12.24 K	\$3.56 M	\$11.76 M	\$41.18 M
Reading		\$3.88 K	\$1.12 M	\$3.58 M	\$12.34 M
Shelter		\$394.26 K	\$111.41 M	\$350.1 M	\$1.19 B
Tobacco		\$12.65 K	\$3.4 M	\$9.81 M	\$31.71 M
Transportation		\$336.97 K	\$96.7 M	\$303.53 M	\$1.03 B
Utilities		\$146.13 K	\$40.07 M	\$121.48 M	\$404.57 M
Monthly Household Consumer Expenditure (2023)					
Total Household Expenditure		\$3,719	\$4,968	\$5,657	\$6,232
Total Non-Retail Expenditure		\$1,954 52.6%	\$2,611 52.6%	\$2,982 52.7%	\$3,295 52.9%
Total Retail Expenditures		\$1,764 47.4%	\$2,357 47.4%	\$2,675 47.3%	\$2,938 47.1%
Apparel		\$135 3.6%	\$177 3.6%	\$202 3.6%	\$223 3.6%
Contributions		\$111 3.0%	\$154 3.1%	\$184 3.3%	\$210 3.4%
Education		\$109 2.9%	\$143 2.9%	\$174 3.1%	\$200 3.2%
Entertainment		\$206 5.5%	\$278 5.6%	\$322 5.7%	\$358 5.7%
Food and Beverages		\$565 15.2%	\$744 15.0%	\$836 14.8%	\$912 14.6%
Furnishings and Equipment		\$126 3.4%	\$172 3.5%	\$199 3.5%	\$222 3.6%
Gifts		\$77 2.1%	\$113 2.3%	\$137 2.4%	\$159 2.5%
Health Care		\$312 8.4%	\$419 8.4%	\$471 8.3%	\$515 8.3%
Household Operations		\$145 3.9%	\$192 3.9%	\$222 3.9%	\$247 4.0%
Miscellaneous Expenses		\$68 1.8%	\$92 1.9%	\$106 1.9%	\$118 1.9%
Personal Care		\$50 1.3%	\$66 1.3%	\$76 1.3%	\$84 1.3%
Personal Insurance		\$25 0.7%	\$34 0.7%	\$40 0.7%	\$45 0.7%
Reading		\$8 0.2%	\$11 0.2%	\$12 0.2%	\$14 0.2%
Shelter		\$790 21.2%	\$1,051 21.2%	\$1,193 21.1%	\$1,312 21.0%
Tobacco		\$25 0.7%	\$32 0.6%	\$33 0.6%	\$35 0.6%
Transportation		\$675 18.2%	\$912 18.4%	\$1,034 18.3%	\$1,134 18.2%
Utilities		\$293 7.9%	\$378 7.6%	\$414 7.3%	\$446 7.2%

