

5101 W CLEARWATER AVE, KENNEWICK, WA 99336
OFFICE FOR SALE OR LEASE | MLS 275650/MLS 275651

NATri-Cities



89 Gage Blvd
Richland, WA 99352
509.943.5200 | natri-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.



5101 W CLEARWATER AVE KENNEWICK, WASHINGTON 99336

PROPERTY OVERVIEW

Class A office space situated on Clearwater Ave just east of Edison. Just over 1 mile to highway 240 access which offers a 10-minute drive to any of the Tri-Cities. This busy office/retail corridor witnesses $\pm 27,300$ cars passing on average daily. This space features amazing visibility with a double-sided sign on Clearwater Ave!

Internally, the space spans two levels with a blend of professional office's, welcoming reception area, conference room, break rooms on both floors, copier rooms and ADA restrooms. Ample parking adds to the convenience of this location!

PROPERTY HIGHLIGHTS

- Class A Office Space
- Minutes to Hwy 240
- ± 27.3 K Average Daily Traffic
- Rectangular Lot with Ample Parking
- Excellent Visibility - in Dense Residential Area

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$17.00 PSF/YR + NNN (\$4.50)
Building Size:	$\pm 5,710$ SF
Available SF:	$\pm 5,710$ SF
Lot Size:	± 0.54 Acres



FOR MORE INFORMATION

KENNY TEASDALE

Senior Broker
C: 509 491 2205
kenny@naitcc.com

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INTERIOR PHOTOS

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EXTERIOR PHOTOS



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LOCATION MAP

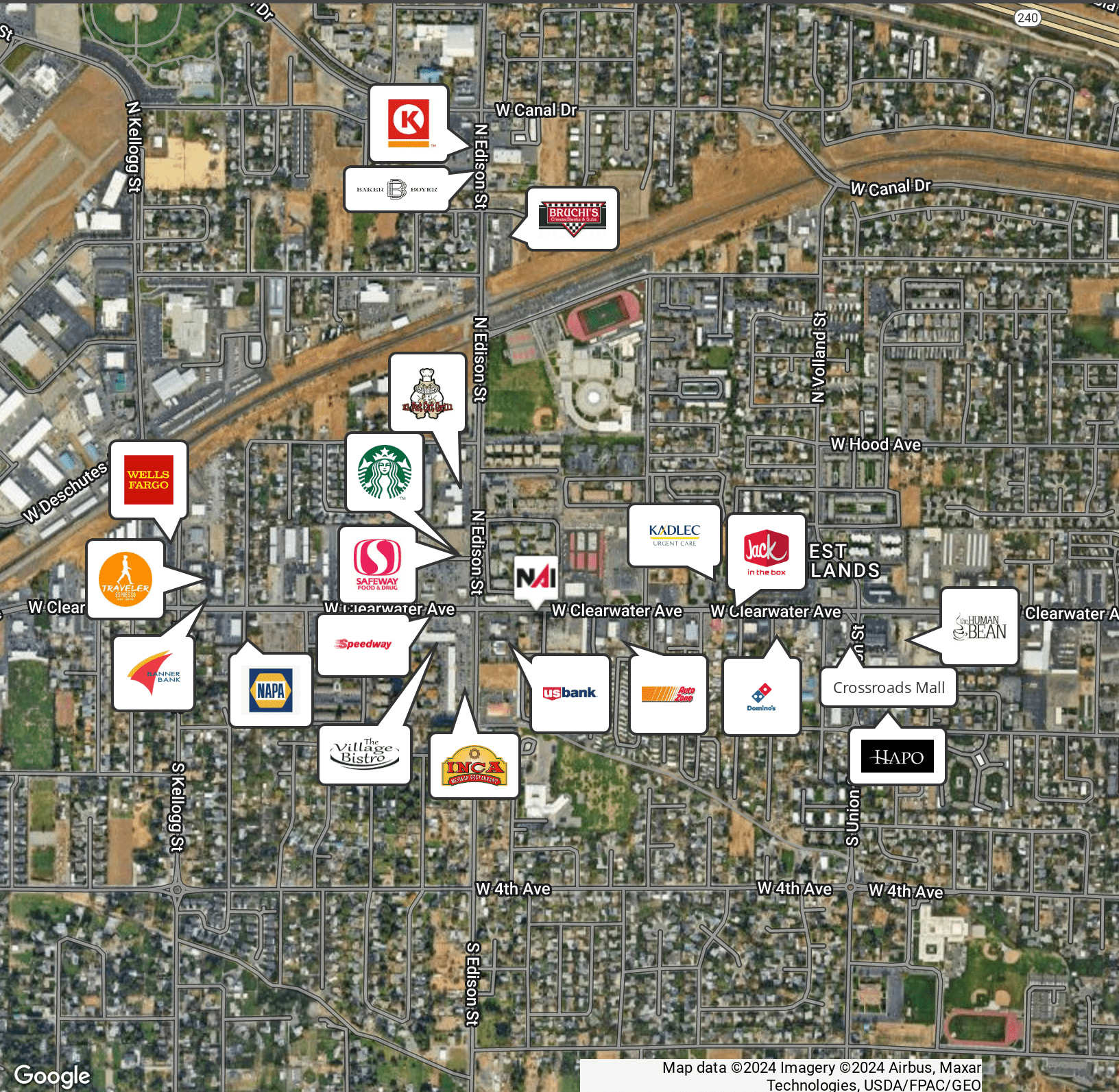


Map data ©2024 Imagery ©2024 TerraMetrics

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RETAILER MAP



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AERIAL MAP



Google

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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: 46.2121/-119.1899

5101 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	14,370		75,164		175,687		269,209	
Projected Population (2028)	14,603		78,049		184,698		287,418	
Census Population (2020)	14,072		74,080		171,054		260,370	
Census Population (2010)	13,263		65,880		144,922		216,200	
Projected Annual Growth (2023-2028)	233	0.3%	2,885	0.8%	9,011	1.0%	18,209	1.4%
Historical Annual Growth (2020-2023)	298	0.7%	1,084	0.5%	4,633	0.9%	8,839	1.1%
Historical Annual Growth (2010-2020)	809	0.6%	8,200	1.2%	26,132	1.8%	44,170	2.0%
Estimated Population Density (2023)	4,576	psm	2,660	psm	2,238	psm	857	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	5,449		28,510		62,494		96,064	
Projected Households (2028)	5,516		29,530		65,616		102,303	
Census Households (2020)	5,398		27,975		60,095		91,603	
Census Households (2010)	5,067		24,960		51,056		76,692	
Projected Annual Growth (2023-2028)	67	0.2%	1,019	0.7%	3,122	1.0%	6,239	1.3%
Historical Annual Change (2010-2023)	382	0.6%	3,551	1.1%	11,438	1.7%	19,372	1.9%
Average Household Income								
Estimated Average Household Income (2023)	\$90,376		\$109,941		\$113,118		\$119,460	
Projected Average Household Income (2028)	\$96,548		\$114,608		\$116,243		\$121,176	
Census Average Household Income (2010)	\$48,209		\$60,484		\$63,450		\$66,585	
Census Average Household Income (2000)	\$45,356		\$55,140		\$56,388		\$56,667	
Projected Annual Change (2023-2028)	\$6,171	1.4%	\$4,667	0.8%	\$3,124	0.6%	\$1,717	0.3%
Historical Annual Change (2000-2023)	\$45,020	4.3%	\$54,801	4.3%	\$56,730	4.4%	\$62,792	4.8%
Median Household Income								
Estimated Median Household Income (2023)	\$69,351		\$83,523		\$88,991		\$94,520	
Projected Median Household Income (2028)	\$71,810		\$86,139		\$90,707		\$95,954	
Census Median Household Income (2010)	\$40,550		\$52,623		\$56,295		\$58,401	
Census Median Household Income (2000)	\$39,163		\$46,343		\$47,606		\$48,318	
Projected Annual Change (2023-2028)	\$2,459	0.7%	\$2,616	0.6%	\$1,716	0.4%	\$1,433	0.3%
Historical Annual Change (2000-2023)	\$30,188	3.4%	\$37,179	3.5%	\$41,385	3.8%	\$46,202	4.2%
Per Capita Income								
Estimated Per Capita Income (2023)	\$34,574		\$41,938		\$40,398		\$42,759	
Projected Per Capita Income (2028)	\$36,766		\$43,589		\$41,449		\$43,254	
Census Per Capita Income (2010)	\$18,412		\$22,914		\$22,351		\$23,619	
Census Per Capita Income (2000)	\$18,412		\$21,053		\$20,120		\$20,375	
Projected Annual Change (2023-2028)	\$2,191	1.3%	\$1,651	0.8%	\$1,051	0.5%	\$495	0.2%
Historical Annual Change (2000-2023)	\$16,162	3.8%	\$20,885	4.3%	\$20,278	4.4%	\$22,383	4.8%
Estimated Average Household Net Worth (2023)	\$692,718		\$962,132		\$1.01 M		\$1.06 M	

Complete Profile

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

Lat/Lon: 46.2121/-119.1899

5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2023)		14,370		75,164		175,687		269,209	
White (2023)		8,917	62.1%	50,637	67.4%	109,961	62.6%	175,714	65.3%
Black or African American (2023)		574	4.0%	2,171	2.9%	4,849	2.8%	6,673	2.5%
American Indian or Alaska Native (2023)		162	1.1%	748	1.0%	1,829	1.0%	2,659	1.0%
Asian (2023)		460	3.2%	2,506	3.3%	6,048	3.4%	9,130	3.4%
Hawaiian or Pacific Islander (2023)		49	0.3%	258	0.3%	523	0.3%	709	0.3%
Other Race (2023)		2,586	18.0%	10,020	13.3%	29,780	17.0%	40,846	15.2%
Two or More Races (2023)		1,622	11.3%	8,824	11.7%	22,697	12.9%	33,478	12.4%
Population < 18 (2023)		3,808	26.5%	18,785	25.0%	47,068	26.8%	71,156	26.4%
White Not Hispanic		2,106	55.3%	11,120	59.2%	24,234	51.5%	39,322	55.3%
Black or African American		128	3.4%	577	3.1%	1,396	3.0%	1,964	2.8%
Asian		141	3.7%	711	3.8%	1,661	3.5%	2,426	3.4%
Other Race Not Hispanic		149	3.9%	763	4.1%	1,895	4.0%	2,743	3.9%
Hispanic		1,284	33.7%	5,614	29.9%	17,881	38.0%	24,700	34.7%
Not Hispanic or Latino Population (2023)		9,549	66.4%	52,535	69.9%	112,017	63.8%	179,336	66.6%
Not Hispanic White		8,035	84.1%	45,483	86.6%	96,089	85.8%	155,607	86.8%
Not Hispanic Black or African American		528	5.5%	1,936	3.7%	4,325	3.9%	5,840	3.3%
Not Hispanic American Indian or Alaska Native		60	0.6%	275	0.5%	544	0.5%	840	0.5%
Not Hispanic Asian		443	4.6%	2,434	4.6%	5,855	5.2%	8,874	4.9%
Not Hispanic Hawaiian or Pacific Islander		24	0.2%	149	0.3%	289	0.3%	382	0.2%
Not Hispanic Other Race		23	0.2%	130	0.2%	328	0.3%	487	0.3%
Not Hispanic Two or More Races		435	4.6%	2,128	4.1%	4,586	4.1%	7,304	4.1%
Hispanic or Latino Population (2023)		4,822	33.6%	22,629	30.1%	63,670	36.2%	89,873	33.4%
Hispanic White		882	18.3%	5,154	22.8%	13,872	21.8%	20,106	22.4%
Hispanic Black or African American		45	0.9%	235	1.0%	523	0.8%	833	0.9%
Hispanic American Indian or Alaska Native		102	2.1%	473	2.1%	1,285	2.0%	1,819	2.0%
Hispanic Asian		17	0.3%	72	0.3%	192	0.3%	256	0.3%
Hispanic Hawaiian or Pacific Islander		25	0.5%	110	0.5%	234	0.4%	326	0.4%
Hispanic Other Race		2,563	53.2%	9,890	43.7%	29,452	46.3%	40,359	44.9%
Hispanic Two or More Races		1,187	24.6%	6,696	29.6%	18,111	28.4%	26,174	29.1%
Not Hispanic or Latino Population (2020)		8,887	63.2%	52,041	70.3%	109,380	63.9%	175,633	67.5%
Hispanic or Latino Population (2020)		5,185	36.8%	22,039	29.7%	61,674	36.1%	84,736	32.5%
Not Hispanic or Latino Population (2010)		9,651	72.8%	50,455	76.6%	100,220	69.2%	156,445	72.4%
Hispanic or Latino Population (2010)		3,612	27.2%	15,425	23.4%	44,702	30.8%	59,756	27.6%
Not Hispanic or Latino Population (2028)		9,740	66.7%	55,072	70.6%	119,080	64.5%	192,810	67.1%
Hispanic or Latino Population (2028)		4,863	33.3%	22,977	29.4%	65,618	35.5%	94,608	32.9%
Projected Annual Growth (2023-2028)		41	0.2%	348	0.3%	1,948	0.6%	4,735	1.1%
Historical Annual Growth (2010-2020)		1,573	4.4%	6,614	4.3%	16,971	3.8%	24,981	4.2%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups

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5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2023)									
Total Population		14,370		75,164		175,687		269,209	
Age Under 5 Years		1,186	8.3%	4,987	6.6%	11,972	6.8%	17,505	6.5%
Age 5 to 9 Years		1,073	7.5%	5,270	7.0%	13,225	7.5%	19,976	7.4%
Age 10 to 14 Years		987	6.9%	5,307	7.1%	13,747	7.8%	21,194	7.9%
Age 15 to 19 Years		926	6.4%	4,785	6.4%	11,543	6.6%	17,772	6.6%
Age 20 to 24 Years		1,506	10.5%	5,859	7.8%	12,872	7.3%	18,889	7.0%
Age 25 to 29 Years		1,402	9.8%	5,791	7.7%	12,723	7.2%	18,940	7.0%
Age 30 to 34 Years		1,197	8.3%	5,581	7.4%	12,998	7.4%	19,717	7.3%
Age 35 to 39 Years		971	6.8%	5,226	7.0%	12,788	7.3%	19,537	7.3%
Age 40 to 44 Years		793	5.5%	4,589	6.1%	11,582	6.6%	18,374	6.8%
Age 45 to 49 Years		626	4.4%	3,881	5.2%	9,756	5.6%	15,272	5.7%
Age 50 to 54 Years		664	4.6%	3,933	5.2%	9,608	5.5%	15,008	5.6%
Age 55 to 59 Years		625	4.3%	3,870	5.1%	8,990	5.1%	14,387	5.3%
Age 60 to 64 Years		652	4.5%	4,145	5.5%	9,365	5.3%	14,627	5.4%
Age 65 to 69 Years		580	4.0%	3,774	5.0%	8,479	4.8%	13,216	4.9%
Age 70 to 74 Years		484	3.4%	3,136	4.2%	6,559	3.7%	10,298	3.8%
Age 75 to 79 Years		315	2.2%	2,194	2.9%	4,589	2.6%	7,004	2.6%
Age 80 to 84 Years		211	1.5%	1,477	2.0%	2,610	1.5%	4,050	1.5%
Age 85 Years or Over		172	1.2%	1,360	1.8%	2,279	1.3%	3,443	1.3%
Median Age		30.1		35.1		34.3		34.8	
Age 19 Years or Less		4,172	29.0%	20,349	27.1%	50,488	28.7%	76,448	28.4%
Age 20 to 64 Years		8,436	58.7%	42,875	57.0%	100,684	57.3%	154,750	57.5%
Age 65 Years or Over		1,762	12.3%	11,941	15.9%	24,515	14.0%	38,011	14.1%
Female Age Distribution (2023)									
Female Population		7,065	49.2%	37,486	49.9%	87,414	49.8%	133,649	49.6%
Age Under 5 Years		555	7.9%	2,395	6.4%	5,830	6.7%	8,611	6.4%
Age 5 to 9 Years		519	7.3%	2,573	6.9%	6,531	7.5%	9,860	7.4%
Age 10 to 14 Years		479	6.8%	2,566	6.8%	6,735	7.7%	10,304	7.7%
Age 15 to 19 Years		438	6.2%	2,410	6.4%	6,140	7.0%	9,265	6.9%
Age 20 to 24 Years		781	11.1%	2,820	7.5%	6,107	7.0%	9,046	6.8%
Age 25 to 29 Years		673	9.5%	2,811	7.5%	6,195	7.1%	9,207	6.9%
Age 30 to 34 Years		563	8.0%	2,692	7.2%	6,289	7.2%	9,571	7.2%
Age 35 to 39 Years		417	5.9%	2,434	6.5%	6,030	6.9%	9,367	7.0%
Age 40 to 44 Years		375	5.3%	2,234	6.0%	5,477	6.3%	8,737	6.5%
Age 45 to 49 Years		303	4.3%	1,873	5.0%	4,780	5.5%	7,480	5.6%
Age 50 to 54 Years		303	4.3%	1,895	5.1%	4,598	5.3%	7,213	5.4%
Age 55 to 59 Years		318	4.5%	2,000	5.3%	4,586	5.2%	7,175	5.4%
Age 60 to 64 Years		352	5.0%	2,184	5.8%	4,794	5.5%	7,438	5.6%
Age 65 to 69 Years		323	4.6%	2,003	5.3%	4,388	5.0%	6,783	5.1%
Age 70 to 74 Years		265	3.7%	1,682	4.5%	3,471	4.0%	5,365	4.0%
Age 75 to 79 Years		173	2.4%	1,192	3.2%	2,503	2.9%	3,780	2.8%
Age 80 to 84 Years		116	1.6%	834	2.2%	1,491	1.7%	2,232	1.7%
Age 85 Years or Over		111	1.6%	886	2.4%	1,471	1.7%	2,215	1.7%
Female Median Age		30.7		36.2		34.8		35.2	
Age 19 Years or Less		1,990	28.2%	9,944	26.5%	25,235	28.9%	38,040	28.5%
Age 20 to 64 Years		4,086	57.8%	20,945	55.9%	48,855	55.9%	75,234	56.3%
Age 65 Years or Over		988	14.0%	6,598	17.6%	13,324	15.2%	20,375	15.2%

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Male Age Distribution (2023)									
Male Population	7,305	50.8%	37,678	50.1%	88,273	50.2%	135,560	50.4%	
Age Under 5 Years	631	8.6%	2,591	6.9%	6,143	7.0%	8,894	6.6%	
Age 5 to 9 Years	555	7.6%	2,697	7.2%	6,695	7.6%	10,116	7.5%	
Age 10 to 14 Years	508	7.0%	2,741	7.3%	7,012	7.9%	10,891	8.0%	
Age 15 to 19 Years	488	6.7%	2,375	6.3%	5,403	6.1%	8,507	6.3%	
Age 20 to 24 Years	724	9.9%	3,039	8.1%	6,765	7.7%	9,843	7.3%	
Age 25 to 29 Years	729	10.0%	2,979	7.9%	6,529	7.4%	9,732	7.2%	
Age 30 to 34 Years	634	8.7%	2,889	7.7%	6,710	7.6%	10,146	7.5%	
Age 35 to 39 Years	554	7.6%	2,792	7.4%	6,759	7.7%	10,170	7.5%	
Age 40 to 44 Years	418	5.7%	2,355	6.2%	6,106	6.9%	9,636	7.1%	
Age 45 to 49 Years	323	4.4%	2,009	5.3%	4,976	5.6%	7,792	5.7%	
Age 50 to 54 Years	361	4.9%	2,038	5.4%	5,010	5.7%	7,795	5.8%	
Age 55 to 59 Years	306	4.2%	1,870	5.0%	4,405	5.0%	7,212	5.3%	
Age 60 to 64 Years	300	4.1%	1,960	5.2%	4,571	5.2%	7,189	5.3%	
Age 65 to 69 Years	257	3.5%	1,770	4.7%	4,091	4.6%	6,433	4.7%	
Age 70 to 74 Years	219	3.0%	1,454	3.9%	3,088	3.5%	4,933	3.6%	
Age 75 to 79 Years	142	1.9%	1,002	2.7%	2,086	2.4%	3,224	2.4%	
Age 80 to 84 Years	95	1.3%	643	1.7%	1,119	1.3%	1,817	1.3%	
Age 85 Years or Over	62	0.8%	474	1.3%	808	0.9%	1,228	0.9%	
Male Median Age	29.6		34.1		33.9		34.5		
Age 19 Years or Less	2,182	29.9%	10,405	27.6%	25,253	28.6%	38,408	28.3%	
Age 20 to 64 Years	4,349	59.5%	21,930	58.2%	51,829	58.7%	79,515	58.7%	
Age 65 Years or Over	774	10.6%	5,343	14.2%	11,191	12.7%	17,636	13.0%	
Males per 100 Females (2023)									
Overall Comparison	103		101		101		101		
Age Under 5 Years	114	53.2%	108	52.0%	105	51.3%	103	50.8%	
Age 5 to 9 Years	107	51.7%	105	51.2%	103	50.6%	103	50.6%	
Age 10 to 14 Years	106	51.5%	107	51.6%	104	51.0%	106	51.4%	
Age 15 to 19 Years	111	52.7%	99	49.6%	88	46.8%	92	47.9%	
Age 20 to 24 Years	93	48.1%	108	51.9%	111	52.6%	109	52.1%	
Age 25 to 29 Years	108	52.0%	106	51.4%	105	51.3%	106	51.4%	
Age 30 to 34 Years	113	53.0%	107	51.8%	107	51.6%	106	51.5%	
Age 35 to 39 Years	133	57.1%	115	53.4%	112	52.8%	109	52.1%	
Age 40 to 44 Years	111	52.7%	105	51.3%	111	52.7%	110	52.4%	
Age 45 to 49 Years	106	51.5%	107	51.8%	104	51.0%	104	51.0%	
Age 50 to 54 Years	119	54.4%	108	51.8%	109	52.1%	108	51.9%	
Age 55 to 59 Years	96	49.0%	94	48.3%	96	49.0%	101	50.1%	
Age 60 to 64 Years	85	46.0%	90	47.3%	95	48.8%	97	49.1%	
Age 65 to 69 Years	79	44.3%	88	46.9%	93	48.2%	95	48.7%	
Age 70 to 74 Years	83	45.2%	86	46.4%	89	47.1%	92	47.9%	
Age 75 to 79 Years	82	45.1%	84	45.7%	83	45.5%	85	46.0%	
Age 80 to 84 Years	81	44.8%	77	43.5%	75	42.9%	81	44.9%	
Age 85 Years or Over	56	35.8%	53	34.8%	55	35.4%	55	35.7%	
Age 19 Years or Less	110	52.3%	105	51.1%	100	50.0%	101	50.2%	
Age 20 to 39 Years	109	52.0%	109	52.1%	109	52.1%	107	51.8%	
Age 40 to 64 Years	103	50.8%	100	50.1%	103	50.8%	104	51.0%	
Age 65 Years or Over	78	43.9%	81	44.7%	84	45.7%	87	46.4%	

Complete Profile

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

Lat/Lon: 46.2121/-119.1899

5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households		5,449		28,510		62,494		96,064	
Households with Children		1,869	34.3%	10,294	36.1%	24,314	38.9%	37,122	38.6%
Average Household Size		2.6		2.6		2.8		2.8	
Household Density per Square Mile		1,735		1,009		796		306	
Population Family		11,622	80.9%	63,123	84.0%	151,831	86.4%	233,661	86.8%
Population Non-Family		2,585	18.0%	11,279	15.0%	22,562	12.8%	33,806	12.6%
Population Group Quarters		163	1.1%	762	1.0%	1,294	0.7%	1,743	0.6%
Family Households		3,465	63.6%	19,232	67.5%	44,424	71.1%	69,020	71.8%
Married Couple Households		2,411	69.6%	14,418	75.0%	33,530	75.5%	52,061	75.4%
Other Family Households with Children		1,054	30.4%	4,814	25.0%	10,894	24.5%	16,959	24.6%
Family Households with Children		1,854	53.5%	10,222	53.2%	24,171	54.4%	36,880	53.4%
Married Couple with Children		1,133	61.1%	7,329	71.7%	17,532	72.5%	26,709	72.4%
Other Family Households with Children		722	38.9%	2,893	28.3%	6,639	27.5%	10,171	27.6%
Family Households No Children		1,610	46.5%	9,010	46.8%	20,254	45.6%	32,140	46.6%
Married Couple No Children		1,278	79.4%	7,089	78.7%	15,998	79.0%	25,352	78.9%
Other Family Households No Children		332	20.6%	1,921	21.3%	4,256	21.0%	6,788	21.1%
Non-Family Households		1,984	36.4%	9,279	32.5%	18,070	28.9%	27,044	28.2%
Non-Family Households with Children		14	0.7%	72	0.8%	143	0.8%	242	0.9%
Non-Family Households No Children		1,970	99.3%	9,206	99.2%	17,926	99.2%	26,802	99.1%
Average Family Household Size		3.4		3.3		3.4		3.4	
Average Family Income		\$96,431		\$128,633		\$130,073		\$134,918	
Median Family Income		\$80,957		\$102,508		\$107,345		\$111,066	
Average Non-Family Household Size		1.3		1.2		1.2		1.3	
Marital Status (2023)									
Population Age 15 Years or Over		11,124		59,600		136,743		210,533	
Never Married		4,555	41.0%	20,066	33.7%	47,150	34.5%	71,814	34.1%
Currently Married		3,724	33.5%	27,030	45.4%	63,574	46.5%	99,217	47.1%
Previously Married		2,844	25.6%	12,505	21.0%	26,019	19.0%	39,502	18.8%
Separated		477	16.8%	1,980	15.8%	4,513	17.3%	7,198	18.2%
Widowed		479	16.8%	2,792	22.3%	5,815	22.3%	8,717	22.1%
Divorced		1,888	66.4%	7,732	61.8%	15,692	60.3%	23,587	59.7%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		8,692		48,956		112,327		173,872	
Elementary (Grade Level 0 to 8)		630	7.2%	2,950	6.0%	8,978	8.0%	12,552	7.2%
Some High School (Grade Level 9 to 11)		553	6.4%	2,623	5.4%	6,643	5.9%	8,857	5.1%
High School Graduate		2,698	31.0%	12,596	25.7%	26,521	23.6%	39,740	22.9%
Some College		2,297	26.4%	11,709	23.9%	24,641	21.9%	38,956	22.4%
Associate Degree Only		824	9.5%	5,034	10.3%	11,893	10.6%	18,075	10.4%
Bachelor Degree Only		1,242	14.3%	8,909	18.2%	20,629	18.4%	33,751	19.4%
Graduate Degree		448	5.2%	5,136	10.5%	13,022	11.6%	21,941	12.6%
Any College (Some College or Higher)		4,811	55.3%	30,788	62.9%	70,185	62.5%	112,723	64.8%
College Degree + (Bachelor Degree or Higher)		1,690	19.4%	14,045	28.7%	33,651	30.0%	55,692	32.0%

Complete Profile

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

Lat/Lon: 46.2121/-119.1899

5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2023)	5,625		29,504		64,272		99,053		
Total Housing Units (2020)	5,650		29,424		62,591		95,366		
Historical Annual Growth (2020-2023)	-25	-0.2%	80	-	1,680	0.9%	3,686	1.3%	
Housing Units Occupied (2023)	5,449	96.9%	28,510	96.6%	62,494	97.2%	96,064	97.0%	
Housing Units Owner-Occupied	3,372	61.9%	18,938	66.4%	42,288	67.7%	64,881	67.5%	
Housing Units Renter-Occupied	2,077	38.1%	9,572	33.6%	20,206	32.3%	31,182	32.5%	
Housing Units Vacant (2023)	176	3.1%	993	3.4%	1,777	2.8%	2,989	3.0%	
Household Size (2023)									
Total Households	5,449		28,510		62,494		96,064		
1 Person Households	1,556	28.6%	7,687	27.0%	14,884	23.8%	22,231	23.1%	
2 Person Households	1,770	32.5%	9,342	32.8%	20,125	32.2%	31,384	32.7%	
3 Person Households	827	15.2%	4,279	15.0%	9,703	15.5%	15,074	15.7%	
4 Person Households	685	12.6%	3,776	13.2%	8,941	14.3%	13,739	14.3%	
5 Person Households	336	6.2%	1,924	6.7%	4,938	7.9%	7,689	8.0%	
6 Person Households	161	3.0%	931	3.3%	2,402	3.8%	3,633	3.8%	
7 or More Person Households	115	2.1%	571	2.0%	1,501	2.4%	2,313	2.4%	
Household Income Distribution (2023)									
HH Income \$200,000 or More	446	8.2%	3,609	12.7%	8,324	13.3%	13,576	14.1%	
HH Income \$150,000 to \$199,999	186	3.4%	2,327	8.2%	5,782	9.3%	9,924	10.3%	
HH Income \$125,000 to \$149,999	285	5.2%	2,096	7.4%	4,704	7.5%	7,818	8.1%	
HH Income \$100,000 to \$124,999	376	6.9%	2,833	9.9%	7,057	11.3%	11,260	11.7%	
HH Income \$75,000 to \$99,999	980	18.0%	3,855	13.5%	8,347	13.4%	12,499	13.0%	
HH Income \$50,000 to \$74,999	1,136	20.9%	4,662	16.4%	9,680	15.5%	14,809	15.4%	
HH Income \$35,000 to \$49,999	644	11.8%	2,957	10.4%	6,287	10.1%	9,298	9.7%	
HH Income \$25,000 to \$34,999	426	7.8%	1,998	7.0%	4,245	6.8%	6,013	6.3%	
HH Income \$15,000 to \$24,999	319	5.9%	1,472	5.2%	3,260	5.2%	4,534	4.7%	
HH Income \$10,000 to \$14,999	199	3.7%	828	2.9%	1,764	2.8%	2,370	2.5%	
HH Income Under \$10,000	451	8.3%	1,875	6.6%	3,042	4.9%	3,964	4.1%	
Household Vehicles (2023)									
Households 0 Vehicles Available	393	7.2%	1,873	6.6%	3,508	5.6%	4,677	4.9%	
Households 1 Vehicle Available	1,798	33.0%	8,866	31.1%	18,093	29.0%	26,316	27.4%	
Households 2 Vehicles Available	1,818	33.4%	9,919	34.8%	22,412	35.9%	34,635	36.1%	
Households 3 or More Vehicles Available	1,440	26.4%	7,852	27.5%	18,481	29.6%	30,436	31.7%	
Total Vehicles Available	10,570		56,695		128,824		203,092		
Average Vehicles per Household	1.9		2.0		2.1		2.1		
Owner-Occupied Household Vehicles	7,882	74.6%	43,970	77.6%	99,956	77.6%	155,417	76.5%	
Average Vehicles per Owner-Occupied Household	2.3		2.3		2.4		2.4		
Renter-Occupied Household Vehicles	2,688	25.4%	12,724	22.4%	28,868	22.4%	47,674	23.5%	
Average Vehicles per Renter-Occupied Household	1.3		1.3		1.4		1.5		
Travel Time (2023)									
Worker Base Age 16 years or Over	7,093		34,269		82,568		129,112		
Travel to Work in 14 Minutes or Less	3,057	43.1%	10,990	32.1%	22,368	27.1%	34,281	26.6%	
Travel to Work in 15 to 29 Minutes	2,261	31.9%	12,883	37.6%	34,351	41.6%	52,202	40.4%	
Travel to Work in 30 to 59 Minutes	1,085	15.3%	5,360	15.6%	14,786	17.9%	23,464	18.2%	
Travel to Work in 60 Minutes or More	361	5.1%	1,955	5.7%	3,778	4.6%	5,941	4.6%	
Work at Home	329	4.6%	3,081	9.0%	7,285	8.8%	13,224	10.2%	
Average Minutes Travel to Work	15.3		17.3		18.3		18.7		

Complete Profile

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Lat/Lon: 46.2121/-119.1899

5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)									
Worker Base Age 16 years or Over		7,093		34,269		82,568		129,112	
Drive to Work Alone		5,704	80.4%	26,989	78.8%	65,027	78.8%	99,609	77.1%
Drive to Work in Carpool		888	12.5%	3,442	10.0%	8,433	10.2%	13,447	10.4%
Travel to Work by Public Transportation		52	0.7%	229	0.7%	535	0.6%	779	0.6%
Drive to Work on Motorcycle		18	0.3%	42	0.1%	79	-	166	0.1%
Bicycle to Work		5	-	65	0.2%	132	0.2%	222	0.2%
Walk to Work		59	0.8%	188	0.5%	462	0.6%	783	0.6%
Other Means		36	0.5%	232	0.7%	615	0.7%	883	0.7%
Work at Home		329	4.6%	3,081	9.0%	7,285	8.8%	13,224	10.2%
Daytime Demographics (2023)									
Total Businesses		623		3,215		5,753		8,669	
Total Employees		4,257		25,405		46,458		81,087	
Company Headquarter Businesses		24	3.8%	86	2.7%	151	2.6%	243	2.8%
Company Headquarter Employees		428	10.1%	2,141	8.4%	5,035	10.8%	10,027	12.4%
Employee Population per Business		6.8	to 1	7.9	to 1	8.1	to 1	9.4	to 1
Residential Population per Business		23.1	to 1	23.4	to 1	30.5	to 1	31.1	to 1
Adj. Daytime Demographics Age 16 Years or Over		8,111		49,561		97,676		157,974	
Labor Force									
Labor Population Age 16 Years or Over (2023)		10,946		58,467		133,896		206,178	
Labor Force Total Males (2023)		5,509	50.3%	29,078	49.7%	66,992	50.0%	103,454	50.2%
Male Civilian Employed		3,686	66.9%	18,680	64.2%	45,118	67.3%	70,130	67.8%
Male Civilian Unemployed		104	1.9%	667	2.3%	1,638	2.4%	2,642	2.6%
Males in Armed Forces		-	-	41	0.1%	108	0.2%	176	0.2%
Males Not in Labor Force		1,719	31.2%	9,691	33.3%	20,128	30.0%	30,507	29.5%
Labor Force Total Females (2023)		5,438	49.7%	29,389	50.3%	66,904	50.0%	102,724	49.8%
Female Civilian Employed		3,407	62.6%	15,590	53.0%	37,452	56.0%	58,985	57.4%
Female Civilian Unemployed		177	3.3%	445	1.5%	1,295	1.9%	1,975	1.9%
Females in Armed Forces		-	-	-	-	-	-	-	-
Females Not in Labor Force		1,854	34.1%	13,354	45.4%	28,158	42.1%	41,763	40.7%
Unemployment Rate		280	2.6%	1,111	1.9%	2,933	2.2%	4,617	2.2%
Occupation (2023)									
Occupation Population Age 16 Years or Over		7,093		34,269		82,568		129,112	
Occupation Total Males		3,686	52.0%	18,679	54.5%	45,117	54.6%	70,128	54.3%
Occupation Total Females		3,407	48.0%	15,590	45.5%	37,451	45.4%	58,984	45.7%
Management, Business, Financial Operations		775	10.9%	4,229	12.3%	11,062	13.4%	17,577	13.6%
Professional, Related		1,282	18.1%	7,737	22.6%	17,399	21.1%	29,374	22.8%
Service		1,413	19.9%	6,104	17.8%	14,878	18.0%	22,479	17.4%
Sales, Office		1,490	21.0%	6,917	20.2%	15,229	18.4%	23,731	18.4%
Farming, Fishing, Forestry		416	5.9%	1,421	4.1%	3,792	4.6%	5,804	4.5%
Construction, Extraction, Maintenance		602	8.5%	2,859	8.3%	7,362	8.9%	10,863	8.4%
Production, Transport, Material Moving		1,114	15.7%	5,002	14.6%	12,846	15.6%	19,285	14.9%
White Collar Workers		3,547	50.0%	18,882	55.1%	43,690	52.9%	70,681	54.7%
Blue Collar Workers		3,545	50.0%	15,386	44.9%	38,878	47.1%	58,431	45.3%

Complete Profile

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Lat/Lon: 46.2121/-119.1899

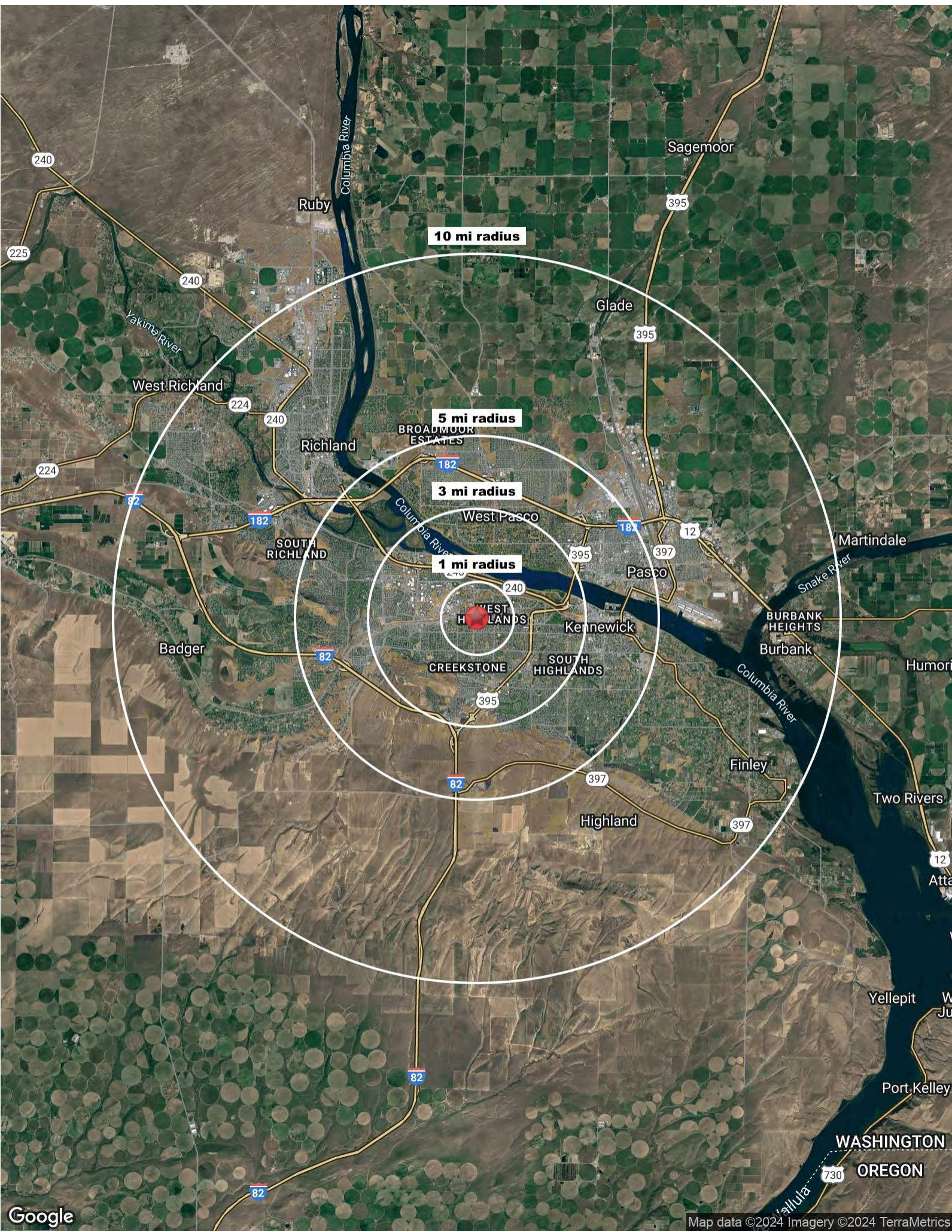
5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units		5,449		28,510		62,494		96,064	
1 Detached Unit		2,927	53.7%	17,365	60.9%	41,569	66.5%	63,122	65.7%
1 Attached Unit		189	3.5%	780	2.7%	1,963	3.1%	3,311	3.4%
2 Units		245	4.5%	1,073	3.8%	1,621	2.6%	2,573	2.7%
3 to 4 Units		238	4.4%	1,259	4.4%	2,685	4.3%	3,674	3.8%
5 to 9 Units		370	6.8%	1,575	5.5%	2,515	4.0%	3,862	4.0%
10 to 19 Units		476	8.7%	1,514	5.3%	2,824	4.5%	4,074	4.2%
20 to 49 Units		255	4.7%	754	2.6%	1,867	3.0%	2,805	2.9%
50 or More Units		266	4.9%	1,870	6.6%	3,343	5.3%	4,805	5.0%
Mobile Home or Trailer		466	8.5%	2,253	7.9%	3,981	6.4%	7,667	8.0%
Other Structure		18	0.3%	68	0.2%	126	0.2%	170	0.2%
Homes Built By Year (2023)									
Homes Built 2014 or later		23	0.4%	183	0.6%	923	1.4%	1,526	1.5%
Homes Built 2010 to 2013		504	9.0%	3,424	11.6%	9,294	14.5%	14,856	15.0%
Homes Built 2000 to 2009		565	10.1%	4,799	16.3%	14,209	22.1%	20,325	20.5%
Homes Built 1990 to 1999		552	9.8%	3,718	12.6%	7,786	12.1%	11,968	12.1%
Homes Built 1980 to 1989		284	5.0%	2,046	6.9%	3,940	6.1%	5,869	5.9%
Homes Built 1970 to 1979		1,754	31.2%	6,519	22.1%	11,312	17.6%	16,149	16.3%
Homes Built 1960 to 1969		849	15.1%	3,024	10.2%	5,486	8.5%	8,092	8.2%
Homes Built 1950 to 1959		633	11.3%	2,845	9.6%	4,679	7.3%	7,031	7.1%
Homes Built 1940 to 1949		258	4.6%	1,594	5.4%	3,043	4.7%	7,638	7.7%
Homes Built Before 1939		26	0.5%	360	1.2%	1,823	2.8%	2,610	2.6%
Median Age of Homes		45.9 yrs		41.8 yrs		38.4 yrs		39.4 yrs	
Home Values (2023)									
Owner Specified Housing Units		3,372		18,938		42,288		64,881	
Home Values \$1,000,000 or More		32	1.0%	132	0.7%	409	1.0%	688	1.1%
Home Values \$750,000 to \$999,999		77	2.3%	472	2.5%	946	2.2%	1,918	3.0%
Home Values \$500,000 to \$749,999		322	9.5%	2,480	13.1%	4,875	11.5%	9,159	14.1%
Home Values \$400,000 to \$499,999		420	12.5%	2,577	13.6%	5,052	11.9%	8,072	12.4%
Home Values \$300,000 to \$399,999		950	28.2%	5,927	31.3%	12,457	29.5%	18,259	28.1%
Home Values \$250,000 to \$299,999		423	12.6%	2,586	13.7%	6,151	14.5%	8,526	13.1%
Home Values \$200,000 to \$249,999		457	13.6%	2,008	10.6%	4,837	11.4%	7,033	10.8%
Home Values \$175,000 to \$199,999		117	3.5%	447	2.4%	1,240	2.9%	1,738	2.7%
Home Values \$150,000 to \$174,999		89	2.6%	367	1.9%	1,395	3.3%	2,061	3.2%
Home Values \$125,000 to \$149,999		47	1.4%	196	1.0%	916	2.2%	1,331	2.1%
Home Values \$100,000 to \$124,999		56	1.6%	222	1.2%	777	1.8%	1,124	1.7%
Home Values \$90,000 to \$99,999		6	0.2%	44	0.2%	273	0.6%	485	0.7%
Home Values \$80,000 to \$89,999		8	0.2%	84	0.4%	217	0.5%	295	0.5%
Home Values \$70,000 to \$79,999		15	0.4%	51	0.3%	114	0.3%	213	0.3%
Home Values \$60,000 to \$69,999		8	0.2%	44	0.2%	107	0.3%	157	0.2%
Home Values \$50,000 to \$59,999		31	0.9%	107	0.6%	166	0.4%	383	0.6%
Home Values \$35,000 to \$49,999		23	0.7%	170	0.9%	364	0.9%	560	0.9%
Home Values \$25,000 to \$34,999		125	3.7%	419	2.2%	589	1.4%	982	1.5%
Home Values \$10,000 to \$24,999		77	2.3%	300	1.6%	715	1.7%	1,025	1.6%
Home Values Under \$10,000		87	2.6%	305	1.6%	688	1.6%	870	1.3%
Owner-Occupied Median Home Value		\$310,526		\$336,296		\$321,186		\$335,237	
Renter-Occupied Median Rent		\$896		\$955		\$949		\$958	

Complete Profile

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

Lat/Lon: 46.2121/-119.1899

5101 W Clearwater Ave Kennewick, WA 99336		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2023)					
Total Household Expenditure		\$355.03 M	\$2.13 B	\$4.77 B	\$7.64 B
Total Non-Retail Expenditure		\$187.43 M	\$1.13 B	\$2.52 B	\$4.04 B
Total Retail Expenditure		\$167.6 M	\$1 B	\$2.25 B	\$3.59 B
Apparel		\$12.53 M	\$75.9 M	\$170.93 M	\$274.12 M
Contributions		\$11.47 M	\$71.74 M	\$161.61 M	\$260.42 M
Education		\$10.56 M	\$68.24 M	\$154.92 M	\$250.65 M
Entertainment		\$19.97 M	\$121.9 M	\$274.49 M	\$440.82 M
Food and Beverages		\$52.51 M	\$311.26 M	\$696.88 M	\$1.11 B
Furnishings and Equipment		\$12.41 M	\$75.49 M	\$169.82 M	\$272.69 M
Gifts		\$8.77 M	\$54.63 M	\$122.8 M	\$198.17 M
Health Care		\$29.93 M	\$176.43 M	\$393.16 M	\$627.08 M
Household Operations		\$13.86 M	\$84.42 M	\$189.59 M	\$304.08 M
Miscellaneous Expenses		\$6.68 M	\$40.34 M	\$90.38 M	\$144.84 M
Personal Care		\$4.75 M	\$28.53 M	\$63.95 M	\$102.37 M
Personal Insurance		\$2.45 M	\$15.44 M	\$34.95 M	\$56.42 M
Reading		\$769.14 K	\$4.66 M	\$10.43 M	\$16.71 M
Shelter		\$75.13 M	\$448.38 M	\$1 B	\$1.61 B
Tobacco		\$2.21 M	\$12.05 M	\$26.44 M	\$41.53 M
Transportation		\$64.66 M	\$385.55 M	\$865.85 M	\$1.39 B
Utilities		\$26.37 M	\$152.65 M	\$339.62 M	\$539.7 M
Monthly Household Consumer Expenditure (2023)					
Total Household Expenditure		\$5,429	\$6,219	\$6,360	\$6,624
Total Non-Retail Expenditure		\$2,866 52.8%	\$3,292 52.9%	\$3,366 52.9%	\$3,506 52.9%
Total Retail Expenditures		\$2,563 47.2%	\$2,927 47.1%	\$2,995 47.1%	\$3,118 47.1%
Apparel		\$192 3.5%	\$222 3.6%	\$228 3.6%	\$238 3.6%
Contributions		\$175 3.2%	\$210 3.4%	\$215 3.4%	\$226 3.4%
Education		\$162 3.0%	\$199 3.2%	\$207 3.2%	\$217 3.3%
Entertainment		\$305 5.6%	\$356 5.7%	\$366 5.8%	\$382 5.8%
Food and Beverages		\$803 14.8%	\$910 14.6%	\$929 14.6%	\$966 14.6%
Furnishings and Equipment		\$190 3.5%	\$221 3.5%	\$226 3.6%	\$237 3.6%
Gifts		\$134 2.5%	\$160 2.6%	\$164 2.6%	\$172 2.6%
Health Care		\$458 8.4%	\$516 8.3%	\$524 8.2%	\$544 8.2%
Household Operations		\$212 3.9%	\$247 4.0%	\$253 4.0%	\$264 4.0%
Miscellaneous Expenses		\$102 1.9%	\$118 1.9%	\$121 1.9%	\$126 1.9%
Personal Care		\$73 1.3%	\$83 1.3%	\$85 1.3%	\$89 1.3%
Personal Insurance		\$38 0.7%	\$45 0.7%	\$47 0.7%	\$49 0.7%
Reading		\$12 0.2%	\$14 0.2%	\$14 0.2%	\$14 0.2%
Shelter		\$1,149 21.2%	\$1,311 21.1%	\$1,339 21.0%	\$1,393 21.0%
Tobacco		\$34 0.6%	\$35 0.6%	\$35 0.6%	\$36 0.5%
Transportation		\$989 18.2%	\$1,127 18.1%	\$1,155 18.2%	\$1,203 18.2%
Utilities		\$403 7.4%	\$446 7.2%	\$453 7.1%	\$468 7.1%



10 mi radius

5 mi radius

3 mi radius

1 mi radius