

2331 W A ST, PASCO, WA 99301
INDUSTRIAL BUILDING FOR LEASE | MLS 277835

NAITri-Cities



Todd Sternfeld
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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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2331 W A ST
PASCO, WASHINGTON 99301

PROPERTY OVERVIEW

Great A Street property with close access to Hwy 395 and Hwy 397. This $\pm 4,400$ SF building split retail and shop is currently used as a paint shop.

Zoned LI Commercial Business District offering the broadest zoning and flexibility for your business needs.

PROPERTY HIGHLIGHTS

- Versatile building with retail and/or warehouse shop
- 7 Rollup doors
- Easy semi-truck access
- Easy access to highway
- Seeking 5-year lease
- Ideal for business expansion and growth
- \$4,500 Mo./Modified Gross
- $\pm 4,400$ SF Building on $\pm 18,730$ SF Lot
- Option to lease the adjacent fenced lot situated on ± 1.64 acres - See MLS 277836

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EXTERIOR PHOTOS



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SHOP PHOTOS



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INTERIOR PHOTOS



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AERIAL VIEW



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INDUSTRIAL PROPERTY FOR LEASE



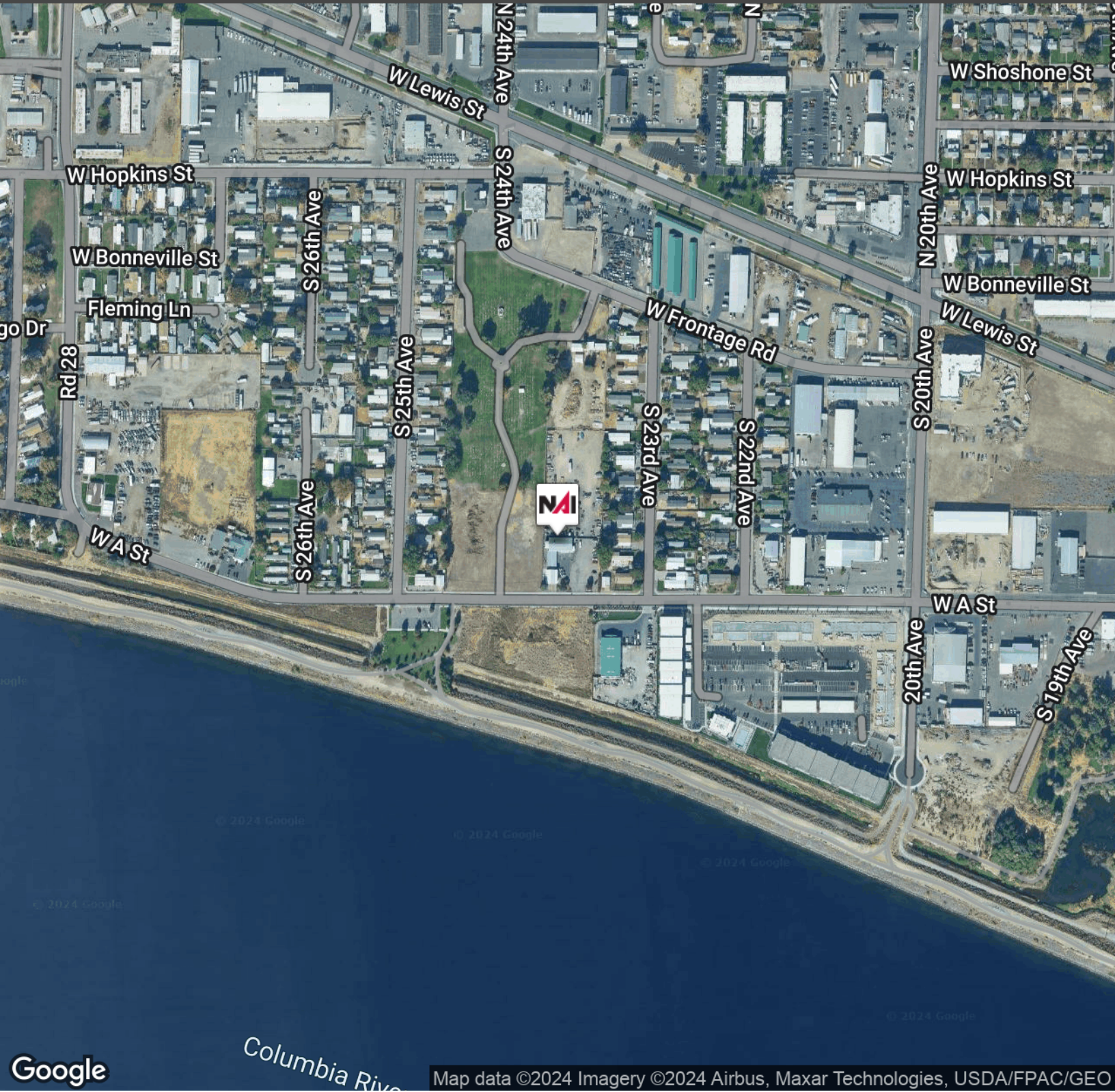
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Discover the Treasures of the Tri-Cities

Where Nature, Culture and Community Unite!

Source | TriDec.org



TRI-CITIES
WASHINGTON
Kennewick • Pasco
Richland • West Richland

Three Rivers. Four Cities. Unlimited Possibilities.

Right in the heart of the Pacific Northwest, the Tri-Cities is the perfect place to grow your business. Situated at the confluence of the Columbia, Snake, and Yakima Rivers, the Tri-Cities represents the Kennewick,-Pasco-Richland MSA in Benton and Franklin Counties.

When it comes to business, the Tri-Cities offers better locations, faster permitting, and a smarter workforce all in a fist-pumping environment!

300 Restaurants	24 Museums & Art Galleries	6 Performing Arts Theaters
200+ Wineries & Breweries	12 Public Libraries	10 Golf Courses
125 Public Parks	600 Miles of Trails	3 Sports Teams

151,800
Labor Force

146,403
Employment

5,397
Unemployment

3.6%
Unemployment Rate

3.3%
Unemployment Rate WA State

GLOBAL ACCESS

The Tri-Cities has numerous locations to support your business needs, including large sites with up to 500 contiguous acres.

With direct access to interstate highways, BNSF and UP railroads, extensive commercial barge transportation to the Pacific Ocean, and an airport with direct service to 10 major metros across the nation, the Tri-Cities is a gateway to the world.



Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2024)	10,329		79,574		151,034		251,740	
Projected Population (2029)	11,241		82,308		155,740		261,670	
Census Population (2020)	9,693		76,783		146,442		242,831	
Census Population (2010)	9,575		72,954		127,491		204,061	
Projected Annual Growth (2024-2029)	912	1.8%	2,734	0.7%	4,705	0.6%	9,930	0.8%
Historical Annual Growth (2020-2024)	636	1.6%	2,791	0.9%	4,593	0.8%	8,909	0.9%
Historical Annual Growth (2010-2020)	118	0.1%	3,829	0.5%	18,951	1.5%	38,770	1.9%
Estimated Population Density (2024)	3,289 <i>psm</i>		2,816 <i>psm</i>		1,924 <i>psm</i>		802 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households								
Estimated Households (2024)	3,479		26,561		51,413		90,616	
Projected Households (2029)	3,942		28,298		54,565		96,802	
Census Households (2020)	2,994		24,819		48,827		85,517	
Census Households (2010)	2,937		23,669		42,657		72,431	
Projected Annual Growth (2024-2029)	463	2.7%	1,738	1.3%	3,152	1.2%	6,187	1.4%
Historical Annual Change (2010-2024)	542	1.3%	2,892	0.9%	8,756	1.5%	18,185	1.8%
Average Household Income								
Estimated Average Household Income (2024)	\$75,352		\$87,610		\$106,016		\$119,980	
Projected Average Household Income (2029)	\$76,976		\$90,079		\$109,761		\$125,292	
Census Average Household Income (2010)	\$36,097		\$46,119		\$55,591		\$64,911	
Census Average Household Income (2000)	\$43,070		\$45,000		\$51,207		\$55,886	
Projected Annual Change (2024-2029)	\$1,624	0.4%	\$2,469	0.6%	\$3,745	0.7%	\$5,312	0.9%
Historical Annual Change (2000-2024)	\$32,282	3.1%	\$42,610	3.9%	\$54,809	4.5%	\$64,094	4.8%
Median Household Income								
Estimated Median Household Income (2024)	\$56,776		\$67,589		\$80,899		\$91,857	
Projected Median Household Income (2029)	\$58,020		\$68,401		\$82,684		\$94,420	
Census Median Household Income (2010)	\$32,080		\$39,777		\$49,202		\$56,788	
Census Median Household Income (2000)	\$32,560		\$36,315		\$41,996		\$47,520	
Projected Annual Change (2024-2029)	\$1,244	0.4%	\$812	0.2%	\$1,785	0.4%	\$2,563	0.6%
Historical Annual Change (2000-2024)	\$24,216	3.1%	\$31,274	3.6%	\$38,902	3.9%	\$44,337	3.9%
Per Capita Income								
Estimated Per Capita Income (2024)	\$25,383		\$29,336		\$36,180		\$43,268	
Projected Per Capita Income (2029)	\$26,998		\$31,060		\$38,544		\$46,428	
Census Per Capita Income (2010)	\$11,074		\$14,963		\$18,599		\$23,040	
Census Per Capita Income (2000)	\$13,858		\$15,223		\$17,739		\$20,121	
Projected Annual Change (2024-2029)	\$1,614	1.3%	\$1,724	1.2%	\$2,365	1.3%	\$3,160	1.5%
Historical Annual Change (2000-2024)	\$11,525	3.5%	\$14,112	3.9%	\$18,440	4.3%	\$23,147	4.8%
Estimated Average Household Net Worth (2024)	\$497,057		\$732,525		\$935,612		\$1.05 M	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2024)		10,329		79,574		151,034		251,740	
White (2024)		4,515	43.7%	42,602	53.5%	88,836	58.8%	163,187	64.8%
Black or African American (2024)		258	2.5%	2,150	2.7%	3,733	2.5%	5,718	2.3%
American Indian or Alaska Native (2024)		153	1.5%	995	1.2%	1,677	1.1%	2,490	1.0%
Asian (2024)		146	1.4%	1,932	2.4%	4,289	2.8%	8,483	3.4%
Hawaiian or Pacific Islander (2024)		12	0.1%	303	0.4%	452	0.3%	670	0.3%
Other Race (2024)		3,540	34.3%	20,811	26.2%	31,515	20.9%	39,665	15.8%
Two or More Races (2024)		1,704	16.5%	10,780	13.5%	20,533	13.6%	31,526	12.5%
Population < 18 (2024)		3,084	29.9%	23,033	28.9%	43,154	28.6%	69,109	27.5%
White Not Hispanic		627	20.3%	6,849	29.7%	15,475	35.9%	29,508	42.7%
Black or African American		68	2.2%	707	3.1%	1,254	2.9%	1,855	2.7%
Asian		15	0.5%	527	2.3%	1,133	2.6%	2,183	3.2%
Other Race Not Hispanic		53	1.7%	800	3.5%	1,748	4.1%	3,173	4.6%
Hispanic		2,320	75.2%	14,149	61.4%	23,544	54.6%	32,389	46.9%
Not Hispanic or Latino Population (2024)		3,941	38.2%	41,296	51.9%	87,991	58.3%	164,637	65.4%
Not Hispanic White		3,455	87.7%	35,603	86.2%	76,199	86.6%	143,267	87.0%
Not Hispanic Black or African American		197	5.0%	1,771	4.3%	3,230	3.7%	5,061	3.1%
Not Hispanic American Indian or Alaska Native		20	0.5%	257	0.6%	473	0.5%	743	0.5%
Not Hispanic Asian		129	3.3%	1,783	4.3%	4,089	4.6%	8,224	5.0%
Not Hispanic Hawaiian or Pacific Islander		10	0.3%	217	0.5%	298	0.3%	420	0.3%
Not Hispanic Other Race		30	0.8%	165	0.4%	286	0.3%	413	0.3%
Not Hispanic Two or More Races		101	2.6%	1,500	3.6%	3,416	3.9%	6,510	4.0%
Hispanic or Latino Population (2024)		6,388	61.8%	38,278	48.1%	63,043	41.7%	87,103	34.6%
Hispanic White		1,060	16.6%	6,999	18.3%	12,637	20.0%	19,921	22.9%
Hispanic Black or African American		61	0.9%	380	1.0%	503	0.8%	657	0.8%
Hispanic American Indian or Alaska Native		133	2.1%	737	1.9%	1,204	1.9%	1,748	2.0%
Hispanic Asian		17	0.3%	149	0.4%	200	0.3%	259	0.3%
Hispanic Hawaiian or Pacific Islander		2	-	86	0.2%	154	0.2%	250	0.3%
Hispanic Other Race		3,510	55.0%	20,646	53.9%	31,229	49.5%	39,252	45.1%
Hispanic Two or More Races		1,604	25.1%	9,281	24.2%	17,117	27.2%	25,016	28.7%
Not Hispanic or Latino Population (2020)		2,248	23.2%	31,250	40.7%	79,813	54.5%	159,695	65.8%
Hispanic or Latino Population (2020)		7,446	76.8%	45,533	59.3%	66,628	45.5%	83,135	34.2%
Not Hispanic or Latino Population (2010)		2,680	28.0%	34,507	47.3%	77,259	60.6%	144,910	71.0%
Hispanic or Latino Population (2010)		6,895	72.0%	38,447	52.7%	50,232	39.4%	59,151	29.0%
Not Hispanic or Latino Population (2029)		4,408	39.2%	43,555	52.9%	90,797	58.3%	169,144	64.6%
Hispanic or Latino Population (2029)		6,832	60.8%	38,753	47.1%	64,943	41.7%	92,526	35.4%
Projected Annual Growth (2024-2029)		445	1.4%	475	0.2%	1,899	0.6%	5,423	1.2%
Historical Annual Growth (2010-2020)		550	0.8%	7,086	1.8%	16,396	3.3%	23,985	4.1%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2024)									
Total Population	10,329		79,574		151,034		251,740		
Age Under 5 Years	723	7.0%	5,780	7.3%	10,923	7.2%	17,275	6.9%	
Age 5 to 9 Years	797	7.7%	6,516	8.2%	12,256	8.1%	19,687	7.8%	
Age 10 to 14 Years	1,013	9.8%	6,742	8.5%	12,600	8.3%	20,287	8.1%	
Age 15 to 19 Years	939	9.1%	6,783	8.5%	12,109	8.0%	18,984	7.5%	
Age 20 to 24 Years	960	9.3%	6,432	8.1%	10,802	7.2%	16,564	6.6%	
Age 25 to 29 Years	749	7.3%	5,976	7.5%	10,711	7.1%	17,195	6.8%	
Age 30 to 34 Years	733	7.1%	5,823	7.3%	11,117	7.4%	18,078	7.2%	
Age 35 to 39 Years	670	6.5%	5,452	6.9%	10,668	7.1%	17,639	7.0%	
Age 40 to 44 Years	727	7.0%	5,255	6.6%	10,079	6.7%	16,753	6.7%	
Age 45 to 49 Years	602	5.8%	4,403	5.5%	8,321	5.5%	13,870	5.5%	
Age 50 to 54 Years	583	5.6%	4,130	5.2%	7,688	5.1%	13,082	5.2%	
Age 55 to 59 Years	499	4.8%	3,688	4.6%	7,071	4.7%	12,422	4.9%	
Age 60 to 64 Years	436	4.2%	3,452	4.3%	7,162	4.7%	13,076	5.2%	
Age 65 to 69 Years	326	3.2%	3,194	4.0%	6,638	4.4%	12,159	4.8%	
Age 70 to 74 Years	233	2.3%	2,341	2.9%	5,200	3.4%	9,780	3.9%	
Age 75 to 79 Years	160	1.6%	1,651	2.1%	3,605	2.4%	7,038	2.8%	
Age 80 to 84 Years	96	0.9%	1,061	1.3%	2,216	1.5%	4,310	1.7%	
Age 85 Years or Over	79	0.8%	897	1.1%	1,866	1.2%	3,542	1.4%	
Median Age	29.1		30.6		32.3		34.0		
Age 19 Years or Less	3,473	33.6%	25,820	32.4%	47,888	31.7%	76,232	30.3%	
Age 20 to 64 Years	5,961	57.7%	44,610	56.1%	83,620	55.4%	138,678	55.1%	
Age 65 Years or Over	895	8.7%	9,144	11.5%	19,526	12.9%	36,830	14.6%	
Female Age Distribution (2024)									
Female Population	5,046	48.9%	39,557	49.7%	75,147	49.8%	125,816	50.0%	
Age Under 5 Years	376	7.4%	2,863	7.2%	5,367	7.1%	8,476	6.7%	
Age 5 to 9 Years	377	7.5%	3,198	8.1%	6,036	8.0%	9,629	7.7%	
Age 10 to 14 Years	472	9.3%	3,264	8.3%	6,154	8.2%	9,940	7.9%	
Age 15 to 19 Years	448	8.9%	3,318	8.4%	5,899	7.8%	9,264	7.4%	
Age 20 to 24 Years	472	9.3%	3,150	8.0%	5,289	7.0%	8,137	6.5%	
Age 25 to 29 Years	385	7.6%	2,968	7.5%	5,333	7.1%	8,593	6.8%	
Age 30 to 34 Years	357	7.1%	2,848	7.2%	5,524	7.4%	9,021	7.2%	
Age 35 to 39 Years	306	6.1%	2,616	6.6%	5,224	7.0%	8,724	6.9%	
Age 40 to 44 Years	340	6.7%	2,566	6.5%	4,861	6.5%	8,202	6.5%	
Age 45 to 49 Years	282	5.6%	2,234	5.6%	4,153	5.5%	6,907	5.5%	
Age 50 to 54 Years	290	5.7%	2,040	5.2%	3,805	5.1%	6,474	5.1%	
Age 55 to 59 Years	243	4.8%	1,838	4.6%	3,554	4.7%	6,289	5.0%	
Age 60 to 64 Years	217	4.3%	1,784	4.5%	3,674	4.9%	6,756	5.4%	
Age 65 to 69 Years	170	3.4%	1,630	4.1%	3,431	4.6%	6,307	5.0%	
Age 70 to 74 Years	129	2.6%	1,226	3.1%	2,689	3.6%	5,092	4.0%	
Age 75 to 79 Years	87	1.7%	914	2.3%	1,927	2.6%	3,755	3.0%	
Age 80 to 84 Years	44	0.9%	591	1.5%	1,190	1.6%	2,287	1.8%	
Age 85 Years or Over	51	1.0%	508	1.3%	1,038	1.4%	1,962	1.6%	
Female Median Age	29.2		31.2		32.8		34.5		
Age 19 Years or Less	1,673	33.1%	12,644	32.0%	23,455	31.2%	37,310	29.7%	
Age 20 to 64 Years	2,892	57.3%	22,044	55.7%	41,417	55.1%	69,103	54.9%	
Age 65 Years or Over	482	9.6%	4,869	12.3%	10,275	13.7%	19,403	15.4%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
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Male Age Distribution (2024)									
Male Population	5,283	51.1%	40,017	50.3%	75,887	50.2%	125,924	50.0%	
Age Under 5 Years	347	6.6%	2,916	7.3%	5,556	7.3%	8,798	7.0%	
Age 5 to 9 Years	421	8.0%	3,317	8.3%	6,221	8.2%	10,057	8.0%	
Age 10 to 14 Years	542	10.3%	3,478	8.7%	6,446	8.5%	10,347	8.2%	
Age 15 to 19 Years	491	9.3%	3,464	8.7%	6,211	8.2%	9,720	7.7%	
Age 20 to 24 Years	488	9.2%	3,282	8.2%	5,513	7.3%	8,427	6.7%	
Age 25 to 29 Years	364	6.9%	3,007	7.5%	5,378	7.1%	8,602	6.8%	
Age 30 to 34 Years	376	7.1%	2,974	7.4%	5,593	7.4%	9,057	7.2%	
Age 35 to 39 Years	364	6.9%	2,836	7.1%	5,444	7.2%	8,915	7.1%	
Age 40 to 44 Years	387	7.3%	2,689	6.7%	5,217	6.9%	8,551	6.8%	
Age 45 to 49 Years	320	6.1%	2,169	5.4%	4,168	5.5%	6,964	5.5%	
Age 50 to 54 Years	294	5.6%	2,091	5.2%	3,884	5.1%	6,608	5.2%	
Age 55 to 59 Years	256	4.9%	1,850	4.6%	3,516	4.6%	6,132	4.9%	
Age 60 to 64 Years	219	4.2%	1,668	4.2%	3,488	4.6%	6,319	5.0%	
Age 65 to 69 Years	156	3.0%	1,564	3.9%	3,207	4.2%	5,853	4.6%	
Age 70 to 74 Years	104	2.0%	1,115	2.8%	2,512	3.3%	4,689	3.7%	
Age 75 to 79 Years	73	1.4%	737	1.8%	1,678	2.2%	3,283	2.6%	
Age 80 to 84 Years	52	1.0%	470	1.2%	1,026	1.4%	2,023	1.6%	
Age 85 Years or Over	29	0.5%	389	1.0%	828	1.1%	1,579	1.3%	
Male Median Age	29.0		30.1		31.9		33.5		
Age 19 Years or Less	1,800	34.1%	13,176	32.9%	24,433	32.2%	38,923	30.9%	
Age 20 to 64 Years	3,069	58.1%	22,566	56.4%	42,203	55.6%	69,574	55.3%	
Age 65 Years or Over	413	7.8%	4,275	10.7%	9,251	12.2%	17,427	13.8%	
Males per 100 Females (2024)									
Overall Comparison	105		101		101		100		
Age Under 5 Years	92	48.0%	102	50.5%	104	50.9%	104	50.9%	
Age 5 to 9 Years	112	52.7%	104	50.9%	103	50.8%	104	51.1%	
Age 10 to 14 Years	115	53.5%	107	51.6%	105	51.2%	104	51.0%	
Age 15 to 19 Years	109	52.3%	104	51.1%	105	51.3%	105	51.2%	
Age 20 to 24 Years	104	50.9%	104	51.0%	104	51.0%	104	50.9%	
Age 25 to 29 Years	94	48.6%	101	50.3%	101	50.2%	100	50.0%	
Age 30 to 34 Years	105	51.3%	104	51.1%	101	50.3%	100	50.1%	
Age 35 to 39 Years	119	54.4%	108	52.0%	104	51.0%	102	50.5%	
Age 40 to 44 Years	114	53.2%	105	51.2%	107	51.8%	104	51.0%	
Age 45 to 49 Years	113	53.1%	97	49.3%	100	50.1%	101	50.2%	
Age 50 to 54 Years	101	50.3%	103	50.6%	102	50.5%	102	50.5%	
Age 55 to 59 Years	106	51.4%	101	50.2%	99	49.7%	98	49.4%	
Age 60 to 64 Years	101	50.2%	93	48.3%	95	48.7%	94	48.3%	
Age 65 to 69 Years	91	47.8%	96	49.0%	93	48.3%	93	48.1%	
Age 70 to 74 Years	81	44.6%	91	47.6%	93	48.3%	92	47.9%	
Age 75 to 79 Years	83	45.5%	81	44.6%	87	46.5%	87	46.6%	
Age 80 to 84 Years	116	53.8%	79	44.3%	86	46.3%	88	46.9%	
Age 85 Years or Over	57	36.1%	77	43.4%	80	44.4%	80	44.6%	
Age 19 Years or Less	108	51.8%	104	51.0%	104	51.0%	104	51.1%	
Age 20 to 39 Years	105	51.2%	104	51.1%	103	50.6%	102	50.4%	
Age 40 to 64 Years	108	51.8%	100	50.0%	101	50.3%	100	50.0%	
Age 65 Years or Over	86	46.2%	88	46.7%	90	47.4%	90	47.3%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)								
Total Households	3,479		26,561		51,413		90,616	
Households with Children	1,575	45.3%	11,349	42.7%	20,686	40.2%	32,753	36.1%
Average Household Size	3.0		3.0		2.9		2.8	
Household Density per Square Mile	1,108		940		655		289	
Population Family	9,149	88.6%	69,193	87.0%	129,257	85.6%	209,371	83.2%
Population Non-Family	1,140	11.0%	9,790	12.3%	20,518	13.6%	40,745	16.2%
Population Group Quarters	40	0.4%	591	0.7%	1,259	0.8%	1,624	0.6%
Family Households	2,597	74.7%	19,251	72.5%	36,518	71.0%	60,440	66.7%
Married Couple Households	1,538	59.2%	11,782	61.2%	24,715	67.7%	42,953	71.1%
Other Family Households with Children	1,059	40.8%	7,469	38.8%	11,802	32.3%	17,487	28.9%
Family Households with Children	1,568	60.4%	11,312	58.8%	20,630	56.5%	32,671	54.1%
Married Couple with Children	867	55.3%	6,471	57.2%	13,204	64.0%	21,982	67.3%
Other Family Households with Children	701	44.7%	4,841	42.8%	7,426	36.0%	10,689	32.7%
Family Households No Children	1,029	39.6%	7,940	41.2%	15,887	43.5%	27,769	45.9%
Married Couple No Children	671	65.2%	5,311	66.9%	11,511	72.5%	20,972	75.5%
Other Family Households No Children	358	34.8%	2,629	33.1%	4,376	27.5%	6,798	24.5%
Non-Family Households	882	25.3%	7,309	27.5%	14,895	29.0%	30,175	33.3%
Non-Family Households with Children	7	0.8%	37	0.5%	56	0.4%	82	0.3%
Non-Family Households No Children	875	99.2%	7,272	99.5%	14,839	99.6%	30,093	99.7%
Average Family Household Size	3.5		3.6		3.5		3.5	
Average Family Income	\$85,511		\$97,524		\$117,739		\$136,152	
Median Family Income	\$70,391		\$77,575		\$93,579		\$107,184	
Average Non-Family Household Size	1.3		1.3		1.4		1.4	
Marital Status (2024)								
Population Age 15 Years or Over	7,795		60,536		115,255		194,492	
Never Married	3,621	46.5%	25,207	41.6%	43,040	37.3%	67,854	34.9%
Currently Married	2,446	31.4%	22,451	37.1%	49,866	43.3%	89,025	45.8%
Previously Married	1,728	22.2%	12,878	21.3%	22,349	19.4%	37,613	19.3%
Separated	380	22.0%	2,873	22.3%	4,499	20.1%	6,745	17.9%
Widowed	227	13.1%	2,510	19.5%	4,539	20.3%	8,444	22.4%
Divorced	1,121	64.9%	7,495	58.2%	13,311	59.6%	22,424	59.6%
Educational Attainment (2024)								
Adult Population Age 25 Years or Over	5,896		47,322		92,344		158,944	
Elementary (Grade Level 0 to 8)	1,365	23.1%	6,956	14.7%	9,736	10.5%	11,936	7.5%
Some High School (Grade Level 9 to 11)	664	11.3%	4,279	9.0%	6,870	7.4%	8,755	5.5%
High School Graduate	1,763	29.9%	13,500	28.5%	24,661	26.7%	37,531	23.6%
Some College	1,092	18.5%	10,274	21.7%	20,341	22.0%	35,489	22.3%
Associate Degree Only	434	7.4%	4,228	8.9%	9,100	9.9%	16,000	10.1%
Bachelor Degree Only	343	5.8%	5,154	10.9%	13,564	14.7%	29,385	18.5%
Graduate Degree	235	4.0%	2,930	6.2%	8,072	8.7%	19,848	12.5%
Any College (Some College or Higher)	2,104	35.7%	22,586	47.7%	51,077	55.3%	100,722	63.4%
College Degree + (Bachelor Degree or Higher)	578	9.8%	8,084	17.1%	21,637	23.4%	49,233	31.0%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing								
Total Housing Units (2024)	3,628		27,750		53,619		94,709	
Total Housing Units (2020)	3,158		25,923		50,788		89,082	
Historical Annual Growth (2020-2024)	470	3.7%	1,827	1.8%	2,832	1.4%	5,627	1.6%
Housing Units Occupied (2024)	3,479	95.9%	26,561	95.7%	51,413	95.9%	90,616	95.7%
Housing Units Owner-Occupied	1,607	46.2%	14,807	55.7%	33,332	64.8%	59,349	65.5%
Housing Units Renter-Occupied	1,872	53.8%	11,754	44.3%	18,081	35.2%	31,267	34.5%
Housing Units Vacant (2024)	149	4.1%	1,189	4.3%	2,207	4.1%	4,094	4.3%
Household Size (2024)								
Total Households	3,479		26,561		51,413		90,616	
1 Person Households	744	21.4%	6,130	23.1%	12,426	24.2%	25,162	27.8%
2 Person Households	1,144	32.9%	9,086	34.2%	19,732	38.4%	34,930	38.5%
3 Person Households	646	18.6%	4,214	15.9%	7,272	14.1%	11,786	13.0%
4 Person Households	414	11.9%	3,272	12.3%	5,711	11.1%	9,332	10.3%
5 Person Households	264	7.6%	2,074	7.8%	3,525	6.9%	5,383	5.9%
6 Person Households	171	4.9%	1,097	4.1%	1,759	3.4%	2,617	2.9%
7 or More Person Households	97	2.8%	686	2.6%	988	1.9%	1,406	1.6%
Household Income Distribution (2024)								
HH Income \$200,000 or More	74	2.1%	1,864	7.0%	5,478	10.7%	11,823	13.0%
HH Income \$150,000 to \$199,999	258	7.4%	1,810	6.8%	4,403	8.6%	9,232	10.2%
HH Income \$125,000 to \$149,999	155	4.5%	1,679	6.3%	3,841	7.5%	7,033	7.8%
HH Income \$100,000 to \$124,999	187	5.4%	2,051	7.7%	4,786	9.3%	9,202	10.2%
HH Income \$75,000 to \$99,999	486	14.0%	4,024	15.1%	7,918	15.4%	13,606	15.0%
HH Income \$50,000 to \$74,999	856	24.6%	4,662	17.6%	8,852	17.2%	14,820	16.4%
HH Income \$35,000 to \$49,999	341	9.8%	3,204	12.1%	5,295	10.3%	8,844	9.8%
HH Income \$25,000 to \$34,999	399	11.5%	2,213	8.3%	3,434	6.7%	5,613	6.2%
HH Income \$15,000 to \$24,999	404	11.6%	2,282	8.6%	3,158	6.1%	4,732	5.2%
HH Income \$10,000 to \$14,999	166	4.8%	1,350	5.1%	1,805	3.5%	2,384	2.6%
HH Income Under \$10,000	155	4.5%	1,421	5.3%	2,444	4.8%	3,326	3.7%
Household Vehicles (2024)								
Households 0 Vehicles Available	258	7.4%	2,121	8.0%	3,283	6.4%	4,956	5.5%
Households 1 Vehicle Available	1,120	32.2%	8,397	31.6%	14,535	28.3%	26,268	29.0%
Households 2 Vehicles Available	937	26.9%	8,551	32.2%	17,821	34.7%	32,400	35.8%
Households 3 or More Vehicles Available	1,166	33.5%	7,491	28.2%	15,775	30.7%	26,992	29.8%
Total Vehicles Available	7,126		52,326		106,191		185,917	
Average Vehicles per Household	2.0		2.0		2.1		2.1	
Owner-Occupied Household Vehicles	4,435	62.2%	36,008	68.8%	80,216	75.5%	140,155	75.4%
Average Vehicles per Owner-Occupied Household	2.8		2.4		2.4		2.4	
Renter-Occupied Household Vehicles	2,691	37.8%	16,319	31.2%	25,975	24.5%	45,762	24.6%
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.4		1.5	
Travel Time (2024)								
Worker Base Age 16 years or Over	4,260		32,307		64,263		109,667	
Travel to Work in 14 Minutes or Less	788	18.5%	7,722	23.9%	16,330	25.4%	28,841	26.3%
Travel to Work in 15 to 29 Minutes	2,363	55.5%	13,954	43.2%	26,689	41.5%	44,404	40.5%
Travel to Work in 30 to 59 Minutes	763	17.9%	6,494	20.1%	12,649	19.7%	19,417	17.7%
Travel to Work in 60 Minutes or More	242	5.7%	1,908	5.9%	3,369	5.2%	5,296	4.8%
Work at Home	103	2.4%	2,229	6.9%	5,226	8.1%	11,709	10.7%
Average Minutes Travel to Work	22.1		20.7		20.0		19.2	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2024)								
Worker Base Age 16 years or Over	4,260		32,307		64,263		109,667	
Drive to Work Alone	3,191	74.9%	23,902	74.0%	47,935	74.6%	80,048	73.0%
Drive to Work in Carpool	869	20.4%	5,170	16.0%	9,219	14.3%	14,393	13.1%
Travel to Work by Public Transportation	29	0.7%	390	1.2%	710	1.1%	1,280	1.2%
Drive to Work on Motorcycle	-	-	44	0.1%	95	0.1%	132	0.1%
Bicycle to Work	-	-	10	-	33	-	85	-
Walk to Work	28	0.6%	303	0.9%	618	1.0%	1,317	1.2%
Other Means	40	0.9%	259	0.8%	427	0.7%	702	0.6%
Work at Home	103	2.4%	2,229	6.9%	5,226	8.1%	11,709	10.7%
Daytime Demographics (2024)								
Total Businesses	392		2,557		4,858		8,276	
Total Employees	4,565		23,990		43,178		75,780	
Company Headquarter Businesses	14	3.5%	68	2.7%	137	2.8%	236	2.9%
Company Headquarter Employees	941	20.6%	3,684	15.4%	5,384	12.5%	9,873	13.0%
Employee Population per Business	11.7 to 1		9.4 to 1		8.9 to 1		9.2 to 1	
Residential Population per Business	26.4 to 1		31.1 to 1		31.1 to 1		30.4 to 1	
Adj. Daytime Demographics Age 16 Years or Over	7,872		51,207		91,817		156,537	
Labor Force								
Labor Population Age 16 Years or Over (2024)	7,600		59,177		112,774		190,506	
Labor Force Total Males (2024)	3,869	50.9%	29,631	50.1%	56,410	50.0%	94,721	49.7%
Male Civilian Employed	2,196	56.8%	17,612	59.4%	34,961	62.0%	59,341	62.6%
Male Civilian Unemployed	306	7.9%	2,005	6.8%	2,585	4.6%	4,233	4.5%
Males in Armed Forces	15	0.4%	130	0.4%	200	0.4%	250	0.3%
Males Not in Labor Force	1,351	34.9%	9,885	33.4%	18,664	33.1%	30,898	32.6%
Labor Force Total Females (2024)	3,731	49.1%	29,546	49.9%	56,364	50.0%	95,785	50.3%
Female Civilian Employed	2,083	55.8%	14,218	48.1%	28,878	51.2%	50,061	52.3%
Female Civilian Unemployed	213	5.7%	1,473	5.0%	2,387	4.2%	3,488	3.6%
Females in Armed Forces	-	-	-	-	97	0.2%	97	0.1%
Females Not in Labor Force	1,435	38.5%	13,854	46.9%	25,002	44.4%	42,138	44.0%
Unemployment Rate	520	6.8%	3,478	5.9%	4,972	4.4%	7,721	4.1%
Occupation (2024)								
Occupation Population Age 16 Years or Over	4,260		32,307		64,263		109,667	
Occupation Total Males	2,175	51.1%	17,859	55.3%	35,156	54.7%	59,428	54.2%
Occupation Total Females	2,085	48.9%	14,448	44.7%	29,108	45.3%	50,239	45.8%
Management, Business, Financial Operations	441	10.4%	3,657	11.3%	8,641	13.4%	16,594	15.1%
Professional, Related	544	12.8%	5,152	15.9%	12,184	19.0%	25,939	23.7%
Service	925	21.7%	6,482	20.1%	12,112	18.8%	18,485	16.9%
Sales, Office	652	15.3%	5,574	17.3%	10,892	16.9%	18,408	16.8%
Farming, Fishing, Forestry	424	10.0%	2,341	7.2%	3,530	5.5%	4,400	4.0%
Construction, Extraction, Maintenance	483	11.3%	3,621	11.2%	6,887	10.7%	10,879	9.9%
Production, Transport, Material Moving	791	18.6%	5,480	17.0%	10,017	15.6%	14,962	13.6%
White Collar Workers	1,637	38.4%	14,383	44.5%	31,718	49.4%	60,941	55.6%
Blue Collar Workers	2,623	61.6%	17,924	55.5%	32,546	50.6%	48,726	44.4%

Complete Profile

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Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2024)									
Total Units		3,479		26,561		51,413		90,616	
1 Detached Unit		1,763	50.7%	15,266	57.5%	33,283	64.7%	58,551	64.6%
1 Attached Unit		111	3.2%	1,049	4.0%	1,831	3.6%	3,653	4.0%
2 Units		205	5.9%	1,548	5.8%	2,243	4.4%	3,510	3.9%
3 to 4 Units		300	8.6%	1,707	6.4%	2,532	4.9%	3,746	4.1%
5 to 9 Units		59	1.7%	1,009	3.8%	1,608	3.1%	3,200	3.5%
10 to 19 Units		112	3.2%	894	3.4%	1,457	2.8%	2,246	2.5%
20 to 49 Units		204	5.9%	1,071	4.0%	1,684	3.3%	2,939	3.2%
50 or More Units		301	8.6%	2,016	7.6%	3,056	5.9%	6,384	7.0%
Mobile Home or Trailer		414	11.9%	1,938	7.3%	3,599	7.0%	6,228	6.9%
Other Structure		10	0.3%	62	0.2%	120	0.2%	158	0.2%
Homes Built By Year (2024)									
Homes Built 2020 or later		90	2.5%	728	2.6%	1,635	3.0%	2,639	2.8%
Homes Built 2010 to 2019		230	6.3%	2,590	9.3%	7,376	13.8%	14,739	15.6%
Homes Built 2000 to 2009		470	13.0%	3,409	12.3%	9,366	17.5%	17,200	18.2%
Homes Built 1990 to 1999		475	13.1%	2,620	9.4%	6,328	11.8%	11,147	11.8%
Homes Built 1980 to 1989		176	4.9%	1,898	6.8%	3,246	6.1%	6,141	6.5%
Homes Built 1970 to 1979		606	16.7%	5,807	20.9%	10,249	19.1%	16,495	17.4%
Homes Built 1960 to 1969		246	6.8%	2,886	10.4%	4,353	8.1%	6,880	7.3%
Homes Built 1950 to 1959		680	18.7%	3,806	13.7%	5,175	9.7%	6,824	7.2%
Homes Built 1940 to 1949		404	11.1%	1,896	6.8%	2,471	4.6%	6,535	6.9%
Homes Built Before 1939		103	2.8%	920	3.3%	1,214	2.3%	2,016	2.1%
Median Age of Homes		48.1	yrs	45.7	yrs	39.4	yrs	38.6	yrs
Home Values (2024)									
Owner Specified Housing Units		1,607		14,807		33,332		59,349	
Home Values \$1,000,000 or More		24	1.5%	275	1.9%	726	2.2%	1,909	3.2%
Home Values \$750,000 to \$999,999		15	0.9%	431	2.9%	954	2.9%	2,471	4.2%
Home Values \$500,000 to \$749,999		107	6.6%	1,924	13.0%	5,091	15.3%	11,123	18.7%
Home Values \$400,000 to \$499,999		61	3.8%	1,522	10.3%	5,120	15.4%	10,087	17.0%
Home Values \$300,000 to \$399,999		243	15.1%	3,196	21.6%	9,231	27.7%	15,949	26.9%
Home Values \$250,000 to \$299,999		298	18.5%	1,953	13.2%	3,791	11.4%	5,482	9.2%
Home Values \$200,000 to \$249,999		134	8.4%	1,675	11.3%	2,899	8.7%	4,261	7.2%
Home Values \$175,000 to \$199,999		203	12.6%	785	5.3%	1,017	3.1%	1,466	2.5%
Home Values \$150,000 to \$174,999		58	3.6%	785	5.3%	1,064	3.2%	1,472	2.5%
Home Values \$125,000 to \$149,999		81	5.1%	385	2.6%	560	1.7%	821	1.4%
Home Values \$100,000 to \$124,999		39	2.4%	421	2.8%	587	1.8%	895	1.5%
Home Values \$90,000 to \$99,999		1	-	47	0.3%	52	0.2%	74	0.1%
Home Values \$80,000 to \$89,999		2	0.1%	67	0.5%	72	0.2%	84	0.1%
Home Values \$70,000 to \$79,999		8	0.5%	82	0.6%	132	0.4%	264	0.4%
Home Values \$60,000 to \$69,999		28	1.7%	138	0.9%	271	0.8%	530	0.9%
Home Values \$50,000 to \$59,999		2	0.1%	72	0.5%	110	0.3%	190	0.3%
Home Values \$35,000 to \$49,999		30	1.8%	167	1.1%	243	0.7%	383	0.6%
Home Values \$25,000 to \$34,999		25	1.5%	251	1.7%	498	1.5%	708	1.2%
Home Values \$10,000 to \$24,999		155	9.6%	368	2.5%	494	1.5%	592	1.0%
Home Values Under \$10,000		93	5.8%	262	1.8%	422	1.3%	589	1.0%
Owner-Occupied Median Home Value		\$217,359		\$302,808		\$348,669		\$384,368	
Renter-Occupied Median Rent		\$829		\$936		\$1,002		\$1,068	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2274/-119.1221

2331 W A St Pasco, WA 99301		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2024)					
Total Household Expenditure		\$183.89 M	\$1.64 B	\$3.67 B	\$7.04 B
Total Non-Retail Expenditure		\$97.02 M	\$868.25 M	\$1.94 B	\$3.73 B
Total Retail Expenditure		\$86.88 M	\$775.92 M	\$1.73 B	\$3.31 B
Apparel		\$6.49 M	\$58.18 M	\$130.53 M	\$250.86 M
Contributions		\$5.74 M	\$53.16 M	\$123 M	\$240.58 M
Education		\$5.27 M	\$49.21 M	\$115.01 M	\$227.08 M
Entertainment		\$10.25 M	\$92.67 M	\$210.18 M	\$405.44 M
Food and Beverages		\$27.36 M	\$243.02 M	\$538.21 M	\$1.02 B
Furnishings and Equipment		\$6.37 M	\$57.56 M	\$130.43 M	\$251.32 M
Gifts		\$4.3 M	\$40.26 M	\$93.35 M	\$182.81 M
Health Care		\$15.59 M	\$138.37 M	\$306.52 M	\$582.74 M
Household Operations		\$7.12 M	\$64.28 M	\$145.21 M	\$280.07 M
Miscellaneous Expenses		\$3.44 M	\$30.9 M	\$69.49 M	\$133.69 M
Personal Care		\$2.46 M	\$22.04 M	\$49.28 M	\$94.41 M
Personal Insurance		\$1.24 M	\$11.46 M	\$26.55 M	\$51.79 M
Reading		\$394.68 K	\$3.56 M	\$8.04 M	\$15.51 M
Shelter		\$39.2 M	\$348.3 M	\$774.07 M	\$1.48 B
Tobacco		\$1.19 M	\$10.09 M	\$21.06 M	\$38.73 M
Transportation		\$33.61 M	\$299.46 M	\$668.42 M	\$1.28 B
Utilities		\$13.88 M	\$121.66 M	\$264.98 M	\$499.43 M
Monthly Household Consumer Expenditure (2024)					
Total Household Expenditure		\$4,404	\$5,159	\$5,956	\$6,471
Total Non-Retail Expenditure		\$2,324 52.8%	\$2,724 52.8%	\$3,148 52.9%	\$3,427 53.0%
Total Retail Expenditures		\$2,081 47.2%	\$2,434 47.2%	\$2,808 47.1%	\$3,045 47.0%
Apparel		\$155 3.5%	\$183 3.5%	\$212 3.6%	\$231 3.6%
Contributions		\$137 3.1%	\$167 3.2%	\$199 3.3%	\$221 3.4%
Education		\$126 2.9%	\$154 3.0%	\$186 3.1%	\$209 3.2%
Entertainment		\$246 5.6%	\$291 5.6%	\$341 5.7%	\$373 5.8%
Food and Beverages		\$655 14.9%	\$762 14.8%	\$872 14.6%	\$943 14.6%
Furnishings and Equipment		\$153 3.5%	\$181 3.5%	\$211 3.5%	\$231 3.6%
Gifts		\$103 2.3%	\$126 2.4%	\$151 2.5%	\$168 2.6%
Health Care		\$373 8.5%	\$434 8.4%	\$497 8.3%	\$536 8.3%
Household Operations		\$170 3.9%	\$202 3.9%	\$235 4.0%	\$258 4.0%
Miscellaneous Expenses		\$82 1.9%	\$97 1.9%	\$113 1.9%	\$123 1.9%
Personal Care		\$59 1.3%	\$69 1.3%	\$80 1.3%	\$87 1.3%
Personal Insurance		\$30 0.7%	\$36 0.7%	\$43 0.7%	\$48 0.7%
Reading		\$9 0.2%	\$11 0.2%	\$13 0.2%	\$14 0.2%
Shelter		\$939 21.3%	\$1,093 21.2%	\$1,255 21.1%	\$1,362 21.0%
Tobacco		\$28 0.6%	\$32 0.6%	\$34 0.6%	\$36 0.6%
Transportation		\$805 18.3%	\$940 18.2%	\$1,083 18.2%	\$1,174 18.1%
Utilities		\$332 7.5%	\$382 7.4%	\$429 7.2%	\$459 7.1%

