



Land For Sale - MLS 291155

±4.828 Acres | \$3,500,000

PREMIER CLEARWATER AVENUE FRONTAGE



W CLEARWATER AVE

FLYER | 5705 W Clearwater Ave Kennewick, WA 99336

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.



5705 W Clearwater Ave

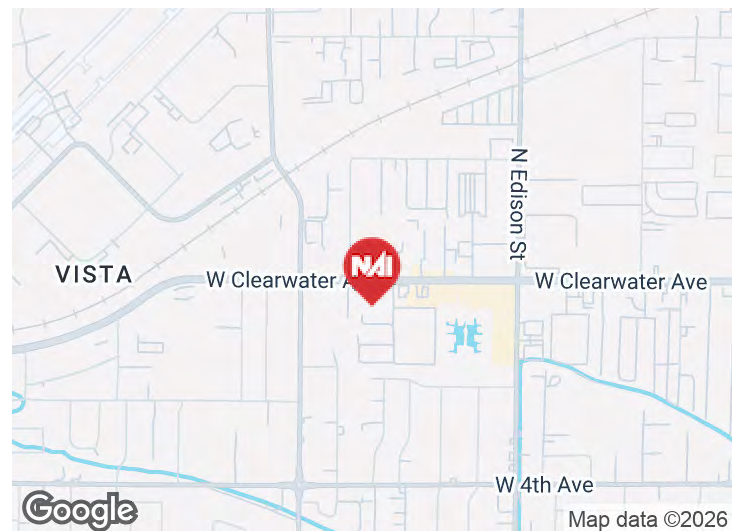
Kennewick, Washington 99336

Property Overview

This highly visible 4.828-acre commercial development opportunity sits directly on Clearwater Avenue, one of the most active retail and commuter corridors in the Tri-Cities. With excellent frontage and access, the property offers a rare opportunity for a business owner or developer to secure a large footprint in a high-traffic location that naturally attracts customers and daily commuters. The site's relatively flat topography supports cost-efficient development and allows flexible site layouts, whether for a single flagship business or a multi-tenant commercial project.

The Community Commercial zoning designation provides exceptional versatility, supporting a wide range of permitted uses such as medical, restaurants, groceries, breweries, hotels, clinics, grocery stores, offices, fitness facilities, and many other commercial services.

This flexibility makes the property ideal for developers seeking a mixed-use retail center or for businesses looking to build a prominent, high-exposure location in one of Kennewick's most dynamic commercial corridors.



For More Information



Vicki Monteagudo

C: 509 405 7044

vicki@naitcc.com



Property Highlights

- Flexible Community Commercial Zoning – Zoning allows a broad spectrum of uses, including:
 - Medical Clinics / Urgent Care
 - Quick-Service Restaurants with Drive-Thru
 - Convenience Stores with Fuel Stations
 - Dollar Stores / Discount Retail
 - Discount Grocery Stores
 - Fitness Centers / Wellness Studios
 - Childcare / Early Learning Centers
 - Automotive Service / Tire Centers
 - Pet Services / Veterinary Clinics
 - Multi-Tenant Retail Centers (Neighborhood Strip Retail)

Location Description

Positioned in a rapidly expanding Kennewick trade area with strong traffic counts, nearby residential neighborhoods, and established commercial activity driving daily consumer demand.

Offering Summary

| | |
|-------------|-------------|
| Sale Price: | \$3,500,000 |
| Lot Size: | 4.828 Acres |

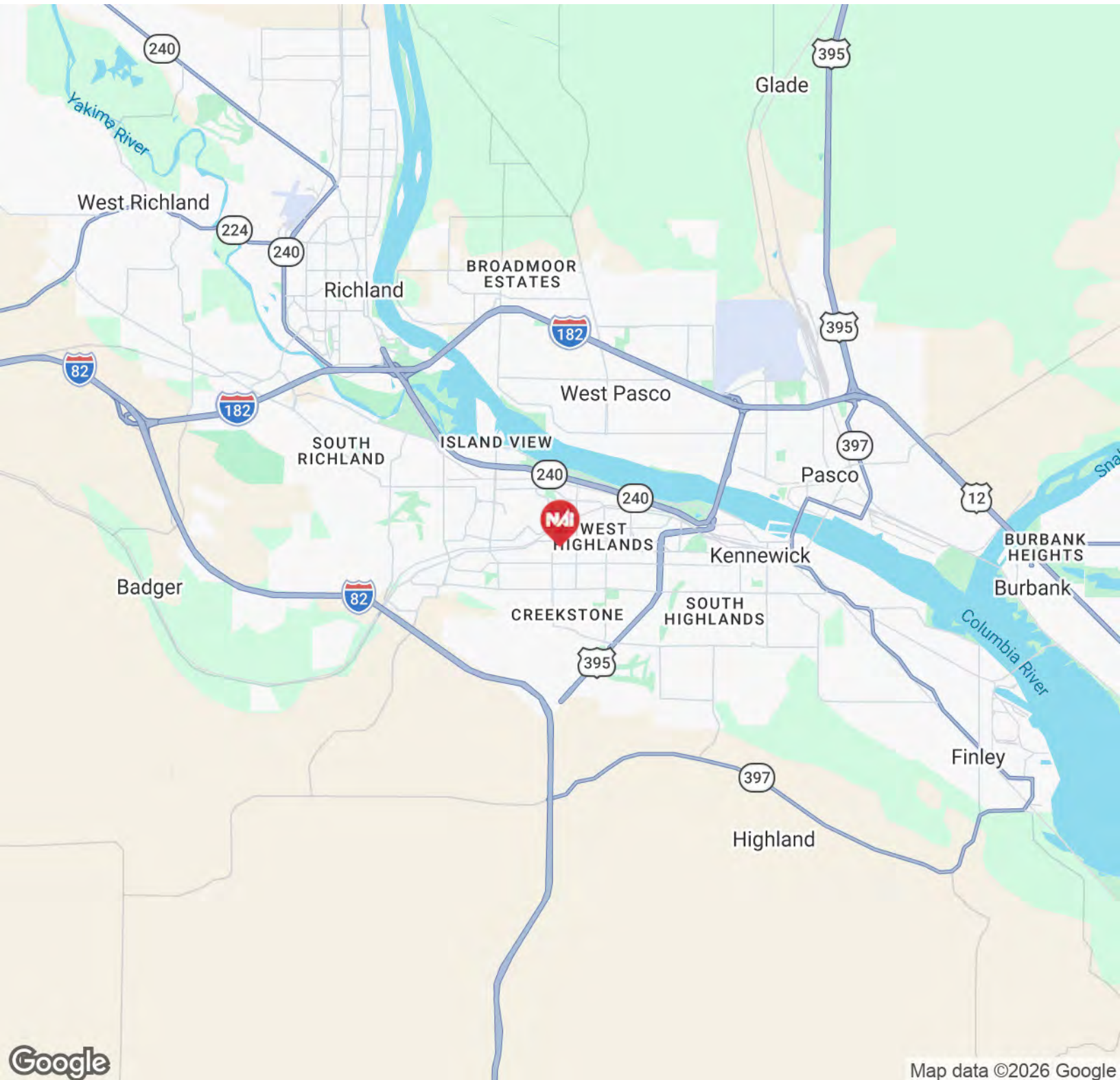
Premier Clearwater Avenue Frontage

Located on one of the busiest commercial corridors in the Tri-Cities, offering exceptional visibility and access for retail, service, or hospitality uses.



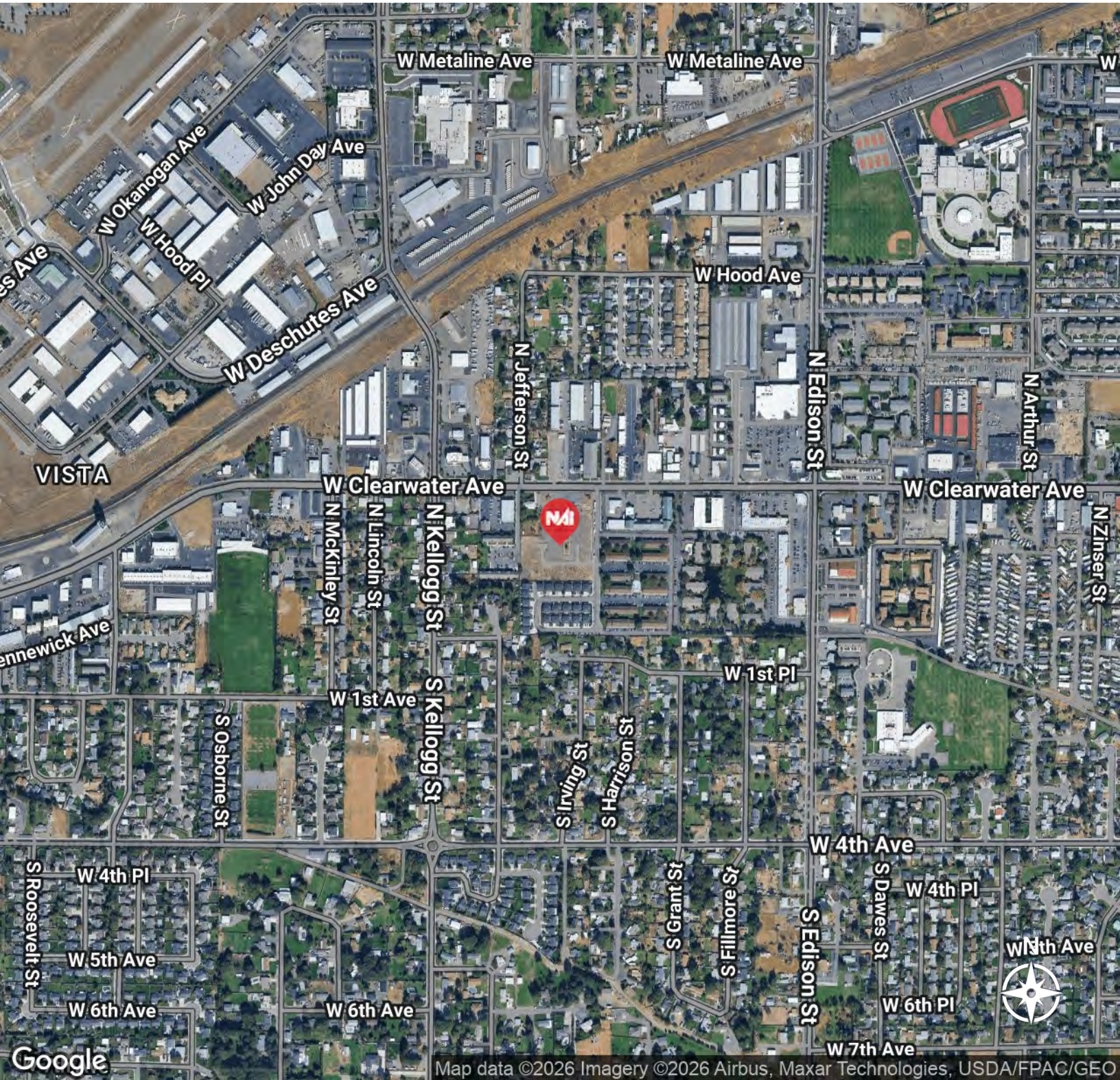
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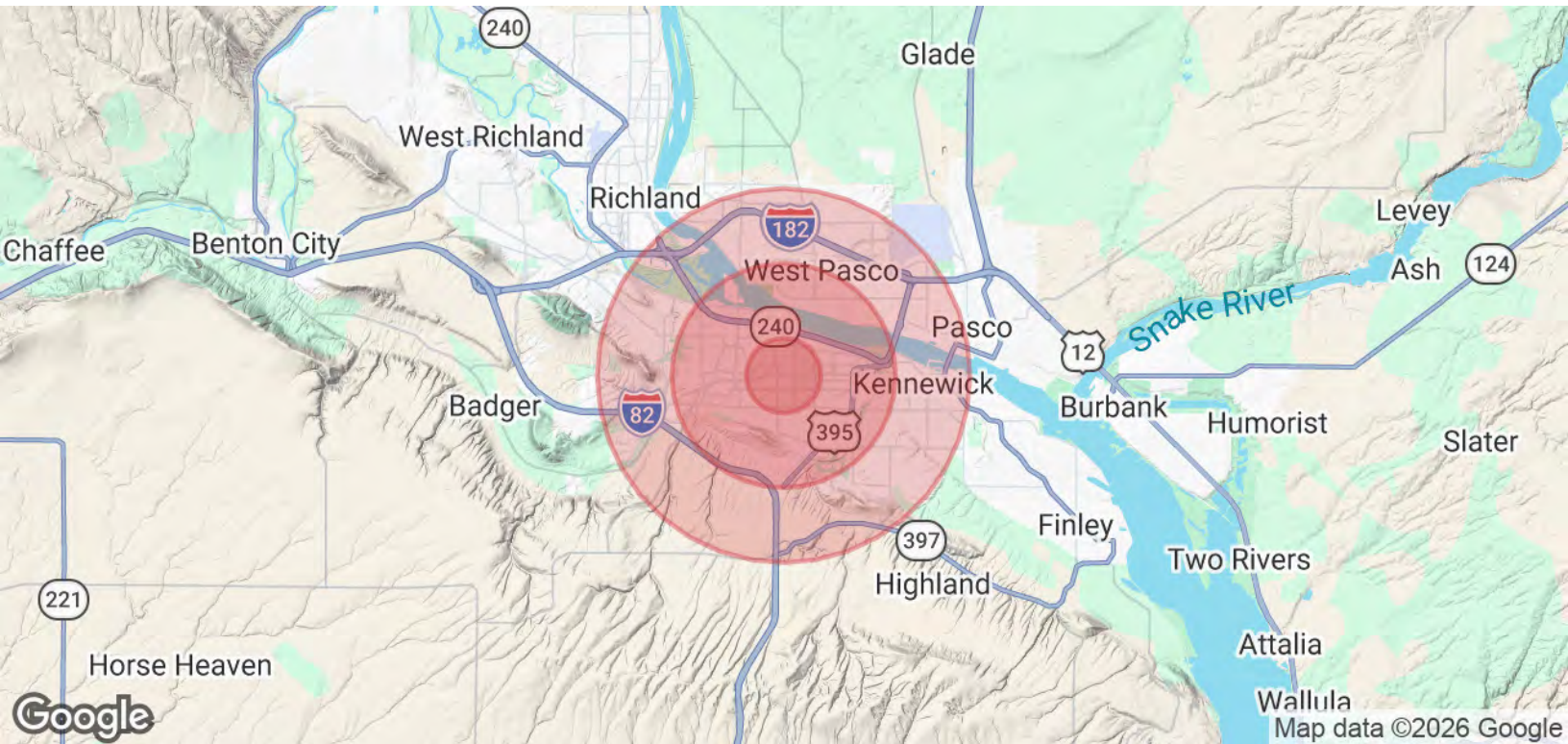
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 11,830 | 67,064 | 156,965 |
| Average Age | 33.3 | 38.4 | 35.9 |
| Average Age (Male) | 33.6 | 37.6 | 35.8 |
| Average Age (Female) | 33.9 | 39.4 | 36.4 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 4,424 | 25,651 | 56,454 |
| # of Persons per HH | 2.7 | 2.6 | 2.8 |
| Average HH Income | \$78,882 | \$99,992 | \$104,188 |
| Average House Value | \$320,658 | \$374,891 | \$384,547 |

2023 American Community Survey (ACS)



2025 FACT SHEET



**THREE RIVERS. FOUR CITIES.
UNLIMITED POSSIBILITIES.**

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

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

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



TRI-CITIES
WASHINGTON
KENNEWICK • PASCO
RICHLAND • WEST RICHLAND


322,875
Population


150,375
Labor Force


4.6%
Unemployment Rate

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



TRI-CITIES COMMUNITY

POPULATION

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

HEALTH CARE

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

Health Care Providers

| | |
|---------------|-----|
| Physicians | 469 |
| Dentists | 185 |
| Chiropractors | 92 |
| Optometrists | 56 |

WORKFORCE DEMOGRAPHICS



Source: August 2025 Data, WA State Employment Security Department

Nonfarm Employment

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

Source: August 2025 Data, WA State Employment Security Department

EDUCATION

K-12 Teacher/Student Ratio

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

K-12 Per Pupil Expenditure

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

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

Post Secondary Institutions Enrollment

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

Educational Attainment (Population 25 Years and Above)

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

Top 15 Employers

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

COST OF LIVING

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

| | |
|--------------------------------|--------|
| Benton County Average | \$8.81 |
| Franklin County Average | \$7.79 |
| Washington State Average | \$8.93 |

Sales Tax

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

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

Cost of Living Index

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

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

Average Household Income

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

Average Household Expenditures

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

Housing

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

GLOBAL ACCESS

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

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

Visit www.TryTriCitiesSites.org to find your perfect site!

INFRASTRUCTURE

Utility Providers

| | <u>Electricity</u> | <u>Solid Waste</u> |
|-----------------------------|------------------------|--------------------|
| Kennewick | Benton PUD | Waste Management |
| Pasco | Franklin PUD | Basin Disposal |
| Richland | City of Richland | City of Richland |
| City of West Richland | Benton REA | Ed's Disposal |
| Natural Gas | Cascade Natural Gas | |
| Internet Providers | Spectrum, Ziplly Fiber | |

Capacities

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

Public Service

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

Transportation

| | |
|----------------------------------|---|
| Highways | I-82, I-182, US-12, US-395, SR-14, SR-17, SR-22, SR-24, SR-221, SR-225, SR-240, SR-260, SR-263 |
| Rail Service | BNSF, Union Pacific, Columbia Rail, Tri-Cities Intermodal |
| Barge Service | Columbia River (Port of Benton), Snake River (Port of Pasco) |
| Local Airports | 3 |
| Flights Per Day | 22 |
| Air Transportation | Alaska, American, Delta, United Allegiant, Avelo, Breeze |
| Direct Flight Destinations | 10 (AZ: Phoenix-Mesa, Phoenix-Sky Harbor; CA: Burbank, Los Angeles, San Francisco; CO: Denver; MN: Minneapolis; NV: Las Vegas; UT: Salt Lake City; WA: Seattle) |
| Runways | Up to 7,700 Feet |





LIFE IN THE TRI-CITIES



200
Wineries



10
Breweries



300
Restaurants



10
Golf
Courses



37
Pickleball
Courts



125
Public Parks



600
Miles of
Trails



2
Sports
Teams



24
Museums &
Art Galleries



Tri-Cities Climate (Annual Averages)

January High/Low ... 40°F/28°F Precipitation ... 9 Inches
July High/Low 89°F/61°F Snowfall 5 Inches
Days of Sunshine 300

ABOUT TRIDEC

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

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

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

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



7130 W. Grandridge Blvd. Suite A
Kennewick, WA 99336