

LAND FOR SALE | MLS 278051
LOT 1 VISTA GRANDE WAY, GRANDVIEW, WA 98930

Naitri-Cities



Kenny Teasdale
Senior Broker | 509.491.2205
kenny@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.

LAND FOR SALE | MLS 278051

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LOT 1 VISTA GRANDE WAY

GRANDVIEW, WASHINGTON 98930

PROPERTY OVERVIEW

Strategically positioned just under a mile from I-82 on E Wine Country Rd, this lot is on a busy arterial road in the heart of Grandview, seeing over 8K cars per day. Adjacent to a newly developed McDonald's, this site is part of a well-planned retail/office loop, offering easy ingress and egress.

Fully prepped for development, this flat lot features completed streets and installed utilities making it ready for immediate construction. A prime location, C2 zoning, and potential for growth make this property ideal for a wide range of business ventures!

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PROPERTY HIGHLIGHTS

- Flat Lot
- Corner Location
- Arterial Frontage
- ±8K Average Daily Traffic
- Lot 2 Also For Sale (non-contiguous) | MLS 278050

OFFERING SUMMARY

Sale Price:	\$310,000
Lot Size:	± 0.75 Acres

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VISTA GRANDE WAY & E WINE COUNTRY RD LOCATION MAP

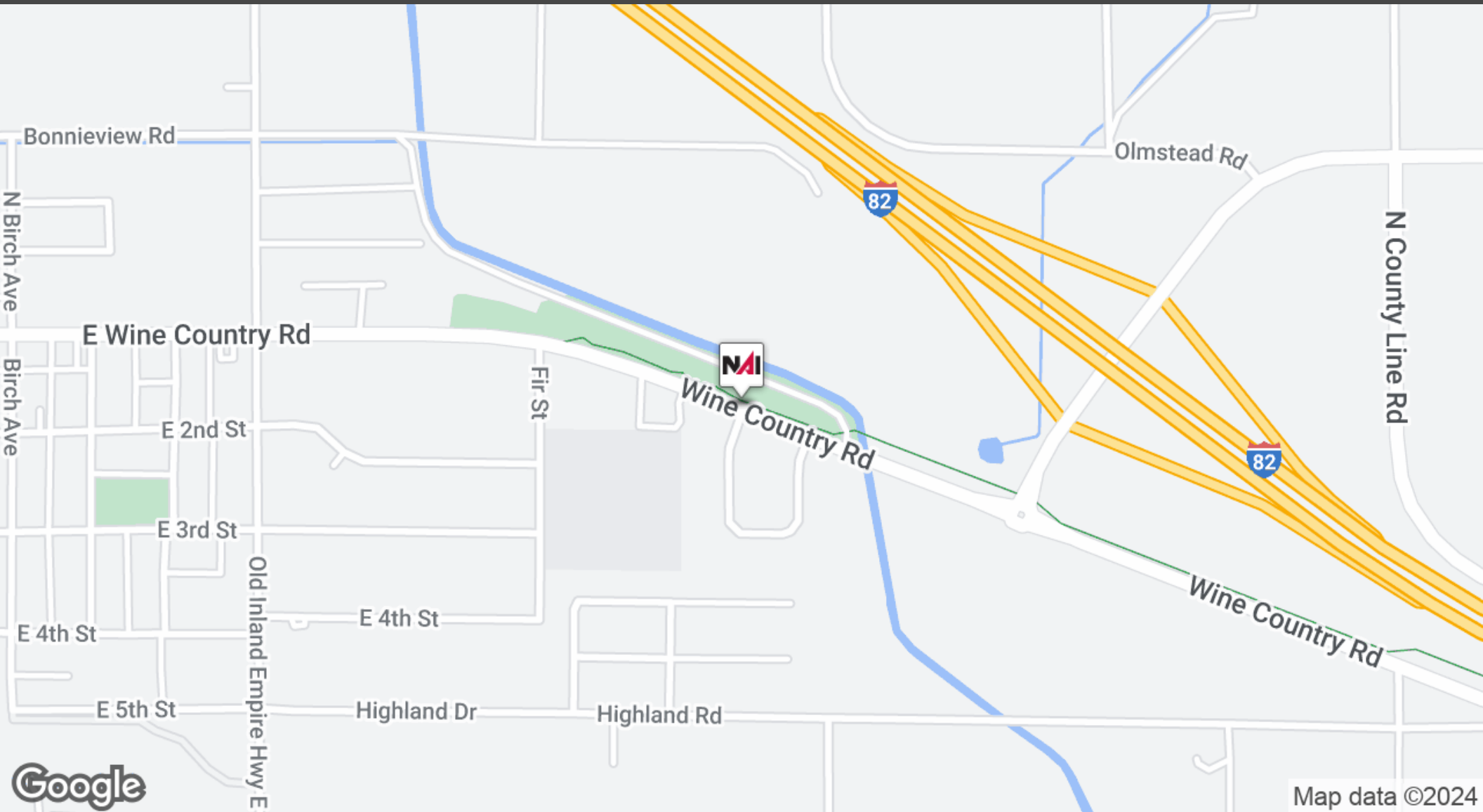


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LAND FOR SALE
AERIAL MAP



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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: 46.2551/-119.8855

Grandview, WA 98930									
	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
Population									
Estimated Population (2024)	3,459		14,187		18,392		54,224		
Projected Population (2029)	3,423		14,121		18,412		54,795		
Census Population (2020)	3,544		14,254		18,394		53,790		
Census Population (2010)	3,594		14,050		18,115		52,640		
Projected Annual Growth (2024-2029)	-36	-0.2%	-66	-	20	-	572	0.2%	
Historical Annual Growth (2020-2024)	-85	-0.6%	-68	-0.1%	-2	-	434	0.2%	
Historical Annual Growth (2010-2020)	-50	-0.1%	204	0.1%	279	0.2%	1,150	0.2%	
Estimated Population Density (2024)	1,102	psm	502	psm	234	psm	173	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households									
Estimated Households (2024)	977		4,105		5,424		16,258		
Projected Households (2029)	980		4,136		5,504		16,716		
Census Households (2020)	989		4,121		5,377		15,869		
Census Households (2010)	956		3,922		5,154		15,174		
Projected Annual Growth (2024-2029)	3	-	31	0.2%	80	0.3%	458	0.6%	
Historical Annual Change (2010-2024)	21	0.2%	183	0.3%	269	0.4%	1,085	0.5%	
Average Household Income									
Estimated Average Household Income (2024)	\$81,168		\$86,081		\$89,531		\$88,250		
Projected Average Household Income (2029)	\$83,883		\$88,839		\$92,447		\$90,687		
Census Average Household Income (2010)	\$36,925		\$45,201		\$48,743		\$48,786		
Census Average Household Income (2000)	\$38,841		\$44,476		\$45,344		\$42,402		
Projected Annual Change (2024-2029)	\$2,715	0.7%	\$2,758	0.6%	\$2,916	0.7%	\$2,437	0.6%	
Historical Annual Change (2000-2024)	\$42,327	4.5%	\$41,605	3.9%	\$44,187	4.1%	\$45,849	4.5%	
Median Household Income									
Estimated Median Household Income (2024)	\$59,816		\$67,765		\$70,129		\$68,944		
Projected Median Household Income (2029)	\$60,336		\$68,590		\$71,068		\$69,869		
Census Median Household Income (2010)	\$33,806		\$39,855		\$42,502		\$40,590		
Census Median Household Income (2000)	\$28,130		\$37,930		\$38,871		\$35,053		
Projected Annual Change (2024-2029)	\$520	0.2%	\$825	0.2%	\$939	0.3%	\$925	0.3%	
Historical Annual Change (2000-2024)	\$31,686	4.7%	\$29,834	3.3%	\$31,258	3.4%	\$33,891	4.0%	
Per Capita Income									
Estimated Per Capita Income (2024)	\$22,937		\$25,004		\$26,497		\$26,579		
Projected Per Capita Income (2029)	\$24,022		\$26,118		\$27,728		\$27,783		
Census Per Capita Income (2010)	\$9,822		\$12,611		\$13,865		\$14,056		
Census Per Capita Income (2000)	\$10,648		\$12,999		\$13,345		\$12,335		
Projected Annual Change (2024-2029)	\$1,085	0.9%	\$1,113	0.9%	\$1,232	0.9%	\$1,203	0.9%	
Historical Annual Change (2000-2024)	\$12,288	4.8%	\$12,005	3.8%	\$13,151	4.1%	\$14,244	4.8%	
Estimated Average Household Net Worth (2024)	\$527,153		\$665,224		\$725,574		\$714,064		

Complete Profile

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

Lat/Lon: 46.2551/-119.8855

Grandview, WA 98930									
	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
Race and Ethnicity									
Total Population (2024)	3,459		14,187		18,392		54,224		
White (2024)	1,610	46.5%	6,830	48.1%	9,169	49.9%	27,903	51.5%	
Black or African American (2024)	31	0.9%	155	1.1%	186	1.0%	478	0.9%	
American Indian or Alaska Native (2024)	33	1.0%	146	1.0%	197	1.1%	795	1.5%	
Asian (2024)	16	0.5%	144	1.0%	170	0.9%	636	1.2%	
Hawaiian or Pacific Islander (2024)	2	-	3	-	4	-	29	-	
Other Race (2024)	1,384	40.0%	4,995	35.2%	6,154	33.5%	16,766	30.9%	
Two or More Races (2024)	383	11.1%	1,913	13.5%	2,512	13.7%	7,616	14.0%	
Population < 18 (2024)	996 28.8%		4,062 28.6%		5,185 28.2%		15,392 28.4%		
White Not Hispanic	200	20.1%	894	22.0%	1,228	23.7%	3,887	25.3%	
Black or African American	12	1.2%	75	1.8%	87	1.7%	219	1.4%	
Asian	1	0.1%	42	1.0%	53	1.0%	200	1.3%	
Other Race Not Hispanic	27	2.7%	120	3.0%	159	3.1%	551	3.6%	
Hispanic	755	75.8%	2,931	72.2%	3,659	70.6%	10,536	68.4%	
Not Hispanic or Latino Population (2024)	1,421 41.1%		6,237 44.0%		8,417 45.8%		25,485 47.0%		
Not Hispanic White	1,279	90.0%	5,572	89.3%	7,579	90.1%	22,980	90.2%	
Not Hispanic Black or African American	9	0.6%	71	1.1%	95	1.1%	242	0.9%	
Not Hispanic American Indian or Alaska Native	24	1.7%	78	1.3%	102	1.2%	312	1.2%	
Not Hispanic Asian	15	1.0%	100	1.6%	121	1.4%	477	1.9%	
Not Hispanic Hawaiian or Pacific Islander	2	0.1%	2	-	3	-	18	-	
Not Hispanic Other Race	35	2.5%	120	1.9%	132	1.6%	376	1.5%	
Not Hispanic Two or More Races	57	4.0%	294	4.7%	385	4.6%	1,080	4.2%	
Hispanic or Latino Population (2024)	2,038 58.9%		7,950 56.0%		9,975 54.2%		28,739 53.0%		
Hispanic White	331	16.2%	1,259	15.8%	1,590	15.9%	4,923	17.1%	
Hispanic Black or African American	22	1.1%	84	1.1%	91	0.9%	236	0.8%	
Hispanic American Indian or Alaska Native	9	0.4%	68	0.9%	95	1.0%	484	1.7%	
Hispanic Asian	1	-	43	0.5%	49	0.5%	158	0.6%	
Hispanic Hawaiian or Pacific Islander	-	-	1	-	1	-	11	-	
Hispanic Other Race	1,349	66.2%	4,875	61.3%	6,021	60.4%	16,390	57.0%	
Hispanic Two or More Races	326	16.0%	1,619	20.4%	2,127	21.3%	6,536	22.7%	
Not Hispanic or Latino Population (2020)	459 13.0%		2,988 21.0%		4,610 25.1%		13,904 25.8%		
Hispanic or Latino Population (2020)	3,085 87.0%		11,266 79.0%		13,784 74.9%		39,886 74.2%		
Not Hispanic or Latino Population (2010)	617 17.2%		3,744 26.6%		5,591 30.9%		16,789 31.9%		
Hispanic or Latino Population (2010)	2,976 82.8%		10,306 73.4%		12,524 69.1%		35,851 68.1%		
Not Hispanic or Latino Population (2029)	1,497 43.7%		6,423 45.5%		8,705 47.3%		26,916 49.1%		
Hispanic or Latino Population (2029)	1,927 56.3%		7,698 54.5%		9,707 52.7%		27,879 50.9%		
Projected Annual Growth (2024-2029)	-111	-1.1%	-251	-0.6%	-268	-0.5%	-860	-0.6%	
Historical Annual Growth (2010-2020)	108	0.4%	960	0.9%	1,260	1.0%	4,035	1.1%	

Complete Profile

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Grandview, WA 98930										
	1 mi radius		3 mi radius		5 mi radius		10 mi radius			
Total Age Distribution (2024)										
Total Population	3,459		14,187		18,392		54,224			
Age Under 5 Years	242	7.0%	1,004	7.1%	1,239	6.7%	3,628	6.7%		
Age 5 to 9 Years	264	7.6%	1,120	7.9%	1,415	7.7%	4,179	7.7%		
Age 10 to 14 Years	289	8.4%	1,208	8.5%	1,582	8.6%	4,765	8.8%		
Age 15 to 19 Years	344	9.9%	1,199	8.5%	1,544	8.4%	4,711	8.7%		
Age 20 to 24 Years	321	9.3%	1,117	7.9%	1,408	7.7%	4,229	7.8%		
Age 25 to 29 Years	268	7.7%	1,085	7.6%	1,352	7.3%	3,814	7.0%		
Age 30 to 34 Years	238	6.9%	1,035	7.3%	1,276	6.9%	3,770	7.0%		
Age 35 to 39 Years	219	6.3%	906	6.4%	1,159	6.3%	3,541	6.5%		
Age 40 to 44 Years	227	6.6%	898	6.3%	1,174	6.4%	3,570	6.6%		
Age 45 to 49 Years	198	5.7%	815	5.7%	1,073	5.8%	3,112	5.7%		
Age 50 to 54 Years	193	5.6%	763	5.4%	1,015	5.5%	2,934	5.4%		
Age 55 to 59 Years	155	4.5%	682	4.8%	902	4.9%	2,555	4.7%		
Age 60 to 64 Years	141	4.1%	660	4.7%	902	4.9%	2,638	4.9%		
Age 65 to 69 Years	129	3.7%	555	3.9%	779	4.2%	2,274	4.2%		
Age 70 to 74 Years	85	2.5%	455	3.2%	627	3.4%	1,709	3.2%		
Age 75 to 79 Years	75	2.2%	351	2.5%	484	2.6%	1,300	2.4%		
Age 80 to 84 Years	41	1.2%	196	1.4%	267	1.5%	824	1.5%		
Age 85 Years or Over	31	0.9%	140	1.0%	195	1.1%	671	1.2%		
Median Age	29.2		31.1		32.0		31.6			
Age 19 Years or Less	1,139	32.9%	4,531	31.9%	5,780	31.4%	17,283	31.9%		
Age 20 to 64 Years	1,959	56.6%	7,959	56.1%	10,260	55.8%	30,162	55.6%		
Age 65 Years or Over	361	10.5%	1,696	12.0%	2,352	12.8%	6,778	12.5%		
Female Age Distribution (2024)										
Female Population	1,743	50.4%	7,072	49.9%	9,135	49.7%	27,048	49.9%		
Age Under 5 Years	124	7.1%	495	7.0%	605	6.6%	1,767	6.5%		
Age 5 to 9 Years	131	7.5%	542	7.7%	682	7.5%	2,006	7.4%		
Age 10 to 14 Years	146	8.4%	606	8.6%	789	8.6%	2,337	8.6%		
Age 15 to 19 Years	156	8.9%	548	7.8%	712	7.8%	2,325	8.6%		
Age 20 to 24 Years	162	9.3%	568	8.0%	715	7.8%	2,085	7.7%		
Age 25 to 29 Years	131	7.5%	563	8.0%	695	7.6%	1,934	7.2%		
Age 30 to 34 Years	114	6.6%	517	7.3%	640	7.0%	1,905	7.0%		
Age 35 to 39 Years	116	6.7%	457	6.5%	584	6.4%	1,811	6.7%		
Age 40 to 44 Years	118	6.8%	462	6.5%	596	6.5%	1,847	6.8%		
Age 45 to 49 Years	107	6.1%	423	6.0%	555	6.1%	1,558	5.8%		
Age 50 to 54 Years	100	5.8%	379	5.4%	490	5.4%	1,467	5.4%		
Age 55 to 59 Years	79	4.6%	345	4.9%	460	5.0%	1,286	4.8%		
Age 60 to 64 Years	63	3.6%	293	4.1%	415	4.5%	1,279	4.7%		
Age 65 to 69 Years	67	3.8%	294	4.2%	412	4.5%	1,149	4.2%		
Age 70 to 74 Years	44	2.5%	233	3.3%	312	3.4%	867	3.2%		
Age 75 to 79 Years	44	2.5%	170	2.4%	236	2.6%	669	2.5%		
Age 80 to 84 Years	24	1.4%	114	1.6%	145	1.6%	430	1.6%		
Age 85 Years or Over	17	1.0%	63	0.9%	92	1.0%	327	1.2%		
Female Median Age	30.0		31.3		32.3		32.0			
Age 19 Years or Less	556	31.9%	2,192	31.0%	2,788	30.5%	8,435	31.2%		
Age 20 to 64 Years	991	56.8%	4,008	56.7%	5,150	56.4%	15,172	56.1%		
Age 65 Years or Over	196	11.2%	873	12.3%	1,196	13.1%	3,441	12.7%		

Complete Profile

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	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
Male Age Distribution (2024)									
Male Population	1,716	49.6%	7,114	50.1%	9,257	50.3%	27,176	50.1%	
Age Under 5 Years	118	6.9%	509	7.2%	634	6.8%	1,861	6.8%	
Age 5 to 9 Years	133	7.7%	578	8.1%	733	7.9%	2,173	8.0%	
Age 10 to 14 Years	143	8.4%	602	8.5%	793	8.6%	2,428	8.9%	
Age 15 to 19 Years	188	10.9%	651	9.1%	832	9.0%	2,386	8.8%	
Age 20 to 24 Years	159	9.3%	549	7.7%	693	7.5%	2,143	7.9%	
Age 25 to 29 Years	137	8.0%	522	7.3%	657	7.1%	1,880	6.9%	
Age 30 to 34 Years	123	7.2%	518	7.3%	636	6.9%	1,865	6.9%	
Age 35 to 39 Years	103	6.0%	448	6.3%	575	6.2%	1,730	6.4%	
Age 40 to 44 Years	109	6.4%	436	6.1%	578	6.2%	1,723	6.3%	
Age 45 to 49 Years	91	5.3%	392	5.5%	517	5.6%	1,554	5.7%	
Age 50 to 54 Years	92	5.4%	384	5.4%	525	5.7%	1,467	5.4%	
Age 55 to 59 Years	76	4.4%	337	4.7%	442	4.8%	1,269	4.7%	
Age 60 to 64 Years	78	4.5%	367	5.2%	487	5.3%	1,358	5.0%	
Age 65 to 69 Years	62	3.6%	261	3.7%	367	4.0%	1,125	4.1%	
Age 70 to 74 Years	41	2.4%	222	3.1%	315	3.4%	843	3.1%	
Age 75 to 79 Years	31	1.8%	180	2.5%	248	2.7%	632	2.3%	
Age 80 to 84 Years	17	1.0%	82	1.2%	122	1.3%	394	1.4%	
Age 85 Years or Over	14	0.8%	77	1.1%	103	1.1%	344	1.3%	
Male Median Age	28.4		30.9		31.8		31.3		
Age 19 Years or Less	582	33.9%	2,340	32.9%	2,992	32.3%	8,849	32.6%	
Age 20 to 64 Years	968	56.4%	3,952	55.5%	5,110	55.2%	14,990	55.2%	
Age 65 Years or Over	166	9.6%	823	11.6%	1,155	12.5%	3,337	12.3%	
Males per 100 Females (2024)									
Overall Comparison	98		101		101		100		
Age Under 5 Years	96	48.9%	103	50.7%	105	51.2%	105	51.3%	
Age 5 to 9 Years	101	50.3%	107	51.6%	107	51.8%	108	52.0%	
Age 10 to 14 Years	98	49.6%	99	49.9%	100	50.1%	104	51.0%	
Age 15 to 19 Years	120	54.6%	119	54.3%	117	53.9%	103	50.6%	
Age 20 to 24 Years	98	49.6%	97	49.1%	97	49.2%	103	50.7%	
Age 25 to 29 Years	105	51.2%	93	48.1%	95	48.6%	97	49.3%	
Age 30 to 34 Years	108	51.9%	100	50.0%	99	49.8%	98	49.5%	
Age 35 to 39 Years	89	47.0%	98	49.5%	99	49.6%	96	48.9%	
Age 40 to 44 Years	93	48.1%	94	48.5%	97	49.2%	93	48.3%	
Age 45 to 49 Years	85	46.0%	93	48.1%	93	48.2%	100	49.9%	
Age 50 to 54 Years	92	47.9%	101	50.3%	107	51.8%	100	50.0%	
Age 55 to 59 Years	96	48.9%	98	49.4%	96	49.0%	99	49.7%	
Age 60 to 64 Years	122	55.0%	125	55.6%	117	54.0%	106	51.5%	
Age 65 to 69 Years	94	48.3%	89	47.0%	89	47.1%	98	49.5%	
Age 70 to 74 Years	92	48.0%	95	48.8%	101	50.2%	97	49.3%	
Age 75 to 79 Years	71	41.4%	106	51.5%	105	51.3%	94	48.6%	
Age 80 to 84 Years	70	41.3%	72	42.0%	84	45.8%	92	47.8%	
Age 85 Years or Over	85	46.0%	123	55.2%	113	52.9%	105	51.3%	
Age 19 Years or Less	105	51.1%	107	51.6%	107	51.8%	105	51.2%	
Age 20 to 39 Years	100	50.0%	97	49.2%	97	49.3%	98	49.6%	
Age 40 to 64 Years	95	48.8%	101	50.2%	101	50.3%	99	49.8%	
Age 65 Years or Over	84	45.8%	94	48.5%	97	49.1%	97	49.2%	

Complete Profile

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

Lat/Lon: 46.2551/-119.8855

Grandview, WA 98930									
	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
Household Type (2024)									
Total Households	977		4,105		5,424		16,258		
Households with Children	546	55.8%	2,179	53.1%	2,729	50.3%	7,980	49.1%	
Average Household Size	3.5		3.4		3.4		3.3		
Household Density per Square Mile	311		145		69		52		
Population Family	3,447	99.7%	13,841	97.6%	17,811	96.8%	51,177	94.4%	
Population Non-Family	12	0.3%	259	1.8%	473	2.6%	2,643	4.9%	
Population Group Quarters	-	-	87	0.6%	107	0.6%	404	0.7%	
Family Households	969	99.1%	3,895	94.9%	5,051	93.1%	14,289	87.9%	
Married Couple Households	581	60.0%	2,536	65.1%	3,413	67.6%	9,417	65.9%	
Other Family Households with Children	388	40.0%	1,359	34.9%	1,638	32.4%	4,872	34.1%	
Family Households with Children	545	56.3%	2,174	55.8%	2,724	53.9%	7,968	55.8%	
Married Couple with Children	273	50.1%	1,248	57.4%	1,634	60.0%	4,748	59.6%	
Other Family Households with Children	272	49.9%	927	42.6%	1,090	40.0%	3,220	40.4%	
Family Households No Children	423	43.7%	1,720	44.2%	2,327	46.1%	6,320	44.2%	
Married Couple No Children	308	72.6%	1,288	74.9%	1,779	76.4%	4,669	73.9%	
Other Family Households No Children	116	27.4%	432	25.1%	548	23.6%	1,652	26.1%	
Non-Family Households	9	0.9%	211	5.1%	373	6.9%	1,970	12.1%	
Non-Family Households with Children	-	-	5	2.4%	6	1.6%	12	0.6%	
Non-Family Households No Children	9	96.5%	206	97.6%	367	98.4%	1,958	99.4%	
Average Family Household Size	3.6		3.6		3.5		3.6		
Average Family Income	\$81,531		\$88,075		\$92,584		\$92,841		
Median Family Income	\$60,011		\$69,126		\$71,881		\$72,939		
Average Non-Family Household Size	1.3		1.2		1.3		1.3		
Marital Status (2024)									
Population Age 15 Years or Over	2,664		10,855		14,155		41,651		
Never Married	1,279	48.0%	4,582	42.2%	5,540	39.1%	15,786	37.9%	
Currently Married	915	34.4%	4,376	40.3%	6,152	43.5%	17,918	43.0%	
Previously Married	470	17.7%	1,896	17.5%	2,464	17.4%	7,948	19.1%	
Separated	219	46.6%	665	35.1%	765	31.0%	2,012	25.3%	
Widowed	79	16.8%	377	19.9%	638	25.9%	2,389	30.1%	
Divorced	172	36.5%	854	45.0%	1,061	43.1%	3,547	44.6%	
Educational Attainment (2024)									
Adult Population Age 25 Years or Over	2,000		8,539		11,203		32,712		
Elementary (Grade Level 0 to 8)	528	26.4%	1,651	19.3%	2,094	18.7%	6,712	20.5%	
Some High School (Grade Level 9 to 11)	194	9.7%	866	10.1%	1,073	9.6%	3,144	9.6%	
High School Graduate	697	34.9%	3,140	36.8%	4,059	36.2%	10,379	31.7%	
Some College	352	17.6%	1,342	15.7%	1,745	15.6%	5,205	15.9%	
Associate Degree Only	50	2.5%	683	8.0%	927	8.3%	2,543	7.8%	
Bachelor Degree Only	130	6.5%	576	6.7%	861	7.7%	2,998	9.2%	
Graduate Degree	48	2.4%	281	3.3%	444	4.0%	1,731	5.3%	
Any College (Some College or Higher)	581	29.0%	2,882	33.7%	3,978	35.5%	12,476	38.1%	
College Degree + (Bachelor Degree or Higher)	178	8.9%	856	10.0%	1,305	11.7%	4,729	14.5%	

Complete Profile

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

Lat/Lon: 46.2551/-119.8855

Grandview, WA 98930										
	1 mi radius		3 mi radius		5 mi radius		10 mi radius			
Housing										
Total Housing Units (2024)	1,066		4,415		5,808		17,446			
Total Housing Units (2020)	1,031		4,281		5,602		16,675			
Historical Annual Growth (2020-2024)	35	0.9%	134	0.8%	206	0.9%	771	1.2%		
Housing Units Occupied (2024)	977	91.7%	4,105	93.0%	5,424	93.4%	16,258	93.2%		
Housing Units Owner-Occupied	576	59.0%	2,649	64.5%	3,623	66.8%	10,185	62.6%		
Housing Units Renter-Occupied	401	41.0%	1,457	35.5%	1,800	33.2%	6,073	37.4%		
Housing Units Vacant (2024)	89	8.3%	310	7.0%	385	6.6%	1,188	6.8%		
Household Size (2024)										
Total Households	977		4,105		5,424		16,258			
1 Person Households	8	0.8%	180	4.4%	330	6.1%	1,737	10.7%		
2 Person Households	459	46.9%	1,904	46.4%	2,591	47.8%	6,728	41.4%		
3 Person Households	214	21.9%	832	20.3%	971	17.9%	2,878	17.7%		
4 Person Households	122	12.5%	521	12.7%	669	12.3%	2,113	13.0%		
5 Person Households	93	9.5%	350	8.5%	451	8.3%	1,498	9.2%		
6 Person Households	51	5.2%	215	5.2%	277	5.1%	850	5.2%		
7 or More Person Households	31	3.1%	104	2.5%	135	2.5%	454	2.8%		
Household Income Distribution (2024)										
HH Income \$200,000 or More	35	3.5%	241	5.9%	347	6.4%	937	5.8%		
HH Income \$150,000 to \$199,999	24	2.5%	155	3.8%	271	5.0%	947	5.8%		
HH Income \$125,000 to \$149,999	31	3.2%	169	4.1%	245	4.5%	1,002	6.2%		
HH Income \$100,000 to \$124,999	80	8.2%	344	8.4%	475	8.8%	1,516	9.3%		
HH Income \$75,000 to \$99,999	218	22.3%	878	21.4%	1,126	20.8%	2,660	16.4%		
HH Income \$50,000 to \$74,999	216	22.1%	899	21.9%	1,185	21.8%	3,206	19.7%		
HH Income \$35,000 to \$49,999	90	9.3%	517	12.6%	641	11.8%	2,112	13.0%		
HH Income \$25,000 to \$34,999	79	8.0%	266	6.5%	335	6.2%	1,429	8.8%		
HH Income \$15,000 to \$24,999	91	9.3%	281	6.8%	365	6.7%	1,147	7.1%		
HH Income \$10,000 to \$14,999	5	0.5%	97	2.4%	126	2.3%	403	2.5%		
HH Income Under \$10,000	108	11.1%	258	6.3%	307	5.7%	901	5.5%		
Household Vehicles (2024)										
Households 0 Vehicles Available	4	0.4%	65	1.6%	98	1.8%	706	4.3%		
Households 1 Vehicle Available	256	26.2%	945	23.0%	1,289	23.8%	3,882	23.9%		
Households 2 Vehicles Available	307	31.4%	1,387	33.8%	1,735	32.0%	5,149	31.7%		
Households 3 or More Vehicles Available	410	42.0%	1,708	41.6%	2,301	42.4%	6,522	40.1%		
Total Vehicles Available	2,307		9,907		13,090		37,789			
Average Vehicles per Household	2.4		2.4		2.4		2.3			
Owner-Occupied Household Vehicles	1,577	68.4%	7,170	72.4%	9,679	73.9%	26,977	71.4%		
Average Vehicles per Owner-Occupied Household	2.7		2.7		2.7		2.6			
Renter-Occupied Household Vehicles	730	31.6%	2,737	27.6%	3,411	26.1%	10,811	28.6%		
Average Vehicles per Renter-Occupied Household	1.8		1.9		1.9		1.8			
Travel Time (2024)										
Worker Base Age 16 years or Over	1,646		6,711		8,441		23,243			
Travel to Work in 14 Minutes or Less	390	23.7%	1,952	29.1%	2,600	30.8%	8,164	35.1%		
Travel to Work in 15 to 29 Minutes	647	39.3%	2,602	38.8%	3,119	37.0%	7,520	32.4%		
Travel to Work in 30 to 59 Minutes	554	33.6%	1,648	24.6%	2,010	23.8%	5,279	22.7%		
Travel to Work in 60 Minutes or More	27	1.6%	227	3.4%	290	3.4%	944	4.1%		
Work at Home	29	1.7%	282	4.2%	422	5.0%	1,335	5.7%		
Average Minutes Travel to Work	19.5		18.5		18.2		17.8			

Complete Profile

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Lat/Lon: 46.2551/-119.8855

Grandview, WA 98930	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2024)								
Worker Base Age 16 years or Over	1,646		6,711		8,441		23,243	
Drive to Work Alone	1,419	86.2%	5,593	83.3%	6,940	82.2%	17,924	77.1%
Drive to Work in Carpool	159	9.6%	750	11.2%	971	11.5%	3,395	14.6%
Travel to Work by Public Transportation	1	-	8	0.1%	18	0.2%	103	0.4%
Drive to Work on Motorcycle	-	-	-	-	-	-	1	-
Bicycle to Work	-	-	2	-	2	-	11	-
Walk to Work	38	2.3%	52	0.8%	62	0.7%	336	1.4%
Other Means	1	-	24	0.4%	27	0.3%	136	0.6%
Work at Home	29	1.7%	282	4.2%	422	5.0%	1,335	5.7%
Daytime Demographics (2024)								
Total Businesses	114		271		356		1,441	
Total Employees	1,079		3,048		3,841		13,846	
Company Headquarter Businesses	5	4.7%	12	4.6%	14	4.0%	58	4.0%
Company Headquarter Employees	336	31.1%	512	16.8%	721	18.8%	2,215	16.0%
Employee Population per Business	9.4 to 1		11.3 to 1		10.8 to 1		9.6 to 1	
Residential Population per Business	30.3 to 1		52.4 to 1		51.7 to 1		37.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	1,989		6,785		8,924		30,808	
Labor Force								
Labor Population Age 16 Years or Over (2024)	2,598		10,606		13,821		40,637	
Labor Force Total Males (2024)	1,285	49.4%	5,288	49.9%	6,916	50.0%	20,189	49.7%
Male Civilian Employed	882	68.7%	3,441	65.1%	4,346	62.8%	12,490	61.9%
Male Civilian Unemployed	15	1.1%	108	2.0%	181	2.6%	1,063	5.3%
Males in Armed Forces	2	0.1%	39	0.7%	100	1.4%	125	0.6%
Males Not in Labor Force	386	30.0%	1,701	32.2%	2,289	33.1%	6,512	32.3%
Labor Force Total Females (2024)	1,314	50.6%	5,318	50.1%	6,905	50.0%	20,448	50.3%
Female Civilian Employed	803	61.1%	3,355	63.1%	4,205	60.9%	10,914	53.4%
Female Civilian Unemployed	54	4.1%	259	4.9%	338	4.9%	1,092	5.3%
Females in Armed Forces	2	0.1%	34	0.6%	87	1.3%	146	0.7%
Females Not in Labor Force	455	34.6%	1,670	31.4%	2,275	32.9%	8,296	40.6%
Unemployment Rate	69	2.7%	366	3.5%	519	3.8%	2,155	5.3%
Occupation (2024)								
Occupation Population Age 16 Years or Over	1,646		6,711		8,441		23,243	
Occupation Total Males	861	52.3%	3,395	50.6%	4,289	50.8%	12,408	53.4%
Occupation Total Females	785	47.7%	3,316	49.4%	4,152	49.2%	10,835	46.6%
Management, Business, Financial Operations	97	5.9%	746	11.1%	1,015	12.0%	2,589	11.1%
Professional, Related	142	8.7%	724	10.8%	943	11.2%	2,976	12.8%
Service	313	19.0%	1,127	16.8%	1,398	16.6%	4,474	19.2%
Sales, Office	341	20.7%	1,053	15.7%	1,320	15.6%	3,280	14.1%
Farming, Fishing, Forestry	394	23.9%	1,323	19.7%	1,524	18.1%	4,300	18.5%
Construction, Extraction, Maintenance	73	4.4%	461	6.9%	641	7.6%	1,821	7.8%
Production, Transport, Material Moving	287	17.4%	1,277	19.0%	1,600	19.0%	3,804	16.4%
White Collar Workers	580	35.2%	2,524	37.6%	3,278	38.8%	8,845	38.1%
Blue Collar Workers	1,066	64.8%	4,188	62.4%	5,163	61.2%	14,398	61.9%

Complete Profile

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Lat/Lon: 46.2551/-119.8855

Grandview, WA 98930									
	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
Units In Structure (2024)									
Total Units	977		4,105		5,424		16,258		
1 Detached Unit	637	65.2%	2,860	69.7%	3,840	70.8%	10,660	65.6%	
1 Attached Unit	15	1.5%	98	2.4%	122	2.2%	316	1.9%	
2 Units	87	8.9%	147	3.6%	155	2.9%	374	2.3%	
3 to 4 Units	25	2.5%	136	3.3%	144	2.7%	348	2.1%	
5 to 9 Units	41	4.2%	94	2.3%	105	1.9%	577	3.6%	
10 to 19 Units	31	3.2%	42	1.0%	45	0.8%	369	2.3%	
20 to 49 Units	9	0.9%	38	0.9%	46	0.8%	253	1.6%	
50 or More Units	38	3.9%	96	2.3%	125	2.3%	576	3.5%	
Mobile Home or Trailer	94	9.6%	581	14.1%	828	15.3%	2,759	17.0%	
Other Structure	-	-	13	0.3%	14	0.3%	26	0.2%	
Homes Built By Year (2024)									
Homes Built 2020 or later	4	0.3%	13	0.3%	18	0.3%	108	0.6%	
Homes Built 2010 to 2019	52	4.9%	263	6.0%	379	6.5%	1,412	8.1%	
Homes Built 2000 to 2009	101	9.4%	611	13.8%	798	13.7%	2,267	13.0%	
Homes Built 1990 to 1999	118	11.0%	419	9.5%	585	10.1%	1,824	10.5%	
Homes Built 1980 to 1989	133	12.5%	430	9.7%	595	10.3%	1,851	10.6%	
Homes Built 1970 to 1979	222	20.8%	801	18.2%	996	17.1%	2,509	14.4%	
Homes Built 1960 to 1969	38	3.6%	348	7.9%	433	7.5%	1,196	6.9%	
Homes Built 1950 to 1959	163	15.3%	424	9.6%	529	9.1%	1,674	9.6%	
Homes Built 1940 to 1949	42	4.0%	292	6.6%	344	5.9%	1,513	8.7%	
Homes Built Before 1939	105	9.8%	502	11.4%	746	12.8%	1,903	10.9%	
Median Age of Homes	50.1 yrs		49.7 yrs		49.5 yrs		48.9 yrs		
Home Values (2024)									
Owner Specified Housing Units	576		2,649		3,623		10,185		
Home Values \$1,000,000 or More	7	1.2%	41	1.5%	84	2.3%	378	3.7%	
Home Values \$750,000 to \$999,999	6	1.0%	30	1.1%	77	2.1%	214	2.1%	
Home Values \$500,000 to \$749,999	72	12.5%	369	13.9%	533	14.7%	1,221	12.0%	
Home Values \$400,000 to \$499,999	37	6.5%	318	12.0%	467	12.9%	1,219	12.0%	
Home Values \$300,000 to \$399,999	122	21.2%	626	23.6%	851	23.5%	2,311	22.7%	
Home Values \$250,000 to \$299,999	54	9.4%	289	10.9%	422	11.6%	1,246	12.2%	
Home Values \$200,000 to \$249,999	66	11.4%	247	9.3%	320	8.8%	931	9.1%	
Home Values \$175,000 to \$199,999	30	5.3%	68	2.6%	88	2.4%	353	3.5%	
Home Values \$150,000 to \$174,999	82	14.2%	211	8.0%	246	6.8%	640	6.3%	
Home Values \$125,000 to \$149,999	11	1.9%	61	2.3%	75	2.1%	191	1.9%	
Home Values \$100,000 to \$124,999	6	1.0%	37	1.4%	55	1.5%	203	2.0%	
Home Values \$90,000 to \$99,999	1	0.2%	4	0.2%	6	0.2%	35	0.3%	
Home Values \$80,000 to \$89,999	2	0.3%	6	0.2%	7	0.2%	36	0.4%	
Home Values \$70,000 to \$79,999	11	1.9%	16	0.6%	18	0.5%	104	1.0%	
Home Values \$60,000 to \$69,999	3	0.5%	17	0.6%	27	0.7%	110	1.1%	
Home Values \$50,000 to \$59,999	3	0.5%	24	0.9%	37	1.0%	105	1.0%	
Home Values \$35,000 to \$49,999	18	3.2%	29	1.1%	35	1.0%	117	1.1%	
Home Values \$25,000 to \$34,999	16	2.9%	95	3.6%	101	2.8%	200	2.0%	
Home Values \$10,000 to \$24,999	15	2.6%	87	3.3%	94	2.6%	297	2.9%	
Home Values Under \$10,000	15	2.6%	72	2.7%	79	2.2%	275	2.7%	
Owner-Occupied Median Home Value	\$263,505		\$288,696		\$303,955		\$301,889		
Renter-Occupied Median Rent	\$821		\$872		\$862		\$849		

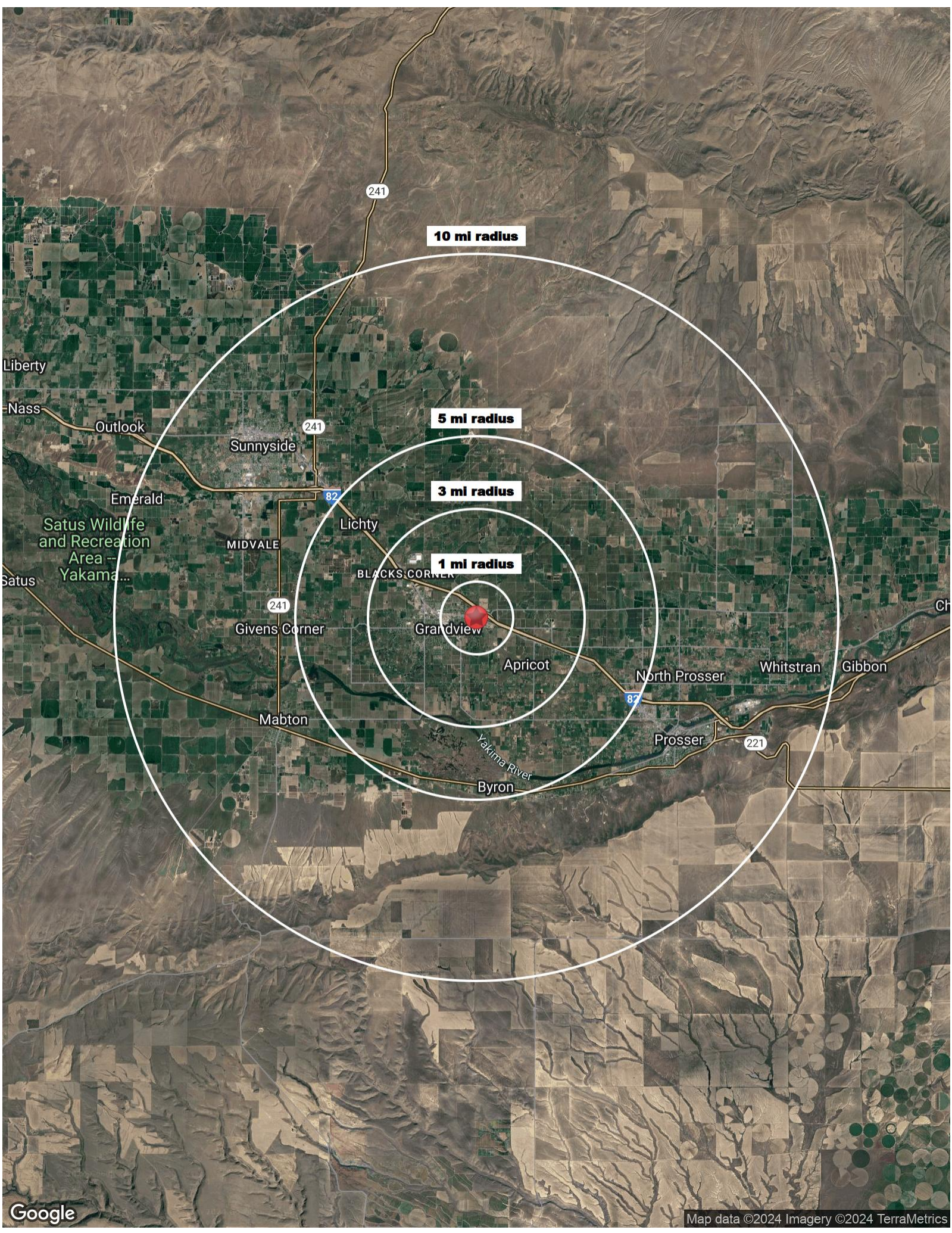
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Grandview, WA 98930									
	1 mi radius		3 mi radius		5 mi radius		10 mi radius		
Total Annual Consumer Expenditure (2024)									
Total Household Expenditure	\$60.96 M		\$263.19 M		\$355.2 M		\$1.09 B		
Total Non-Retail Expenditure	\$31.95 M		\$138.14 M		\$186.55 M		\$573.58 M		
Total Retail Expenditure	\$29.02 M		\$125.06 M		\$168.65 M		\$517.38 M		
Apparel	\$2.14 M		\$9.25 M		\$12.5 M		\$38.44 M		
Contributions	\$1.87 M		\$8.32 M		\$11.34 M		\$34.73 M		
Education	\$1.67 M		\$7.43 M		\$10.16 M		\$31.43 M		
Entertainment	\$3.39 M		\$14.79 M		\$20.04 M		\$61.45 M		
Food and Beverages	\$9.13 M		\$39.12 M		\$52.67 M		\$161.83 M		
Furnishings and Equipment	\$2.11 M		\$9.19 M		\$12.46 M		\$38.2 M		
Gifts	\$1.4 M		\$6.28 M		\$8.53 M		\$26.1 M		
Health Care	\$5.23 M		\$22.46 M		\$30.28 M		\$92.65 M		
Household Operations	\$2.34 M		\$10.19 M		\$13.81 M		\$42.39 M		
Miscellaneous Expenses	\$1.12 M		\$4.9 M		\$6.63 M		\$20.4 M		
Personal Care	\$815.12 K		\$3.52 M		\$4.75 M		\$14.61 M		
Personal Insurance	\$408.8 K		\$1.81 M		\$2.47 M		\$7.57 M		
Reading	\$129.62 K		\$565.55 K		\$766.97 K		\$2.35 M		
Shelter	\$12.85 M		\$55.3 M		\$74.55 M		\$229.83 M		
Tobacco	\$405.73 K		\$1.67 M		\$2.21 M		\$6.79 M		
Transportation	\$11.28 M		\$48.6 M		\$65.49 M		\$200.74 M		
Utilities	\$4.66 M		\$19.79 M		\$26.55 M		\$81.44 M		
Monthly Household Consumer Expenditure (2024)									
Total Household Expenditure	\$5,197		\$5,342		\$5,458		\$5,592		
Total Non-Retail Expenditure	\$2,724	52.4%	\$2,804	52.5%	\$2,866	52.5%	\$2,940	52.6%	
Total Retail Expenditures	\$2,474	47.6%	\$2,538	47.5%	\$2,591	47.5%	\$2,652	47.4%	
Apparel	\$182	3.5%	\$188	3.5%	\$192	3.5%	\$197	3.5%	
Contributions	\$159	3.1%	\$169	3.2%	\$174	3.2%	\$178	3.2%	
Education	\$143	2.7%	\$151	2.8%	\$156	2.9%	\$161	2.9%	
Entertainment	\$289	5.6%	\$300	5.6%	\$308	5.6%	\$315	5.6%	
Food and Beverages	\$779	15.0%	\$794	14.9%	\$809	14.8%	\$829	14.8%	
Furnishings and Equipment	\$180	3.5%	\$187	3.5%	\$191	3.5%	\$196	3.5%	
Gifts	\$119	2.3%	\$127	2.4%	\$131	2.4%	\$134	2.4%	
Health Care	\$446	8.6%	\$456	8.5%	\$465	8.5%	\$475	8.5%	
Household Operations	\$199	3.8%	\$207	3.9%	\$212	3.9%	\$217	3.9%	
Miscellaneous Expenses	\$96	1.8%	\$99	1.9%	\$102	1.9%	\$105	1.9%	
Personal Care	\$69	1.3%	\$71	1.3%	\$73	1.3%	\$75	1.3%	
Personal Insurance	\$35	0.7%	\$37	0.7%	\$38	0.7%	\$39	0.7%	
Reading	\$11	0.2%	\$11	0.2%	\$12	0.2%	\$12	0.2%	
Shelter	\$1,096	21.1%	\$1,123	21.0%	\$1,146	21.0%	\$1,178	21.1%	
Tobacco	\$35	0.7%	\$34	0.6%	\$34	0.6%	\$35	0.6%	
Transportation	\$961	18.5%	\$987	18.5%	\$1,006	18.4%	\$1,029	18.4%	
Utilities	\$398	7.6%	\$402	7.5%	\$408	7.5%	\$417	7.5%	



10 mi radius

5 mi radius

3 mi radius

1 mi radius