



620 N VENTURE ROAD PASCO, WASHINGTON 99301

PROPERTY OVERVIEW

Situated on ±2.0 acres, this ±13,880 SF warehouse/industrial space can accommodate a single-use business or can serve multiple uses. Clear span space room for tractors and supplies. Ceiling over 20 feet high. Facility has ample power to meet high demand and a cooler can be available.

OFFERING SUMMARY

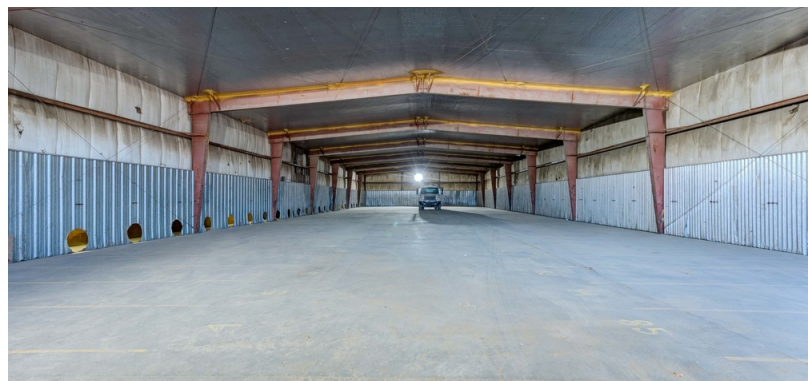
Lease Rate:	\$7,000.00 per month (Gross)
Building Size:	±13,880 SF
Available SF:	±13,880 SF
Lot Size:	±2 Acres

Todd Sternfeld

Principal / Commercial Broker | 509.539.3998
todd@naitcc.com

89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

620 N VENTURE ROAD, PASCO, WA 99301
INDUSTRIAL PROPERTY FOR LEASE



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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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Complete Profile

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

Lat/Lon: 46.2386/-119.0451

620 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	2,844		22,569		60,863		188,335	
Projected Population (2028)	3,026		24,079		65,145		199,745	
Census Population (2020)	2,811		21,912		58,927		182,619	
Census Population (2010)	1,864		19,713		55,602		156,693	
Projected Annual Growth (2023-2028)	182	1.3%	1,510	1.3%	4,282	1.4%	11,410	1.2%
Historical Annual Growth (2020-2023)	33	0.4%	657	1.0%	1,935	1.1%	5,716	1.0%
Historical Annual Growth (2010-2020)	948	5.1%	2,199	1.1%	3,325	0.6%	25,926	1.7%
Estimated Population Density (2023)	906	psm	799	psm	775	psm	600	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	677		5,908		18,632		65,116	
Projected Households (2028)	756		6,591		20,696		71,353	
Census Households (2020)	657		5,645		17,759		62,267	
Census Households (2010)	432		5,060		16,896		53,665	
Projected Annual Growth (2023-2028)	79	2.3%	683	2.3%	2,064	2.2%	6,237	1.9%
Historical Annual Change (2010-2023)	245	4.4%	849	1.3%	1,737	0.8%	11,451	1.6%
Average Household Income								
Estimated Average Household Income (2023)	\$101,069		\$76,825		\$78,782		\$102,587	
Projected Average Household Income (2028)	\$96,691		\$73,683		\$75,977		\$100,067	
Census Average Household Income (2010)	\$39,374		\$42,468		\$44,400		\$59,112	
Census Average Household Income (2000)	\$41,333		\$36,993		\$42,156		\$53,122	
Projected Annual Change (2023-2028)	-\$4,379	-0.9%	-\$3,142	-0.8%	-\$2,805	-0.7%	-\$2,519	-0.5%
Historical Annual Change (2000-2023)	\$59,737	6.3%	\$39,832	4.7%	\$36,626	3.8%	\$49,464	4.0%
Median Household Income								
Estimated Median Household Income (2023)	\$76,244		\$52,455		\$60,297		\$81,479	
Projected Median Household Income (2028)	\$80,416		\$54,315		\$62,037		\$83,336	
Census Median Household Income (2010)	\$34,692		\$33,123		\$38,178		\$52,184	
Census Median Household Income (2000)	\$28,953		\$27,800		\$33,769		\$44,458	
Projected Annual Change (2023-2028)	\$4,172	1.1%	\$1,860	0.7%	\$1,740	0.6%	\$1,857	0.5%
Historical Annual Change (2000-2023)	\$47,292	7.1%	\$24,655	3.9%	\$26,528	3.4%	\$37,021	3.6%
Per Capita Income								
Estimated Per Capita Income (2023)	\$24,056		\$20,413		\$24,303		\$35,629	
Projected Per Capita Income (2028)	\$24,147		\$20,451		\$24,310		\$35,897	
Census Per Capita Income (2010)	\$9,135		\$10,901		\$13,492		\$20,245	
Census Per Capita Income (2000)	\$10,595		\$10,000		\$13,455		\$18,550	
Projected Annual Change (2023-2028)	\$91	-	\$38	-	\$7	-	\$268	0.2%
Historical Annual Change (2000-2023)	\$13,461	5.5%	\$10,413	4.5%	\$10,848	3.5%	\$17,079	4.0%
Estimated Average Household Net Worth (2023)	\$723,102		\$515,243		\$557,221		\$903,872	

Complete Profile

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

Lat/Lon: 46.2386/-119.0451

620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2023)		2,844		22,569		60,863		188,335	
White (2023)	903	31.7%	7,801	34.6%	27,786	45.7%	112,170	59.6%	
Black or African American (2023)	71	2.5%	762	3.4%	1,948	3.2%	5,468	2.9%	
American Indian or Alaska Native (2023)	47	1.7%	453	2.0%	917	1.5%	2,073	1.1%	
Asian (2023)	75	2.6%	463	2.1%	1,434	2.4%	5,419	2.9%	
Hawaiian or Pacific Islander (2023)	3	0.1%	50	0.2%	174	0.3%	555	0.3%	
Other Race (2023)	1,100	38.7%	9,338	41.4%	19,497	32.0%	37,481	19.9%	
Two or More Races (2023)	645	22.7%	3,702	16.4%	9,107	15.0%	25,169	13.4%	
Population < 18 (2023)	1,077	37.9%	7,873	34.9%	19,600	32.2%	55,096	29.3%	
White Not Hispanic	102	9.5%	849	10.8%	3,895	19.9%	19,778	35.9%	
Black or African American	19	1.8%	165	2.1%	583	3.0%	1,680	3.0%	
Asian	31	2.9%	160	2.0%	403	2.1%	1,406	2.6%	
Other Race Not Hispanic	11	1.0%	92	1.2%	405	2.1%	2,323	4.2%	
Hispanic	913	84.8%	6,607	83.9%	14,313	73.0%	29,909	54.3%	
Not Hispanic or Latino Population (2023)	733	25.8%	6,487	28.7%	25,763	42.3%	112,597	59.8%	
Not Hispanic White	568	77.5%	5,071	78.2%	21,395	83.0%	96,753	85.9%	
Not Hispanic Black or African American	48	6.6%	631	9.7%	1,683	6.5%	4,846	4.3%	
Not Hispanic American Indian or Alaska Native	3	0.3%	73	1.1%	202	0.8%	594	0.5%	
Not Hispanic Asian	73	10.0%	435	6.7%	1,380	5.4%	5,201	4.6%	
Not Hispanic Hawaiian or Pacific Islander	2	0.3%	32	0.5%	124	0.5%	353	0.3%	
Not Hispanic Other Race	6	0.8%	37	0.6%	105	0.4%	340	0.3%	
Not Hispanic Two or More Races	34	4.6%	209	3.2%	873	3.4%	4,508	4.0%	
Hispanic or Latino Population (2023)	2,111	74.2%	16,082	71.3%	35,100	57.7%	75,738	40.2%	
Hispanic White	335	15.9%	2,730	17.0%	6,391	18.2%	15,418	20.4%	
Hispanic Black or African American	23	1.1%	131	0.8%	265	0.8%	621	0.8%	
Hispanic American Indian or Alaska Native	45	2.1%	380	2.4%	715	2.0%	1,478	2.0%	
Hispanic Asian	2	0.1%	28	0.2%	54	0.2%	217	0.3%	
Hispanic Hawaiian or Pacific Islander	-	-	18	0.1%	50	0.1%	202	0.3%	
Hispanic Other Race	1,094	51.8%	9,300	57.8%	19,392	55.2%	37,141	49.0%	
Hispanic Two or More Races	611	29.0%	3,494	21.7%	8,233	23.5%	20,661	27.3%	
Not Hispanic or Latino Population (2020)	305	10.8%	3,537	16.1%	20,129	34.2%	107,046	58.6%	
Hispanic or Latino Population (2020)	2,507	89.2%	18,374	83.9%	38,798	65.8%	75,572	41.4%	
Not Hispanic or Latino Population (2010)	230	12.3%	3,527	17.9%	21,722	39.1%	101,284	64.6%	
Hispanic or Latino Population (2010)	1,634	87.7%	16,186	82.1%	33,880	60.9%	55,409	35.4%	
Not Hispanic or Latino Population (2028)	778	25.7%	6,894	28.6%	27,451	42.1%	119,186	59.7%	
Hispanic or Latino Population (2028)	2,248	74.3%	17,185	71.4%	37,694	57.9%	80,559	40.3%	
Projected Annual Growth (2023-2028)	137	1.3%	1,104	1.4%	2,594	1.5%	4,821	1.3%	
Historical Annual Growth (2010-2020)	872	5.3%	2,188	1.4%	4,918	1.5%	20,164	3.6%	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2386/-119.0451

620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2023)									
Total Population		2,844		22,569		60,863		188,335	
Age Under 5 Years		252	8.9%	1,948	8.6%	4,980	8.2%	14,231	7.6%
Age 5 to 9 Years		282	9.9%	2,098	9.3%	5,301	8.7%	15,374	8.2%
Age 10 to 14 Years		325	11.4%	2,231	9.9%	5,660	9.3%	16,067	8.5%
Age 15 to 19 Years		260	9.1%	1,974	8.7%	4,932	8.1%	13,302	7.1%
Age 20 to 24 Years		205	7.2%	1,731	7.7%	4,624	7.6%	13,041	6.9%
Age 25 to 29 Years		216	7.6%	1,643	7.3%	4,297	7.1%	13,995	7.4%
Age 30 to 34 Years		203	7.1%	1,529	6.8%	4,041	6.6%	13,974	7.4%
Age 35 to 39 Years		206	7.2%	1,538	6.8%	4,094	6.7%	13,749	7.3%
Age 40 to 44 Years		213	7.5%	1,530	6.8%	3,834	6.3%	12,017	6.4%
Age 45 to 49 Years		159	5.6%	1,316	5.8%	3,443	5.7%	10,183	5.4%
Age 50 to 54 Years		120	4.2%	1,195	5.3%	3,213	5.3%	9,858	5.2%
Age 55 to 59 Years		106	3.7%	996	4.4%	2,806	4.6%	9,351	5.0%
Age 60 to 64 Years		89	3.1%	913	4.0%	2,712	4.5%	9,312	4.9%
Age 65 to 69 Years		94	3.3%	720	3.2%	2,419	4.0%	8,351	4.4%
Age 70 to 74 Years		68	2.4%	559	2.5%	1,891	3.1%	6,597	3.5%
Age 75 to 79 Years		26	0.9%	329	1.5%	1,300	2.1%	4,248	2.3%
Age 80 to 84 Years		12	0.4%	183	0.8%	752	1.2%	2,601	1.4%
Age 85 Years or Over		10	0.3%	136	0.6%	564	0.9%	2,083	1.1%
Median Age		26.3		28.1		30.3		32.7	
Age 19 Years or Less		1,119	39.4%	8,251	36.6%	20,874	34.3%	58,975	31.3%
Age 20 to 64 Years		1,515	53.3%	12,391	54.9%	33,062	54.3%	105,481	56.0%
Age 65 Years or Over		210	7.4%	1,926	8.5%	6,927	11.4%	23,880	12.7%
Female Age Distribution (2023)									
Female Population		1,406	49.5%	11,058	49.0%	30,079	49.4%	93,554	49.7%
Age Under 5 Years		130	9.2%	994	9.0%	2,439	8.1%	6,971	7.5%
Age 5 to 9 Years		145	10.3%	1,098	9.9%	2,703	9.0%	7,666	8.2%
Age 10 to 14 Years		149	10.6%	1,095	9.9%	2,784	9.3%	7,916	8.5%
Age 15 to 19 Years		152	10.8%	1,142	10.3%	2,737	9.1%	7,142	7.6%
Age 20 to 24 Years		102	7.3%	814	7.4%	2,134	7.1%	6,262	6.7%
Age 25 to 29 Years		105	7.5%	752	6.8%	2,041	6.8%	6,825	7.3%
Age 30 to 34 Years		93	6.6%	715	6.5%	1,929	6.4%	6,756	7.2%
Age 35 to 39 Years		112	8.0%	750	6.8%	1,949	6.5%	6,417	6.9%
Age 40 to 44 Years		100	7.1%	717	6.5%	1,825	6.1%	5,719	6.1%
Age 45 to 49 Years		78	5.5%	626	5.7%	1,641	5.5%	4,929	5.3%
Age 50 to 54 Years		55	3.9%	532	4.8%	1,518	5.0%	4,736	5.1%
Age 55 to 59 Years		48	3.4%	468	4.2%	1,371	4.6%	4,684	5.0%
Age 60 to 64 Years		36	2.6%	415	3.8%	1,342	4.5%	4,722	5.0%
Age 65 to 69 Years		41	2.9%	321	2.9%	1,222	4.1%	4,282	4.6%
Age 70 to 74 Years		35	2.5%	272	2.5%	977	3.2%	3,457	3.7%
Age 75 to 79 Years		12	0.8%	176	1.6%	706	2.3%	2,311	2.5%
Age 80 to 84 Years		5	0.3%	96	0.9%	418	1.4%	1,444	1.5%
Age 85 Years or Over		8	0.5%	75	0.7%	343	1.1%	1,315	1.4%
Female Median Age		25.2		26.7		30.0		32.9	
Age 19 Years or Less		576	41.0%	4,328	39.1%	10,663	35.5%	29,696	31.7%
Age 20 to 64 Years		730	51.9%	5,789	52.4%	15,751	52.4%	51,048	54.6%
Age 65 Years or Over		100	7.1%	941	8.5%	3,665	12.2%	12,810	13.7%

Complete Profile

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

Lat/Lon: 46.2386/-119.0451

620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2023)									
Male Population	1,438	50.5%	11,511	51.0%	30,784	50.6%	94,781	50.3%	
Age Under 5 Years	122	8.5%	954	8.3%	2,541	8.3%	7,260	7.7%	
Age 5 to 9 Years	137	9.5%	1,000	8.7%	2,598	8.4%	7,708	8.1%	
Age 10 to 14 Years	175	12.2%	1,136	9.9%	2,876	9.3%	8,150	8.6%	
Age 15 to 19 Years	108	7.5%	833	7.2%	2,195	7.1%	6,160	6.5%	
Age 20 to 24 Years	103	7.2%	918	8.0%	2,489	8.1%	6,779	7.2%	
Age 25 to 29 Years	111	7.7%	891	7.7%	2,256	7.3%	7,171	7.6%	
Age 30 to 34 Years	109	7.6%	814	7.1%	2,112	6.9%	7,219	7.6%	
Age 35 to 39 Years	94	6.6%	788	6.8%	2,145	7.0%	7,333	7.7%	
Age 40 to 44 Years	113	7.9%	813	7.1%	2,009	6.5%	6,298	6.6%	
Age 45 to 49 Years	81	5.6%	691	6.0%	1,802	5.9%	5,254	5.5%	
Age 50 to 54 Years	64	4.5%	662	5.8%	1,694	5.5%	5,122	5.4%	
Age 55 to 59 Years	58	4.1%	527	4.6%	1,435	4.7%	4,667	4.9%	
Age 60 to 64 Years	52	3.6%	498	4.3%	1,370	4.4%	4,590	4.8%	
Age 65 to 69 Years	54	3.7%	399	3.5%	1,197	3.9%	4,069	4.3%	
Age 70 to 74 Years	33	2.3%	288	2.5%	915	3.0%	3,140	3.3%	
Age 75 to 79 Years	14	1.0%	152	1.3%	594	1.9%	1,937	2.0%	
Age 80 to 84 Years	7	0.5%	87	0.8%	335	1.1%	1,157	1.2%	
Age 85 Years or Over	2	0.1%	61	0.5%	221	0.7%	767	0.8%	
Male Median Age	27.3		29.2		30.4		32.5		
Age 19 Years or Less	543	37.8%	3,923	34.1%	10,210	33.2%	29,279	30.9%	
Age 20 to 64 Years	785	54.6%	6,602	57.4%	17,312	56.2%	54,432	57.4%	
Age 65 Years or Over	110	7.6%	986	8.6%	3,262	10.6%	11,070	11.7%	
Males per 100 Females (2023)									
Overall Comparison	102		104		102		101		
Age Under 5 Years	94	48.5%	96	49.0%	104	51.0%	104	51.0%	
Age 5 to 9 Years	94	48.6%	91	47.7%	96	49.0%	101	50.1%	
Age 10 to 14 Years	117	54.0%	104	50.9%	103	50.8%	103	50.7%	
Age 15 to 19 Years	71	41.6%	73	42.2%	80	44.5%	86	46.3%	
Age 20 to 24 Years	101	50.2%	113	53.0%	117	53.8%	108	52.0%	
Age 25 to 29 Years	105	51.2%	118	54.2%	111	52.5%	105	51.2%	
Age 30 to 34 Years	117	53.9%	114	53.3%	109	52.3%	107	51.7%	
Age 35 to 39 Years	84	45.7%	105	51.2%	110	52.4%	114	53.3%	
Age 40 to 44 Years	114	53.2%	113	53.1%	110	52.4%	110	52.4%	
Age 45 to 49 Years	103	50.8%	110	52.5%	110	52.3%	107	51.6%	
Age 50 to 54 Years	116	53.7%	124	55.5%	112	52.7%	108	52.0%	
Age 55 to 59 Years	122	54.9%	113	53.0%	105	51.1%	100	49.9%	
Age 60 to 64 Years	143	58.8%	120	54.5%	102	50.5%	97	49.3%	
Age 65 to 69 Years	131	56.8%	124	55.4%	98	49.5%	95	48.7%	
Age 70 to 74 Years	96	49.0%	106	51.4%	94	48.4%	91	47.6%	
Age 75 to 79 Years	116	53.7%	86	46.3%	84	45.7%	84	45.6%	
Age 80 to 84 Years	139	58.1%	90	47.3%	80	44.5%	80	44.5%	
Age 85 Years or Over	26	20.9%	81	44.7%	65	39.2%	58	36.8%	
Age 19 Years or Less	94	48.5%	91	47.5%	96	48.9%	99	49.6%	
Age 20 to 39 Years	101	50.2%	113	52.9%	112	52.8%	109	52.0%	
Age 40 to 64 Years	116	53.7%	116	53.6%	108	51.9%	105	51.1%	
Age 65 Years or Over	110	52.3%	105	51.2%	89	47.1%	86	46.4%	

Complete Profile

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620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households		677		5,908		18,632		65,116	
Households with Children		456	67.4%	3,450	58.4%	8,859	47.5%	26,011	39.9%
Average Household Size		4.2		3.8		3.2		2.9	
Household Density per Square Mile		216		209		237		207	
Population Family		2,730	96.0%	20,682	91.6%	53,639	88.1%	163,406	86.8%
Population Non-Family		114	4.0%	1,639	7.3%	6,680	11.0%	23,529	12.5%
Population Group Quarters		-	-	248	1.1%	544	0.9%	1,399	0.7%
Family Households		599	88.5%	4,770	80.7%	13,732	73.7%	47,078	72.3%
Married Couple Households		400	66.8%	2,999	62.9%	8,787	64.0%	33,906	72.0%
Other Family Households with Children		199	33.2%	1,771	37.1%	4,944	36.0%	13,171	28.0%
Family Households with Children		455	76.1%	3,441	72.1%	8,836	64.3%	25,948	55.1%
Married Couple with Children		308	67.6%	2,120	61.6%	5,271	59.7%	17,573	67.7%
Other Family Households with Children		147	32.4%	1,321	38.4%	3,565	40.3%	8,375	32.3%
Family Households No Children		143	23.9%	1,330	27.9%	4,896	35.7%	21,129	44.9%
Married Couple No Children		92	64.1%	879	66.1%	3,516	71.8%	16,333	77.3%
Other Family Households No Children		51	35.9%	450	33.9%	1,380	28.2%	4,796	22.7%
Non-Family Households		78	11.5%	1,138	19.3%	4,901	26.3%	18,038	27.7%
Non-Family Households with Children		-	-	9	0.8%	23	0.5%	62	0.3%
Non-Family Households No Children		78	99.3%	1,129	99.2%	4,878	99.5%	17,976	99.7%
Average Family Household Size		4.6		4.3		3.9		3.5	
Average Family Income		\$105,115		\$77,444		\$84,521		\$115,516	
Median Family Income		\$81,374		\$57,599		\$70,560		\$97,374	
Average Non-Family Household Size		1.5		1.4		1.4		1.3	
Marital Status (2023)									
Population Age 15 Years or Over		1,985		16,292		44,921		142,663	
Never Married		786	39.6%	7,438	45.7%	19,257	42.9%	50,382	35.3%
Currently Married		876	44.1%	5,974	36.7%	16,263	36.2%	64,665	45.3%
Previously Married		323	16.3%	2,881	17.7%	9,401	20.9%	27,616	19.4%
Separated		102	31.6%	1,007	35.0%	2,186	23.3%	5,213	18.9%
Widowed		17	5.1%	444	15.4%	1,903	20.2%	5,915	21.4%
Divorced		204	63.2%	1,429	49.6%	5,312	56.5%	16,488	59.7%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		1,520		12,587		35,365		116,319	
Elementary (Grade Level 0 to 8)		307	20.2%	3,696	29.4%	6,932	19.6%	11,532	9.9%
Some High School (Grade Level 9 to 11)		228	15.0%	1,524	12.1%	3,427	9.7%	7,706	6.6%
High School Graduate		527	34.7%	3,247	25.8%	10,382	29.4%	30,104	25.9%
Some College		241	15.8%	2,231	17.7%	7,146	20.2%	25,984	22.3%
Associate Degree Only		68	4.5%	634	5.0%	2,770	7.8%	12,088	10.4%
Bachelor Degree Only		106	7.0%	834	6.6%	3,151	8.9%	18,329	15.8%
Graduate Degree		43	2.8%	419	3.3%	1,557	4.4%	10,576	9.1%
Any College (Some College or Higher)		457	30.1%	4,119	32.7%	14,625	41.4%	66,977	57.6%
College Degree + (Bachelor Degree or Higher)		149	9.8%	1,253	10.0%	4,708	13.3%	28,905	24.8%

Complete Profile

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

Lat/Lon: 46.2386/-119.0451

620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2023)		701		6,197		19,595		68,304	
Total Housing Units (2020)		681		5,910		18,560		64,901	
Historical Annual Growth (2020-2023)		21	1.0%	286	1.6%	1,035	1.9%	3,404	1.7%
Housing Units Occupied (2023)		677	96.5%	5,908	95.4%	18,632	95.1%	65,116	95.3%
Housing Units Owner-Occupied		453	67.0%	2,972	50.3%	10,116	54.3%	43,827	67.3%
Housing Units Renter-Occupied		223	33.0%	2,937	49.7%	8,517	45.7%	21,289	32.7%
Housing Units Vacant (2023)		24	3.5%	288	4.6%	963	4.9%	3,188	4.7%
Household Size (2023)									
Total Households		677		5,908		18,632		65,116	
1 Person Households		54	8.0%	858	14.5%	3,887	20.9%	14,344	22.0%
2 Person Households		94	13.8%	1,079	18.3%	4,839	26.0%	21,082	32.4%
3 Person Households		93	13.8%	925	15.7%	2,811	15.1%	10,181	15.6%
4 Person Households		118	17.5%	1,049	17.8%	2,757	14.8%	9,426	14.5%
5 Person Households		139	20.5%	920	15.6%	2,126	11.4%	5,447	8.4%
6 Person Households		88	13.0%	548	9.3%	1,196	6.4%	2,720	4.2%
7 or More Person Households		91	13.5%	528	8.9%	1,016	5.5%	1,914	2.9%
Household Income Distribution (2023)									
HH Income \$200,000 or More		48	7.1%	265	4.5%	897	4.8%	7,134	11.0%
HH Income \$150,000 to \$199,999		61	9.0%	287	4.9%	1,114	6.0%	5,431	8.3%
HH Income \$125,000 to \$149,999		33	4.9%	139	2.3%	815	4.4%	4,615	7.1%
HH Income \$100,000 to \$124,999		93	13.7%	479	8.1%	1,923	10.3%	7,413	11.4%
HH Income \$75,000 to \$99,999		111	16.4%	676	11.4%	2,258	12.1%	8,512	13.1%
HH Income \$50,000 to \$74,999		172	25.4%	1,277	21.6%	3,347	18.0%	10,892	16.7%
HH Income \$35,000 to \$49,999		104	15.4%	900	15.2%	2,536	13.6%	6,805	10.4%
HH Income \$25,000 to \$34,999		35	5.2%	643	10.9%	1,982	10.6%	4,901	7.5%
HH Income \$15,000 to \$24,999		3	0.4%	450	7.6%	1,707	9.2%	3,854	5.9%
HH Income \$10,000 to \$14,999		-	-	295	5.0%	847	4.5%	2,030	3.1%
HH Income Under \$10,000		17	2.5%	496	8.4%	1,206	6.5%	3,529	5.4%
Household Vehicles (2023)									
Households 0 Vehicles Available		24	3.5%	484	8.2%	1,438	7.7%	3,340	5.1%
Households 1 Vehicle Available		112	16.6%	1,921	32.5%	5,650	30.3%	18,126	27.8%
Households 2 Vehicles Available		154	22.7%	1,597	27.0%	5,677	30.5%	23,062	35.4%
Households 3 or More Vehicles Available		387	57.2%	1,906	32.3%	5,867	31.5%	20,588	31.6%
Total Vehicles Available		1,798		11,906		37,969		137,823	
Average Vehicles per Household		2.7		2.0		2.0		2.1	
Owner-Occupied Household Vehicles		1,217	67.7%	7,254	60.9%	24,954	65.7%	106,146	77.0%
Average Vehicles per Owner-Occupied Household		2.7		2.4		2.5		2.4	
Renter-Occupied Household Vehicles		581	32.3%	4,652	39.1%	13,015	34.3%	31,678	23.0%
Average Vehicles per Renter-Occupied Household		2.6		1.6		1.5		1.5	
Travel Time (2023)									
Worker Base Age 16 years or Over		1,381		8,599		23,775		79,031	
Travel to Work in 14 Minutes or Less		162	11.7%	1,873	21.8%	5,290	22.2%	21,010	26.6%
Travel to Work in 15 to 29 Minutes		373	27.0%	3,200	37.2%	9,907	41.7%	32,641	41.3%
Travel to Work in 30 to 59 Minutes		642	46.5%	2,710	31.5%	5,859	24.6%	15,537	19.7%
Travel to Work in 60 Minutes or More		80	5.8%	384	4.5%	1,332	5.6%	3,833	4.8%
Work at Home		124	9.0%	430	5.0%	1,387	5.8%	6,010	7.6%
Average Minutes Travel to Work		39.4		26.2		22.4		19.3	

Complete Profile

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

Lat/Lon: 46.2386/-119.0451

620 Venture Rd Pasco, WA 99301	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	1,381		8,599		23,775		79,031	
Drive to Work Alone	808	58.5%	6,063	70.5%	18,038	75.9%	62,312	78.8%
Drive to Work in Carpool	423	30.6%	1,887	21.9%	3,655	15.4%	8,866	11.2%
Travel to Work by Public Transportation	1	-	95	1.1%	232	1.0%	483	0.6%
Drive to Work on Motorcycle	21	1.5%	43	0.5%	47	0.2%	99	0.1%
Bicycle to Work	-	-	10	0.1%	24	-	117	0.1%
Walk to Work	1	0.1%	14	0.2%	191	0.8%	510	0.6%
Other Means	2	0.2%	57	0.7%	202	0.8%	633	0.8%
Work at Home	124	9.0%	430	5.0%	1,387	5.8%	6,010	7.6%
Daytime Demographics (2023)								
Total Businesses	56		775		2,044		6,156	
Total Employees	400		9,193		21,684		53,229	
Company Headquarter Businesses	-	-	25	3.2%	59	2.9%	171	2.8%
Company Headquarter Employees	38	9.6%	2,335	25.4%	3,821	17.6%	6,580	12.4%
Employee Population per Business	7.1 to 1		11.9 to 1		10.6 to 1		8.6 to 1	
Residential Population per Business	50.8 to 1		29.1 to 1		29.8 to 1		30.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	936		16,379		41,555		113,455	
Labor Force								
Labor Population Age 16 Years or Over (2023)	1,916		15,784		43,688		139,421	
Labor Force Total Males (2023)	965	50.4%	8,166	51.7%	22,130	50.7%	69,983	50.2%
Male Civilian Employed	718	74.4%	4,698	57.5%	13,032	58.9%	43,306	61.9%
Male Civilian Unemployed	97	10.1%	866	10.6%	1,689	7.6%	3,581	5.1%
Males in Armed Forces	-	-	-	-	42	0.2%	163	0.2%
Males Not in Labor Force	150	15.5%	2,602	31.9%	7,367	33.3%	22,933	32.8%
Labor Force Total Females (2023)	951	49.6%	7,618	48.3%	21,557	49.3%	69,438	49.8%
Female Civilian Employed	663	69.7%	3,900	51.2%	10,743	49.8%	35,725	51.4%
Female Civilian Unemployed	63	6.6%	585	7.7%	1,247	5.8%	2,796	4.0%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	226	23.7%	3,133	41.1%	9,568	44.4%	30,916	44.5%
Unemployment Rate	160	8.4%	1,451	9.2%	2,936	6.7%	6,377	4.6%
Occupation (2023)								
Occupation Population Age 16 Years or Over	1,381		8,599		23,775		79,031	
Occupation Total Males	718	52.0%	4,698	54.6%	13,032	54.8%	43,306	54.8%
Occupation Total Females	663	48.0%	3,900	45.4%	10,743	45.2%	35,724	45.2%
Management, Business, Financial Operations	86	6.2%	656	7.6%	2,021	8.5%	9,965	12.6%
Professional, Related	93	6.8%	668	7.8%	2,568	10.8%	14,900	18.9%
Service	299	21.7%	1,815	21.1%	5,224	22.0%	14,880	18.8%
Sales, Office	191	13.8%	1,270	14.8%	4,037	17.0%	14,295	18.1%
Farming, Fishing, Forestry	358	25.9%	1,535	17.9%	2,495	10.5%	4,296	5.4%
Construction, Extraction, Maintenance	60	4.3%	896	10.4%	2,349	9.9%	7,511	9.5%
Production, Transport, Material Moving	293	21.2%	1,758	20.4%	5,081	21.4%	13,183	16.7%
White Collar Workers	370	26.8%	2,594	30.2%	8,626	36.3%	39,161	49.6%
Blue Collar Workers	1,010	73.2%	6,004	69.8%	15,149	63.7%	39,870	50.4%

Complete Profile

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

Lat/Lon: 46.2386/-119.0451

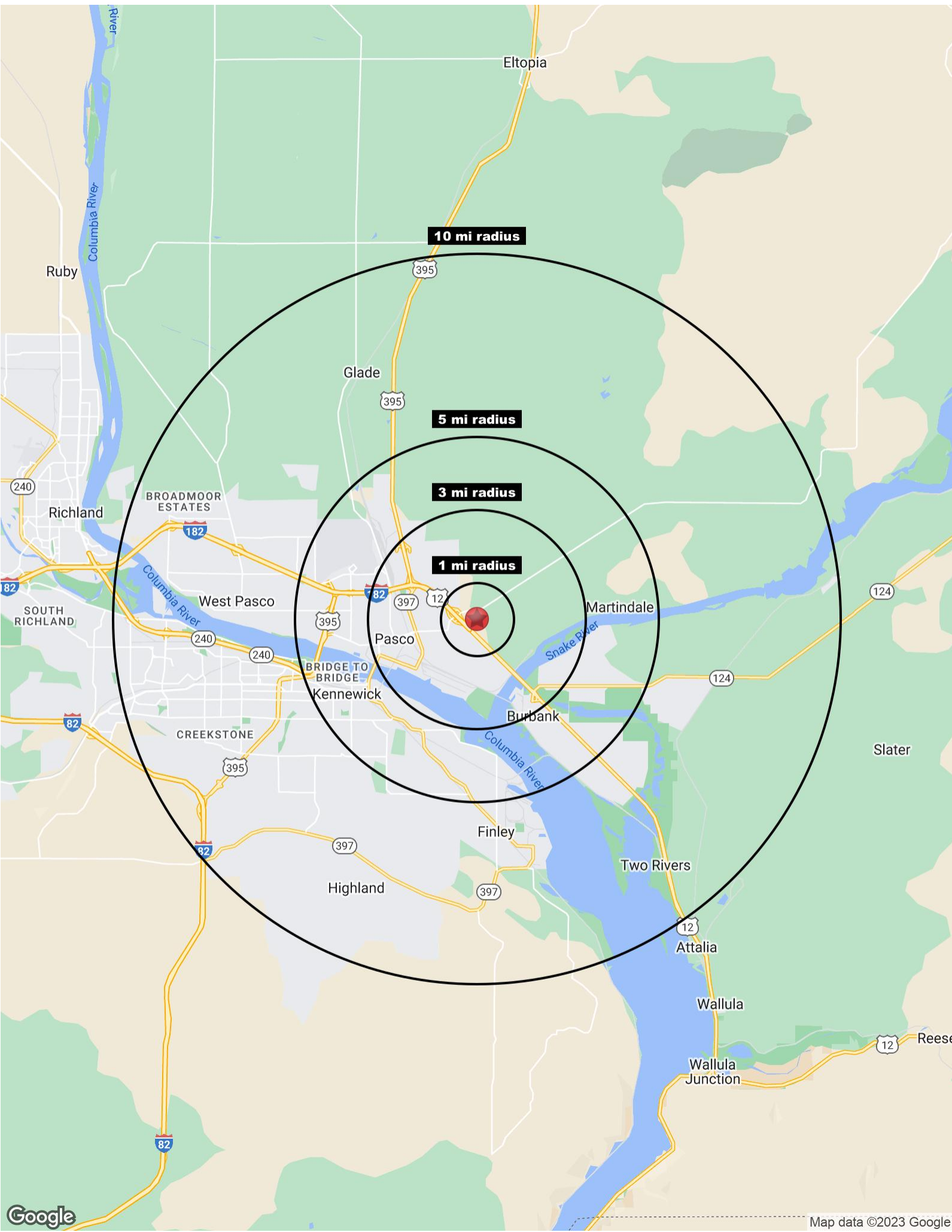
620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units		677		5,908		18,632		65,116	
1 Detached Unit		505	74.7%	3,408	57.7%	10,790	57.9%	42,638	65.5%
1 Attached Unit		1	0.2%	452	7.7%	870	4.7%	2,077	3.2%
2 Units		-	-	99	1.7%	390	2.1%	1,633	2.5%
3 to 4 Units		4	0.5%	504	8.5%	1,097	5.9%	2,779	4.3%
5 to 9 Units		60	8.8%	281	4.8%	707	3.8%	2,620	4.0%
10 to 19 Units		2	0.2%	134	2.3%	922	4.9%	2,964	4.6%
20 to 49 Units		23	3.3%	286	4.8%	907	4.9%	1,963	3.0%
50 or More Units		-	-	68	1.2%	776	4.2%	2,898	4.4%
Mobile Home or Trailer		82	12.1%	676	11.4%	2,133	11.4%	5,433	8.3%
Other Structure		-	-	1	-	39	0.2%	113	0.2%
Homes Built By Year (2023)									
Homes Built 2020 or later		5	0.7%	157	2.5%	353	1.8%	1,015	1.5%
Homes Built 2010 to 2019		221	31.5%	901	14.5%	1,817	9.3%	9,082	13.3%
Homes Built 2000 to 2009		161	22.9%	1,149	18.5%	2,747	14.0%	14,759	21.6%
Homes Built 1990 to 1999		43	6.1%	482	7.8%	1,771	9.0%	7,716	11.3%
Homes Built 1980 to 1989		38	5.4%	295	4.8%	1,386	7.1%	4,390	6.4%
Homes Built 1970 to 1979		47	6.7%	706	11.4%	3,214	16.4%	11,800	17.3%
Homes Built 1960 to 1969		11	1.6%	444	7.2%	2,101	10.7%	5,966	8.7%
Homes Built 1950 to 1959		42	6.0%	538	8.7%	1,997	10.2%	5,194	7.6%
Homes Built 1940 to 1949		10	1.4%	366	5.9%	1,518	7.7%	3,009	4.4%
Homes Built Before 1939		100	14.3%	871	14.1%	1,728	8.8%	2,184	3.2%
Median Age of Homes		35.4	yrs	45.0	yrs	47.5	yrs	39.1	yrs
Home Values (2023)									
Owner Specified Housing Units		453		2,972		10,116		43,827	
Home Values \$1,000,000 or More		3	0.7%	26	0.9%	111	1.1%	507	1.2%
Home Values \$750,000 to \$999,999		2	0.5%	13	0.4%	184	1.8%	884	2.0%
Home Values \$500,000 to \$749,999		17	3.8%	141	4.8%	888	8.8%	4,723	10.8%
Home Values \$400,000 to \$499,999		7	1.5%	68	2.3%	512	5.1%	4,455	10.2%
Home Values \$300,000 to \$399,999		62	13.6%	290	9.7%	1,686	16.7%	12,015	27.4%
Home Values \$250,000 to \$299,999		49	10.8%	183	6.1%	1,170	11.6%	6,536	14.9%
Home Values \$200,000 to \$249,999		108	23.8%	468	15.7%	1,330	13.1%	5,470	12.5%
Home Values \$175,000 to \$199,999		14	3.0%	198	6.7%	463	4.6%	1,464	3.3%
Home Values \$150,000 to \$174,999		78	17.3%	380	12.8%	896	8.9%	1,830	4.2%
Home Values \$125,000 to \$149,999		41	9.0%	376	12.7%	695	6.9%	1,168	2.7%
Home Values \$100,000 to \$124,999		19	4.1%	211	7.1%	597	5.9%	975	2.2%
Home Values \$90,000 to \$99,999		41	9.0%	191	6.4%	337	3.3%	452	1.0%
Home Values \$80,000 to \$89,999		1	0.2%	14	0.5%	129	1.3%	239	0.5%
Home Values \$70,000 to \$79,999		-	-	55	1.8%	91	0.9%	172	0.4%
Home Values \$60,000 to \$69,999		-	-	20	0.7%	44	0.4%	127	0.3%
Home Values \$50,000 to \$59,999		-	-	33	1.1%	58	0.6%	210	0.5%
Home Values \$35,000 to \$49,999		3	0.6%	88	3.0%	145	1.4%	380	0.9%
Home Values \$25,000 to \$34,999		3	0.6%	56	1.9%	143	1.4%	685	1.6%
Home Values \$10,000 to \$24,999		4	0.8%	133	4.5%	353	3.5%	789	1.8%
Home Values Under \$10,000		1	0.2%	28	0.9%	284	2.8%	746	1.7%
Owner-Occupied Median Home Value		\$200,574		\$171,512		\$237,197		\$308,548	
Renter-Occupied Median Rent		\$1,177		\$759		\$821		\$933	

Complete Profile

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620 Venture Rd Pasco, WA 99301		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2023)									
Total Household Expenditure		\$48.64 M		\$345.12 M		\$1.1 B		\$4.64 B	
Total Non-Retail Expenditure		\$25.46 M		\$181.55 M		\$580.84 M		\$2.45 B	
Total Retail Expenditure		\$23.18 M		\$163.57 M		\$521.95 M		\$2.19 B	
Apparel		\$1.76 M		\$12.34 M		\$39.14 M		\$165.66 M	
Contributions		\$1.53 M		\$10.57 M		\$34.73 M		\$154.71 M	
Education		\$1.44 M		\$10 M		\$32.21 M		\$146.64 M	
Entertainment		\$2.77 M		\$19.18 M		\$61.82 M		\$265.78 M	
Food and Beverages		\$7.25 M		\$51.81 M		\$164.25 M		\$680.77 M	
Furnishings and Equipment		\$1.71 M		\$11.86 M		\$38.28 M		\$164.54 M	
Gifts		\$1.13 M		\$7.87 M		\$25.8 M		\$116.93 M	
Health Care		\$4.01 M		\$28.87 M		\$92.89 M		\$385.21 M	
Household Operations		\$1.88 M		\$13.3 M		\$42.81 M		\$183.46 M	
Miscellaneous Expenses		\$904.58 K		\$6.39 M		\$20.61 M		\$87.67 M	
Personal Care		\$647.78 K		\$4.6 M		\$14.76 M		\$62.19 M	
Personal Insurance		\$339.4 K		\$2.3 M		\$7.53 M		\$33.55 M	
Reading		\$102.56 K		\$726.56 K		\$2.36 M		\$10.1 M	
Shelter		\$10.22 M		\$73.4 M		\$233.84 M		\$976.4 M	
Tobacco		\$288.77 K		\$2.27 M		\$6.99 M		\$26.51 M	
Transportation		\$9.06 M		\$63.32 M		\$201.86 M		\$845.48 M	
Utilities		\$3.59 M		\$26.32 M		\$82.9 M		\$334.62 M	
Monthly Household Consumer Expenditure (2023)									
Total Household Expenditure		\$5,988		\$4,868		\$4,932		\$5,938	
Total Non-Retail Expenditure		\$3,134	52.3%	\$2,561	52.6%	\$2,598	52.7%	\$3,136	52.8%
Total Retail Expenditures		\$2,853	47.7%	\$2,307	47.4%	\$2,334	47.3%	\$2,802	47.2%
Apparel		\$216	3.6%	\$174	3.6%	\$175	3.5%	\$212	3.6%
Contributions		\$188	3.1%	\$149	3.1%	\$155	3.1%	\$198	3.3%
Education		\$177	3.0%	\$141	2.9%	\$144	2.9%	\$188	3.2%
Entertainment		\$341	5.7%	\$271	5.6%	\$276	5.6%	\$340	5.7%
Food and Beverages		\$893	14.9%	\$731	15.0%	\$735	14.9%	\$871	14.7%
Furnishings and Equipment		\$211	3.5%	\$167	3.4%	\$171	3.5%	\$211	3.5%
Gifts		\$139	2.3%	\$111	2.3%	\$115	2.3%	\$150	2.5%
Health Care		\$494	8.2%	\$407	8.4%	\$415	8.4%	\$493	8.3%
Household Operations		\$232	3.9%	\$188	3.9%	\$191	3.9%	\$235	4.0%
Miscellaneous Expenses		\$111	1.9%	\$90	1.9%	\$92	1.9%	\$112	1.9%
Personal Care		\$80	1.3%	\$65	1.3%	\$66	1.3%	\$80	1.3%
Personal Insurance		\$42	0.7%	\$32	0.7%	\$34	0.7%	\$43	0.7%
Reading		\$13	0.2%	\$10	0.2%	\$11	0.2%	\$13	0.2%
Shelter		\$1,258	21.0%	\$1,035	21.3%	\$1,046	21.2%	\$1,250	21.0%
Tobacco		\$36	0.6%	\$32	0.7%	\$31	0.6%	\$34	0.6%
Transportation		\$1,115	18.6%	\$893	18.3%	\$903	18.3%	\$1,082	18.2%
Utilities		\$442	7.4%	\$371	7.6%	\$371	7.5%	\$428	7.2%



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.

