

OFFICE BUILDING FOR LEASE | MLS 277850
911 S WASHINGTON ST, KENNEWICK, WA 99336



Todd Sternfeld
Principal / Commercial Broker | 509.539.3998
todd@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.

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911 S WASHINGTON ST

KENNEWICK, WASHINGTON 99336

PROPERTY OVERVIEW

This exceptional medical office is ready for immediate occupancy and designed to meet the needs of modern healthcare providers. Whether you choose to bring in new equipment or transfer your existing setup, you can start operating with ease.

The facility includes specialized rooms such as exam rooms, an imaging room, a break room, and multiple offices, providing a comprehensive setup for your practice. This flexible space can be divided into two separate suites, each featuring its own lobby, bathrooms, office space, and nurse/administration area.

Located conveniently in the heart of downtown, this office offers easy access to public transportation and local amenities, making it an ideal choice for medical practitioners, clinics, or healthcare facilities.

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PROPERTY HIGHLIGHTS

- Turnkey-key medical facility with flexible layout.
- Property is divisible.
- 16 exam rooms and X-Ray room.
- Downtown location with ample parking.
- Nearby ±0.4 AC lot negotiable for offsite parking | MLS 274450

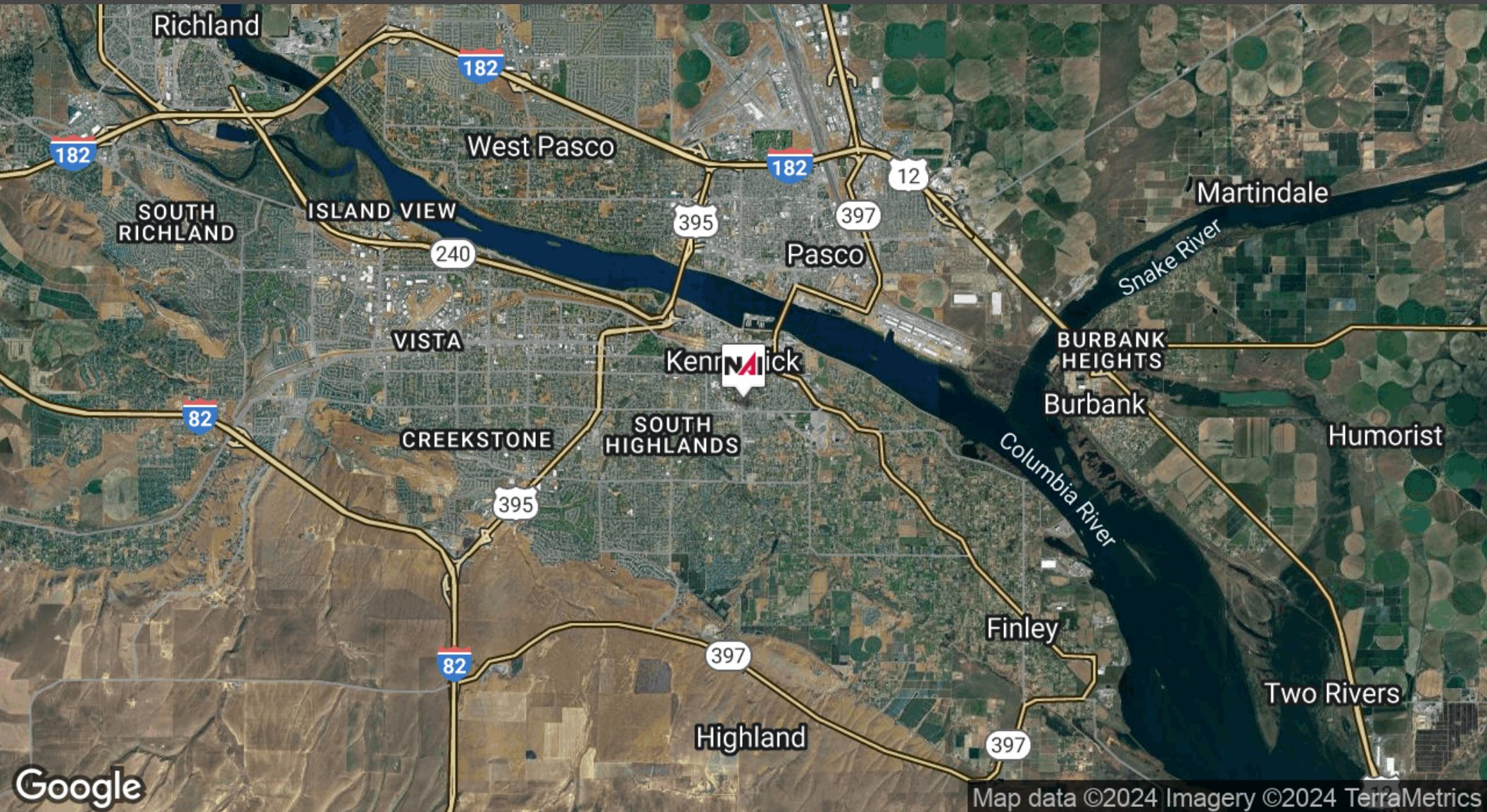
OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size / Available SF:	±12,448 SF
Lot Size:	±0.8 Acres

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LOCATION MAP

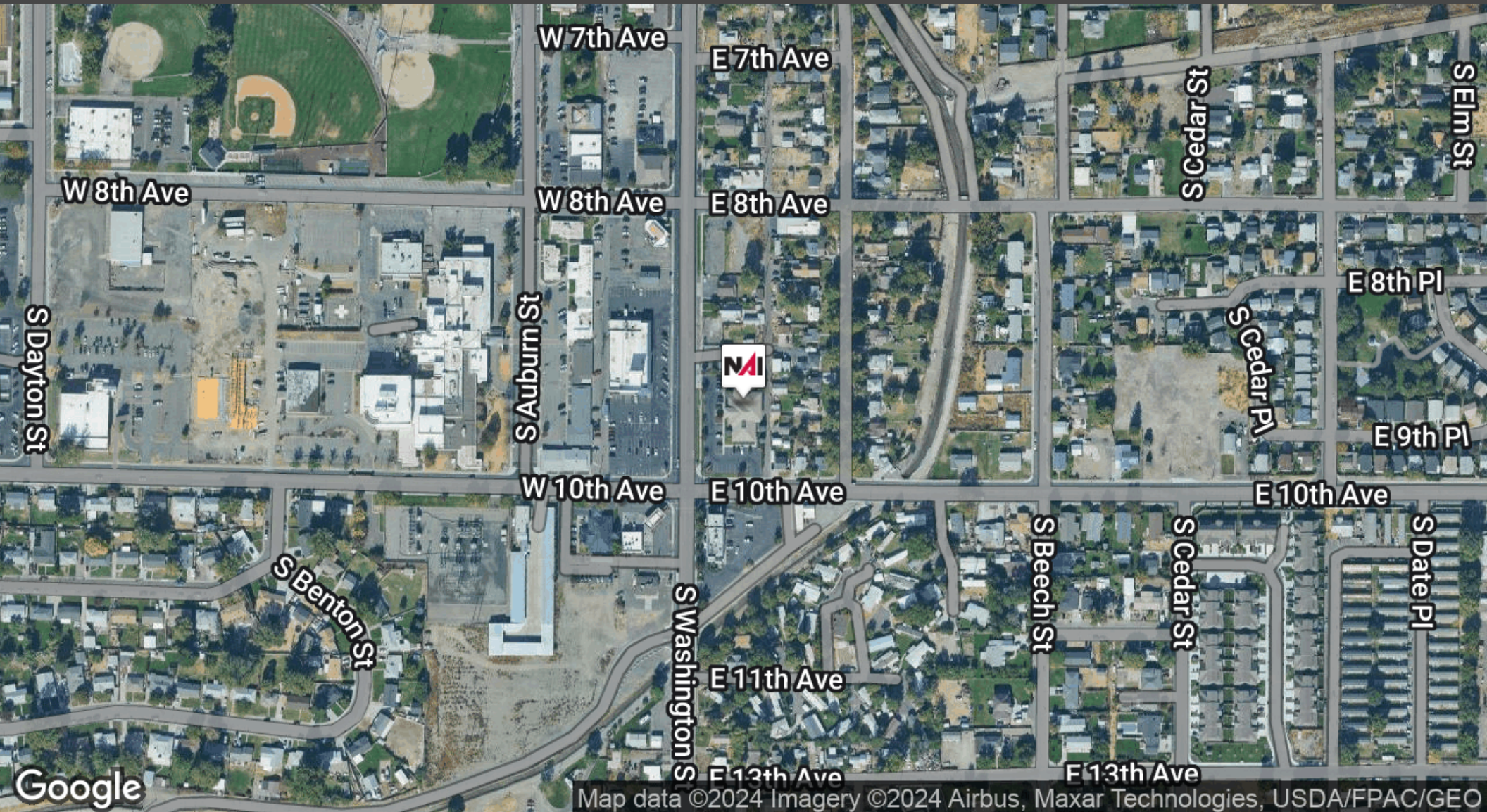


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AERIAL MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

NATri-Cities



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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: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2024)	14,348		70,588		131,537		224,477	
Projected Population (2029)	14,660		72,900		136,452		232,648	
Census Population (2020)	14,291		68,910		127,377		217,141	
Census Population (2010)	14,287		65,977		114,839		181,026	
Projected Annual Growth (2024-2029)	312	0.4%	2,312	0.7%	4,915	0.7%	8,171	0.7%
Historical Annual Growth (2020-2024)	57	-	1,677	-	4,160	0.8%	7,336	0.8%
Historical Annual Growth (2010-2020)	4	-	2,934	0.4%	12,538	1.1%	36,115	2.0%
Estimated Population Density (2024)	4,569	psm	2,498	psm	1,675	psm	715	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2024)	5,059		24,699		45,156		79,395	
Projected Households (2029)	5,281		26,174		48,114		84,615	
Census Households (2020)	4,830		23,433		42,583		75,018	
Census Households (2010)	4,857		22,523		38,506		62,873	
Projected Annual Growth (2024-2029)	222	0.9%	1,475	1.2%	2,958	1.3%	5,220	1.3%
Historical Annual Change (2010-2024)	202	0.3%	2,176	0.7%	6,650	1.2%	16,521	1.9%
Average Household Income								
Estimated Average Household Income (2024)	\$74,714		\$93,626		\$102,205		\$120,921	
Projected Average Household Income (2029)	\$76,372		\$95,849		\$105,520		\$126,276	
Census Average Household Income (2010)	\$36,869		\$50,750		\$54,760		\$64,464	
Census Average Household Income (2000)	\$40,017		\$49,156		\$50,514		\$55,222	
Projected Annual Change (2024-2029)	\$1,657	0.4%	\$2,224	0.5%	\$3,314	0.6%	\$5,355	0.9%
Historical Annual Change (2000-2024)	\$34,697	3.6%	\$44,470	3.8%	\$51,691	4.3%	\$65,700	5.0%
Median Household Income								
Estimated Median Household Income (2024)	\$58,047		\$71,551		\$78,384		\$91,824	
Projected Median Household Income (2029)	\$57,704		\$72,308		\$79,716		\$94,452	
Census Median Household Income (2010)	\$31,904		\$46,110		\$48,050		\$56,640	
Census Median Household Income (2000)	\$31,927		\$40,197		\$41,825		\$46,809	
Projected Annual Change (2024-2029)	-\$343	-0.1%	\$757	0.2%	\$1,332	0.3%	\$2,627	0.6%
Historical Annual Change (2000-2024)	\$26,120	3.4%	\$31,354	3.3%	\$36,560	3.6%	\$45,015	4.0%
Per Capita Income								
Estimated Per Capita Income (2024)	\$26,385		\$32,844		\$35,175		\$42,840	
Projected Per Capita Income (2029)	\$27,550		\$34,496		\$37,293		\$45,996	
Census Per Capita Income (2010)	\$12,535		\$17,325		\$18,360		\$22,389	
Census Per Capita Income (2000)	\$14,317		\$17,239		\$17,453		\$19,428	
Projected Annual Change (2024-2029)	\$1,166	0.9%	\$1,651	1.0%	\$2,118	1.2%	\$3,156	1.5%
Historical Annual Change (2000-2024)	\$12,067	3.5%	\$15,605	3.8%	\$17,722	4.2%	\$23,412	5.0%
Estimated Average Household Net Worth (2024)	\$544,093		\$823,981		\$922,172		\$1.06 M	

Complete Profile

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

Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2024)		14,348		70,588		131,537		224,477	
White (2024)		8,843	61.6%	43,911	62.2%	79,193	60.2%	142,394	63.4%
Black or African American (2024)		441	3.1%	1,571	2.2%	3,089	2.3%	5,176	2.3%
American Indian or Alaska Native (2024)		146	1.0%	840	1.2%	1,485	1.1%	2,292	1.0%
Asian (2024)		557	3.9%	1,715	2.4%	3,431	2.6%	7,366	3.3%
Hawaiian or Pacific Islander (2024)		92	0.6%	243	0.3%	380	0.3%	608	0.3%
Other Race (2024)		2,670	18.6%	13,588	19.2%	26,978	20.5%	37,753	16.8%
Two or More Races (2024)		1,598	11.1%	8,721	12.4%	16,981	12.9%	28,889	12.9%
Population < 18 (2024)		4,058	28.3%	19,334	27.4%	36,725	27.9%	62,330	27.8%
White Not Hispanic		1,532	37.8%	7,527	38.9%	13,568	36.9%	25,624	41.1%
Black or African American		164	4.0%	541	2.8%	1,054	2.9%	1,693	2.7%
Asian		212	5.2%	457	2.4%	908	2.5%	1,945	3.1%
Other Race Not Hispanic		176	4.3%	823	4.3%	1,504	4.1%	2,769	4.4%
Hispanic		1,974	48.6%	9,986	51.7%	19,692	53.6%	30,299	48.6%
Not Hispanic or Latino Population (2024)		9,140	63.7%	43,730	62.0%	78,648	59.8%	143,032	63.7%
Not Hispanic White		7,760	84.9%	38,553	88.2%	68,825	87.5%	124,284	86.9%
Not Hispanic Black or African American		364	4.0%	1,341	3.1%	2,592	3.3%	4,567	3.2%
Not Hispanic American Indian or Alaska Native		51	0.6%	268	0.6%	454	0.6%	670	0.5%
Not Hispanic Asian		542	5.9%	1,609	3.7%	3,239	4.1%	7,120	5.0%
Not Hispanic Hawaiian or Pacific Islander		82	0.9%	193	0.4%	265	0.3%	381	0.3%
Not Hispanic Other Race		33	0.4%	129	0.3%	246	0.3%	376	0.3%
Not Hispanic Two or More Races		307	3.4%	1,637	3.7%	3,028	3.8%	5,634	3.9%
Hispanic or Latino Population (2024)		5,208	36.3%	26,858	38.0%	52,889	40.2%	81,445	36.3%
Hispanic White		1,084	20.8%	5,358	19.9%	10,368	19.6%	18,109	22.2%
Hispanic Black or African American		77	1.5%	230	0.9%	498	0.9%	608	0.7%
Hispanic American Indian or Alaska Native		95	1.8%	571	2.1%	1,031	1.9%	1,622	2.0%
Hispanic Asian		15	0.3%	106	0.4%	192	0.4%	246	0.3%
Hispanic Hawaiian or Pacific Islander		10	0.2%	50	0.2%	115	0.2%	228	0.3%
Hispanic Other Race		2,637	50.6%	13,459	50.1%	26,732	50.5%	37,377	45.9%
Hispanic Two or More Races		1,290	24.8%	7,083	26.4%	13,954	26.4%	23,255	28.6%
Not Hispanic or Latino Population (2020)		6,452	45.2%	37,137	53.9%	68,083	53.4%	137,575	63.4%
Hispanic or Latino Population (2020)		7,839	54.8%	31,774	46.1%	59,294	46.6%	79,566	36.6%
Not Hispanic or Latino Population (2010)		7,588	53.1%	39,833	60.4%	68,158	59.4%	123,866	68.4%
Hispanic or Latino Population (2010)		6,699	46.9%	26,144	39.6%	46,682	40.6%	57,160	31.6%
Not Hispanic or Latino Population (2029)		9,807	66.9%	45,528	62.5%	81,998	60.1%	146,828	63.1%
Hispanic or Latino Population (2029)		4,853	33.1%	27,371	37.5%	54,453	39.9%	85,820	36.9%
Projected Annual Growth (2024-2029)		-355	-1.4%	513	0.4%	1,565	0.6%	4,374	1.1%
Historical Annual Growth (2010-2020)		1,140	1.7%	5,630	2.2%	12,613	2.7%	22,406	3.9%

Complete Profile

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Total Age Distribution (2024)									
Total Population	14,348		70,588		131,537		224,477		
Age Under 5 Years	1,092	7.6%	4,827	6.8%	9,096	6.9%	15,508	6.9%	
Age 5 to 9 Years	1,140	7.9%	5,409	7.7%	10,379	7.9%	17,737	7.9%	
Age 10 to 14 Years	1,124	7.8%	5,731	8.1%	10,881	8.3%	18,362	8.2%	
Age 15 to 19 Years	1,171	8.2%	5,602	7.9%	10,589	8.1%	17,229	7.7%	
Age 20 to 24 Years	1,213	8.5%	5,252	7.4%	9,592	7.3%	14,876	6.6%	
Age 25 to 29 Years	1,171	8.2%	5,029	7.1%	9,189	7.0%	15,071	6.7%	
Age 30 to 34 Years	1,134	7.9%	5,149	7.3%	9,361	7.1%	15,937	7.1%	
Age 35 to 39 Years	1,085	7.6%	4,887	6.9%	9,016	6.9%	15,737	7.0%	
Age 40 to 44 Years	1,006	7.0%	4,748	6.7%	8,771	6.7%	15,107	6.7%	
Age 45 to 49 Years	751	5.2%	3,891	5.5%	7,229	5.5%	12,515	5.6%	
Age 50 to 54 Years	653	4.6%	3,650	5.2%	6,839	5.2%	11,733	5.2%	
Age 55 to 59 Years	622	4.3%	3,510	5.0%	6,402	4.9%	11,030	4.9%	
Age 60 to 64 Years	672	4.7%	3,508	5.0%	6,437	4.9%	11,583	5.2%	
Age 65 to 69 Years	528	3.7%	3,189	4.5%	6,036	4.6%	10,727	4.8%	
Age 70 to 74 Years	401	2.8%	2,528	3.6%	4,714	3.6%	8,596	3.8%	
Age 75 to 79 Years	276	1.9%	1,694	2.4%	3,266	2.5%	6,111	2.7%	
Age 80 to 84 Years	150	1.0%	1,060	1.5%	2,026	1.5%	3,658	1.6%	
Age 85 Years or Over	158	1.1%	923	1.3%	1,714	1.3%	2,960	1.3%	
Median Age	30.4		32.9		32.7		33.8		
Age 19 Years or Less	4,528	31.6%	21,569	30.6%	40,945	31.1%	68,835	30.7%	
Age 20 to 64 Years	8,307	57.9%	39,625	56.1%	72,835	55.4%	123,589	55.1%	
Age 65 Years or Over	1,514	10.5%	9,394	13.3%	17,757	13.5%	32,052	14.3%	
Female Age Distribution (2024)									
Female Population	7,245 50.5%		35,101 49.7%		65,427 49.7%		112,216 50.0%		
Age Under 5 Years	556	7.7%	2,421	6.9%	4,448	6.8%	7,599	6.8%	
Age 5 to 9 Years	559	7.7%	2,636	7.5%	5,139	7.9%	8,688	7.7%	
Age 10 to 14 Years	497	6.9%	2,732	7.8%	5,289	8.1%	9,006	8.0%	
Age 15 to 19 Years	580	8.0%	2,688	7.7%	5,132	7.8%	8,405	7.5%	
Age 20 to 24 Years	593	8.2%	2,561	7.3%	4,683	7.2%	7,292	6.5%	
Age 25 to 29 Years	590	8.1%	2,523	7.2%	4,558	7.0%	7,554	6.7%	
Age 30 to 34 Years	583	8.0%	2,544	7.2%	4,651	7.1%	8,001	7.1%	
Age 35 to 39 Years	531	7.3%	2,364	6.7%	4,402	6.7%	7,794	6.9%	
Age 40 to 44 Years	511	7.1%	2,305	6.6%	4,278	6.5%	7,376	6.6%	
Age 45 to 49 Years	378	5.2%	1,897	5.4%	3,598	5.5%	6,210	5.5%	
Age 50 to 54 Years	324	4.5%	1,826	5.2%	3,401	5.2%	5,798	5.2%	
Age 55 to 59 Years	338	4.7%	1,781	5.1%	3,201	4.9%	5,593	5.0%	
Age 60 to 64 Years	360	5.0%	1,817	5.2%	3,298	5.0%	5,968	5.3%	
Age 65 to 69 Years	283	3.9%	1,675	4.8%	3,109	4.8%	5,568	5.0%	
Age 70 to 74 Years	214	2.9%	1,306	3.7%	2,437	3.7%	4,437	4.0%	
Age 75 to 79 Years	162	2.2%	916	2.6%	1,758	2.7%	3,279	2.9%	
Age 80 to 84 Years	103	1.4%	569	1.6%	1,089	1.7%	1,960	1.7%	
Age 85 Years or Over	85	1.2%	538	1.5%	956	1.5%	1,691	1.5%	
Female Median Age	31.6		33.6		33.3		34.3		
Age 19 Years or Less	2,192	30.3%	10,478	29.9%	20,009	30.6%	33,698	30.0%	
Age 20 to 64 Years	4,207	58.1%	19,619	55.9%	36,068	55.1%	61,585	54.9%	
Age 65 Years or Over	845	11.7%	5,005	14.3%	9,350	14.3%	16,934	15.1%	

Complete Profile

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Male Age Distribution (2024)									
Male Population	7,103	49.5%	35,487	50.3%	66,110	50.3%	112,261	50.0%	
Age Under 5 Years	536	7.5%	2,405	6.8%	4,648	7.0%	7,908	7.0%	
Age 5 to 9 Years	581	8.2%	2,773	7.8%	5,240	7.9%	9,049	8.1%	
Age 10 to 14 Years	627	8.8%	3,000	8.5%	5,592	8.5%	9,356	8.3%	
Age 15 to 19 Years	591	8.3%	2,914	8.2%	5,457	8.3%	8,823	7.9%	
Age 20 to 24 Years	621	8.7%	2,692	7.6%	4,909	7.4%	7,584	6.8%	
Age 25 to 29 Years	581	8.2%	2,506	7.1%	4,631	7.0%	7,517	6.7%	
Age 30 to 34 Years	551	7.8%	2,605	7.3%	4,710	7.1%	7,937	7.1%	
Age 35 to 39 Years	554	7.8%	2,522	7.1%	4,614	7.0%	7,944	7.1%	
Age 40 to 44 Years	495	7.0%	2,443	6.9%	4,493	6.8%	7,730	6.9%	
Age 45 to 49 Years	373	5.3%	1,994	5.6%	3,631	5.5%	6,305	5.6%	
Age 50 to 54 Years	329	4.6%	1,824	5.1%	3,438	5.2%	5,935	5.3%	
Age 55 to 59 Years	285	4.0%	1,729	4.9%	3,202	4.8%	5,437	4.8%	
Age 60 to 64 Years	312	4.4%	1,691	4.8%	3,139	4.7%	5,616	5.0%	
Age 65 to 69 Years	245	3.5%	1,514	4.3%	2,927	4.4%	5,159	4.6%	
Age 70 to 74 Years	188	2.6%	1,222	3.4%	2,277	3.4%	4,160	3.7%	
Age 75 to 79 Years	115	1.6%	778	2.2%	1,508	2.3%	2,832	2.5%	
Age 80 to 84 Years	47	0.7%	492	1.4%	937	1.4%	1,698	1.5%	
Age 85 Years or Over	74	1.0%	384	1.1%	757	1.1%	1,270	1.1%	
Male Median Age	29.4		32.3		32.3		33.3		
Age 19 Years or Less	2,335	32.9%	11,091	31.3%	20,937	31.7%	35,137	31.3%	
Age 20 to 64 Years	4,100	57.7%	20,006	56.4%	36,767	55.6%	62,005	55.2%	
Age 65 Years or Over	668	9.4%	4,390	12.4%	8,407	12.7%	15,119	13.5%	
Males per 100 Females (2024)									
Overall Comparison	98		101		101		100		
Age Under 5 Years	96	49.1%	99	49.8%	105	51.1%	104	51.0%	
Age 5 to 9 Years	104	51.0%	105	51.3%	102	50.5%	104	51.0%	
Age 10 to 14 Years	126	55.8%	110	52.3%	106	51.4%	104	51.0%	
Age 15 to 19 Years	102	50.5%	108	52.0%	106	51.5%	105	51.2%	
Age 20 to 24 Years	105	51.1%	105	51.2%	105	51.2%	104	51.0%	
Age 25 to 29 Years	98	49.6%	99	49.8%	102	50.4%	100	49.9%	
Age 30 to 34 Years	94	48.6%	102	50.6%	101	50.3%	99	49.8%	
Age 35 to 39 Years	104	51.1%	107	51.6%	105	51.2%	102	50.5%	
Age 40 to 44 Years	97	49.2%	106	51.5%	105	51.2%	105	51.2%	
Age 45 to 49 Years	99	49.7%	105	51.2%	101	50.2%	102	50.4%	
Age 50 to 54 Years	102	50.4%	100	50.0%	101	50.3%	102	50.6%	
Age 55 to 59 Years	84	45.7%	97	49.3%	100	50.0%	97	49.3%	
Age 60 to 64 Years	87	46.4%	93	48.2%	95	48.8%	94	48.5%	
Age 65 to 69 Years	87	46.4%	90	47.5%	94	48.5%	93	48.1%	
Age 70 to 74 Years	88	46.7%	94	48.3%	93	48.3%	94	48.4%	
Age 75 to 79 Years	71	41.6%	85	45.9%	86	46.2%	86	46.3%	
Age 80 to 84 Years	46	31.5%	87	46.4%	86	46.3%	87	46.4%	
Age 85 Years or Over	87	46.5%	71	41.7%	79	44.2%	75	42.9%	
Age 19 Years or Less	107	51.6%	106	51.4%	105	51.1%	104	51.0%	
Age 20 to 39 Years	100	50.1%	103	50.8%	103	50.8%	101	50.3%	
Age 40 to 64 Years	94	48.4%	101	50.1%	101	50.2%	100	50.1%	
Age 65 Years or Over	79	44.2%	88	46.7%	90	47.3%	89	47.2%	

Complete Profile

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

Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)									
Total Households		5,059		24,699		45,156		79,395	
Households with Children		2,190	43.3%	9,883	40.0%	17,870	39.6%	29,664	37.4%
Average Household Size		2.8		2.8		2.9		2.8	
Household Density per Square Mile		1,611		874		575		253	
Population Family		12,712	88.6%	61,525	87.2%	112,956	85.9%	189,106	84.2%
Population Non-Family		1,606	11.2%	8,617	12.2%	17,520	13.3%	33,985	15.1%
Population Group Quarters		30	0.2%	446	0.6%	1,061	0.8%	1,386	0.6%
Family Households		3,786	74.8%	18,147	73.5%	32,215	71.3%	54,427	68.6%
Married Couple Households		2,197	58.0%	11,695	64.4%	21,503	66.7%	38,872	71.4%
Other Family Households with Children		1,589	42.0%	6,452	35.6%	10,712	33.3%	15,555	28.6%
Family Households with Children		2,185	57.7%	9,856	54.3%	17,820	55.3%	29,587	54.4%
Married Couple with Children		1,111	50.9%	5,804	58.9%	11,120	62.4%	20,015	67.6%
Other Family Households with Children		1,073	49.1%	4,052	41.1%	6,700	37.6%	9,573	32.4%
Family Households No Children		1,601	42.3%	8,292	45.7%	14,395	44.7%	24,840	45.6%
Married Couple No Children		1,086	67.8%	5,891	71.1%	10,382	72.1%	18,858	75.9%
Other Family Households No Children		516	32.2%	2,400	28.9%	4,012	27.9%	5,982	24.1%
Non-Family Households		1,273	25.2%	6,552	26.5%	12,941	28.7%	24,968	31.4%
Non-Family Households with Children		6	0.4%	27	0.4%	49	0.4%	76	0.3%
Non-Family Households No Children		1,268	99.6%	6,525	99.6%	12,891	99.6%	24,891	99.7%
Average Family Household Size		3.4		3.4		3.5		3.5	
Average Family Income		\$82,597		\$103,785		\$113,314		\$136,988	
Median Family Income		\$67,906		\$84,207		\$90,769		\$107,334	
Average Non-Family Household Size		1.3		1.3		1.4		1.4	
Marital Status (2024)									
Population Age 15 Years or Over		10,992		54,621		101,181		172,870	
Never Married		4,899	44.6%	21,210	38.8%	38,062	37.6%	59,487	34.4%
Currently Married		3,482	31.7%	22,178	40.6%	42,508	42.0%	80,419	46.5%
Previously Married		2,610	23.7%	11,233	20.6%	20,610	20.4%	32,965	19.1%
Separated		501	19.2%	2,461	21.9%	4,004	19.4%	6,180	18.7%
Widowed		661	25.3%	2,329	20.7%	4,413	21.4%	7,280	22.1%
Divorced		1,448	55.5%	6,443	57.4%	12,193	59.2%	19,504	59.2%
Educational Attainment (2024)									
Adult Population Age 25 Years or Over		8,607		43,767		81,000		140,766	
Elementary (Grade Level 0 to 8)		907	10.5%	5,128	11.7%	8,913	11.0%	11,526	8.2%
Some High School (Grade Level 9 to 11)		828	9.6%	3,460	7.9%	6,198	7.7%	8,316	5.9%
High School Graduate		2,607	30.3%	11,965	27.3%	22,087	27.3%	33,806	24.0%
Some College		1,919	22.3%	9,658	22.1%	17,922	22.1%	31,085	22.1%
Associate Degree Only		772	9.0%	4,542	10.4%	7,645	9.4%	13,916	9.9%
Bachelor Degree Only		1,086	12.6%	5,928	13.5%	11,457	14.1%	25,188	17.9%
Graduate Degree		489	5.7%	3,085	7.0%	6,778	8.4%	16,929	12.0%
Any College (Some College or Higher)		4,266	49.6%	23,214	53.0%	43,803	54.1%	87,118	61.9%
College Degree + (Bachelor Degree or Higher)		1,575	18.3%	9,013	20.6%	18,235	22.5%	42,117	29.9%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
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Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2024)	5,286		25,847		47,172		82,881		
Total Housing Units (2020)	5,078		24,514		44,388		78,091		
Historical Annual Growth (2020-2024)	208	1.0%	1,333	1.4%	2,783	1.6%	4,790	1.5%	
Housing Units Occupied (2024)	5,059 95.7%		24,699 95.6%		45,156 95.7%		79,395 95.8%		
Housing Units Owner-Occupied	2,335 46.1%		14,946 60.5%		28,538 63.2%		53,189 67.0%		
Housing Units Renter-Occupied	2,725 53.9%		9,753 39.5%		16,618 36.8%		26,206 33.0%		
Housing Units Vacant (2024)	227 4.3%		1,148 4.4%		2,016 4.3%		3,486 4.2%		
Household Size (2024)									
Total Households	5,059		24,699		45,156		79,395		
1 Person Households	1,065 21.1%		5,493 22.2%		10,834 24.0%		20,770 26.2%		
2 Person Households	2,087 41.3%		9,987 40.4%		17,286 38.3%		31,400 39.5%		
3 Person Households	823 16.3%		3,593 14.5%		6,285 13.9%		10,420 13.1%		
4 Person Households	529 10.4%		2,705 11.0%		5,144 11.4%		8,302 10.5%		
5 Person Households	317 6.3%		1,586 6.4%		3,136 6.9%		4,850 6.1%		
6 Person Households	168 3.3%		825 3.3%		1,559 3.5%		2,363 3.0%		
7 or More Person Households	71 1.4%		510 2.1%		911 2.0%		1,290 1.6%		
Household Income Distribution (2024)									
HH Income \$200,000 or More	240 4.7%		1,877 7.6%		4,531 10.0%		10,848 13.7%		
HH Income \$150,000 to \$199,999	323 6.4%		2,140 8.7%		3,801 8.4%		7,889 9.9%		
HH Income \$125,000 to \$149,999	314 6.2%		1,633 6.6%		3,122 6.9%		6,225 7.8%		
HH Income \$100,000 to \$124,999	328 6.5%		2,126 8.6%		3,955 8.8%		7,897 9.9%		
HH Income \$75,000 to \$99,999	677 13.4%		3,474 14.1%		6,904 15.3%		11,601 14.6%		
HH Income \$50,000 to \$74,999	645 12.7%		4,455 18.0%		7,873 17.4%		12,813 16.1%		
HH Income \$35,000 to \$49,999	752 14.9%		2,730 11.1%		4,788 10.6%		7,616 9.6%		
HH Income \$25,000 to \$34,999	609 12.0%		2,020 8.2%		3,285 7.3%		4,962 6.2%		
HH Income \$15,000 to \$24,999	596 11.8%		1,956 7.9%		3,017 6.7%		4,303 5.4%		
HH Income \$10,000 to \$14,999	388 7.7%		1,134 4.6%		1,765 3.9%		2,206 2.8%		
HH Income Under \$10,000	187 3.7%		1,154 4.7%		2,116 4.7%		3,036 3.8%		
Household Vehicles (2024)									
Households 0 Vehicles Available	550 10.9%		1,542 6.2%		2,957 6.5%		4,434 5.6%		
Households 1 Vehicle Available	1,764 34.9%		7,689 31.1%		13,272 29.4%		22,530 28.4%		
Households 2 Vehicles Available	1,558 30.8%		8,108 32.8%		15,262 33.8%		28,190 35.5%		
Households 3 or More Vehicles Available	1,186 23.4%		7,360 29.8%		13,664 30.3%		24,240 30.5%		
Total Vehicles Available	9,151		50,075		92,241		164,444		
Average Vehicles per Household	1.8		2.0		2.0		2.1		
Owner-Occupied Household Vehicles	5,777 63.1%		36,598 73.1%		68,734 74.5%		126,594 77.0%		
Average Vehicles per Owner-Occupied Household	2.5		2.4		2.4		2.4		
Renter-Occupied Household Vehicles	3,375 36.9%		13,477 26.9%		23,507 25.5%		37,850 23.0%		
Average Vehicles per Renter-Occupied Household	1.2		1.4		1.4		1.4		
Travel Time (2024)									
Worker Base Age 16 years or Over	5,448		29,271		55,798		96,762		
Travel to Work in 14 Minutes or Less	1,028 18.9%		6,678 22.8%		14,600 26.2%		24,811 25.6%		
Travel to Work in 15 to 29 Minutes	2,465 45.2%		12,926 44.2%		22,636 40.6%		39,750 41.1%		
Travel to Work in 30 to 59 Minutes	1,043 19.2%		5,299 18.1%		10,899 19.5%		17,566 18.2%		
Travel to Work in 60 Minutes or More	341 6.3%		1,527 5.2%		2,873 5.1%		4,824 5.0%		
Work at Home	571 10.5%		2,840 9.7%		4,789 8.6%		9,812 10.1%		
Average Minutes Travel to Work	20.7		20.3		20.1		19.5		

Complete Profile

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Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2024)								
Worker Base Age 16 years or Over	5,448		29,271		55,798		96,762	
Drive to Work Alone	3,660	67.2%	20,886	71.4%	40,794	73.1%	71,169	73.6%
Drive to Work in Carpool	963	17.7%	4,658	15.9%	8,501	15.2%	12,924	13.4%
Travel to Work by Public Transportation	166	3.0%	403	1.4%	703	1.3%	979	1.0%
Drive to Work on Motorcycle	3	-	28	-	73	0.1%	123	0.1%
Bicycle to Work	4	-	8	-	26	-	61	-
Walk to Work	56	1.0%	287	1.0%	576	1.0%	1,058	1.1%
Other Means	25	0.5%	161	0.5%	336	0.6%	637	0.7%
Work at Home	571	10.5%	2,840	9.7%	4,789	8.6%	9,812	10.1%
Daytime Demographics (2024)								
Total Businesses	452		2,168		4,005		7,679	
Total Employees	3,803		18,367		35,531		66,587	
Company Headquarter Businesses	8	1.8%	53	2.4%	109	2.7%	223	2.9%
Company Headquarter Employees	202	5.3%	2,357	12.8%	4,834	13.6%	9,193	13.8%
Employee Population per Business	8.4 to 1		8.5 to 1		8.9 to 1		8.7 to 1	
Residential Population per Business	31.8 to 1		32.6 to 1		32.8 to 1		29.2 to 1	
Adj. Daytime Demographics Age 16 Years or Over	9,157		42,592		79,112		138,850	
Labor Force								
Labor Population Age 16 Years or Over (2024)	10,753		53,452		99,046		169,259	
Labor Force Total Males (2024)	5,235	48.7%	26,716	50.0%	49,574	50.1%	84,123	49.7%
Male Civilian Employed	3,229	61.7%	16,185	60.6%	30,220	61.0%	52,497	62.4%
Male Civilian Unemployed	370	7.1%	1,341	5.0%	2,384	4.8%	3,595	4.3%
Males in Armed Forces	25	0.5%	57	0.2%	145	0.3%	215	0.3%
Males Not in Labor Force	1,611	30.8%	9,133	34.2%	16,826	33.9%	27,816	33.1%
Labor Force Total Females (2024)	5,518	51.3%	26,736	50.0%	49,471	49.9%	85,136	50.3%
Female Civilian Employed	2,145	38.9%	12,904	48.3%	25,003	50.5%	44,187	51.9%
Female Civilian Unemployed	213	3.9%	1,242	4.6%	2,291	4.6%	3,157	3.7%
Females in Armed Forces	-	-	82	0.3%	97	0.2%	97	0.1%
Females Not in Labor Force	3,159	57.3%	12,509	46.8%	22,081	44.6%	37,695	44.3%
Unemployment Rate	583	5.4%	2,582	4.8%	4,675	4.7%	6,751	4.0%
Occupation (2024)								
Occupation Population Age 16 Years or Over	5,448		29,271		55,798		96,762	
Occupation Total Males	3,269	60.0%	16,273	55.6%	30,513	54.7%	52,495	54.3%
Occupation Total Females	2,179	40.0%	12,997	44.4%	25,285	45.3%	44,268	45.7%
Management, Business, Financial Operations	372	6.8%	3,288	11.2%	7,143	12.8%	14,804	15.3%
Professional, Related	736	13.5%	5,210	17.8%	10,328	18.5%	21,745	22.5%
Service	1,127	20.7%	5,533	18.9%	10,280	18.4%	16,666	17.2%
Sales, Office	1,174	21.6%	5,611	19.2%	10,063	18.0%	16,063	16.6%
Farming, Fishing, Forestry	325	6.0%	1,446	4.9%	3,138	5.6%	4,252	4.4%
Construction, Extraction, Maintenance	627	11.5%	3,277	11.2%	6,053	10.8%	9,731	10.1%
Production, Transport, Material Moving	1,087	20.0%	4,906	16.8%	8,791	15.8%	13,500	14.0%
White Collar Workers	2,282	41.9%	14,108	48.2%	27,535	49.3%	52,612	54.4%
Blue Collar Workers	3,166	58.1%	15,163	51.8%	28,263	50.7%	44,150	45.6%

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911 S Washington St Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2024)									
Total Units		5,059		24,699		45,156		79,395	
1 Detached Unit		2,607	51.5%	14,775	59.8%	27,902	61.8%	52,368	66.0%
1 Attached Unit		113	2.2%	1,010	4.1%	1,647	3.6%	2,850	3.6%
2 Units		168	3.3%	1,397	5.7%	2,054	4.5%	2,888	3.6%
3 to 4 Units		285	5.6%	1,431	5.8%	2,283	5.1%	3,321	4.2%
5 to 9 Units		202	4.0%	626	2.5%	1,438	3.2%	2,768	3.5%
10 to 19 Units		300	5.9%	660	2.7%	1,322	2.9%	1,901	2.4%
20 to 49 Units		207	4.1%	856	3.5%	1,549	3.4%	2,367	3.0%
50 or More Units		839	16.6%	1,852	7.5%	2,947	6.5%	5,137	6.5%
Mobile Home or Trailer		314	6.2%	2,052	8.3%	3,930	8.7%	5,637	7.1%
Other Structure		23	0.5%	39	0.2%	82	0.2%	157	0.2%
Homes Built By Year (2024)									
Homes Built 2020 or later		110	2.1%	525	2.0%	1,314	2.8%	2,592	3.1%
Homes Built 2010 to 2019		390	7.4%	2,403	9.3%	6,073	12.9%	13,407	16.2%
Homes Built 2000 to 2009		400	7.6%	2,964	11.5%	6,559	13.9%	16,068	19.4%
Homes Built 1990 to 1999		287	5.4%	2,733	10.6%	5,291	11.2%	10,491	12.7%
Homes Built 1980 to 1989		677	12.8%	2,017	7.8%	3,264	6.9%	5,340	6.4%
Homes Built 1970 to 1979		1,118	21.1%	5,880	22.7%	10,153	21.5%	14,123	17.0%
Homes Built 1960 to 1969		647	12.2%	2,573	10.0%	4,161	8.8%	5,537	6.7%
Homes Built 1950 to 1959		525	9.9%	2,851	11.0%	4,621	9.8%	5,998	7.2%
Homes Built 1940 to 1949		493	9.3%	1,900	7.3%	2,472	5.2%	4,148	5.0%
Homes Built Before 1939		413	7.8%	852	3.3%	1,248	2.6%	1,692	2.0%
Median Age of Homes		50.6	yrs	45.5	yrs	41.5	yrs	36.9	yrs
Home Values (2024)									
Owner Specified Housing Units		2,335		14,946		28,538		53,189	
Home Values \$1,000,000 or More		41	1.8%	314	2.1%	723	2.5%	1,761	3.3%
Home Values \$750,000 to \$999,999		104	4.5%	537	3.6%	863	3.0%	2,290	4.3%
Home Values \$500,000 to \$749,999		334	14.3%	2,465	16.5%	4,874	17.1%	9,975	18.8%
Home Values \$400,000 to \$499,999		318	13.6%	1,916	12.8%	4,281	15.0%	9,018	17.0%
Home Values \$300,000 to \$399,999		578	24.8%	4,013	26.8%	7,208	25.3%	14,161	26.6%
Home Values \$250,000 to \$299,999		282	12.1%	1,631	10.9%	2,922	10.2%	4,948	9.3%
Home Values \$200,000 to \$249,999		284	12.2%	1,224	8.2%	2,451	8.6%	3,745	7.0%
Home Values \$175,000 to \$199,999		75	3.2%	610	4.1%	1,009	3.5%	1,336	2.5%
Home Values \$150,000 to \$174,999		36	1.5%	402	2.7%	974	3.4%	1,365	2.6%
Home Values \$125,000 to \$149,999		58	2.5%	302	2.0%	509	1.8%	743	1.4%
Home Values \$100,000 to \$124,999		63	2.7%	229	1.5%	594	2.1%	800	1.5%
Home Values \$90,000 to \$99,999		-	-	38	0.3%	49	0.2%	71	0.1%
Home Values \$80,000 to \$89,999		-	-	31	0.2%	69	0.2%	82	0.2%
Home Values \$70,000 to \$79,999		8	0.3%	79	0.5%	149	0.5%	223	0.4%
Home Values \$60,000 to \$69,999		34	1.5%	222	1.5%	308	1.1%	472	0.9%
Home Values \$50,000 to \$59,999		10	0.4%	49	0.3%	97	0.3%	167	0.3%
Home Values \$35,000 to \$49,999		15	0.6%	141	0.9%	226	0.8%	327	0.6%
Home Values \$25,000 to \$34,999		17	0.7%	229	1.5%	441	1.5%	627	1.2%
Home Values \$10,000 to \$24,999		14	0.6%	274	1.8%	471	1.7%	550	1.0%
Home Values Under \$10,000		61	2.6%	240	1.6%	319	1.1%	531	1.0%
Owner-Occupied Median Home Value		\$336,278		\$340,861		\$349,495		\$385,576	
Renter-Occupied Median Rent		\$946		\$950		\$975		\$1,062	

Complete Profile

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

Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2024)					
Total Household Expenditure		\$279.68 M	\$1.64 B	\$3.12 B	\$6.19 B
Total Non-Retail Expenditure		\$147.93 M	\$867.07 M	\$1.65 B	\$3.28 B
Total Retail Expenditure		\$131.75 M	\$774.6 M	\$1.47 B	\$2.91 B
Apparel		\$9.85 M	\$58.06 M	\$110.75 M	\$220.89 M
Contributions		\$8.84 M	\$53.94 M	\$104.17 M	\$212.38 M
Education		\$8.14 M	\$49.89 M	\$97.07 M	\$201.11 M
Entertainment		\$15.56 M	\$93.26 M	\$178.17 M	\$357.08 M
Food and Beverages		\$41.55 M	\$241.5 M	\$457.65 M	\$901.09 M
Furnishings and Equipment		\$9.68 M	\$57.93 M	\$110.56 M	\$221.3 M
Gifts		\$6.71 M	\$40.57 M	\$78.87 M	\$161.73 M
Health Care		\$23.7 M	\$138.16 M	\$261.12 M	\$512 M
Household Operations		\$10.86 M	\$64.56 M	\$123.29 M	\$246.71 M
Miscellaneous Expenses		\$5.22 M	\$30.95 M	\$59.01 M	\$117.6 M
Personal Care		\$3.75 M	\$22.03 M	\$41.86 M	\$83.04 M
Personal Insurance		\$1.89 M	\$11.66 M	\$22.46 M	\$45.71 M
Reading		\$603.2 K	\$3.59 M	\$6.84 M	\$13.64 M
Shelter		\$59.77 M	\$346.58 M	\$658.15 M	\$1.3 B
Tobacco		\$1.81 M	\$9.76 M	\$18.08 M	\$33.89 M
Transportation		\$50.69 M	\$299.06 M	\$567.46 M	\$1.12 B
Utilities		\$21.06 M	\$120.15 M	\$226.1 M	\$438.54 M
Monthly Household Consumer Expenditure (2024)					
Total Household Expenditure		\$4,607	\$5,539	\$5,761	\$6,498
Total Non-Retail Expenditure		\$2,437 52.9%	\$2,925 52.8%	\$3,046 52.9%	\$3,442 53.0%
Total Retail Expenditures		\$2,170 47.1%	\$2,613 47.2%	\$2,715 47.1%	\$3,057 47.0%
Apparel		\$162 3.5%	\$196 3.5%	\$204 3.5%	\$232 3.6%
Contributions		\$146 3.2%	\$182 3.3%	\$192 3.3%	\$223 3.4%
Education		\$134 2.9%	\$168 3.0%	\$179 3.1%	\$211 3.2%
Entertainment		\$256 5.6%	\$315 5.7%	\$329 5.7%	\$375 5.8%
Food and Beverages		\$684 14.9%	\$815 14.7%	\$845 14.7%	\$946 14.6%
Furnishings and Equipment		\$159 3.5%	\$195 3.5%	\$204 3.5%	\$232 3.6%
Gifts		\$111 2.4%	\$137 2.5%	\$146 2.5%	\$170 2.6%
Health Care		\$390 8.5%	\$466 8.4%	\$482 8.4%	\$537 8.3%
Household Operations		\$179 3.9%	\$218 3.9%	\$228 3.9%	\$259 4.0%
Miscellaneous Expenses		\$86 1.9%	\$104 1.9%	\$109 1.9%	\$123 1.9%
Personal Care		\$62 1.3%	\$74 1.3%	\$77 1.3%	\$87 1.3%
Personal Insurance		\$31 0.7%	\$39 0.7%	\$41 0.7%	\$48 0.7%
Reading		\$10 0.2%	\$12 0.2%	\$13 0.2%	\$14 0.2%
Shelter		\$984 21.4%	\$1,169 21.1%	\$1,215 21.1%	\$1,367 21.0%
Tobacco		\$30 0.6%	\$33 0.6%	\$33 0.6%	\$36 0.5%
Transportation		\$835 18.1%	\$1,009 18.2%	\$1,047 18.2%	\$1,178 18.1%
Utilities		\$347 7.5%	\$405 7.3%	\$417 7.2%	\$460 7.1%



10 mi radius

5 mi radius

3 mi radius

1 mi radius