8920 W CLEARWATER AVE
KENNEWICK, WA 99336

PROPERTY OVERVIEW

Well positioned at the intersection of Steptoe and Clearwater. New building to be built, service station/convenience store anchored with neighboring Kadlec clinic.

Suites can be combined, option for drive-thru, offered in gray shell. Floor plan and TI's flexible, 5+ year terms only, in construction planning phase now. ±4,000 SF 1,2,3 & 4 suites (±1,000 SF per suite).

Perfect spot for hair salon, nails, tax prep, coffee, gym, vape or boba.

PROPERTY HIGHLIGHTS

- Excellent location for retail sales or service
- Great visibility with high traffic
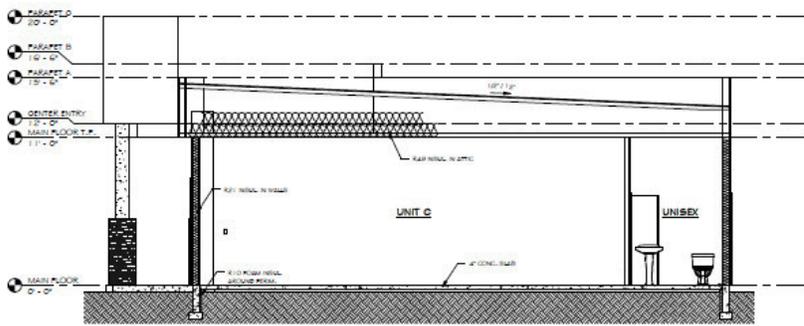- Prime location in emerging market
- Demisable
- $24 PSF + $4 PSF NNN

OFFERING SUMMARY

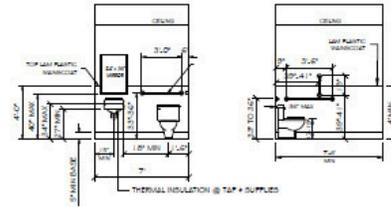|	
Lease Rate:	$24.00 SF/yr (NNN - $4.00/SF)
Building Size:	±4,000 SF
Available SF:	±4,000 SF

Bryce Logan
Commercial Broker | 509 521 5396
bryce@naitcc.com

Vicki Monteagudo
Designated Broker/Principal | 509 405 7044
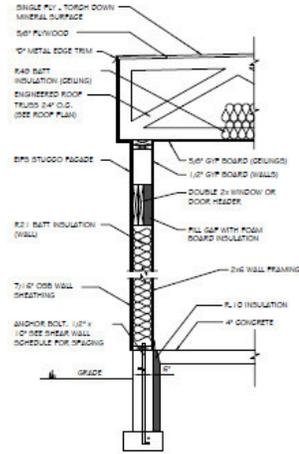vicki@naitcc.com

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

BUILDING SECTION 1

UNIT C

UNISEX

ADA BATH DETAIL
SCALE: 3/4" = 1'-0"

TYP WALL SECTION
SCALE: 3/4" = 1'-0"

SINGLE PLY - TORCH DOWN MINERAL SURFACE
5/8" PLYWOOD
"O" METAL EDGE TRIM
R-40 BATT INSULATION (CEILING)
ENGINEERED ROOF TRUSS 24" O.C. (SEE ROOF PLAN)
EIFS STUCCO FACADE
5/8" GYP BOARD (CEILINGS)
1/2" GYP BOARD (WALLS)
DOUBLE 2x WINDOW OR DOOR HEADER
R-21 BATT INSULATION (WALL)
FILL GAP WITH FOAM BOARD INSULATION
7/16" OSB WALL SHEATHING
2x6 WALL FRAMING
ANCHOR BOLT 1/2" x 10" SEE SHEAR WALL SCHEDULE FOR SPACING
R-10 INSULATION
4" CONCRETE
GRADE

BUILDING SECTION 2

UNIT A

UNIT B

UNIT C

UNIT D

KENNEWICK RETAIL CORRIDOR

Three Rivers Convention Center

Toyota Arena

Vista Field

Toyota Center

RANCH & HOME · at home

LOWE'S

TARGET

BED BATH & BEYOND

T·J·maxx

Shari's

FedEx

BEST BUY · SPORTSMAN'S WAREHOUSE

ROSS DRESS FOR LESS · OUTBACK STEAKHOUSE

Michaels · IHOP · McDonald's

COLONNADE SHOPPING CENTER

CANAL CROSSING

HOBBY LOBBY · Wendy's

DICK'S SPORTING GOODS · jcp · verizon

macy's · CHAMPS SPORTS · Eddie Bauer

T··Mobile · COACH

TRI CITIES CENTER

N COLUMBIA CENTER BLVD

COLUMBIA CENTER MALL

COLUMBIA SQUARE

BK · Burlington · BANK OF THE WEST · Arby's

CHASE · DOLLAR TREE · jiffy lube

COSTCO CENTER

COSTCO WHOLESALE · BUFFALO WILD WINGS

KOHL'S

VPD: +50K

240

THE REACH MUSEUM
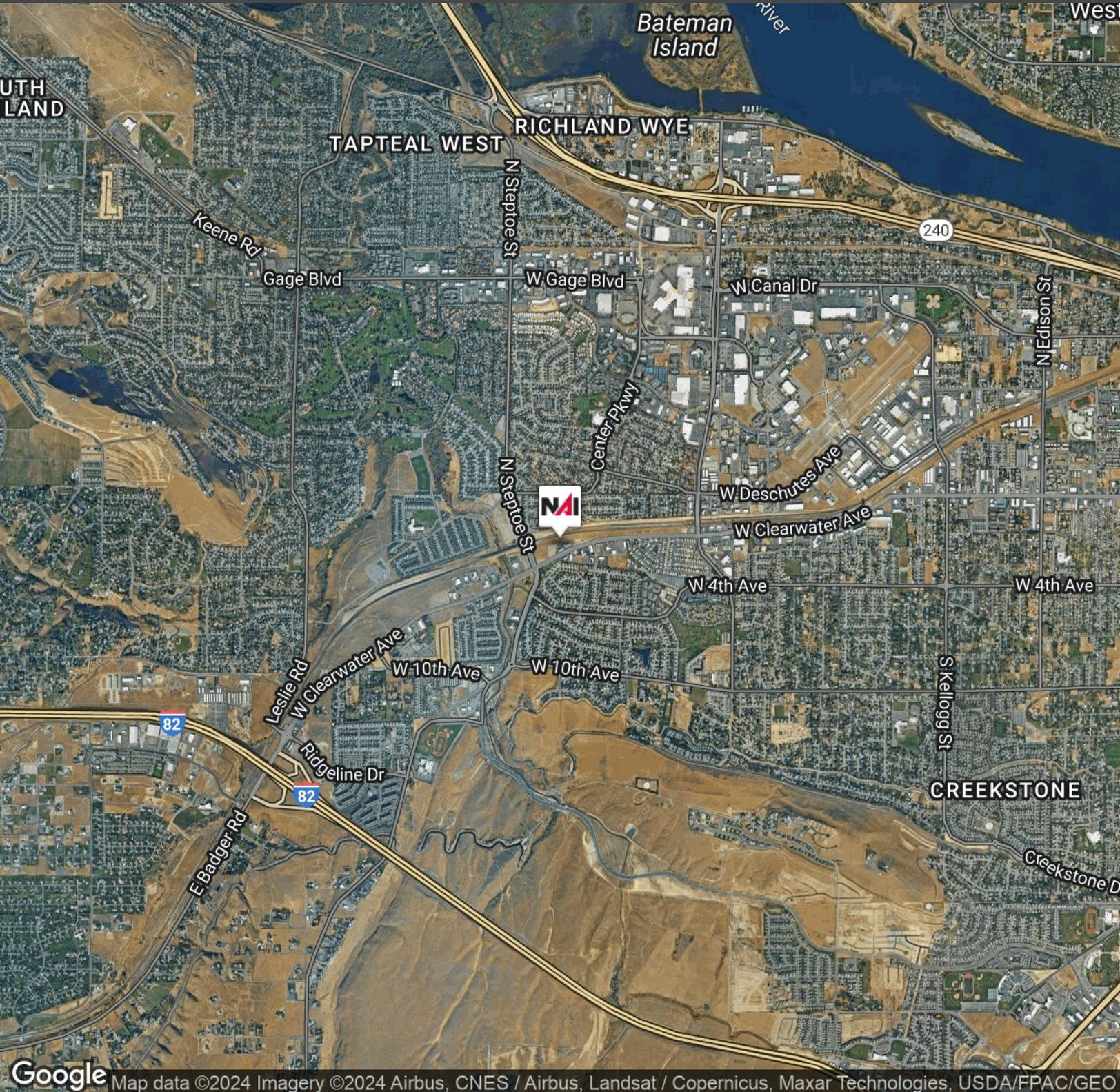
NAITri-Cities

Google — Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Discover the Treasures of the Tri-Cities
Where Nature, Culture and Community Unite!

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.

Vancouver, BC 356 mi

Seattle 225 mi

Spokane 136 mi

Portland 218 mi

IDAHO

OREGON

Boise 293 mi

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

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	10,883		57,016		126,726		272,645	
Projected Population (2028)	11,845		64,158		138,308		292,129	
Census Population (2020)	10,245		53,769		120,696		262,314	
Census Population (2010)	8,508		42,271		98,032		215,731	
Projected Annual Growth (2023-2028)	962	1.8%	7,142	2.5%	11,582	1.8%	19,484	1.4%
Historical Annual Growth (2020-2023)	638	2.1%	3,247	2.0%	6,030	1.7%	10,331	1.3%
Historical Annual Growth (2010-2020)	1,737	2.0%	11,497	2.7%	22,664	2.3%	46,583	2.2%
Estimated Population Density (2023)	3,466	*psm*	2,018	*psm*	1,614	*psm*	868	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households								
Estimated Households (2023)	4,548		22,414		47,769		97,626	
Projected Households (2028)	4,925		25,043		51,925		104,378	
Census Households (2020)	4,131		20,699		44,990		92,560	
Census Households (2010)	3,499		16,439		36,901		76,734	
Projected Annual Growth (2023-2028)	377	1.7%	2,629	2.3%	4,156	1.7%	6,752	1.4%
Historical Annual Change (2010-2023)	1,048	2.3%	5,975	2.8%	10,868	2.3%	20,892	2.1%
Average Household Income								
Estimated Average Household Income (2023)	$122,415		$124,357		$126,482		$119,565	
Projected Average Household Income (2028)	$121,820		$120,104		$125,760		$120,797	
Census Average Household Income (2010)	$80,494		$79,733		$72,293		$66,665	
Census Average Household Income (2000)	$66,072		$66,000		$60,801		$56,898	
Projected Annual Change (2023-2028)	-$596	-	-$4,253	-0.7%	-$722	-0.1%	$1,231	0.2%
Historical Annual Change (2000-2023)	$56,343	3.7%	$58,356	3.8%	$65,681	4.7%	$62,667	4.8%
Median Household Income								
Estimated Median Household Income (2023)	$97,924		$100,918		$99,884		$95,467	
Projected Median Household Income (2028)	$97,301		$100,765		$100,164		$96,792	
Census Median Household Income (2010)	$70,052		$69,133		$63,274		$58,491	
Census Median Household Income (2000)	$60,815		$58,706		$52,512		$48,506	
Projected Annual Change (2023-2028)	-$623	-0.1%	-$153	-	$280	-	$1,325	0.3%
Historical Annual Change (2000-2023)	$37,109	2.7%	$42,212	3.1%	$47,372	3.9%	$46,961	4.2%
Per Capita Income								
Estimated Per Capita Income (2023)	$51,368		$49,117		$47,819		$42,941	
Projected Per Capita Income (2028)	$50,846		$47,086		$47,345		$43,280	
Census Per Capita Income (2010)	$33,093		$31,001		$27,213		$23,713	
Census Per Capita Income (2000)	$26,107		$25,047		$22,997		$20,518	
Projected Annual Change (2023-2028)	-$523	-0.2%	-$2,032	-0.8%	-$475	-0.2%	$340	0.2%
Historical Annual Change (2000-2023)	$25,262	4.2%	$24,071	4.2%	$24,822	4.7%	$22,423	4.8%
Estimated Average Household Net Worth (2023)	$1.26 M		$1.27 M		$1.21 M		$1.07 M	

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity								
Total Population (2023)	10,883		57,016		126,726		272,645	
White (2023)	8,242	75.7%	42,208	74.0%	88,786	70.1%	178,623	65.5%
Black or African American (2023)	261	2.4%	1,481	2.6%	3,215	2.5%	6,774	2.5%
American Indian or Alaska Native (2023)	96	0.9%	473	0.8%	1,122	0.9%	2,654	1.0%
Asian (2023)	441	4.1%	2,511	4.4%	5,061	4.0%	9,539	3.5%
Hawaiian or Pacific Islander (2023)	23	0.2%	130	0.2%	373	0.3%	721	0.3%
Other Race (2023)	668	6.1%	4,363	7.7%	13,457	10.6%	40,671	14.9%
Two or More Races (2023)	1,153	10.6%	5,851	10.3%	14,712	11.6%	33,663	12.3%
Population < 18 (2023)	2,398	22.0%	13,458	23.6%	31,819	25.1%	71,923	26.4%
White Not Hispanic	1,742	72.7%	9,445	70.2%	20,031	63.0%	39,972	55.6%
Black or African American	70	2.9%	396	2.9%	952	3.0%	1,996	2.8%
Asian	103	4.3%	596	4.4%	1,321	4.2%	2,512	3.5%
Other Race Not Hispanic	106	4.4%	564	4.2%	1,291	4.1%	2,778	3.9%
Hispanic	377	15.7%	2,457	18.3%	8,225	25.8%	24,665	34.3%
Not Hispanic or Latino Population (2023)	8,760	80.5%	45,157	79.2%	92,983	73.4%	182,746	67.0%
Not Hispanic White	7,678	87.6%	39,112	86.6%	80,418	86.5%	158,348	86.6%
Not Hispanic Black or African American	239	2.7%	1,362	3.0%	2,960	3.2%	5,933	3.2%
Not Hispanic American Indian or Alaska Native	28	0.3%	165	0.4%	406	0.4%	846	0.5%
Not Hispanic Asian	436	5.0%	2,486	5.5%	4,970	5.3%	9,276	5.1%
Not Hispanic Hawaiian or Pacific Islander	12	0.1%	75	0.2%	197	0.2%	392	0.2%
Not Hispanic Other Race	15	0.2%	95	0.2%	203	0.2%	496	0.3%
Not Hispanic Two or More Races	353	4.0%	1,862	4.1%	3,829	4.1%	7,455	4.1%
Hispanic or Latino Population (2023)	2,123	19.5%	11,859	20.8%	33,743	26.6%	89,899	33.0%
Hispanic White	565	26.6%	3,096	26.1%	8,368	24.8%	20,275	22.6%
Hispanic Black or African American	22	1.0%	119	1.0%	256	0.8%	841	0.9%
Hispanic American Indian or Alaska Native	68	3.2%	309	2.6%	716	2.1%	1,808	2.0%
Hispanic Asian	5	0.3%	25	0.2%	91	0.3%	263	0.3%
Hispanic Hawaiian or Pacific Islander	11	0.5%	54	0.5%	175	0.5%	329	0.4%
Hispanic Other Race	653	30.8%	4,267	36.0%	13,254	39.3%	40,175	44.7%
Hispanic Two or More Races	800	37.7%	3,989	33.6%	10,883	32.3%	26,208	29.2%
Not Hispanic or Latino Population (2020)	8,627	84.2%	43,799	81.5%	92,390	76.5%	177,913	67.8%
Hispanic or Latino Population (2020)	1,618	15.8%	9,970	18.5%	28,306	23.5%	84,401	32.2%
Not Hispanic or Latino Population (2010)	7,592	89.2%	36,538	86.4%	80,541	82.2%	156,538	72.6%
Hispanic or Latino Population (2010)	916	10.8%	5,733	13.6%	17,491	17.8%	59,193	27.4%
Not Hispanic or Latino Population (2028)	9,538	80.5%	51,000	79.5%	102,101	73.8%	197,347	67.6%
Hispanic or Latino Population (2028)	2,308	19.5%	13,158	20.5%	36,207	26.2%	94,782	32.4%
Projected Annual Growth (2023-2028)	185	1.7%	1,299	2.2%	2,464	1.5%	4,883	1.1%
Historical Annual Growth (2010-2020)	702	7.7%	4,237	7.4%	10,815	6.2%	25,209	4.3%

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Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave **Kennewick, WA 99336**	**1 mi radius**		**3 mi radius**		**5 mi radius**		**10 mi radius**	
Total Age Distribution (2023)								
Total Population	10,883		57,016		126,726		272,645	
Age Under 5 Years	547	5.0%	3,115	5.5%	7,792	6.1%	17,679	6.5%
Age 5 to 9 Years	680	6.3%	3,781	6.6%	9,016	7.1%	20,295	7.4%
Age 10 to 14 Years	720	6.6%	4,024	7.1%	9,430	7.4%	21,343	7.8%
Age 15 to 19 Years	661	6.1%	3,658	6.4%	8,066	6.4%	17,938	6.6%
Age 20 to 24 Years	704	6.5%	3,680	6.5%	8,631	6.8%	19,042	7.0%
Age 25 to 29 Years	759	7.0%	3,679	6.5%	8,827	7.0%	19,147	7.0%
Age 30 to 34 Years	832	7.6%	3,913	6.9%	9,142	7.2%	19,994	7.3%
Age 35 to 39 Years	767	7.0%	4,018	7.0%	9,232	7.3%	19,824	7.3%
Age 40 to 44 Years	731	6.7%	3,754	6.6%	8,471	6.7%	18,587	6.8%
Age 45 to 49 Years	602	5.5%	3,179	5.6%	7,032	5.5%	15,455	5.7%
Age 50 to 54 Years	579	5.3%	3,368	5.9%	7,213	5.7%	15,228	5.6%
Age 55 to 59 Years	560	5.1%	3,358	5.9%	6,955	5.5%	14,596	5.4%
Age 60 to 64 Years	640	5.9%	3,697	6.5%	7,452	5.9%	14,877	5.5%
Age 65 to 69 Years	679	6.2%	3,422	6.0%	6,661	5.3%	13,432	4.9%
Age 70 to 74 Years	527	4.8%	2,712	4.8%	5,270	4.2%	10,477	3.8%
Age 75 to 79 Years	410	3.8%	1,797	3.2%	3,519	2.8%	7,143	2.6%
Age 80 to 84 Years	276	2.5%	1,042	1.8%	2,159	1.7%	4,108	1.5%
Age 85 Years or Over	208	1.9%	821	1.4%	1,856	1.5%	3,481	1.3%
Median Age	38.0		37.9		36.1		34.9	
Age 19 Years or Less	2,609	24.0%	14,578	25.6%	34,305	27.1%	77,255	28.3%
Age 20 to 64 Years	6,174	56.7%	32,644	57.3%	72,956	57.6%	156,749	57.5%
Age 65 Years or Over	2,100	19.3%	9,794	17.2%	19,465	15.4%	38,641	14.2%
Female Age Distribution (2023)								
Female Population	5,431	49.9%	28,307	49.6%	63,277	49.9%	135,317	49.6%
Age Under 5 Years	270	5.0%	1,507	5.3%	3,775	6.0%	8,696	6.4%
Age 5 to 9 Years	333	6.1%	1,845	6.5%	4,434	7.0%	9,970	7.4%
Age 10 to 14 Years	344	6.3%	1,938	6.8%	4,570	7.2%	10,361	7.7%
Age 15 to 19 Years	325	6.0%	1,843	6.5%	4,149	6.6%	9,339	6.9%
Age 20 to 24 Years	330	6.1%	1,726	6.1%	4,189	6.6%	9,118	6.7%
Age 25 to 29 Years	348	6.4%	1,740	6.1%	4,307	6.8%	9,306	6.9%
Age 30 to 34 Years	414	7.6%	1,940	6.9%	4,481	7.1%	9,710	7.2%
Age 35 to 39 Years	379	7.0%	1,913	6.8%	4,439	7.0%	9,524	7.0%
Age 40 to 44 Years	360	6.6%	1,839	6.5%	4,071	6.4%	8,857	6.5%
Age 45 to 49 Years	284	5.2%	1,539	5.4%	3,455	5.5%	7,568	5.6%
Age 50 to 54 Years	288	5.3%	1,604	5.7%	3,468	5.5%	7,336	5.4%
Age 55 to 59 Years	267	4.9%	1,718	6.1%	3,595	5.7%	7,283	5.4%
Age 60 to 64 Years	349	6.4%	1,880	6.6%	3,807	6.0%	7,568	5.6%
Age 65 to 69 Years	354	6.5%	1,758	6.2%	3,446	5.4%	6,877	5.1%
Age 70 to 74 Years	285	5.3%	1,446	5.1%	2,783	4.4%	5,454	4.0%
Age 75 to 79 Years	220	4.0%	954	3.4%	1,893	3.0%	3,848	2.8%
Age 80 to 84 Years	153	2.8%	599	2.1%	1,215	1.9%	2,270	1.7%
Age 85 Years or Over	127	2.3%	519	1.8%	1,201	1.9%	2,231	1.6%
Female Median Age	39.3		38.8		36.9		35.3	
Age 19 Years or Less	1,272	23.4%	7,133	25.2%	16,928	26.8%	38,366	28.4%
Age 20 to 64 Years	3,019	55.6%	15,898	56.2%	35,811	56.6%	76,270	56.4%
Age 65 Years or Over	1,140	21.0%	5,276	18.6%	10,537	16.7%	20,680	15.3%

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2023)								
Male Population	5,452	50.1%	28,709	50.4%	63,449	50.1%	137,328	50.4%
Age Under 5 Years	278	5.1%	1,608	5.6%	4,017	6.3%	8,983	6.5%
Age 5 to 9 Years	347	6.4%	1,936	6.7%	4,582	7.2%	10,325	7.5%
Age 10 to 14 Years	376	6.9%	2,086	7.3%	4,861	7.7%	10,982	8.0%
Age 15 to 19 Years	336	6.2%	1,815	6.3%	3,917	6.2%	8,599	6.3%
Age 20 to 24 Years	373	6.8%	1,954	6.8%	4,442	7.0%	9,924	7.2%
Age 25 to 29 Years	411	7.5%	1,939	6.8%	4,521	7.1%	9,841	7.2%
Age 30 to 34 Years	419	7.7%	1,972	6.9%	4,661	7.3%	10,284	7.5%
Age 35 to 39 Years	388	7.1%	2,105	7.3%	4,793	7.6%	10,300	7.5%
Age 40 to 44 Years	371	6.8%	1,915	6.7%	4,400	6.9%	9,730	7.1%
Age 45 to 49 Years	318	5.8%	1,640	5.7%	3,577	5.6%	7,887	5.7%
Age 50 to 54 Years	290	5.3%	1,764	6.1%	3,745	5.9%	7,892	5.7%
Age 55 to 59 Years	292	5.4%	1,639	5.7%	3,361	5.3%	7,313	5.3%
Age 60 to 64 Years	291	5.3%	1,817	6.3%	3,645	5.7%	7,309	5.3%
Age 65 to 69 Years	326	6.0%	1,664	5.8%	3,215	5.1%	6,554	4.8%
Age 70 to 74 Years	241	4.4%	1,267	4.4%	2,487	3.9%	5,023	3.7%
Age 75 to 79 Years	190	3.5%	842	2.9%	1,627	2.6%	3,295	2.4%
Age 80 to 84 Years	123	2.3%	443	1.5%	944	1.5%	1,838	1.3%
Age 85 Years or Over	81	1.5%	301	1.0%	655	1.0%	1,250	0.9%
Male Median Age	37.0		37.1		35.5		34.5	
Age 19 Years or Less	1,337	24.5%	7,445	25.9%	17,376	27.4%	38,889	28.3%
Age 20 to 64 Years	3,154	57.9%	16,746	58.3%	37,144	58.5%	80,479	58.6%
Age 65 Years or Over	961	17.6%	4,518	15.7%	8,928	14.1%	17,961	13.1%
Males per 100 Females (2023)								
Overall Comparison	100		101		100		101	
Age Under 5 Years	103	50.7%	107	51.6%	106	51.6%	103	50.8%
Age 5 to 9 Years	104	51.1%	105	51.2%	103	50.8%	104	50.9%
Age 10 to 14 Years	109	52.2%	108	51.8%	106	51.5%	106	51.5%
Age 15 to 19 Years	103	50.9%	98	49.6%	94	48.6%	92	47.9%
Age 20 to 24 Years	113	53.0%	113	53.1%	106	51.5%	109	52.1%
Age 25 to 29 Years	118	54.1%	111	52.7%	105	51.2%	106	51.4%
Age 30 to 34 Years	101	50.3%	102	50.4%	104	51.0%	106	51.4%
Age 35 to 39 Years	103	50.6%	110	52.4%	108	51.9%	108	52.0%
Age 40 to 44 Years	103	50.7%	104	51.0%	108	51.9%	110	52.3%
Age 45 to 49 Years	112	52.9%	107	51.6%	104	50.9%	104	51.0%
Age 50 to 54 Years	101	50.2%	110	52.4%	108	51.9%	108	51.8%
Age 55 to 59 Years	109	52.2%	95	48.8%	93	48.3%	100	50.1%
Age 60 to 64 Years	84	45.5%	97	49.2%	96	48.9%	97	49.1%
Age 65 to 69 Years	92	47.9%	95	48.6%	93	48.3%	95	48.8%
Age 70 to 74 Years	85	45.8%	88	46.7%	89	47.2%	92	47.9%
Age 75 to 79 Years	86	46.3%	88	46.9%	86	46.2%	86	46.1%
Age 80 to 84 Years	80	44.5%	74	42.5%	78	43.7%	81	44.7%
Age 85 Years or Over	63	38.8%	58	36.7%	55	35.3%	56	35.9%
Age 19 Years or Less	105	51.3%	104	51.1%	103	50.7%	101	50.3%
Age 20 to 39 Years	108	52.0%	109	52.1%	106	51.4%	107	51.7%
Age 40 to 64 Years	101	50.2%	102	50.6%	102	50.4%	104	51.0%
Age 65 Years or Over	84	45.7%	86	46.1%	85	45.9%	87	46.5%

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)								
Total Households	4,548		22,414		47,769		97,626	
Households with Children	1,390	30.6%	6,760	30.2%	17,405	36.4%	37,319	38.2%
Average Household Size	2.4		2.5		2.6		2.8	
Household Density per Square Mile	1,448		793		608		311	
Population Family	9,361	86.0%	48,810	85.6%	108,580	85.7%	236,663	86.8%
Population Non-Family	1,434	13.2%	7,719	13.5%	17,331	13.7%	34,251	12.6%
Population Group Quarters	88	0.8%	487	0.9%	814	0.6%	1,731	0.6%
Family Households	3,168	69.7%	15,663	69.9%	33,483	70.1%	70,156	71.9%
Married Couple Households	2,608	82.3%	12,687	81.0%	26,199	78.2%	52,946	75.5%
Other Family Households with Children	560	17.7%	2,976	19.0%	7,284	21.8%	17,209	24.5%
Family Households with Children	1,374	43.4%	6,702	42.8%	17,296	51.7%	37,060	52.8%
Married Couple with Children	1,080	78.6%	5,104	76.2%	13,041	75.4%	26,775	72.2%
Other Family Households with Children	294	21.4%	1,597	23.8%	4,255	24.6%	10,285	27.8%
Family Households No Children	1,794	56.6%	8,962	57.2%	16,187	48.3%	33,096	47.2%
Married Couple No Children	1,528	85.2%	7,583	84.6%	13,158	81.3%	26,171	79.1%
Other Family Households No Children	266	14.8%	1,379	15.4%	3,029	18.7%	6,925	20.9%
Non-Family Households	1,380	30.3%	6,751	30.1%	14,286	29.9%	27,470	28.1%
Non-Family Households with Children	17	1.2%	58	0.9%	109	0.8%	259	0.9%
Non-Family Households No Children	1,363	98.8%	6,693	99.1%	14,177	99.2%	27,211	99.1%
Average Family Household Size	3.0		3.1		3.2		3.4	
Average Family Income	$144,691		$142,586		$147,832		$135,414	
Median Family Income	$121,143		$124,065		$121,397		$112,261	
Average Non-Family Household Size	1.0		1.1		1.2		1.2	
Marital Status (2023)								
Population Age 15 Years or Over	8,935		46,096		100,488		213,328	
Never Married	2,343	26.2%	13,921	30.2%	31,690	31.5%	72,685	34.1%
Currently Married	4,640	51.9%	22,817	49.5%	49,673	49.4%	100,665	47.2%
Previously Married	1,952	21.8%	9,358	20.3%	19,124	19.0%	39,979	18.7%
Separated	217	11.1%	1,317	14.1%	3,032	15.9%	7,259	18.2%
Widowed	479	24.5%	2,401	25.7%	4,261	22.3%	8,791	22.0%
Divorced	1,256	64.3%	5,640	60.3%	11,832	61.9%	23,928	59.9%
Educational Attainment (2023)								
Adult Population Age 25 Years or Over	7,570		38,758		83,790		176,348	
Elementary (Grade Level 0 to 8)	326	4.3%	1,163	3.0%	3,767	4.5%	12,449	7.1%
Some High School (Grade Level 9 to 11)	243	3.2%	1,545	4.0%	3,547	4.2%	8,963	5.1%
High School Graduate	1,429	18.9%	7,649	19.7%	17,909	21.4%	39,791	22.6%
Some College	1,698	22.4%	8,841	22.8%	19,171	22.9%	39,334	22.3%
Associate Degree Only	762	10.1%	3,827	9.9%	8,665	10.3%	18,403	10.4%
Bachelor Degree Only	1,789	23.6%	9,212	23.8%	18,077	21.6%	34,649	19.6%
Graduate Degree	1,322	17.5%	6,521	16.8%	12,655	15.1%	22,759	12.9%
Any College (Some College or Higher)	5,571	73.6%	28,402	73.3%	58,568	69.9%	115,145	65.3%
College Degree + (Bachelor Degree or Higher)	3,111	41.1%	15,733	40.6%	30,732	36.7%	57,408	32.6%

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

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave **Kennewick, WA 99336**	**1 mi radius**		**3 mi radius**		**5 mi radius**		**10 mi radius**	
Housing								
Total Housing Units (2023)	4,746		23,234		49,389		100,658	
Total Housing Units (2020)	4,452		21,789		46,993		96,398	
Historical Annual Growth (2020-2023)	294	2.2%	1,446	2.2%	2,396	1.7%	4,260	1.5%
Housing Units Occupied (2023)	4,548	95.8%	22,414	96.5%	47,769	96.7%	97,626	97.0%
Housing Units Owner-Occupied	3,110	68.4%	15,172	67.7%	32,291	67.6%	66,028	67.6%
Housing Units Renter-Occupied	1,438	31.6%	7,242	32.3%	15,478	32.4%	31,598	32.4%
Housing Units Vacant (2023)	198	4.2%	820	3.5%	1,620	3.3%	3,032	3.0%
Household Size (2023)								
Total Households	4,548		22,414		47,769		97,626	
1 Person Households	1,161	25.5%	5,701	25.4%	11,863	24.8%	22,593	23.1%
2 Person Households	1,512	33.3%	7,665	34.2%	16,043	33.6%	31,901	32.7%
3 Person Households	732	16.1%	3,525	15.7%	7,502	15.7%	15,369	15.7%
4 Person Households	654	14.4%	3,146	14.0%	6,746	14.1%	13,991	14.3%
5 Person Households	289	6.4%	1,394	6.2%	3,338	7.0%	7,798	8.0%
6 Person Households	136	3.0%	631	2.8%	1,475	3.1%	3,665	3.8%
7 or More Person Households	63	1.4%	352	1.6%	801	1.7%	2,309	2.4%
Household Income Distribution (2023)								
HH Income $200,000 or More	831	18.3%	4,157	18.5%	8,239	17.2%	14,023	14.4%
HH Income $150,000 to $199,999	410	9.0%	2,142	9.6%	5,043	10.6%	10,366	10.6%
HH Income $125,000 to $149,999	344	7.6%	1,903	8.5%	3,881	8.1%	7,946	8.1%
HH Income $100,000 to $124,999	605	13.3%	2,347	10.5%	4,760	10.0%	11,350	11.6%
HH Income $75,000 to $99,999	548	12.0%	2,888	12.9%	6,222	13.0%	12,671	13.0%
HH Income $50,000 to $74,999	599	13.2%	3,236	14.4%	6,899	14.4%	14,920	15.3%
HH Income $35,000 to $49,999	403	8.9%	1,993	8.9%	4,478	9.4%	9,335	9.6%
HH Income $25,000 to $34,999	252	5.5%	1,116	5.0%	2,869	6.0%	6,133	6.3%
HH Income $15,000 to $24,999	206	4.5%	948	4.2%	1,967	4.1%	4,554	4.7%
HH Income $10,000 to $14,999	44	1.0%	627	2.8%	1,284	2.7%	2,368	2.4%
HH Income Under $10,000	306	6.7%	1,058	4.7%	2,127	4.5%	3,959	4.1%
Household Vehicles (2023)								
Households 0 Vehicles Available	308	6.8%	1,453	6.5%	2,393	5.0%	4,756	4.9%
Households 1 Vehicle Available	1,603	35.2%	7,075	31.6%	14,151	29.6%	26,795	27.4%
Households 2 Vehicles Available	1,622	35.7%	7,881	35.2%	17,197	36.0%	35,438	36.3%
Households 3 or More Vehicles Available	1,015	22.3%	6,005	26.8%	14,028	29.4%	30,637	31.4%
Total Vehicles Available	8,498		43,900		97,827		205,887	
Average Vehicles per Household	1.9		2.0		2.0		2.1	
Owner-Occupied Household Vehicles	6,880	81.0%	34,679	79.0%	75,946	77.6%	157,696	76.6%
Average Vehicles per Owner-Occupied Household	2.2		2.3		2.4		2.4	
Renter-Occupied Household Vehicles	1,618	19.0%	9,221	21.0%	21,881	22.4%	48,191	23.4%
Average Vehicles per Renter-Occupied Household	1.1		1.3		1.4		1.5	
Travel Time (2023)								
Worker Base Age 16 years or Over	5,077		27,221		59,911		130,766	
Travel to Work in 14 Minutes or Less	1,593	31.4%	8,791	32.3%	17,638	29.4%	34,683	26.5%
Travel to Work in 15 to 29 Minutes	1,887	37.2%	9,821	36.1%	22,986	38.4%	52,964	40.5%
Travel to Work in 30 to 59 Minutes	759	15.0%	4,034	14.8%	9,617	16.1%	23,472	17.9%
Travel to Work in 60 Minutes or More	341	6.7%	1,226	4.5%	2,628	4.4%	6,019	4.6%
Work at Home	497	9.8%	3,349	12.3%	7,042	11.8%	13,627	10.4%
Average Minutes Travel to Work	17.7		17.0		17.7		18.6	

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2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	5,077		27,221		59,911		130,766	
Drive to Work Alone	4,044	79.7%	21,059	77.4%	46,132	77.0%	100,627	77.0%
Drive to Work in Carpool	444	8.8%	2,368	8.7%	5,570	9.3%	13,652	10.4%
Travel to Work by Public Transportation	28	0.5%	118	0.4%	280	0.5%	787	0.6%
Drive to Work on Motorcycle	6	0.1%	40	0.1%	69	0.1%	200	0.2%
Bicycle to Work	9	0.2%	66	0.2%	99	0.2%	218	0.2%
Walk to Work	40	0.8%	124	0.5%	317	0.5%	746	0.6%
Other Means	9	0.2%	96	0.4%	403	0.7%	909	0.7%
Work at Home	497	9.8%	3,349	12.3%	7,042	11.8%	13,627	10.4%
Daytime Demographics (2023)								
Total Businesses	588		2,545		4,652		8,634	
Total Employees	4,747		19,552		34,975		80,776	
Company Headquarter Businesses	14	2.3%	69	2.7%	127	2.7%	240	2.8%
Company Headquarter Employees	322	6.8%	1,481	7.6%	2,920	8.3%	9,831	12.2%
Employee Population per Business	8.1	to 1	7.7	to 1	7.5	to 1	9.4	to 1
Residential Population per Business	18.5	to 1	22.4	to 1	27.2	to 1	31.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	8,431		37,553		73,552		158,772	
Labor Force								
Labor Population Age 16 Years or Over (2023)	8,761		45,223		98,540		208,929	
Labor Force Total Males (2023)	4,365	49.8%	22,672	50.1%	49,024	49.8%	104,810	50.2%
Male Civilian Employed	2,796	64.1%	14,690	64.8%	32,269	65.8%	71,054	67.8%
Male Civilian Unemployed	41	0.9%	398	1.8%	1,179	2.4%	2,661	2.5%
Males in Armed Forces	-	-	-	-	50	0.1%	165	0.2%
Males Not in Labor Force	1,528	35.0%	7,583	33.4%	15,526	31.7%	30,932	29.5%
Labor Force Total Females (2023)	4,397	50.2%	22,551	49.9%	49,516	50.2%	104,119	49.8%
Female Civilian Employed	2,281	51.9%	12,531	55.6%	27,644	55.8%	59,715	57.4%
Female Civilian Unemployed	23	0.5%	392	1.7%	763	1.5%	1,979	1.9%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	2,092	47.6%	9,628	42.7%	21,110	42.6%	42,425	40.7%
Unemployment Rate	64	0.7%	790	1.7%	1,941	2.0%	4,639	2.2%
Occupation (2023)								
Occupation Population Age 16 Years or Over	5,077		27,221		59,911		130,766	
Occupation Total Males	2,796	55.1%	14,690	54.0%	32,267	53.9%	71,052	54.3%
Occupation Total Females	2,281	44.9%	12,531	46.0%	27,644	46.1%	59,714	45.7%
Management, Business, Financial Operations	785	15.5%	3,979	14.6%	8,578	14.3%	18,020	13.8%
Professional, Related	1,778	35.0%	7,970	29.3%	15,336	25.6%	30,029	23.0%
Service	653	12.9%	3,837	14.1%	9,806	16.4%	22,733	17.4%
Sales, Office	1,081	21.3%	5,551	20.4%	11,517	19.2%	24,004	18.4%
Farming, Fishing, Forestry	102	2.0%	864	3.2%	2,098	3.5%	5,869	4.5%
Construction, Extraction, Maintenance	226	4.5%	1,801	6.6%	4,688	7.8%	10,857	8.3%
Production, Transport, Material Moving	452	8.9%	3,218	11.8%	7,888	13.2%	19,254	14.7%
White Collar Workers	3,644	71.8%	17,500	64.3%	35,430	59.1%	72,053	55.1%
Blue Collar Workers	1,433	28.2%	9,721	35.7%	24,481	40.9%	58,713	44.9%

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)								
Total Units	4,548		22,414		47,769		97,626	
1 Detached Unit	2,877	63.3%	13,817	61.6%	30,253	63.3%	64,158	65.7%
1 Attached Unit	81	1.8%	403	1.8%	1,436	3.0%	3,339	3.4%
2 Units	96	2.1%	672	3.0%	1,467	3.1%	2,608	2.7%
3 to 4 Units	82	1.8%	838	3.7%	1,748	3.7%	3,791	3.9%
5 to 9 Units	380	8.3%	1,248	5.6%	2,414	5.1%	3,932	4.0%
10 to 19 Units	235	5.2%	1,186	5.3%	2,498	5.2%	4,133	4.2%
20 to 49 Units	63	1.4%	588	2.6%	1,407	2.9%	2,816	2.9%
50 or More Units	446	9.8%	1,898	8.5%	3,107	6.5%	4,856	5.0%
Mobile Home or Trailer	282	6.2%	1,717	7.7%	3,337	7.0%	7,819	8.0%
Other Structure	6	0.1%	48	0.2%	101	0.2%	174	0.2%
Homes Built By Year (2023)								
Homes Built 2014 or later	20	0.4%	305	1.3%	810	1.6%	1,532	1.5%
Homes Built 2010 to 2013	686	14.5%	3,944	17.0%	7,727	15.6%	15,625	15.5%
Homes Built 2000 to 2009	1,477	31.1%	5,080	21.9%	10,816	21.9%	20,696	20.6%
Homes Built 1990 to 1999	758	16.0%	3,607	15.5%	6,872	13.9%	12,000	11.9%
Homes Built 1980 to 1989	393	8.3%	1,538	6.6%	2,691	5.4%	6,038	6.0%
Homes Built 1970 to 1979	692	14.6%	4,612	19.9%	8,501	17.2%	16,165	16.1%
Homes Built 1960 to 1969	287	6.1%	1,534	6.6%	3,840	7.8%	8,165	8.1%
Homes Built 1950 to 1959	85	1.8%	1,024	4.4%	3,259	6.6%	7,099	7.1%
Homes Built 1940 to 1949	126	2.7%	649	2.8%	2,653	5.4%	7,733	7.7%
Homes Built Before 1939	23	0.5%	121	0.5%	600	1.2%	2,572	2.6%
Median Age of Homes	31.8	yrs	34.3	yrs	36.8	yrs	39.1	yrs
Home Values (2023)								
Owner Specified Housing Units	3,110		15,172		32,291		66,028	
Home Values $1,000,000 or More	20	0.7%	92	0.6%	335	1.0%	688	1.0%
Home Values $750,000 to $999,999	53	1.7%	479	3.2%	1,147	3.6%	1,963	3.0%
Home Values $500,000 to $749,999	420	13.5%	2,227	14.7%	5,161	16.0%	9,492	14.4%
Home Values $400,000 to $499,999	490	15.8%	2,631	17.3%	4,984	15.4%	8,377	12.7%
Home Values $300,000 to $399,999	1,211	38.9%	5,246	34.6%	9,664	29.9%	18,715	28.3%
Home Values $250,000 to $299,999	446	14.3%	1,828	12.0%	4,201	13.0%	8,535	12.9%
Home Values $200,000 to $249,999	249	8.0%	1,188	7.8%	2,902	9.0%	6,968	10.6%
Home Values $175,000 to $199,999	28	0.9%	253	1.7%	632	2.0%	1,697	2.6%
Home Values $150,000 to $174,999	19	0.6%	146	1.0%	621	1.9%	1,998	3.0%
Home Values $125,000 to $149,999	12	0.4%	111	0.7%	373	1.2%	1,308	2.0%
Home Values $100,000 to $124,999	20	0.6%	123	0.8%	300	0.9%	1,115	1.7%
Home Values $90,000 to $99,999	9	0.3%	21	0.1%	72	0.2%	466	0.7%
Home Values $80,000 to $89,999	5	0.2%	26	0.2%	87	0.3%	301	0.5%
Home Values $70,000 to $79,999	17	0.5%	35	0.2%	68	0.2%	220	0.3%
Home Values $60,000 to $69,999	7	0.2%	25	0.2%	55	0.2%	170	0.3%
Home Values $50,000 to $59,999	7	0.2%	55	0.4%	160	0.5%	401	0.6%
Home Values $35,000 to $49,999	40	1.3%	142	0.9%	243	0.8%	591	0.9%
Home Values $25,000 to $34,999	24	0.8%	239	1.6%	532	1.6%	1,048	1.6%
Home Values $10,000 to $24,999	15	0.5%	145	1.0%	352	1.1%	1,066	1.6%
Home Values Under $10,000	16	0.5%	162	1.1%	403	1.2%	908	1.4%
Owner-Occupied Median Home Value	$353,440		$364,442		$362,693		$337,377	
Renter-Occupied Median Rent	$1,047		$985		$991		$959	

Lat/Lon: 46.2088/-119.239

8920 W Clearwater Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2023)								
Total Household Expenditure	$366.95 M		$1.82 B		$3.95 B		$7.76 B	
Total Non-Retail Expenditure	$194.7 M		$968.49 M		$2.1 B		$4.11 B	
Total Retail Expenditure	$172.26 M		$855.8 M		$1.85 B		$3.65 B	
Apparel	$13.19 M		$65.63 M		$142.29 M		$278.89 M	
Contributions	$12.74 M		$63.65 M		$137.36 M		$265.23 M	
Education	$12.36 M		$61.99 M		$133.76 M		$255.73 M	
Entertainment	$21.24 M		$105.73 M		$229.03 M		$448.54 M	
Food and Beverages	$53.32 M		$264.55 M		$573.42 M		$1.13 B	
Furnishings and Equipment	$13.13 M		$65.38 M		$141.56 M		$277.43 M	
Gifts	$9.75 M		$49.08 M		$105.39 M		$201.82 M	
Health Care	$30.07 M		$148.96 M		$322.41 M		$637.06 M	
Household Operations	$14.72 M		$73.2 M		$158.41 M		$309.4 M	
Miscellaneous Expenses	$7 M		$34.74 M		$75.15 M		$147.32 M	
Personal Care	$4.92 M		$24.46 M		$52.95 M		$104.1 M	
Personal Insurance	$2.74 M		$13.68 M		$29.59 M		$57.47 M	
Reading	$810.02 K		$4.02 M		$8.7 M		$17 M	
Shelter	$77.08 M		$383.48 M		$831.53 M		$1.63 B	
Tobacco	$1.96 M		$9.63 M		$20.93 M		$42.07 M	
Transportation	$66.17 M		$328.82 M		$713.46 M		$1.41 B	
Utilities	$25.74 M		$127.29 M		$276.1 M		$547.97 M	
Monthly Household Consumer Expenditure (2023)								
Total Household Expenditure	$6,724		$6,782		$6,894		$6,627	
Total Non-Retail Expenditure	$3,568	53.1%	$3,601	53.1%	$3,658	53.1%	$3,508	52.9%
Total Retail Expenditures	$3,156	46.9%	$3,182	46.9%	$3,236	46.9%	$3,119	47.1%
Apparel	$242	3.6%	$244	3.6%	$248	3.6%	$238	3.6%
Contributions	$233	3.5%	$237	3.5%	$240	3.5%	$226	3.4%
Education	$227	3.4%	$230	3.4%	$233	3.4%	$218	3.3%
Entertainment	$389	5.8%	$393	5.8%	$400	5.8%	$383	5.8%
Food and Beverages	$977	14.5%	$984	14.5%	$1,000	14.5%	$966	14.6%
Furnishings and Equipment	$241	3.6%	$243	3.6%	$247	3.6%	$237	3.6%
Gifts	$179	2.7%	$182	2.7%	$184	2.7%	$172	2.6%
Health Care	$551	8.2%	$554	8.2%	$562	8.2%	$544	8.2%
Household Operations	$270	4.0%	$272	4.0%	$276	4.0%	$264	4.0%
Miscellaneous Expenses	$128	1.9%	$129	1.9%	$131	1.9%	$126	1.9%
Personal Care	$90	1.3%	$91	1.3%	$92	1.3%	$89	1.3%
Personal Insurance	$50	0.7%	$51	0.8%	$52	0.7%	$49	0.7%
Reading	$15	0.2%	$15	0.2%	$15	0.2%	$15	0.2%
Shelter	$1,412	21.0%	$1,426	21.0%	$1,451	21.0%	$1,394	21.0%
Tobacco	$36	0.5%	$36	0.5%	$37	0.5%	$36	0.5%
Transportation	$1,212	18.0%	$1,222	18.0%	$1,245	18.1%	$1,203	18.2%
Utilities	$472	7.0%	$473	7.0%	$482	7.0%	$468	7.1%