

911 S Washington St

Medical/Office for Sale | \$3,200,000 MLS 281151





Property Highlights

Property Type	
Property Subtype	Medical
APN	106803110001026
Building Size	12,448 SF
Lot Size	0.8 Acres
Building Class	В
Year Built	1994
Number of Floors	2
Number of Buildings	1

Introducing a prime investment opportunity in Kennewick, WA! This impressive $\pm 12,448$ SF building, constructed in 1994, features two units with versatile potential for office or medical use.

Boasting a sought-after KENNEWICK zoning, this property offers a strategic location in the heart of Kennewick, WA. With its spacious layout, and strategic positioning, this property presents an enticing opportunity for investors seeking a high-potential commercial space in a thriving area.

Nearby ±0.4 AC lot negotiable for offsite parking | MLS 274450



- Ideal for medical owners/users seeking move-in-ready space.
- Features two units with versatile potential for office or medical use.
- Flexible layout use one space and lease out the other.
- 16 exam rooms, X-ray room and co-ed restrooms.
- · Downtown location with ample parking.
- Lease listing | MLS 277850



Exterior Photos













FLYER | 911 S Washington St Kennewick, WA 99336

Natri-Cities

Interior Photos



















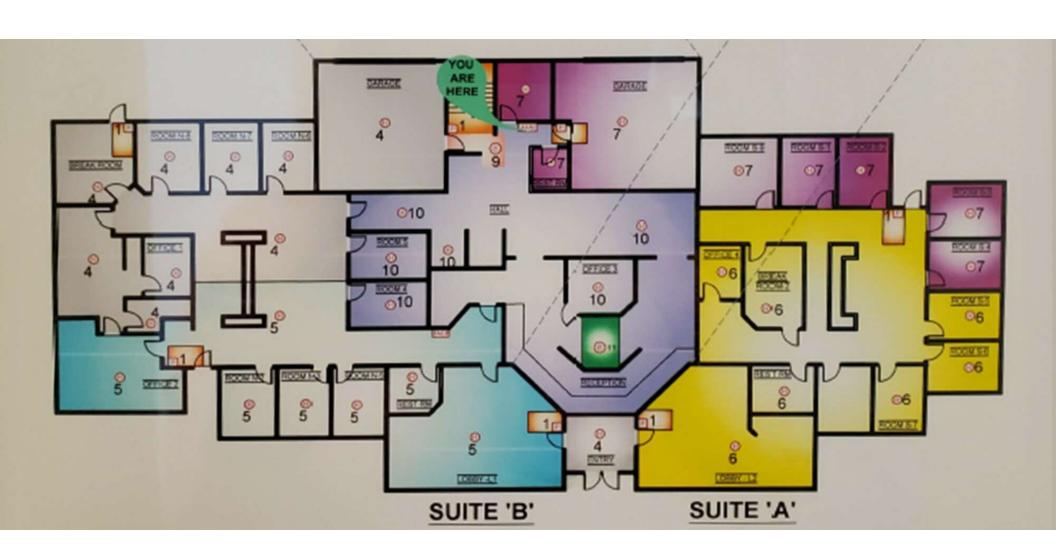








Floor Plan





Elevations



FLYER | 911 S Washington St Kennewick, WA 99336



Broker Contact



Todd Sternfeld

Principal / Commercial Broker

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

911 S Washington St		-						
Kennewick, WA 99336	1 mi rad	lius	3 mi rad	lius	5 mi rac	lius	10 mi ra	dius
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	

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

911 S Washington St Kennewick, WA 99336	1 mi radius		3 mi rac	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		79,566	36.6%	
Not Hispanic or Latino Population (2010)	7,588	53.1%	39,833		68,158		123,866		
Hispanic or Latino Population (2010)	6,699	46.9%	26,144		46,682		57,160	31.6%	
Not Hispanic or Latino Population (2029)	9,807	66.9%	45,528	62.5%	81,998		146,828		
Hispanic or Latino Population (2029)	4,853	33.1%	27,371		54,453		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%	

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

Mousehold Type (2024)	911 S Washington St Kennewick, WA 99336	1 mi radius		3 mi rad	lius	5 mi radius		10 mi radius		
Households with Children 2.190 43.39 9.881 40.99 17.70 9.66 7.49 7.4	Neimewick, WA 33330								_	
Production with Children 2.19 4.39 9.88 4.09 17.87 9.98 2.96 4.74 4.74 4.74 4.75 5.75 2.54 4.74 4.75 5.75 5.25 4.75 5.75 5.25	Household Type (2024)									
Memorange Household Srien 1.611 878 1.757 528 1.75	Total Households	•		24,699		45,156		79,395		
Population Family	Households with Children	2,190	43.3%	9,883	40.0%	17,870	39.6%	29,664	37.4%	
Population Family 12,712 8,6% 61,525 8,7% 112,956 8,9% 33,985 5,1% 5,0% 5,0% 5,0% 33,985 5,1% 5,0%	Average Household Size	2.8		2.8		2.9		2.8		
Population Non-Family 1,606 1,27% 8,617 1,27% 1,7520 3,39% 33,985 1,517% 1,506 1,616 1	Household Density per Square Mile	1,611		874		575				
Population Group Quarters 30 0.2% 4.46 0.6% 1.061 0.8% 1.368 6.6% Family Households 3.786 7.48% 11.47 72.5% 32.215 71.3% 54.427 66.6% 31.48 21.50 6.7% 31.48 62.4% 21.50 6.7% 31.48 21.50 6.7% 10.712 33.3% 15.55 21.4% Other Family Households with Children 1.111 50.9% 56.9% 11.120 62.3% 21.50 75.7% 24.4% 20.01 67.6% 21.4% 20.01 67.6% 25.7% 11.20 25.3% 29.59 21.4% 20.01 67.6% 25.4% 11.20 25.9% 11.20 27.5% 15.8% 11.21 62.5% 25.3% 21.20 25.5% 21.20 27.5% 25.5% 11.21 62.5% 25.9% 11.20 27.5% 25.5% 11.20 27.5% 25.5% 21.20 27.5% 25.5% 21.20 27.5% 25.5% 21.20 27.5%	Population Family	12,712	88.6%	61,525	87.2%	112,956	85.9%	189,106	84.2%	
Pamily Households	Population Non-Family	1,606	11.2%	8,617	12.2%	17,520	13.3%	33,985	15.1%	
Married Couple Households 2,197 58,0% 11,695 64,4% 21,503 6,6% 38,872 71,4% Other Family Households with Children 1,589 2,0% 6,452 35,6% 10,712 33,3% 15,555 28,6% Family Households with Children 1,111 50,9% 58,08 54,3% 11,102 62,4% 20,015 67,6% Other Family Households with Children 1,013 49,1% 4,052 41,1% 60,70 35,6% 9,573 32,4% Family Households No Children 1,061 42,3% 8,292 45,7% 11,439 4,7% 24,84 56,9% Married Couple No Children 1,068 6,789 1,214 10,302 22,1% 18,88 75,9% Other Family Households No Children 1,58 2,22% 6,589 1,114 10,38 24,7% 24,968 31,4% Non-Family Households With Children 1,28 9,6% 6,25 9,6% 12,9 9,6% 13,3 13,31 13,31 13,34 <	Population Group Quarters	30	0.2%	446	0.6%	1,061	0.8%	1,386	0.6%	
Other Family Households with Children 1.588 2.0% 6.458 3.56% 10.712 33.3% 15.555 2.68% 5.40% 5.40% 10.000 2.50% 2.58%	Family Households	3,786	74.8%	18,147	73.5%	32,215	71.3%	54,427	68.6%	
Family Households with Children 2.185 5.7.% 9.856 5.3.% 11.20 62.4% 20.15 6.7.% Married Couple with Children 1.107 5.9.% 5.804 5.80% 11.120 6.2.% 20.015 6.7.% Tamily Households No Children 1.601 42.3% 8.292 4.1% 10.30 2.4% 2.8.9% 2.1% 10.80 7.9% 2.9% 4.1% 2.7.% 13.85 7.9% 2.9% 4.1% 2.7% 2.582 2.5% 10.9% 4.1% 10.80 7.9% 2.9% 0.412 2.9% 1.28 2.9% 0.412 2.9% 1.9.82 2.1% 0.9% 0.58 2.1% 1.0% 1.88 3.9% 0.58 2.1% 0.9% 0.5% 0.5% 0.24 0.9% 0.24 0.9% 0.5% 0.5% 0.9% 0.24 0.9% 0.9% 0.5% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9% 0.9%<	Married Couple Households	2,197	58.0%	11,695	64.4%	21,503	66.7%	38,872	71.4%	
Married Couple with Children 1.111 50.9% 5.804 5.9% 11.10 6.2% 20.105 6.76% Other Family Households with Children 1.073 49.1% 4.052 4.1% 6.000 3.6% 9.573 3.2% Family Households No Children 1.068 6.7% 5.891 4.1% 14.395 4.2% 2.2% 14.39 4.1% 2.1% 12.38 4.2% 1.2% 5.2% 4.01 2.7% 2.2% 2.2% 2.2% 4.01 2.7% 5.982 2.1% Non-Family Households No Children 1.68 9.0% 6.552 2.6% 12.91 2.4% 2.4 2.4% 2.4 0.4% 2.7 0.4% 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 2.1 5.9 2.2 5.9 5.9 5.9 5.9 5.9 5.9 5.9 5.9 5.9 <	Other Family Households with Children	1,589	42.0%	6,452	35.6%	10,712	33.3%	15,555	28.6%	
Other Family Households with Children 1,073 49.1% 4.052 41.7% 6,700 37.6% 9.573 32.4% Family Households No Children 1,601 42.3% 8.292 45.7% 14.395 41.7% 24.404 46.6% Married Couple No Children 156 32.2% 24.00 26.9% 40.12 27.9% 55.92 21.5% Other Family Households No Children 16 3.2% 6.552 26.5% 12.94 24.96 24.98 31.4% Non-Family Households With Children 6 0.4% 27 0.4% 49 0.4% 76 0.3% Non-Family Households No Children 16.8 9.6% 65.25 9.6% 12.91 9.6% 24.80 9.9% 24.80 9.9% 24.80 9.9% 24.80 9.9% 24.80 9.9% 25.0 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.4% 10.4% 10.4% 10.4% 10.4%	Family Households with Children	2,185	57.7%	9,856	54.3%	17,820	55.3%	29,587	54.4%	
Family Households No Children 1.601 4.2.% 8.2.94 4.5.% 14.305 4.7.% 24.840 4.5.% Married Couple No Children 1.066 6.7.% 5.981 7.1.% 10.362 2.1% 10.865 7.5.% Other Family Households No Children 1.27 2.2.% 2.605 2.65 12.94 2.9.% 24.96 2.9.% <td< td=""><td>Married Couple with Children</td><td>1,111</td><td>50.9%</td><td>5,804</td><td>58.9%</td><td>11,120</td><td>62.4%</td><td>20,015</td><td>67.6%</td></td<>	Married Couple with Children	1,111	50.9%	5,804	58.9%	11,120	62.4%	20,015	67.6%	
Married Couple No Children 1.086 6.78% 5.891 7.1.% 10.382 7.2.% 5.982 2.4.% Other Family Households No Children 516 32.2% 2.400 28.9% 4.012 2.79% 5.982 2.1.% Non-Family Households 1.273 2.2% 6.552 2.6% 12.94 2.7% 2.4.968 3.1.4% Non-Family Households No Children 1.288 9.6% 6.552 9.6% 1.289 9.6% 2.83 9.6% 1.289 9.6% 2.83 9.6% 1.289 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.83 9.6% 2.81 9.6% 2.81 9.6% 2.81 9.6% 2.81 9.6% 2.81 9.6% 9.2% 9.2%	Other Family Households with Children	1,073	49.1%	4,052	41.1%	6,700	37.6%	9,573	32.4%	
Other Family Households No Children 516 3.2% 2.4% 2.9% 4.01 2.7% 5.982 2.1% Non-Family Households 1.273 2.5% 6.552 2.5% 1.294 2.4%	Family Households No Children	1,601	42.3%	8,292	45.7%	14,395	44.7%	24,840	45.6%	
Non-Family Households with Children 1,273 2,52% 6,55% 2,65% 12,941 2,87% 24,968 3,14% Non-Family Households with Children 1,68 9,6% 6,525 9,6% 12,81 9,6% 2,4% 2,4% 2,4% 2,4% 2,4% 2,5% 2,3% 2,3% 3,5% 2,5% 12,81 9,6% 2,3% 9,7% 2,5% 1,3% 2,5% 1,3% 9,7% 2,5% 1,3% 2,5% 1,3% 2,5% 1,3% 2,5% 3,5% 2,5% 3,5%	Married Couple No Children	1,086	67.8%	5,891	71.1%	10,382	72.1%	18,858	75.9%	
Non-Family Households with Children 6 0.4% 27 0.4% 49 0.4% 76 0.3% Non-Family Households No Children 1,268 9.6% 6,525 9.6% 12,881 9.6% 24,881 9.6% 2,882 9.6% 12,881 9.6% 24,881 9.6% 2,872 9.0% 12,881 9.6% 2,872 9.0% 2,872 3,582 2,872	Other Family Households No Children	516	32.2%	2,400	28.9%	4,012	27.9%	5,982	24.1%	
Non-Family Households No Children 1,268 9,6% 6,525 9,6% 12,891 9,6% 24,891 9,7%	Non-Family Households	1,273	25.2%	6,552	26.5%	12,941	28.7%	24,968	31.4%	
Average Family Household Size 3.4 3.5 3.5 4.5 4.5 5.13,314 \$13,698 4.5 4.5 4.5 5.13,314 \$13,698 4.5 4.5 4.5 5.13,314 \$13,698 4.5 4.5 4.5 4.5 5.0	Non-Family Households with Children	6	0.4%	27	0.4%	49	0.4%	76	0.3%	
Average Family Income \$82,597 \$103,785 \$113,314 \$136,988 And Section of Section	Non-Family Households No Children	1,268	99.6%	6,525	99.6%	12,891	99.6%	24,891	99.7%	
Median Family Income \$67,906 \$84,207 \$90,769 \$107,334 Average Non-Family Household Size 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 2,37% 11,233 20,6% 20,610 20,4% 32,965 19,1% Separated 501 1,22% 2,461 2,19% 40,04 19,4% 61,89 1,4% Widowed 661 2,53% 2,329 2,07 4,413 2,14% 7,280 2,21% Butter Foundard 8,607 43,767 81,000 1,40,76 1,40,76 1,40,76 1,40,76 1,40,76 1,40,76 1,40,76 1,40,76 1,40,76	Average Family Household Size	3.4		3.4		3.5		3.5		
Average Non-Family Household Size 1.3 1.3 1.4 1.4 Marital Status (2024) Fopulation Age 15 Years or Over 10.992 54.621 101,181 172,870 Never Married 4.899 4.46% 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 2.6% 20.610 20.4% 32,965 19.1% Separated 501 19.2% 2,461 21.9% 40.04 19.4% 61.80 18.7% Widowed 661 25.3% 2,329 20.7% 44.13 21.4% 7,280 22.1% Divorced 1,448 55.5% 64.43 57.4% 12.193 59.2% 19.5% Adult Population Age 25 Years or Over 8,607 43,767 81,000 140,766 2.8% Some High School (Grade Level 0 to 8) 90 3,46<	Average Family Income	\$82,597		\$103,785		\$113,314		\$136,988		
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% 6.43 57.4% 12.19 59.2% 19.50 59.2% Educational Attainment (2024) 43.767 81,000 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766	Median Family Income	\$67,906		\$84,207		\$90,769		\$107,334		
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 3.6% 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) 43,767 81,000 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766 140,766<	Average Non-Family Household Size	1.3		1.3		1.4		1.4		
Never Married 4.899 44.6% 21,210 38.8% 38,062 37.6% 59,487 34.8% 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) 2 43,767 81,000 140,766 140,	Marital Status (2024)									
Currently Married 3.482 31.7% 22.178 40.6% 42.508 42.0% 80.419 46.56 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) 2 43,767 81,000 140,766	Population Age 15 Years or Over	10,992		54,621		101,181		172,870		
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) 2 43,767 81,000 140,766	Never Married	4,899	44.6%	21,210	38.8%	38,062	37.6%	59,487	34.4%	
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) 8,607 43,767 81,000 140,766 140	Currently Married	3,482	31.7%	22,178	40.6%	42,508	42.0%			
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 </td <td>Previously Married</td> <td></td> <td></td> <td>11,233</td> <td>20.6%</td> <td></td> <td></td> <td></td> <td></td>	Previously Married			11,233	20.6%					
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) 3,460 3,460 3,460 43,767 81,000 140,766 14	Separated									
Divorced 1,448 55.5% 6,443 57.4% 12,193 59.2% 19,504 59.2% Educational Attainment (2024) 43,767 81,000 140,766 <td>Widowed</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Widowed									
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%	Divorced									
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%	Educational Attainment (2024)								-	
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%	Adult Population Age 25 Years or Over	8,607		43,767		81,000		140,766		
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%	Elementary (Grade Level 0 to 8)	907	10.5%	5,128	11.7%	8,913	11.0%	11,526	8.2%	
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%										
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%										
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%	S .									
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%										
Graduate Degree 489 5.7% 3,085 7.0% 6,778 8.4% 16,929 12.0%										
,5-(,									
College Degree + (Bachelor Degree or Higher) 1,575 18.3% 9,013 20.6% 18,235 22.5% 42,117 29.9%										

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

911 S Washington St				40 :		
Kennewick, WA 99336	1 mi radius		3 mi rac	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		
Farming, Fishing, Forestry	325	6.0%	1,446	4.9%	3,138	5.6%	4,252	4.49	
Construction, Extraction, Maintenance	627	11.5%	3,277	11.2%	6,053	10.8%		10.19	
Production, Transport, Material Moving		20.0%		16.8%		15.8%		14.0%	
White Collar Workers		41.9%		48.2%	27,535		52,612		
Blue Collar Workers		58.1%		51.8%	28,263		44,150		

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

911 S Washington St Kennewick, WA 99336	1 mi rac	lius	3 mi rad	lius	5 mi rac	lius	10 mi ra	dius
Kennewick, WA 99330								
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		47.1%	\$2,613			47.1%		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		14.9%		14.7%		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		\$74		\$77		\$87	
Personal Insurance	\$31	1.3% 0.7%	\$39	1.3% 0.7%	\$41	1.3% 0.7%	\$48	1.3% 0.7%
Reading	\$10		\$12		\$13		\$14	
Shelter		0.2% 21.4%	\$1,169	0.2% 21.1%		0.2% 21.1%	\$1,367	0.2%
Tobacco	\$30	0.6%	\$33	0.6%	\$33	0.6%	\$36	0.5%
Transportation		18.1%	\$1,009	18.2%	\$1,047	18.2%	\$1,178	
Utilities	\$347	7.5%	\$405	7.3%	\$417	7.2%	\$460 	7.1%