



911 S Washington St

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

MLS 281151

NATri-Cities

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

Introducing a prime investment opportunity in Kennewick, WA! This impressive ±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.

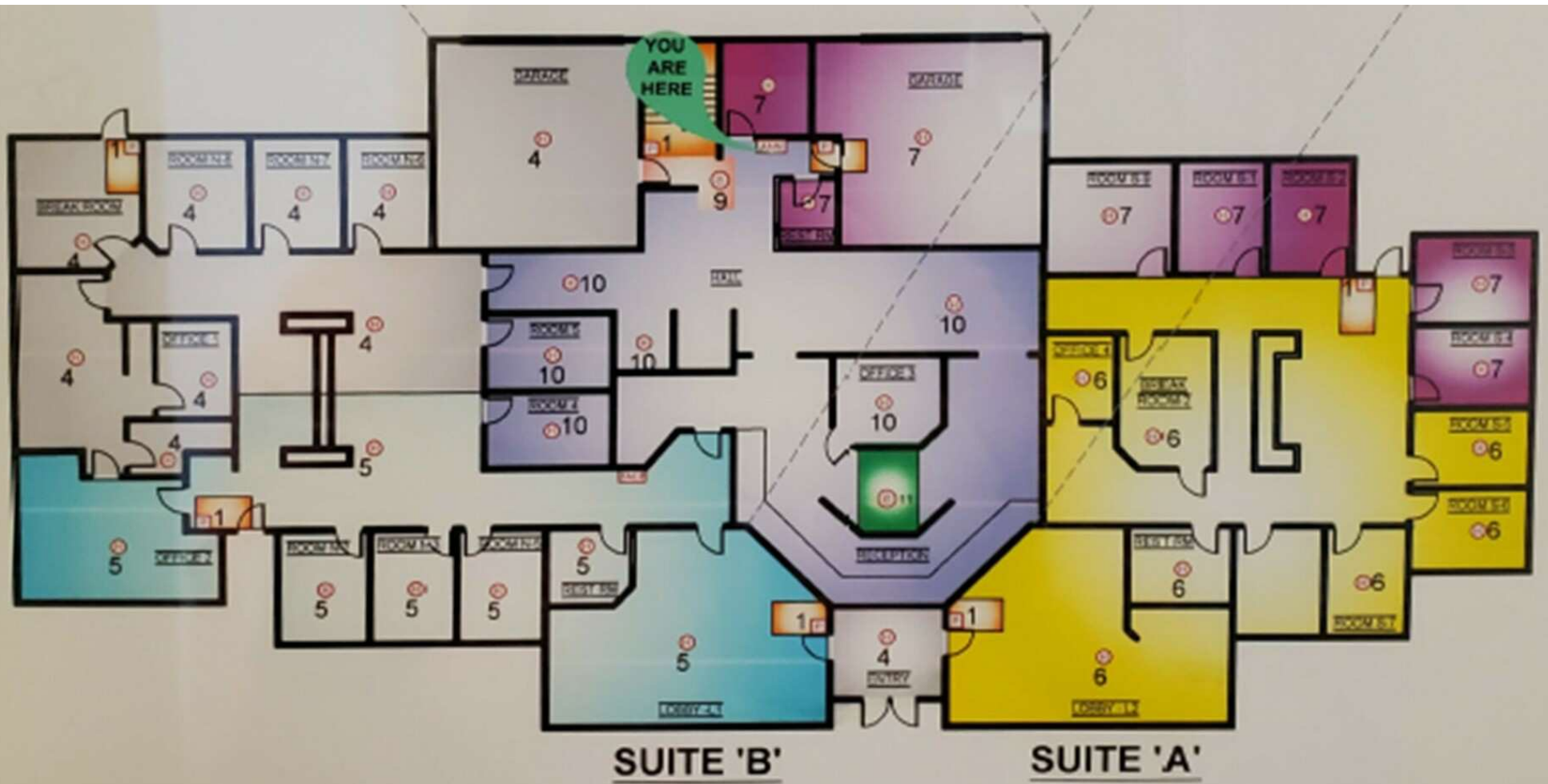
Nearby ±0.4 AC lot negotiable for offsite parking | MLS 274450



- 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

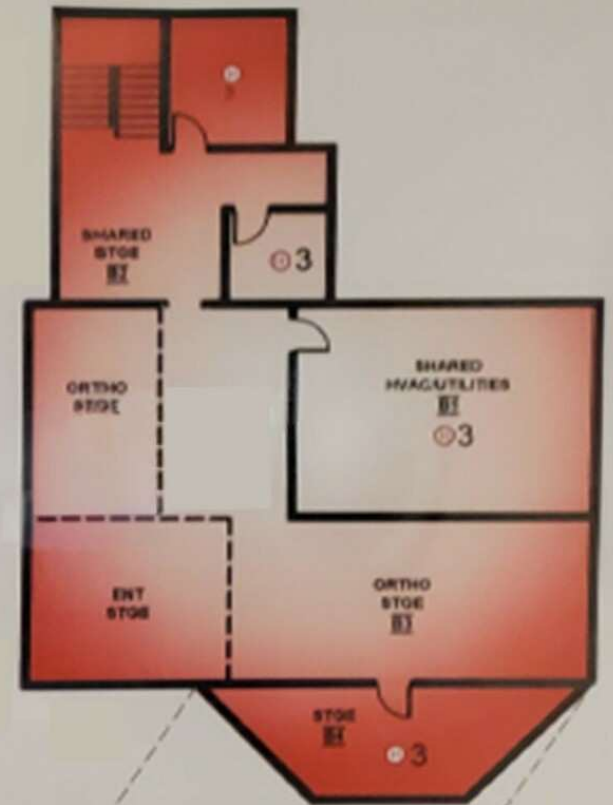








UPPER LEVEL



LOWER LEVEL





Todd Sternfeld

Principal / Commercial Broker

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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

2010-2020 Census, 2024 Estimates with 2029 Projections
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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%	

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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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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%