

608 N COLUMBIA CENTER BLVD, KENNEWICK, WA 99336
BUILD TO SUIT OPPORTUNITY | MLS 250932

NAITri-Cities



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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.



Property Type	Retail
Property Subtype	Street Retail
Building Size	2,288 SF
Lease Rate:	\$24 PSF + NNN

Located in a high-traffic area with plenty of parking, this build-to-suit opportunity offers great visibility and convenience for your business. Customize the space to fit your needs.

Situated near Kennewick's retail corridor and Vista Fields, this is a prime spot for office or retail in close proximity to shopping and dining.

- Freestanding building
- Build to Suit/Ground lease
- High-traffic area located behind an Applebee's restaurant.
- Plenty of parking spaces.
- ±36K VPD
- NNN lease

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COLORADO STREET

CONCEPTUAL PAD SITE PLAN



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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, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2162/-119.2249

608 N Columbia Center Blvd Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	8,878		63,543		149,780		272,294	
Projected Population (2028)	9,443		67,201		158,692		291,435	
Census Population (2020)	8,525		61,428		145,278		262,873	
Census Population (2010)	7,895		50,386		118,962		216,294	
Projected Annual Growth (2023-2028)	565	1.3%	3,658	1.2%	8,912	1.2%	19,142	1.4%
Historical Annual Growth (2020-2023)	353	1.4%	2,115	1.1%	4,502	1.0%	9,421	1.2%
Historical Annual Growth (2010-2020)	631	0.8%	11,041	2.2%	26,316	2.2%	46,580	2.2%
Estimated Population Density (2023)	2,827	psm	2,249	psm	1,908	psm	867	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	3,632		25,027		55,496		97,324	
Projected Households (2028)	3,960		27,152		60,566		107,294	
Census Households (2020)	3,447		23,883		53,122		92,725	
Census Households (2010)	3,185		19,763		43,870		76,909	
Projected Annual Growth (2023-2028)	328	1.8%	2,125	1.7%	5,071	1.8%	9,970	2.0%
Historical Annual Change (2010-2023)	447	1.1%	5,265	2.0%	11,626	2.0%	20,415	2.0%
Average Household Income								
Estimated Average Household Income (2023)	\$121,599		\$116,826		\$118,473		\$115,817	
Projected Average Household Income (2028)	\$119,013		\$114,724		\$115,795		\$112,068	
Census Average Household Income (2010)	\$74,037		\$73,377		\$68,684		\$66,596	
Census Average Household Income (2000)	\$61,600		\$62,929		\$59,086		\$56,875	
Projected Annual Change (2023-2028)	-\$2,586	-0.4%	-\$2,103	-0.4%	-\$2,677	-0.5%	-\$3,750	-0.6%
Historical Annual Change (2000-2023)	\$60,000	4.2%	\$53,898	3.7%	\$59,386	4.4%	\$58,942	4.5%
Median Household Income								
Estimated Median Household Income (2023)	\$90,732		\$92,861		\$94,211		\$92,615	
Projected Median Household Income (2028)	\$92,705		\$94,884		\$96,388		\$95,003	
Census Median Household Income (2010)	\$64,314		\$63,818		\$60,298		\$58,415	
Census Median Household Income (2000)	\$54,560		\$54,264		\$50,529		\$48,486	
Projected Annual Change (2023-2028)	\$1,973	0.4%	\$2,022	0.4%	\$2,177	0.5%	\$2,388	0.5%
Historical Annual Change (2000-2023)	\$36,172	2.9%	\$38,597	3.1%	\$43,682	3.8%	\$44,129	4.0%
Per Capita Income								
Estimated Per Capita Income (2023)	\$50,202		\$46,240		\$44,026		\$41,525	
Projected Per Capita Income (2028)	\$50,337		\$46,567		\$44,317		\$41,379	
Census Per Capita Income (2010)	\$29,865		\$28,774		\$25,328		\$23,680	
Census Per Capita Income (2000)	\$24,057		\$24,260		\$22,136		\$20,502	
Projected Annual Change (2023-2028)	\$135	-	\$327	0.1%	\$291	0.1%	-\$146	-
Historical Annual Change (2000-2023)	\$26,144	4.7%	\$21,980	3.9%	\$21,890	4.3%	\$21,023	4.5%
Estimated Average Household Net Worth (2023)	\$1.18 M		\$1.18 M		\$1.14 M		\$1.07 M	

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Complete Profile

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

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608 N Columbia Center Blvd Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2023)		8,878		63,543		149,780		272,294	
White (2023)		6,652	74.9%	46,256	72.8%	101,361	67.7%	178,994	65.7%
Black or African American (2023)		300	3.4%	1,727	2.7%	4,306	2.9%	6,960	2.6%
American Indian or Alaska Native (2023)		86	1.0%	539	0.8%	1,290	0.9%	2,541	0.9%
Asian (2023)		372	4.2%	2,580	4.1%	5,710	3.8%	9,411	3.5%
Hawaiian or Pacific Islander (2023)		16	0.2%	178	0.3%	472	0.3%	716	0.3%
Other Race (2023)		596	6.7%	5,783	9.1%	19,030	12.7%	41,056	15.1%
Two or More Races (2023)		857	9.6%	6,480	10.2%	17,612	11.8%	32,616	12.0%
Population < 18 (2023)		2,164	24.4%	15,918	25.1%	41,386	27.6%	76,578	28.1%
White Not Hispanic		1,264	58.4%	8,605	54.1%	19,355	46.8%	34,122	44.6%
Black or African American		69	3.2%	476	3.0%	1,400	3.4%	2,121	2.8%
Asian		95	4.4%	640	4.0%	1,571	3.8%	2,422	3.2%
Other Race Not Hispanic		142	6.6%	983	6.2%	2,249	5.4%	3,727	4.9%
Hispanic		594	27.5%	5,214	32.8%	16,811	40.6%	34,185	44.6%
Not Hispanic or Latino Population (2023)		7,199	81.1%	49,225	77.5%	105,904	70.7%	184,237	67.7%
Not Hispanic White		6,214	86.3%	42,793	86.9%	91,174	86.1%	159,801	86.7%
Not Hispanic Black or African American		277	3.8%	1,579	3.2%	3,891	3.7%	6,199	3.4%
Not Hispanic American Indian or Alaska Native		30	0.4%	189	0.4%	437	0.4%	807	0.4%
Not Hispanic Asian		361	5.0%	2,516	5.1%	5,557	5.2%	9,137	5.0%
Not Hispanic Hawaiian or Pacific Islander		11	0.2%	97	0.2%	295	0.3%	455	0.2%
Not Hispanic Other Race		12	0.2%	107	0.2%	264	0.2%	480	0.3%
Not Hispanic Two or More Races		294	4.1%	1,944	3.9%	4,286	4.0%	7,358	4.0%
Hispanic or Latino Population (2023)		1,679	18.9%	14,318	22.5%	43,876	29.3%	88,057	32.3%
Hispanic White		438	26.1%	3,463	24.2%	10,186	23.2%	19,193	21.8%
Hispanic Black or African American		23	1.4%	149	1.0%	414	0.9%	760	0.9%
Hispanic American Indian or Alaska Native		56	3.3%	349	2.4%	853	1.9%	1,735	2.0%
Hispanic Asian		11	0.6%	65	0.5%	153	0.3%	274	0.3%
Hispanic Hawaiian or Pacific Islander		5	0.3%	81	0.6%	177	0.4%	261	0.3%
Hispanic Other Race		584	34.8%	5,676	39.6%	18,766	42.8%	40,576	46.1%
Hispanic Two or More Races		563	33.5%	4,536	31.7%	13,325	30.4%	25,259	28.7%
Not Hispanic or Latino Population (2020)		7,003	82.1%	48,170	78.4%	104,649	72.0%	177,502	67.5%
Hispanic or Latino Population (2020)		1,523	17.9%	13,258	21.6%	40,629	28.0%	85,371	32.5%
Not Hispanic or Latino Population (2010)		6,888	87.2%	42,673	84.7%	92,868	78.1%	156,917	72.5%
Hispanic or Latino Population (2010)		1,007	12.8%	7,714	15.3%	26,094	21.9%	59,377	27.5%
Not Hispanic or Latino Population (2028)		7,621	80.7%	52,061	77.5%	112,278	70.8%	197,529	67.8%
Hispanic or Latino Population (2028)		1,822	19.3%	15,141	22.5%	46,414	29.2%	93,906	32.2%
Projected Annual Growth (2023-2028)		143	1.7%	823	1.1%	2,539	1.2%	5,849	1.3%
Historical Annual Growth (2010-2020)		516	5.1%	5,544	7.2%	14,535	5.6%	25,994	4.4%

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Total Age Distribution (2023)									
Total Population		8,878		63,543		149,780		272,294	
Age Under 5 Years		553	6.2%	4,045	6.4%	10,642	7.1%	19,173	7.0%
Age 5 to 9 Years		615	6.9%	4,556	7.2%	11,751	7.8%	21,576	7.9%
Age 10 to 14 Years		623	7.0%	4,580	7.2%	12,176	8.1%	22,730	8.3%
Age 15 to 19 Years		583	6.6%	4,128	6.5%	9,891	6.6%	18,789	6.9%
Age 20 to 24 Years		600	6.8%	4,140	6.5%	9,525	6.4%	17,317	6.4%
Age 25 to 29 Years		692	7.8%	4,458	7.0%	10,702	7.1%	19,008	7.0%
Age 30 to 34 Years		690	7.8%	4,349	6.8%	10,968	7.3%	19,616	7.2%
Age 35 to 39 Years		618	7.0%	4,390	6.9%	11,015	7.4%	19,728	7.2%
Age 40 to 44 Years		549	6.2%	3,892	6.1%	9,525	6.4%	17,809	6.5%
Age 45 to 49 Years		484	5.5%	3,390	5.3%	8,052	5.4%	14,978	5.5%
Age 50 to 54 Years		439	5.0%	3,628	5.7%	8,099	5.4%	14,925	5.5%
Age 55 to 59 Years		430	4.8%	3,680	5.8%	7,979	5.3%	14,567	5.3%
Age 60 to 64 Years		510	5.7%	3,914	6.2%	8,277	5.5%	14,655	5.4%
Age 65 to 69 Years		466	5.2%	3,579	5.6%	7,407	4.9%	13,031	4.8%
Age 70 to 74 Years		390	4.4%	2,960	4.7%	5,932	4.0%	10,424	3.8%
Age 75 to 79 Years		263	3.0%	1,822	2.9%	3,668	2.4%	6,598	2.4%
Age 80 to 84 Years		203	2.3%	1,142	1.8%	2,305	1.5%	4,096	1.5%
Age 85 Years or Over		170	1.9%	892	1.4%	1,868	1.2%	3,276	1.2%
Median Age		35.3		36.5		34.7		34.2	
Age 19 Years or Less		2,373	26.7%	17,308	27.2%	44,459	29.7%	82,267	30.2%
Age 20 to 64 Years		5,013	56.5%	35,841	56.4%	84,141	56.2%	152,602	56.0%
Age 65 Years or Over		1,492	16.8%	10,394	16.4%	21,179	14.1%	37,425	13.7%
Female Age Distribution (2023)									
Female Population		4,370	49.2%	31,731	49.9%	74,902	50.0%	135,362	49.7%
Age Under 5 Years		279	6.4%	1,997	6.3%	5,193	6.9%	9,410	7.0%
Age 5 to 9 Years		295	6.8%	2,262	7.1%	5,834	7.8%	10,680	7.9%
Age 10 to 14 Years		302	6.9%	2,225	7.0%	5,921	7.9%	11,073	8.2%
Age 15 to 19 Years		282	6.5%	2,094	6.6%	5,173	6.9%	9,785	7.2%
Age 20 to 24 Years		283	6.5%	2,009	6.3%	4,662	6.2%	8,372	6.2%
Age 25 to 29 Years		314	7.2%	2,138	6.7%	5,266	7.0%	9,276	6.9%
Age 30 to 34 Years		341	7.8%	2,129	6.7%	5,381	7.2%	9,560	7.1%
Age 35 to 39 Years		297	6.8%	2,095	6.6%	5,267	7.0%	9,486	7.0%
Age 40 to 44 Years		273	6.2%	1,900	6.0%	4,584	6.1%	8,561	6.3%
Age 45 to 49 Years		225	5.1%	1,629	5.1%	3,945	5.3%	7,299	5.4%
Age 50 to 54 Years		220	5.0%	1,764	5.6%	3,953	5.3%	7,273	5.4%
Age 55 to 59 Years		201	4.6%	1,898	6.0%	4,110	5.5%	7,283	5.4%
Age 60 to 64 Years		266	6.1%	1,987	6.3%	4,187	5.6%	7,392	5.5%
Age 65 to 69 Years		232	5.3%	1,833	5.8%	3,815	5.1%	6,644	4.9%
Age 70 to 74 Years		197	4.5%	1,585	5.0%	3,150	4.2%	5,417	4.0%
Age 75 to 79 Years		138	3.2%	969	3.1%	1,986	2.7%	3,544	2.6%
Age 80 to 84 Years		117	2.7%	651	2.1%	1,288	1.7%	2,250	1.7%
Age 85 Years or Over		108	2.5%	564	1.8%	1,185	1.6%	2,057	1.5%
Female Median Age		36.1		37.2		35.1		34.5	
Age 19 Years or Less		1,158	26.5%	8,578	27.0%	22,122	29.5%	40,948	30.3%
Age 20 to 64 Years		2,419	55.4%	17,551	55.3%	41,356	55.2%	74,502	55.0%
Age 65 Years or Over		792	18.1%	5,602	17.7%	11,425	15.3%	19,912	14.7%

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Male Age Distribution (2023)									
Male Population	4,508	50.8%	31,812	50.1%	74,877	50.0%	136,932	50.3%	
Age Under 5 Years	274	6.1%	2,047	6.4%	5,448	7.3%	9,763	7.1%	
Age 5 to 9 Years	320	7.1%	2,293	7.2%	5,917	7.9%	10,896	8.0%	
Age 10 to 14 Years	321	7.1%	2,355	7.4%	6,255	8.4%	11,657	8.5%	
Age 15 to 19 Years	301	6.7%	2,034	6.4%	4,717	6.3%	9,003	6.6%	
Age 20 to 24 Years	317	7.0%	2,130	6.7%	4,863	6.5%	8,945	6.5%	
Age 25 to 29 Years	378	8.4%	2,319	7.3%	5,436	7.3%	9,732	7.1%	
Age 30 to 34 Years	349	7.7%	2,220	7.0%	5,587	7.5%	10,056	7.3%	
Age 35 to 39 Years	321	7.1%	2,294	7.2%	5,749	7.7%	10,242	7.5%	
Age 40 to 44 Years	276	6.1%	1,992	6.3%	4,941	6.6%	9,249	6.8%	
Age 45 to 49 Years	260	5.8%	1,760	5.5%	4,106	5.5%	7,679	5.6%	
Age 50 to 54 Years	220	4.9%	1,864	5.9%	4,146	5.5%	7,651	5.6%	
Age 55 to 59 Years	229	5.1%	1,782	5.6%	3,868	5.2%	7,283	5.3%	
Age 60 to 64 Years	244	5.4%	1,927	6.1%	4,090	5.5%	7,263	5.3%	
Age 65 to 69 Years	234	5.2%	1,745	5.5%	3,592	4.8%	6,387	4.7%	
Age 70 to 74 Years	193	4.3%	1,374	4.3%	2,782	3.7%	5,006	3.7%	
Age 75 to 79 Years	125	2.8%	853	2.7%	1,681	2.2%	3,054	2.2%	
Age 80 to 84 Years	86	1.9%	491	1.5%	1,016	1.4%	1,846	1.3%	
Age 85 Years or Over	62	1.4%	329	1.0%	683	0.9%	1,219	0.9%	
Male Median Age	34.6		35.9		34.2		34.0		
Age 19 Years or Less	1,215	26.9%	8,730	27.4%	22,338	29.8%	41,319	30.2%	
Age 20 to 64 Years	2,594	57.5%	18,290	57.5%	42,785	57.1%	78,100	57.0%	
Age 65 Years or Over	700	15.5%	4,792	15.1%	9,754	13.0%	17,513	12.8%	
Males per 100 Females (2023)									
Overall Comparison	103		100		100		101		
Age Under 5 Years	98	49.5%	103	50.6%	105	51.2%	104	50.9%	
Age 5 to 9 Years	108	52.0%	101	50.3%	101	50.4%	102	50.5%	
Age 10 to 14 Years	106	51.5%	106	51.4%	106	51.4%	105	51.3%	
Age 15 to 19 Years	107	51.6%	97	49.3%	91	47.7%	92	47.9%	
Age 20 to 24 Years	112	52.8%	106	51.5%	104	51.1%	107	51.7%	
Age 25 to 29 Years	121	54.7%	108	52.0%	103	50.8%	105	51.2%	
Age 30 to 34 Years	102	50.6%	104	51.0%	104	50.9%	105	51.3%	
Age 35 to 39 Years	108	52.0%	110	52.3%	109	52.2%	108	51.9%	
Age 40 to 44 Years	101	50.3%	105	51.2%	108	51.9%	108	51.9%	
Age 45 to 49 Years	115	53.6%	108	51.9%	104	51.0%	105	51.3%	
Age 50 to 54 Years	100	50.0%	106	51.4%	105	51.2%	105	51.3%	
Age 55 to 59 Years	114	53.3%	94	48.4%	94	48.5%	100	50.0%	
Age 60 to 64 Years	92	47.8%	97	49.2%	98	49.4%	98	49.6%	
Age 65 to 69 Years	101	50.2%	95	48.8%	94	48.5%	96	49.0%	
Age 70 to 74 Years	98	49.5%	87	46.4%	88	46.9%	92	48.0%	
Age 75 to 79 Years	91	47.5%	88	46.8%	85	45.8%	86	46.3%	
Age 80 to 84 Years	73	42.3%	75	43.0%	79	44.1%	82	45.1%	
Age 85 Years or Over	57	36.3%	58	36.8%	58	36.6%	59	37.2%	
Age 19 Years or Less	105	51.2%	102	50.4%	101	50.2%	101	50.2%	
Age 20 to 39 Years	111	52.5%	107	51.7%	105	51.3%	106	51.5%	
Age 40 to 64 Years	104	50.9%	102	50.4%	102	50.4%	103	50.9%	
Age 65 Years or Over	88	46.9%	86	46.1%	85	46.1%	88	46.8%	

Complete Profile

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

Lat/Lon: 46.2162/-119.2249

608 N Columbia Center Blvd Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households		3,632		25,027		55,496		97,324	
Households with Children		1,135	31.3%	7,660	30.6%	20,084	36.2%	37,173	38.2%
Average Household Size		2.4		2.5		2.7		2.8	
Household Density per Square Mile		1,157		886		707		310	
Population Family		7,146	80.5%	53,099	83.6%	128,788	86.0%	236,332	86.8%
Population Non-Family		1,582	17.8%	9,896	15.6%	20,123	13.4%	34,222	12.6%
Population Group Quarters		150	1.7%	549	0.9%	869	0.6%	1,740	0.6%
Family Households		2,299	63.3%	17,061	68.2%	39,666	71.5%	70,693	72.6%
Married Couple Households		1,851	80.5%	12,897	75.6%	29,825	75.2%	52,902	74.8%
Other Family Households with Children		449	19.5%	4,164	24.4%	9,841	24.8%	17,791	25.2%
Family Households with Children		1,134	49.3%	7,647	44.8%	20,040	50.5%	37,087	52.5%
Married Couple with Children		831	73.2%	5,513	72.1%	14,130	70.5%	25,747	69.4%
Other Family Households with Children		303	26.8%	2,135	27.9%	5,910	29.5%	11,339	30.6%
Family Households No Children		1,165	50.7%	9,414	55.2%	19,627	49.5%	33,606	47.5%
Married Couple No Children		1,020	87.5%	7,385	78.4%	15,695	80.0%	27,154	80.8%
Other Family Households No Children		145	12.5%	2,029	21.6%	3,931	20.0%	6,451	19.2%
Non-Family Households		1,333	36.7%	7,967	31.8%	15,829	28.5%	26,631	27.4%
Non-Family Households with Children		1	-	13	0.2%	44	0.3%	86	0.3%
Non-Family Households No Children		1,332	99.9%	7,954	99.8%	15,785	99.7%	26,545	99.7%
Average Family Household Size		3.1		3.1		3.2		3.3	
Average Family Income		\$155,391		\$135,654		\$136,670		\$130,048	
Median Family Income		\$120,447		\$117,935		\$115,559		\$110,281	
Average Non-Family Household Size		1.2		1.2		1.3		1.3	
Marital Status (2023)									
Population Age 15 Years or Over		7,088		50,363		115,211		208,816	
Never Married		1,855	26.2%	15,736	31.2%	37,300	32.4%	71,214	34.1%
Currently Married		3,497	49.3%	24,149	48.0%	56,110	48.7%	98,256	47.1%
Previously Married		1,735	24.5%	10,478	20.8%	21,800	18.9%	39,345	18.8%
Separated		223	12.9%	1,574	15.0%	3,540	16.2%	7,129	18.1%
Widowed		383	22.1%	2,561	24.4%	4,834	22.2%	8,700	22.1%
Divorced		1,129	65.1%	6,342	60.5%	13,427	61.6%	23,517	59.8%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		5,905		42,095		95,795		172,710	
Elementary (Grade Level 0 to 8)		251	4.3%	1,640	3.9%	5,107	5.3%	12,485	7.2%
Some High School (Grade Level 9 to 11)		187	3.2%	1,878	4.5%	4,814	5.0%	9,032	5.2%
High School Graduate		1,394	23.6%	9,297	22.1%	21,740	22.7%	39,460	22.8%
Some College		1,338	22.7%	9,756	23.2%	21,891	22.9%	38,895	22.5%
Associate Degree Only		601	10.2%	4,173	9.9%	10,120	10.6%	17,951	10.4%
Bachelor Degree Only		1,258	21.3%	9,041	21.5%	19,436	20.3%	33,183	19.2%
Graduate Degree		877	14.9%	6,312	15.0%	12,687	13.2%	21,704	12.6%
Any College (Some College or Higher)		4,073	69.0%	29,281	69.6%	64,135	66.9%	111,733	64.7%
College Degree + (Bachelor Degree or Higher)		2,135	36.1%	15,352	36.5%	32,123	33.5%	54,887	31.8%

Complete Profile

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

Lat/Lon: 46.2162/-119.2249

608 N Columbia Center Blvd Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing									
Total Housing Units (2023)		3,976		26,476		58,117		102,082	
Total Housing Units (2020)		3,751		25,115		55,298		96,566	
Historical Annual Growth (2020-2023)		225	2.0%	1,361	1.8%	2,818	1.7%	5,516	1.9%
Housing Units Occupied (2023)		3,632 91.4%		25,027 94.5%		55,496 95.5%		97,324 95.3%	
Housing Units Owner-Occupied		2,380 65.5%		16,572 66.2%		38,568 69.5%		67,867 69.7%	
Housing Units Renter-Occupied		1,253 34.5%		8,456 33.8%		16,927 30.5%		29,457 30.3%	
Housing Units Vacant (2023)		343	8.6%	1,448	5.5%	2,621	4.5%	4,758	4.7%
Household Size (2023)									
Total Households		3,632		25,027		55,496		97,324	
1 Person Households		1,130	31.1%	6,520	26.1%	12,693	22.9%	21,375	22.0%
2 Person Households		1,313	36.1%	9,278	37.1%	19,647	35.4%	33,400	34.3%
3 Person Households		460	12.7%	3,754	15.0%	8,812	15.9%	15,430	15.9%
4 Person Households		416	11.5%	3,148	12.6%	7,737	13.9%	13,875	14.3%
5 Person Households		183	5.0%	1,392	5.6%	3,855	6.9%	7,485	7.7%
6 Person Households		86	2.4%	605	2.4%	1,778	3.2%	3,539	3.6%
7 or More Person Households		44	1.2%	332	1.3%	973	1.8%	2,221	2.3%
Household Income Distribution (2023)									
HH Income \$200,000 or More		599	16.5%	4,139	16.5%	8,578	15.5%	13,631	14.0%
HH Income \$150,000 to \$199,999		303	8.3%	2,195	8.8%	5,452	9.8%	10,004	10.3%
HH Income \$125,000 to \$149,999		288	7.9%	1,903	7.6%	4,346	7.8%	7,595	7.8%
HH Income \$100,000 to \$124,999		381	10.5%	2,387	9.5%	5,854	10.5%	10,892	11.2%
HH Income \$75,000 to \$99,999		461	12.7%	3,137	12.5%	6,770	12.2%	12,002	12.3%
HH Income \$50,000 to \$74,999		519	14.3%	3,959	15.8%	8,561	15.4%	15,507	15.9%
HH Income \$35,000 to \$49,999		274	7.5%	2,360	9.4%	5,277	9.5%	9,397	9.7%
HH Income \$25,000 to \$34,999		255	7.0%	1,642	6.6%	3,775	6.8%	6,510	6.7%
HH Income \$15,000 to \$24,999		180	5.0%	1,122	4.5%	2,614	4.7%	4,947	5.1%
HH Income \$10,000 to \$14,999		71	2.0%	822	3.3%	1,620	2.9%	2,654	2.7%
HH Income Under \$10,000		300	8.3%	1,361	5.4%	2,649	4.8%	4,185	4.3%
Household Vehicles (2023)									
Households 0 Vehicles Available		255	7.0%	1,548	6.2%	2,679	4.8%	4,427	4.5%
Households 1 Vehicle Available		1,264	34.8%	8,227	32.9%	15,858	28.6%	26,065	26.8%
Households 2 Vehicles Available		1,298	35.7%	8,857	35.4%	20,419	36.8%	35,756	36.7%
Households 3 or More Vehicles Available		815	22.4%	6,396	25.6%	16,540	29.8%	31,075	31.9%
Total Vehicles Available		6,807		48,216		115,210		207,158	
Average Vehicles per Household		1.9		1.9		2.1		2.1	
Owner-Occupied Household Vehicles		5,325 78.2%		36,983 76.7%		91,069 79.0%		162,347 78.4%	
Average Vehicles per Owner-Occupied Household		2.2		2.2		2.4		2.4	
Renter-Occupied Household Vehicles		1,482 21.8%		11,233 23.3%		24,141 21.0%		44,811 21.6%	
Average Vehicles per Renter-Occupied Household		1.2		1.3		1.4		1.5	
Travel Time (2023)									
Worker Base Age 16 years or Over		3,810		27,960		64,101		117,968	
Travel to Work in 14 Minutes or Less		1,284	33.7%	9,252	33.1%	18,340	28.6%	31,603	26.8%
Travel to Work in 15 to 29 Minutes		1,310	34.4%	10,168	36.4%	26,055	40.6%	47,759	40.5%
Travel to Work in 30 to 59 Minutes		598	15.7%	4,184	15.0%	10,102	15.8%	20,952	17.8%
Travel to Work in 60 Minutes or More		297	7.8%	1,345	4.8%	3,053	4.8%	5,432	4.6%
Work at Home		322	8.4%	3,010	10.8%	6,551	10.2%	12,222	10.4%
Average Minutes Travel to Work		17.4		16.9		17.7		18.8	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Lat/Lon: 46.2162/-119.2249

608 N Columbia Center Blvd 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		3,810		27,960		64,101		117,968	
Drive to Work Alone		3,096	81.3%	21,761	77.8%	50,084	78.1%	90,960	77.1%
Drive to Work in Carpool		322	8.5%	2,643	9.5%	6,203	9.7%	12,193	10.3%
Travel to Work by Public Transportation		23	0.6%	141	0.5%	321	0.5%	704	0.6%
Drive to Work on Motorcycle		4	0.1%	46	0.2%	66	0.1%	183	0.2%
Bicycle to Work		3	-	67	0.2%	104	0.2%	204	0.2%
Walk to Work		35	0.9%	160	0.6%	331	0.5%	678	0.6%
Other Means		5	0.1%	131	0.5%	440	0.7%	824	0.7%
Work at Home		322	8.4%	3,010	10.8%	6,551	10.2%	12,222	10.4%
Daytime Demographics (2023)									
Total Businesses		1,026		2,825		5,284		8,696	
Total Employees		9,245		21,649		40,185		81,760	
Company Headquarter Businesses		30	2.9%	78	2.8%	148	2.8%	242	2.8%
Company Headquarter Employees		694	7.5%	1,642	7.6%	3,162	7.9%	9,909	12.1%
Employee Population per Business		9.0 to 1		7.7 to 1		7.6 to 1		9.4 to 1	
Residential Population per Business		8.7 to 1		22.5 to 1		28.3 to 1		31.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over		12,388		43,124		88,833		167,919	
Labor Force									
Labor Population Age 16 Years or Over (2023)		6,953		49,442		112,853		204,304	
Labor Force Total Males (2023)		3,521	50.6%	24,663	49.9%	56,045	49.7%	102,300	50.1%
Male Civilian Employed		2,108	59.9%	15,007	60.8%	34,856	62.2%	64,342	62.9%
Male Civilian Unemployed		33	1.0%	933	3.8%	2,519	4.5%	4,919	4.8%
Males in Armed Forces		-	-	7	-	103	0.2%	175	0.2%
Males Not in Labor Force		1,380	39.2%	8,715	35.3%	18,567	33.1%	32,863	32.1%
Labor Force Total Females (2023)		3,432	49.4%	24,779	50.1%	56,808	50.3%	102,004	49.9%
Female Civilian Employed		1,703	49.6%	12,953	52.3%	29,246	51.5%	53,628	52.6%
Female Civilian Unemployed		40	1.2%	799	3.2%	1,667	2.9%	3,716	3.6%
Females in Armed Forces		-	-	-	-	-	-	-	-
Females Not in Labor Force		1,689	49.2%	11,027	44.5%	25,895	45.6%	44,661	43.8%
Unemployment Rate		73	1.1%	1,732	3.5%	4,186	3.7%	8,635	4.2%
Occupation (2023)									
Occupation Population Age 16 Years or Over		3,810		27,960		64,101		117,968	
Occupation Total Males		2,108	55.3%	15,007	53.7%	34,856	54.4%	64,342	54.5%
Occupation Total Females		1,703	44.7%	12,952	46.3%	29,245	45.6%	53,627	45.5%
Management, Business, Financial Operations		580	15.2%	3,965	14.2%	9,213	14.4%	16,100	13.6%
Professional, Related		1,237	32.5%	7,487	26.8%	15,081	23.5%	27,182	23.0%
Service		529	13.9%	4,406	15.8%	10,680	16.7%	20,591	17.5%
Sales, Office		797	20.9%	5,680	20.3%	12,192	19.0%	21,686	18.4%
Farming, Fishing, Forestry		102	2.7%	986	3.5%	2,165	3.4%	5,206	4.4%
Construction, Extraction, Maintenance		169	4.4%	2,008	7.2%	5,644	8.8%	9,789	8.3%
Production, Transport, Material Moving		395	10.4%	3,428	12.3%	9,126	14.2%	17,414	14.8%
White Collar Workers		2,615	68.6%	17,131	61.3%	36,486	56.9%	64,969	55.1%
Blue Collar Workers		1,196	31.4%	10,828	38.7%	27,615	43.1%	53,000	44.9%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Lat/Lon: 46.2162/-119.2249

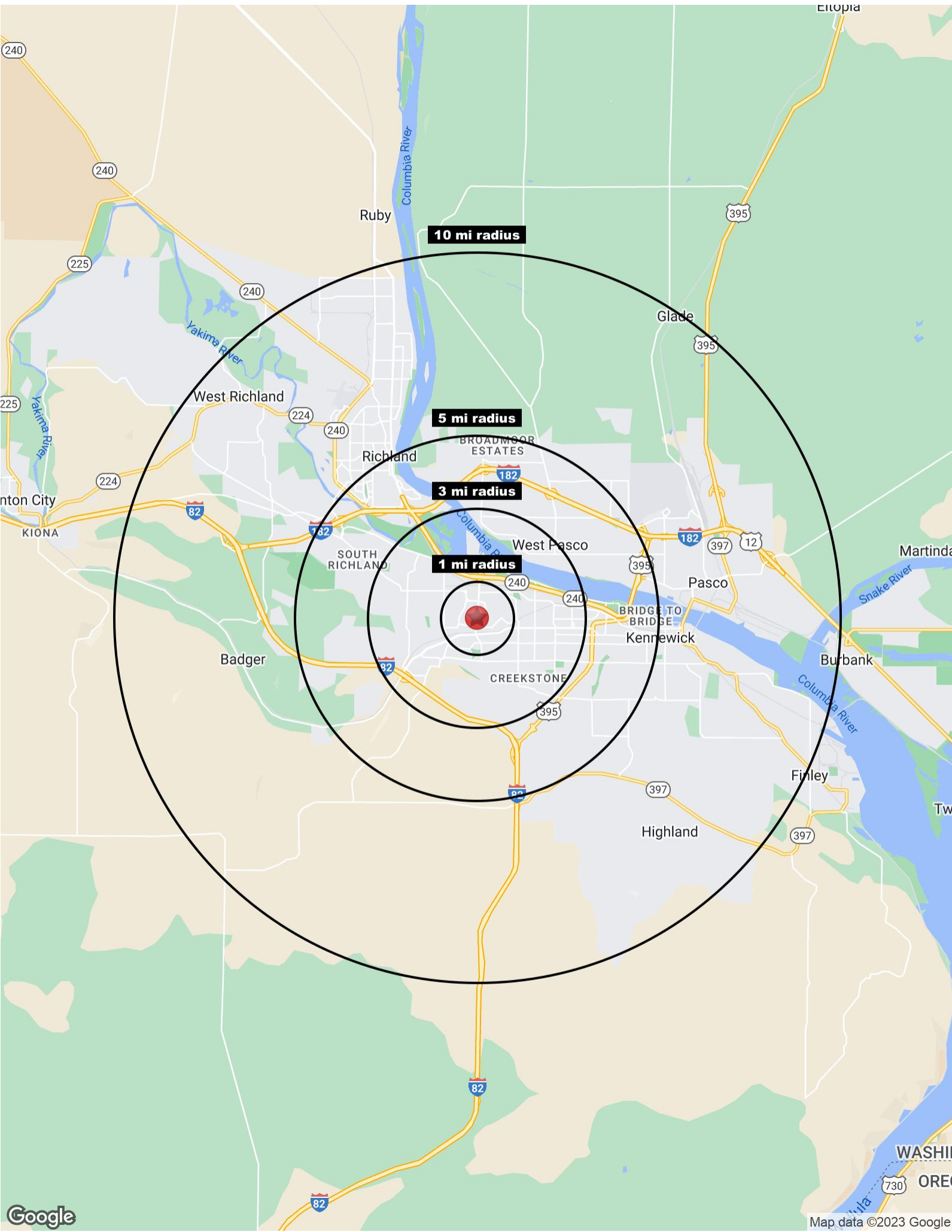
608 N Columbia Center Blvd Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units		3,632		25,027		55,496		97,324	
1 Detached Unit		2,341	64.4%	15,074	60.2%	36,579	65.9%	65,106	66.9%
1 Attached Unit		54	1.5%	525	2.1%	1,704	3.1%	3,299	3.4%
2 Units		63	1.7%	774	3.1%	1,490	2.7%	2,526	2.6%
3 to 4 Units		61	1.7%	1,054	4.2%	2,268	4.1%	3,570	3.7%
5 to 9 Units		385	10.6%	1,521	6.1%	2,533	4.6%	3,744	3.8%
10 to 19 Units		179	4.9%	1,531	6.1%	2,719	4.9%	3,939	4.0%
20 to 49 Units		45	1.2%	774	3.1%	1,404	2.5%	2,656	2.7%
50 or More Units		336	9.2%	1,907	7.6%	3,111	5.6%	4,582	4.7%
Mobile Home or Trailer		164	4.5%	1,805	7.2%	3,585	6.5%	7,730	7.9%
Other Structure		5	0.1%	63	0.3%	102	0.2%	171	0.2%
Homes Built By Year (2023)									
Homes Built 2020 or later		30	0.8%	271	1.0%	746	1.3%	1,489	1.5%
Homes Built 2010 to 2019		435	10.9%	3,837	14.5%	8,875	15.3%	15,762	15.4%
Homes Built 2000 to 2009		1,090	27.4%	5,442	20.6%	13,274	22.8%	20,904	20.5%
Homes Built 1990 to 1999		582	14.6%	3,608	13.6%	7,408	12.7%	11,988	11.7%
Homes Built 1980 to 1989		291	7.3%	1,695	6.4%	3,407	5.9%	5,956	5.8%
Homes Built 1970 to 1979		646	16.3%	5,713	21.6%	9,959	17.1%	16,097	15.8%
Homes Built 1960 to 1969		283	7.1%	2,082	7.9%	4,681	8.1%	8,040	7.9%
Homes Built 1950 to 1959		158	4.0%	1,460	5.5%	3,638	6.3%	6,986	6.8%
Homes Built 1940 to 1949		93	2.4%	762	2.9%	2,742	4.7%	7,646	7.5%
Homes Built Before 1939		24	0.6%	158	0.6%	765	1.3%	2,456	2.4%
Median Age of Homes		34.5 yrs		36.4 yrs		36.7 yrs		38.9 yrs	
Home Values (2023)									
Owner Specified Housing Units		2,380		16,572		38,568		67,867	
Home Values \$1,000,000 or More		15	0.6%	137	0.8%	391	1.0%	726	1.1%
Home Values \$750,000 to \$999,999		37	1.6%	504	3.0%	1,202	3.1%	2,074	3.1%
Home Values \$500,000 to \$749,999		264	11.1%	2,200	13.3%	5,475	14.2%	9,861	14.5%
Home Values \$400,000 to \$499,999		326	13.7%	2,727	16.5%	5,329	13.8%	8,707	12.8%
Home Values \$300,000 to \$399,999		911	38.3%	5,636	34.0%	11,377	29.5%	19,273	28.4%
Home Values \$250,000 to \$299,999		368	15.5%	2,008	12.1%	5,380	13.9%	8,761	12.9%
Home Values \$200,000 to \$249,999		257	10.8%	1,395	8.4%	3,971	10.3%	7,098	10.5%
Home Values \$175,000 to \$199,999		31	1.3%	343	2.1%	995	2.6%	1,734	2.6%
Home Values \$150,000 to \$174,999		17	0.7%	226	1.4%	931	2.4%	2,014	3.0%
Home Values \$125,000 to \$149,999		12	0.5%	177	1.1%	600	1.6%	1,317	1.9%
Home Values \$100,000 to \$124,999		12	0.5%	149	0.9%	398	1.0%	1,121	1.7%
Home Values \$90,000 to \$99,999		6	0.3%	25	0.1%	159	0.4%	465	0.7%
Home Values \$80,000 to \$89,999		3	0.1%	35	0.2%	171	0.4%	297	0.4%
Home Values \$70,000 to \$79,999		10	0.4%	43	0.3%	71	0.2%	221	0.3%
Home Values \$60,000 to \$69,999		4	0.2%	34	0.2%	69	0.2%	170	0.2%
Home Values \$50,000 to \$59,999		6	0.3%	77	0.5%	165	0.4%	408	0.6%
Home Values \$35,000 to \$49,999		31	1.3%	168	1.0%	293	0.8%	601	0.9%
Home Values \$25,000 to \$34,999		26	1.1%	302	1.8%	561	1.5%	1,077	1.6%
Home Values \$10,000 to \$24,999		14	0.6%	205	1.2%	489	1.3%	1,037	1.5%
Home Values Under \$10,000		29	1.2%	180	1.1%	540	1.4%	904	1.3%
Owner-Occupied Median Home Value		\$338,395		\$351,704		\$348,435		\$339,598	
Renter-Occupied Median Rent		\$1,033		\$961		\$994		\$957	

Complete Profile

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Lat/Lon: 46.2162/-119.2249

608 N Columbia Center Blvd Kennewick, WA 99336		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2023)					
Total Household Expenditure		\$291.43 M	\$1.95 B	\$4.39 B	\$7.58 B
Total Non-Retail Expenditure		\$154.76 M	\$1.03 B	\$2.33 B	\$4.01 B
Total Retail Expenditure		\$136.67 M	\$914.82 M	\$2.06 B	\$3.57 B
Apparel		\$10.42 M	\$69.74 M	\$157.56 M	\$271.65 M
Contributions		\$10.05 M	\$67.49 M	\$151.39 M	\$259 M
Education		\$9.69 M	\$64.94 M	\$146.07 M	\$248.85 M
Entertainment		\$16.78 M	\$112.5 M	\$253.97 M	\$437.7 M
Food and Beverages		\$42.41 M	\$283.1 M	\$638.62 M	\$1.1 B
Furnishings and Equipment		\$10.38 M	\$69.62 M	\$157.06 M	\$270.75 M
Gifts		\$7.71 M	\$51.87 M	\$115.64 M	\$196.77 M
Health Care		\$23.99 M	\$160.38 M	\$360.61 M	\$623.43 M
Household Operations		\$11.65 M	\$78 M	\$175.59 M	\$302.07 M
Miscellaneous Expenses		\$5.55 M	\$37.07 M	\$83.42 M	\$143.75 M
Personal Care		\$3.91 M	\$26.12 M	\$58.85 M	\$101.54 M
Personal Insurance		\$2.14 M	\$14.48 M	\$32.68 M	\$56.14 M
Reading		\$643.36 K	\$4.3 M	\$9.65 M	\$16.6 M
Shelter		\$61.48 M	\$409.67 M	\$922.81 M	\$1.59 B
Tobacco		\$1.6 M	\$10.56 M	\$23.68 M	\$41.18 M
Transportation		\$52.39 M	\$351.53 M	\$794.88 M	\$1.38 B
Utilities		\$20.62 M	\$137.37 M	\$309.4 M	\$535.89 M
Monthly Household Consumer Expenditure (2023)					
Total Household Expenditure		\$6,686	\$6,489	\$6,595	\$6,487
Total Non-Retail Expenditure		\$3,550 53.1%	\$3,443 53.1%	\$3,495 53.0%	\$3,433 52.9%
Total Retail Expenditures		\$3,136 46.9%	\$3,046 46.9%	\$3,100 47.0%	\$3,054 47.1%
Apparel		\$239 3.6%	\$232 3.6%	\$237 3.6%	\$233 3.6%
Contributions		\$231 3.4%	\$225 3.5%	\$227 3.4%	\$222 3.4%
Education		\$222 3.3%	\$216 3.3%	\$219 3.3%	\$213 3.3%
Entertainment		\$385 5.8%	\$375 5.8%	\$381 5.8%	\$375 5.8%
Food and Beverages		\$973 14.6%	\$943 14.5%	\$959 14.5%	\$945 14.6%
Furnishings and Equipment		\$238 3.6%	\$232 3.6%	\$236 3.6%	\$232 3.6%
Gifts		\$177 2.6%	\$173 2.7%	\$174 2.6%	\$168 2.6%
Health Care		\$550 8.2%	\$534 8.2%	\$541 8.2%	\$534 8.2%
Household Operations		\$267 4.0%	\$260 4.0%	\$264 4.0%	\$259 4.0%
Miscellaneous Expenses		\$127 1.9%	\$123 1.9%	\$125 1.9%	\$123 1.9%
Personal Care		\$90 1.3%	\$87 1.3%	\$88 1.3%	\$87 1.3%
Personal Insurance		\$49 0.7%	\$48 0.7%	\$49 0.7%	\$48 0.7%
Reading		\$15 0.2%	\$14 0.2%	\$14 0.2%	\$14 0.2%
Shelter		\$1,411 21.1%	\$1,364 21.0%	\$1,386 21.0%	\$1,363 21.0%
Tobacco		\$37 0.6%	\$35 0.5%	\$36 0.5%	\$35 0.5%
Transportation		\$1,202 18.0%	\$1,170 18.0%	\$1,194 18.1%	\$1,178 18.2%
Utilities		\$473 7.1%	\$457 7.0%	\$465 7.0%	\$459 7.1%



10 mi radius

5 mi radius

3 mi radius

1 mi radius