

2810 W KENNEWICK AVE, KENNEWICK, WA 99336  
RETAIL PROPERTY FOR LEASE | MLS 267852

**NAI**Tri-Cities



**Todd Sternfeld**  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	7,452 SF
Available SF:	4,400 SF
Lot Size:	0.34 Acres
Year Built:	1978
Zoning:	Commercial Retail

## PROPERTY OVERVIEW

MLS 267852 - Excellent Location or business expansion opportunity in high profile power center with strong tenant mix drawing heavy foot traffic and retail/office mix.

There is great synergy with major tenant; Rite Aid, Golds Gym, Starbucks, REI, Advanced Auto, Delicakes, and more. Great opportunity for office or retail use. Neighbors are Coin Cradle and Burmese Grocer. Space is wide open and easy to configure to your needs.

## PROPERTY HIGHLIGHTS

- Space can be demised with a 5-year lease.
- Pylon signage.
- Possible patio seating.
- ±30K VPD
- Possible businesses include: Tap House, gift shop, shoe store, supply store, beauty supply, pet supply, office/medical space, consignment and more.

### Todd Sternfeld

Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

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



**Todd Sternfeld**  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

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

2810 W KENNEWICK AVE, KENNEWICK, WA 99336  
EXTERIOR PHOTOS

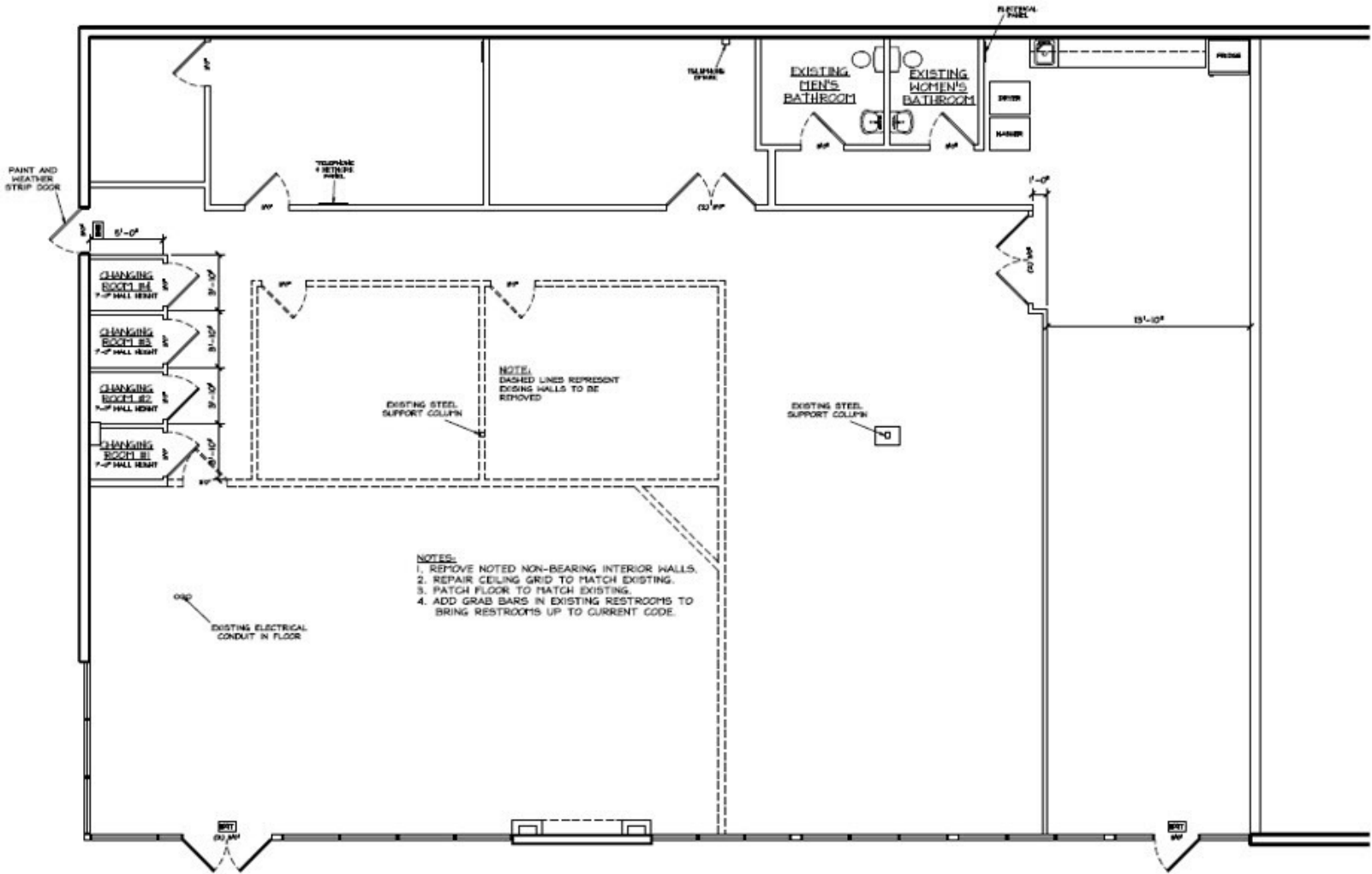
**NATri-Cities**



**Todd Sternfeld**  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**Todd Sternfeld**  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

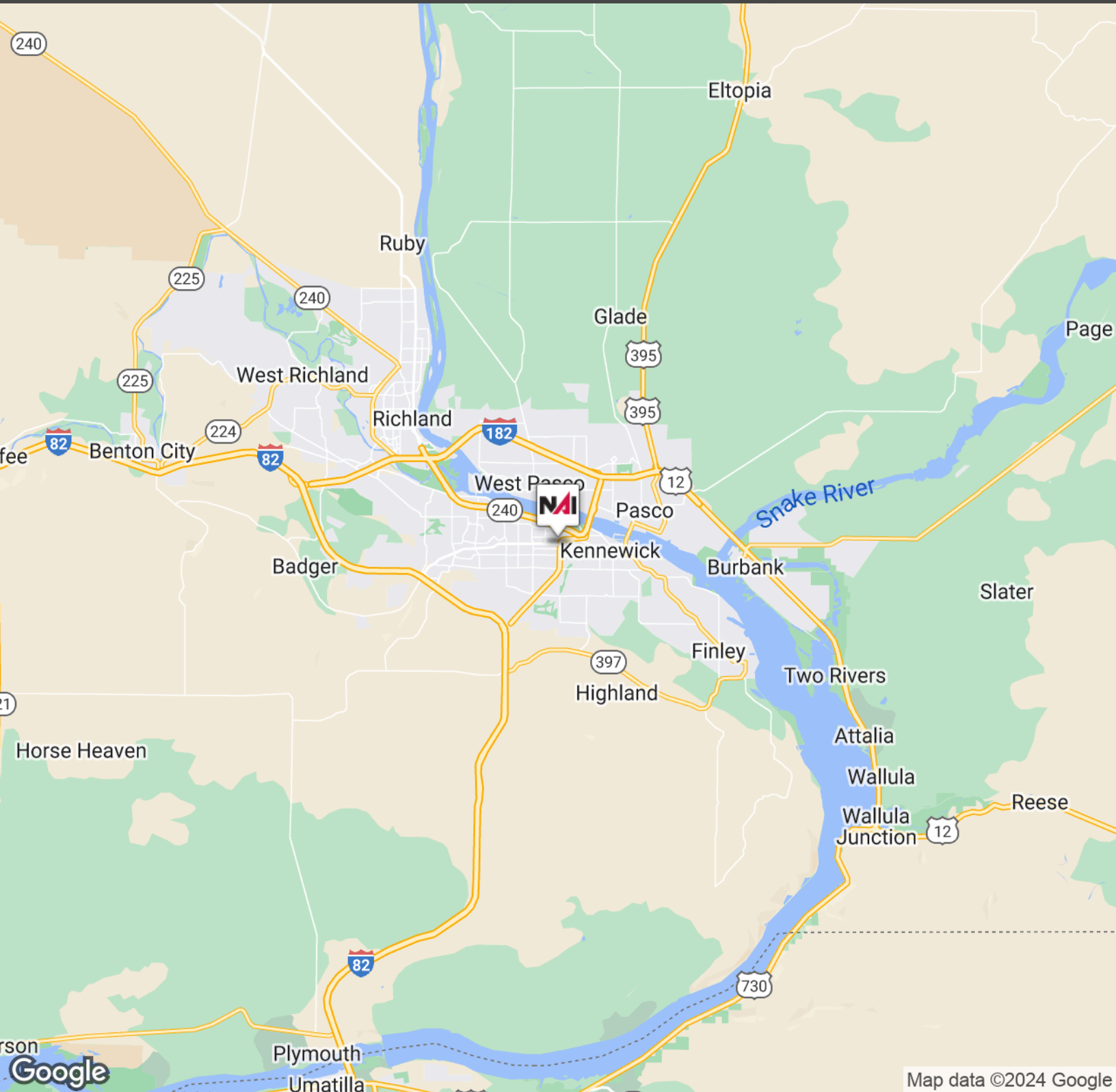
89 Gage Blvd  
Richland, WA 99352  
509.943.5200 | naitri-cities.com



Todd Sternfeld  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**Todd Sternfeld**  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

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

# 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!

<b>300</b> Restaurants	<b>24</b> Museums & Art Galleries	<b>6</b> Performing Arts Theaters
<b>200+</b> Wineries & Breweries	<b>12</b> Public Libraries	<b>10</b> Golf Courses
<b>125</b> Public Parks	<b>600</b> Miles of Trails	<b>3</b> 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: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2023)	14,431		89,055		167,101		257,561	
Projected Population (2028)	15,097		94,850		177,367		274,608	
Census Population (2020)	13,989		85,841		161,486		249,185	
Census Population (2010)	13,303		79,172		139,063		208,180	
Projected Annual Growth (2023-2028)	666	0.9%	5,795	1.3%	10,266	1.2%	17,047	1.3%
Historical Annual Growth (2020-2023)	442	1.1%	3,214	1.2%	5,615	1.2%	8,376	1.1%
Historical Annual Growth (2010-2020)	687	0.5%	6,668	0.8%	22,424	1.6%	41,004	2.0%
Estimated Population Density (2023)	4,596 <i>psm</i>		3,151 <i>psm</i>		2,128 <i>psm</i>		820 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2023)	5,722		32,146		58,555		91,775	
Projected Households (2028)	6,135		35,187		64,165		100,821	
Census Households (2020)	5,479		30,557		55,799		87,626	
Census Households (2010)	5,249		28,234		48,187		73,824	
Projected Annual Growth (2023-2028)	413	1.4%	3,042	1.9%	5,611	1.9%	9,046	2.0%
Historical Annual Change (2010-2023)	473	0.7%	3,912	1.1%	10,368	1.7%	17,951	1.9%
<b>Average Household Income</b>								
Estimated Average Household Income (2023)	\$79,864		\$98,461		\$102,253		\$114,114	
Projected Average Household Income (2028)	\$79,812		\$96,091		\$99,701		\$110,823	
Census Average Household Income (2010)	\$45,365		\$55,310		\$59,064		\$65,802	
Census Average Household Income (2000)	\$45,239		\$51,818		\$53,665		\$56,449	
Projected Annual Change (2023-2028)	-\$53	-	-\$2,370	-0.5%	-\$2,552	-0.5%	-\$3,292	-0.6%
Historical Annual Change (2000-2023)	\$34,625	3.3%	\$46,643	3.9%	\$48,588	3.9%	\$57,665	4.4%
<b>Median Household Income</b>								
Estimated Median Household Income (2023)	\$59,960		\$75,778		\$80,435		\$90,365	
Projected Median Household Income (2028)	\$60,899		\$77,556		\$82,128		\$92,606	
Census Median Household Income (2010)	\$40,221		\$48,979		\$52,325		\$57,661	
Census Median Household Income (2000)	\$36,929		\$42,960		\$44,726		\$48,001	
Projected Annual Change (2023-2028)	\$939	0.3%	\$1,778	0.5%	\$1,692	0.4%	\$2,242	0.5%
Historical Annual Change (2000-2023)	\$23,031	2.7%	\$32,817	3.3%	\$35,709	3.5%	\$42,363	3.8%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2023)	\$31,787		\$35,758		\$36,003		\$40,798	
Projected Per Capita Income (2028)	\$32,548		\$35,851		\$36,231		\$40,816	
Census Per Capita Income (2010)	\$17,903		\$19,723		\$20,464		\$23,334	
Census Per Capita Income (2000)	\$18,388		\$19,044		\$18,912		\$20,286	
Projected Annual Change (2023-2028)	\$761	0.5%	\$94	-	\$227	0.1%	\$18	-
Historical Annual Change (2000-2023)	\$13,399	3.2%	\$16,714	3.8%	\$17,091	3.9%	\$20,511	4.4%
Estimated Average Household Net Worth (2023)	\$618,046		\$868,674		\$914,348		\$1.05 M	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>									
Total Population (2023)		14,431		89,055		167,101		257,561	
White (2023)		9,137	63.3%	56,031	62.9%	100,647	60.2%	166,979	64.8%
Black or African American (2023)		430	3.0%	2,760	3.1%	4,994	3.0%	6,733	2.6%
American Indian or Alaska Native (2023)		139	1.0%	898	1.0%	1,795	1.1%	2,496	1.0%
Asian (2023)		321	2.2%	2,443	2.7%	5,147	3.1%	8,674	3.4%
Hawaiian or Pacific Islander (2023)		87	0.6%	336	0.4%	520	0.3%	691	0.3%
Other Race (2023)		2,547	17.7%	15,420	17.3%	32,190	19.3%	40,655	15.8%
Two or More Races (2023)		1,769	12.3%	11,166	12.5%	21,808	13.1%	31,333	12.2%
Population < 18 (2023)		3,933	27.3%	25,168	28.3%	48,400	29.0%	72,673	28.2%
White Not Hispanic		1,527	38.8%	9,948	39.5%	17,742	36.7%	31,336	43.1%
Black or African American		165	4.2%	916	3.6%	1,541	3.2%	2,064	2.8%
Asian		70	1.8%	614	2.4%	1,329	2.7%	2,261	3.1%
Other Race Not Hispanic		221	5.6%	1,138	4.5%	2,117	4.4%	3,475	4.8%
Hispanic		1,950	49.6%	12,552	49.9%	25,670	53.0%	33,537	46.1%
Not Hispanic or Latino Population (2023)		9,343	64.7%	57,202	64.2%	101,869	61.0%	171,254	66.5%
Not Hispanic White		8,128	87.0%	49,463	86.5%	87,226	85.6%	148,368	86.6%
Not Hispanic Black or African American		392	4.2%	2,484	4.3%	4,461	4.4%	5,982	3.5%
Not Hispanic American Indian or Alaska Native		49	0.5%	297	0.5%	512	0.5%	772	0.5%
Not Hispanic Asian		297	3.2%	2,366	4.1%	4,959	4.9%	8,413	4.9%
Not Hispanic Hawaiian or Pacific Islander		49	0.5%	216	0.4%	331	0.3%	437	0.3%
Not Hispanic Other Race		22	0.2%	142	0.2%	314	0.3%	467	0.3%
Not Hispanic Two or More Races		407	4.4%	2,234	3.9%	4,067	4.0%	6,817	4.0%
Hispanic or Latino Population (2023)		5,088	35.3%	31,853	35.8%	65,232	39.0%	86,307	33.5%
Hispanic White		1,009	19.8%	6,568	20.6%	13,421	20.6%	18,611	21.6%
Hispanic Black or African American		39	0.8%	276	0.9%	533	0.8%	751	0.9%
Hispanic American Indian or Alaska Native		91	1.8%	602	1.9%	1,283	2.0%	1,725	2.0%
Hispanic Asian		24	0.5%	77	0.2%	187	0.3%	261	0.3%
Hispanic Hawaiian or Pacific Islander		38	0.7%	120	0.4%	190	0.3%	254	0.3%
Hispanic Other Race		2,525	49.6%	15,278	48.0%	31,877	48.9%	40,188	46.6%
Hispanic Two or More Races		1,363	26.8%	8,932	28.0%	17,741	27.2%	24,517	28.4%
Not Hispanic or Latino Population (2020)		8,664	61.9%	53,338	62.1%	96,121	59.5%	165,012	66.2%
Hispanic or Latino Population (2020)		5,325	38.1%	32,503	37.9%	65,366	40.5%	84,173	33.8%
Not Hispanic or Latino Population (2010)		9,642	72.5%	54,015	68.2%	90,101	64.8%	148,949	71.5%
Hispanic or Latino Population (2010)		3,661	27.5%	25,158	31.8%	48,962	35.2%	59,232	28.5%
Not Hispanic or Latino Population (2028)		9,773	64.7%	60,777	64.1%	107,969	60.9%	182,681	66.5%
Hispanic or Latino Population (2028)		5,324	35.3%	34,073	35.9%	69,399	39.1%	91,926	33.5%
Projected Annual Growth (2023-2028)		236	0.9%	2,220	1.4%	4,167	1.3%	5,620	1.3%
Historical Annual Growth (2010-2020)		1,664	4.5%	7,345	2.9%	16,404	3.4%	24,941	4.2%

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Total Age Distribution (2023)</b>									
Total Population		14,431		89,055		167,101		257,561	
Age Under 5 Years		1,256	8.7%	6,634	7.4%	12,502	7.5%	18,274	7.1%
Age 5 to 9 Years		1,064	7.4%	7,035	7.9%	13,472	8.1%	20,360	7.9%
Age 10 to 14 Years		1,012	7.0%	7,279	8.2%	14,091	8.4%	21,562	8.4%
Age 15 to 19 Years		960	6.7%	6,269	7.0%	11,804	7.1%	17,862	6.9%
Age 20 to 24 Years		1,315	9.1%	6,460	7.3%	11,523	6.9%	16,664	6.5%
Age 25 to 29 Years		1,339	9.3%	6,618	7.4%	12,359	7.4%	18,080	7.0%
Age 30 to 34 Years		1,097	7.6%	6,289	7.1%	12,214	7.3%	18,454	7.2%
Age 35 to 39 Years		953	6.6%	6,099	6.8%	11,972	7.2%	18,591	7.2%
Age 40 to 44 Years		756	5.2%	5,332	6.0%	10,559	6.3%	16,692	6.5%
Age 45 to 49 Years		654	4.5%	4,650	5.2%	8,998	5.4%	14,158	5.5%
Age 50 to 54 Years		631	4.4%	4,682	5.3%	8,791	5.3%	14,053	5.5%
Age 55 to 59 Years		676	4.7%	4,569	5.1%	8,340	5.0%	13,634	5.3%
Age 60 to 64 Years		682	4.7%	4,681	5.3%	8,450	5.1%	13,824	5.4%
Age 65 to 69 Years		556	3.9%	4,025	4.5%	7,530	4.5%	12,278	4.8%
Age 70 to 74 Years		526	3.6%	3,384	3.8%	6,050	3.6%	9,807	3.8%
Age 75 to 79 Years		358	2.5%	2,243	2.5%	3,968	2.4%	6,217	2.4%
Age 80 to 84 Years		280	1.9%	1,476	1.7%	2,463	1.5%	3,884	1.5%
Age 85 Years or Over		316	2.2%	1,331	1.5%	2,018	1.2%	3,168	1.2%
Median Age		31.0		33.3		33.0		34.1	
Age 19 Years or Less		4,292	29.7%	27,216	30.6%	51,869	31.0%	78,057	30.3%
Age 20 to 64 Years		8,103	56.1%	49,380	55.4%	93,204	55.8%	144,150	56.0%
Age 65 Years or Over		2,037	14.1%	12,459	14.0%	22,028	13.2%	35,354	13.7%
<b>Female Age Distribution (2023)</b>									
Female Population		7,263	50.3%	44,436	49.9%	83,082	49.7%	128,239	49.8%
Age Under 5 Years		614	8.4%	3,213	7.2%	6,099	7.3%	8,983	7.0%
Age 5 to 9 Years		528	7.3%	3,469	7.8%	6,688	8.1%	10,134	7.9%
Age 10 to 14 Years		462	6.4%	3,562	8.0%	6,945	8.4%	10,549	8.2%
Age 15 to 19 Years		459	6.3%	3,222	7.3%	6,298	7.6%	9,372	7.3%
Age 20 to 24 Years		703	9.7%	3,098	7.0%	5,508	6.6%	8,056	6.3%
Age 25 to 29 Years		659	9.1%	3,269	7.4%	6,010	7.2%	8,803	6.9%
Age 30 to 34 Years		545	7.5%	3,026	6.8%	5,900	7.1%	8,998	7.0%
Age 35 to 39 Years		441	6.1%	2,854	6.4%	5,621	6.8%	8,889	6.9%
Age 40 to 44 Years		357	4.9%	2,594	5.8%	5,027	6.1%	8,011	6.2%
Age 45 to 49 Years		319	4.4%	2,254	5.1%	4,364	5.3%	6,914	5.4%
Age 50 to 54 Years		314	4.3%	2,286	5.1%	4,236	5.1%	6,813	5.3%
Age 55 to 59 Years		358	4.9%	2,352	5.3%	4,205	5.1%	6,837	5.3%
Age 60 to 64 Years		369	5.1%	2,381	5.4%	4,296	5.2%	7,006	5.5%
Age 65 to 69 Years		301	4.1%	2,123	4.8%	3,868	4.7%	6,263	4.9%
Age 70 to 74 Years		292	4.0%	1,803	4.1%	3,204	3.9%	5,111	4.0%
Age 75 to 79 Years		185	2.6%	1,240	2.8%	2,164	2.6%	3,362	2.6%
Age 80 to 84 Years		150	2.1%	828	1.9%	1,381	1.7%	2,136	1.7%
Age 85 Years or Over		208	2.9%	863	1.9%	1,266	1.5%	2,002	1.6%
Female Median Age		32.0		34.1		33.3		34.4	
Age 19 Years or Less		2,063	28.4%	13,465	30.3%	26,031	31.3%	39,037	30.4%
Age 20 to 64 Years		4,064	56.0%	24,115	54.3%	45,168	54.4%	70,328	54.8%
Age 65 Years or Over		1,136	15.6%	6,856	15.4%	11,883	14.3%	18,874	14.7%

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Male Age Distribution (2023)</b>									
Male Population	7,168	49.7%	44,619	50.1%	84,020	50.3%	129,322	50.2%	
Age Under 5 Years	642	9.0%	3,421	7.7%	6,403	7.6%	9,291	7.2%	
Age 5 to 9 Years	536	7.5%	3,565	8.0%	6,784	8.1%	10,226	7.9%	
Age 10 to 14 Years	550	7.7%	3,717	8.3%	7,146	8.5%	11,013	8.5%	
Age 15 to 19 Years	501	7.0%	3,048	6.8%	5,506	6.6%	8,490	6.6%	
Age 20 to 24 Years	612	8.5%	3,362	7.5%	6,015	7.2%	8,608	6.7%	
Age 25 to 29 Years	680	9.5%	3,349	7.5%	6,349	7.6%	9,277	7.2%	
Age 30 to 34 Years	552	7.7%	3,262	7.3%	6,314	7.5%	9,456	7.3%	
Age 35 to 39 Years	512	7.1%	3,245	7.3%	6,351	7.6%	9,702	7.5%	
Age 40 to 44 Years	399	5.6%	2,738	6.1%	5,532	6.6%	8,681	6.7%	
Age 45 to 49 Years	335	4.7%	2,396	5.4%	4,633	5.5%	7,244	5.6%	
Age 50 to 54 Years	316	4.4%	2,396	5.4%	4,555	5.4%	7,240	5.6%	
Age 55 to 59 Years	318	4.4%	2,217	5.0%	4,135	4.9%	6,796	5.3%	
Age 60 to 64 Years	314	4.4%	2,300	5.2%	4,153	4.9%	6,818	5.3%	
Age 65 to 69 Years	255	3.6%	1,902	4.3%	3,661	4.4%	6,015	4.7%	
Age 70 to 74 Years	234	3.3%	1,582	3.5%	2,846	3.4%	4,696	3.6%	
Age 75 to 79 Years	172	2.4%	1,003	2.2%	1,804	2.1%	2,855	2.2%	
Age 80 to 84 Years	130	1.8%	647	1.5%	1,081	1.3%	1,748	1.4%	
Age 85 Years or Over	109	1.5%	467	1.0%	752	0.9%	1,166	0.9%	
Male Median Age	30.3		32.6		32.7		33.8		
Age 19 Years or Less	2,229	31.1%	13,751	30.8%	25,838	30.8%	39,020	30.2%	
Age 20 to 64 Years	4,039	56.3%	25,266	56.6%	48,037	57.2%	73,822	57.1%	
Age 65 Years or Over	900	12.6%	5,602	12.6%	10,145	12.1%	16,480	12.7%	
<b>Males per 100 Females (2023)</b>									
Overall Comparison	99		100		101		101		
Age Under 5 Years	105	51.1%	106	51.6%	105	51.2%	103	50.8%	
Age 5 to 9 Years	102	50.4%	103	50.7%	101	50.4%	101	50.2%	
Age 10 to 14 Years	119	54.3%	104	51.1%	103	50.7%	104	51.1%	
Age 15 to 19 Years	109	52.1%	95	48.6%	87	46.6%	91	47.5%	
Age 20 to 24 Years	87	46.6%	109	52.0%	109	52.2%	107	51.7%	
Age 25 to 29 Years	103	50.8%	102	50.6%	106	51.4%	105	51.3%	
Age 30 to 34 Years	101	50.3%	108	51.9%	107	51.7%	105	51.2%	
Age 35 to 39 Years	116	53.7%	114	53.2%	113	53.1%	109	52.2%	
Age 40 to 44 Years	112	52.8%	106	51.3%	110	52.4%	108	52.0%	
Age 45 to 49 Years	105	51.3%	106	51.5%	106	51.5%	105	51.2%	
Age 50 to 54 Years	101	50.2%	105	51.2%	108	51.8%	106	51.5%	
Age 55 to 59 Years	89	47.0%	94	48.5%	98	49.6%	99	49.8%	
Age 60 to 64 Years	85	45.9%	97	49.1%	97	49.2%	97	49.3%	
Age 65 to 69 Years	85	45.9%	90	47.3%	95	48.6%	96	49.0%	
Age 70 to 74 Years	80	44.5%	88	46.7%	89	47.0%	92	47.9%	
Age 75 to 79 Years	93	48.2%	81	44.7%	83	45.5%	85	45.9%	
Age 80 to 84 Years	86	46.4%	78	43.9%	78	43.9%	82	45.0%	
Age 85 Years or Over	52	34.4%	54	35.1%	59	37.3%	58	36.8%	
Age 19 Years or Less	108	51.9%	102	50.5%	99	49.8%	100	50.0%	
Age 20 to 39 Years	100	50.1%	108	51.9%	109	52.1%	107	51.6%	
Age 40 to 64 Years	98	49.5%	102	50.4%	104	51.0%	103	50.8%	
Age 65 Years or Over	79	44.2%	82	45.0%	85	46.1%	87	46.6%	

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2023)</b>								
Total Households	5,722		32,146		58,555		91,775	
Households with Children	1,342	23.4%	11,620	36.1%	22,745	38.8%	35,093	38.2%
Average Household Size	2.5		2.7		2.8		2.8	
Household Density per Square Mile	1,822		1,137		746		292	
Population Family	11,492	79.6%	75,439	84.7%	144,141	86.3%	223,227	86.7%
Population Non-Family	2,822	19.6%	12,764	14.3%	21,624	12.9%	32,606	12.7%
Population Group Quarters	117	0.8%	852	1.0%	1,336	0.8%	1,728	0.7%
Family Households	3,560	62.2%	22,305	69.4%	41,809	71.4%	66,450	72.4%
Married Couple Households	1,467	41.2%	14,913	66.9%	29,860	71.4%	49,387	74.3%
Other Family Households with Children	2,093	58.8%	7,392	33.1%	11,950	28.6%	17,063	25.7%
Family Households with Children	1,339	37.6%	11,595	52.0%	22,695	54.3%	35,012	52.7%
Married Couple with Children	745	55.6%	7,290	62.9%	15,189	66.9%	24,146	69.0%
Other Family Households with Children	594	44.4%	4,305	37.1%	7,506	33.1%	10,866	31.0%
Family Households No Children	2,220	62.4%	10,711	48.0%	19,115	45.7%	31,438	47.3%
Married Couple No Children	722	32.5%	7,624	71.2%	14,671	76.8%	25,241	80.3%
Other Family Households No Children	1,499	67.5%	3,087	28.8%	4,444	23.2%	6,197	19.7%
Non-Family Households	2,162	37.8%	9,840	30.6%	16,745	28.6%	25,325	27.6%
Non-Family Households with Children	2	0.1%	25	0.3%	50	0.3%	81	0.3%
Non-Family Households No Children	2,160	99.9%	9,815	99.7%	16,695	99.7%	25,244	99.7%
Average Family Household Size	3.2		3.4		3.4		3.4	
Average Family Income	\$96,361		\$113,770		\$116,284		\$128,092	
Median Family Income	\$73,126		\$95,397		\$98,547		\$107,854	
Average Non-Family Household Size	1.3		1.3		1.3		1.3	
<b>Marital Status (2023)</b>								
Population Age 15 Years or Over	11,099		68,108		127,036		197,365	
Never Married	4,376	39.4%	24,757	36.3%	45,150	35.5%	67,819	34.4%
Currently Married	4,451	40.1%	28,875	42.4%	56,870	44.8%	92,008	46.6%
Previously Married	2,272	20.5%	14,476	21.3%	25,016	19.7%	37,538	19.0%
Separated	568	25.0%	2,525	17.4%	4,629	18.5%	6,834	18.2%
Widowed	444	19.5%	3,124	21.6%	5,464	21.8%	8,352	22.2%
Divorced	1,261	55.5%	8,827	61.0%	14,923	59.7%	22,352	59.5%
<b>Educational Attainment (2023)</b>								
Adult Population Age 25 Years or Over	8,825		55,379		103,709		162,840	
Elementary (Grade Level 0 to 8)	688	7.8%	4,619	8.3%	10,125	9.8%	12,424	7.6%
Some High School (Grade Level 9 to 11)	566	6.4%	3,664	6.6%	6,931	6.7%	8,820	5.4%
High School Graduate	2,620	29.7%	14,989	27.1%	26,140	25.2%	37,896	23.3%
Some College	2,195	24.9%	12,975	23.4%	23,158	22.3%	36,686	22.5%
Associate Degree Only	1,032	11.7%	5,892	10.6%	10,720	10.3%	16,733	10.3%
Bachelor Degree Only	1,004	11.4%	8,464	15.3%	16,737	16.1%	30,470	18.7%
Graduate Degree	721	8.2%	4,776	8.6%	9,898	9.5%	19,810	12.2%
Any College (Some College or Higher)	4,952	56.1%	32,106	58.0%	60,513	58.3%	103,700	63.7%
College Degree + (Bachelor Degree or Higher)	1,725	19.5%	13,239	23.9%	26,635	25.7%	50,281	30.9%

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>								
Total Housing Units (2023)	6,054		33,808		61,507		96,170	
Total Housing Units (2020)	5,787		31,925		58,260		91,239	
Historical Annual Growth (2020-2023)	267	1.5%	1,883	2.0%	3,247	1.9%	4,931	1.8%
Housing Units Occupied (2023)	5,722	94.5%	32,146	95.1%	58,555	95.2%	91,775	95.4%
Housing Units Owner-Occupied	2,873	50.2%	19,738	61.4%	38,160	65.2%	63,301	69.0%
Housing Units Renter-Occupied	2,848	49.8%	12,407	38.6%	20,395	34.8%	28,474	31.0%
Housing Units Vacant (2023)	332	5.5%	1,662	4.9%	2,952	4.8%	4,395	4.6%
<b>Household Size (2023)</b>								
Total Households	5,722		32,146		58,555		91,775	
1 Person Households	1,706	29.8%	7,872	24.5%	13,447	23.0%	20,309	22.1%
2 Person Households	1,869	32.7%	10,539	32.8%	19,015	32.5%	31,235	34.0%
3 Person Households	901	15.7%	5,043	15.7%	9,058	15.5%	14,508	15.8%
4 Person Households	674	11.8%	4,388	13.6%	8,286	14.2%	13,019	14.2%
5 Person Households	333	5.8%	2,373	7.4%	4,721	8.1%	7,128	7.8%
6 Person Households	143	2.5%	1,170	3.6%	2,376	4.1%	3,403	3.7%
7 or More Person Households	95	1.7%	762	2.4%	1,651	2.8%	2,174	2.4%
<b>Household Income Distribution (2023)</b>								
HH Income \$200,000 or More	349	6.1%	3,406	10.6%	6,594	11.3%	12,408	13.5%
HH Income \$150,000 to \$199,999	394	6.9%	2,478	7.7%	4,765	8.1%	9,019	9.8%
HH Income \$125,000 to \$149,999	198	3.5%	2,022	6.3%	4,001	6.8%	6,963	7.6%
HH Income \$100,000 to \$124,999	414	7.2%	2,952	9.2%	6,329	10.8%	10,158	11.1%
HH Income \$75,000 to \$99,999	729	12.7%	4,154	12.9%	7,581	12.9%	11,398	12.4%
HH Income \$50,000 to \$74,999	1,130	19.8%	5,589	17.4%	9,843	16.8%	14,848	16.2%
HH Income \$35,000 to \$49,999	816	14.3%	3,478	10.8%	6,315	10.8%	9,174	10.0%
HH Income \$25,000 to \$34,999	617	10.8%	2,679	8.3%	4,435	7.6%	6,262	6.8%
HH Income \$15,000 to \$24,999	410	7.2%	2,133	6.6%	3,493	6.0%	4,845	5.3%
HH Income \$10,000 to \$14,999	236	4.1%	1,240	3.9%	1,910	3.3%	2,599	2.8%
HH Income Under \$10,000	428	7.5%	2,016	6.3%	3,287	5.6%	4,101	4.5%
<b>Household Vehicles (2023)</b>								
Households 0 Vehicles Available	298	5.2%	2,122	6.6%	3,322	5.7%	4,296	4.7%
Households 1 Vehicle Available	2,105	36.8%	9,767	30.4%	17,440	29.8%	25,017	27.3%
Households 2 Vehicles Available	2,096	36.6%	11,108	34.6%	20,648	35.3%	33,085	36.1%
Households 3 or More Vehicles Available	1,222	21.4%	9,149	28.5%	17,145	29.3%	29,378	32.0%
Total Vehicles Available	10,525		64,528		119,965		194,793	
Average Vehicles per Household	1.8		2.0		2.0		2.1	
Owner-Occupied Household Vehicles	6,448	61.3%	46,878	72.6%	90,540	75.5%	151,752	77.9%
Average Vehicles per Owner-Occupied Household	2.2		2.4		2.4		2.4	
Renter-Occupied Household Vehicles	4,077	38.7%	17,649	27.4%	29,425	24.5%	43,041	22.1%
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.4		1.5	
<b>Travel Time (2023)</b>								
Worker Base Age 16 years or Over	6,054		36,981		69,659		110,942	
Travel to Work in 14 Minutes or Less	1,982	32.7%	10,925	29.5%	19,291	27.7%	30,080	27.1%
Travel to Work in 15 to 29 Minutes	2,323	38.4%	14,881	40.2%	28,539	41.0%	44,670	40.3%
Travel to Work in 30 to 59 Minutes	939	15.5%	6,258	16.9%	12,926	18.6%	20,015	18.0%
Travel to Work in 60 Minutes or More	293	4.8%	1,914	5.2%	3,291	4.7%	5,157	4.6%
Work at Home	518	8.6%	3,003	8.1%	5,612	8.1%	11,020	9.9%
Average Minutes Travel to Work	17.0		18.0		18.7		18.8	

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2023)</b>								
Worker Base Age 16 years or Over	6,054		36,981		69,659		110,942	
Drive to Work Alone	4,666	77.1%	29,190	78.9%	54,907	78.8%	85,900	77.4%
Drive to Work in Carpool	706	11.7%	3,930	10.6%	7,584	10.9%	11,542	10.4%
Travel to Work by Public Transportation	44	0.7%	261	0.7%	455	0.7%	676	0.6%
Drive to Work on Motorcycle	11	0.2%	36	-	82	0.1%	136	0.1%
Bicycle to Work	12	0.2%	58	0.2%	110	0.2%	200	0.2%
Walk to Work	58	1.0%	241	0.7%	394	0.6%	687	0.6%
Other Means	40	0.7%	264	0.7%	515	0.7%	781	0.7%
Work at Home	518	8.6%	3,003	8.1%	5,612	8.1%	11,020	9.9%
<b>Daytime Demographics (2023)</b>								
Total Businesses	611		3,090		5,583		8,398	
Total Employees	3,968		25,795		46,712		76,946	
Company Headquarter Businesses	15	2.4%	84	2.7%	151	2.7%	238	2.8%
Company Headquarter Employees	260	6.6%	2,146	8.3%	5,470	11.7%	9,879	12.8%
Employee Population per Business	6.5 to 1		8.3 to 1		8.4 to 1		9.2 to 1	
Residential Population per Business	23.6 to 1		28.8 to 1		29.9 to 1		30.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over	8,806		55,412		101,111		158,899	
<b>Labor Force</b>								
Labor Population Age 16 Years or Over (2023)	10,892		66,643		124,184		193,080	
Labor Force Total Males (2023)	5,323	48.9%	33,156	49.8%	62,214	50.1%	96,590	50.0%
Male Civilian Employed	3,244	60.9%	20,327	61.3%	38,158	61.3%	60,375	62.5%
Male Civilian Unemployed	324	6.1%	1,591	4.8%	3,222	5.2%	4,828	5.0%
Males in Armed Forces	-	-	44	0.1%	125	0.2%	183	0.2%
Males Not in Labor Force	1,755	33.0%	11,195	33.8%	20,708	33.3%	31,205	32.3%
Labor Force Total Females (2023)	5,570	51.1%	33,486	50.2%	61,971	49.9%	96,489	50.0%
Female Civilian Employed	2,811	50.5%	16,655	49.7%	31,503	50.8%	50,569	52.4%
Female Civilian Unemployed	117	2.1%	1,310	3.9%	2,455	4.0%	3,588	3.7%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	2,641	47.4%	15,521	46.3%	28,013	45.2%	42,333	43.9%
Unemployment Rate	441	4.1%	2,901	4.4%	5,678	4.6%	8,416	4.4%
<b>Occupation (2023)</b>								
Occupation Population Age 16 Years or Over	6,054		36,981		69,659		110,942	
Occupation Total Males	3,244	53.6%	20,327	55.0%	38,158	54.8%	60,375	54.4%
Occupation Total Females	2,810	46.4%	16,654	45.0%	31,502	45.2%	50,568	45.6%
Management, Business, Financial Operations	628	10.4%	4,244	11.5%	8,699	12.5%	14,758	13.3%
Professional, Related	1,116	18.4%	6,958	18.8%	13,647	19.6%	25,052	22.6%
Service	1,322	21.8%	7,176	19.4%	13,244	19.0%	19,512	17.6%
Sales, Office	1,303	21.5%	7,392	20.0%	12,809	18.4%	20,299	18.3%
Farming, Fishing, Forestry	265	4.4%	1,718	4.6%	3,596	5.2%	5,002	4.5%
Construction, Extraction, Maintenance	609	10.1%	3,473	9.4%	6,342	9.1%	9,442	8.5%
Production, Transport, Material Moving	811	13.4%	6,019	16.3%	11,322	16.3%	16,876	15.2%
White Collar Workers	3,047	50.3%	18,595	50.3%	35,155	50.5%	60,110	54.2%
Blue Collar Workers	3,007	49.7%	18,386	49.7%	34,504	49.5%	50,833	45.8%

# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Units In Structure (2023)</b>									
Total Units		5,722		32,146		58,555		91,775	
1 Detached Unit		2,619	45.8%	19,426	60.4%	37,588	64.2%	60,630	66.1%
1 Attached Unit		259	4.5%	920	2.9%	1,823	3.1%	3,153	3.4%
2 Units		415	7.3%	1,301	4.0%	1,632	2.8%	2,476	2.7%
3 to 4 Units		519	9.1%	1,696	5.3%	2,779	4.7%	3,452	3.8%
5 to 9 Units		430	7.5%	1,409	4.4%	2,490	4.3%	3,624	3.9%
10 to 19 Units		485	8.5%	2,044	6.4%	2,942	5.0%	3,839	4.2%
20 to 49 Units		264	4.6%	1,090	3.4%	1,928	3.3%	2,609	2.8%
50 or More Units		344	6.0%	1,851	5.8%	3,071	5.2%	4,456	4.9%
Mobile Home or Trailer		367	6.4%	2,328	7.2%	4,186	7.1%	7,381	8.0%
Other Structure		19	0.3%	81	0.3%	115	0.2%	154	0.2%
<b>Homes Built By Year (2023)</b>									
Homes Built 2020 or later		65	1.1%	403	1.2%	866	1.4%	1,427	1.5%
Homes Built 2010 to 2019		382	6.3%	3,068	9.1%	8,224	13.4%	13,818	14.4%
Homes Built 2000 to 2009		393	6.5%	4,527	13.4%	12,242	19.9%	19,374	20.1%
Homes Built 1990 to 1999		457	7.5%	3,555	10.5%	6,866	11.2%	11,214	11.7%
Homes Built 1980 to 1989		242	4.0%	2,086	6.2%	3,888	6.3%	5,589	5.8%
Homes Built 1970 to 1979		1,508	24.9%	7,742	22.9%	11,132	18.1%	15,745	16.4%
Homes Built 1960 to 1969		949	15.7%	4,168	12.3%	5,731	9.3%	7,864	8.2%
Homes Built 1950 to 1959		1,302	21.5%	3,776	11.2%	4,930	8.0%	6,876	7.1%
Homes Built 1940 to 1949		396	6.5%	1,977	5.8%	2,760	4.5%	7,437	7.7%
Homes Built Before 1939		26	0.4%	845	2.5%	1,915	3.1%	2,432	2.5%
Median Age of Homes		51.2	yrs	45.0	yrs	39.8	yrs	39.7	yrs
<b>Home Values (2023)</b>									
Owner Specified Housing Units		2,873		19,738		38,160		63,301	
Home Values \$1,000,000 or More		28	1.0%	126	0.6%	411	1.1%	692	1.1%
Home Values \$750,000 to \$999,999		92	3.2%	439	2.2%	759	2.0%	1,935	3.1%
Home Values \$500,000 to \$749,999		381	13.3%	2,514	12.7%	4,107	10.8%	8,993	14.2%
Home Values \$400,000 to \$499,999		281	9.8%	2,349	11.9%	4,152	10.9%	7,774	12.3%
Home Values \$300,000 to \$399,999		700	24.4%	5,556	28.1%	10,808	28.3%	17,598	27.8%
Home Values \$250,000 to \$299,999		377	13.1%	2,876	14.6%	5,554	14.6%	8,254	13.0%
Home Values \$200,000 to \$249,999		374	13.0%	2,204	11.2%	4,635	12.1%	6,968	11.0%
Home Values \$175,000 to \$199,999		78	2.7%	480	2.4%	1,160	3.0%	1,767	2.8%
Home Values \$150,000 to \$174,999		79	2.7%	661	3.4%	1,483	3.9%	2,062	3.3%
Home Values \$125,000 to \$149,999		48	1.7%	320	1.6%	1,017	2.7%	1,333	2.1%
Home Values \$100,000 to \$124,999		43	1.5%	425	2.2%	826	2.2%	1,128	1.8%
Home Values \$90,000 to \$99,999		5	0.2%	104	0.5%	362	0.9%	488	0.8%
Home Values \$80,000 to \$89,999		13	0.4%	142	0.7%	203	0.5%	289	0.5%
Home Values \$70,000 to \$79,999		13	0.4%	40	0.2%	152	0.4%	210	0.3%
Home Values \$60,000 to \$69,999		11	0.4%	40	0.2%	105	0.3%	149	0.2%
Home Values \$50,000 to \$59,999		10	0.3%	110	0.6%	171	0.4%	338	0.5%
Home Values \$35,000 to \$49,999		29	1.0%	152	0.8%	320	0.8%	537	0.8%
Home Values \$25,000 to \$34,999		144	5.0%	361	1.8%	605	1.6%	969	1.5%
Home Values \$10,000 to \$24,999		102	3.6%	438	2.2%	692	1.8%	971	1.5%
Home Values Under \$10,000		64	2.2%	401	2.0%	637	1.7%	846	1.3%
Owner-Occupied Median Home Value		\$317,637		\$320,887		\$310,536		\$335,981	
Renter-Occupied Median Rent		\$961		\$926		\$930		\$951	

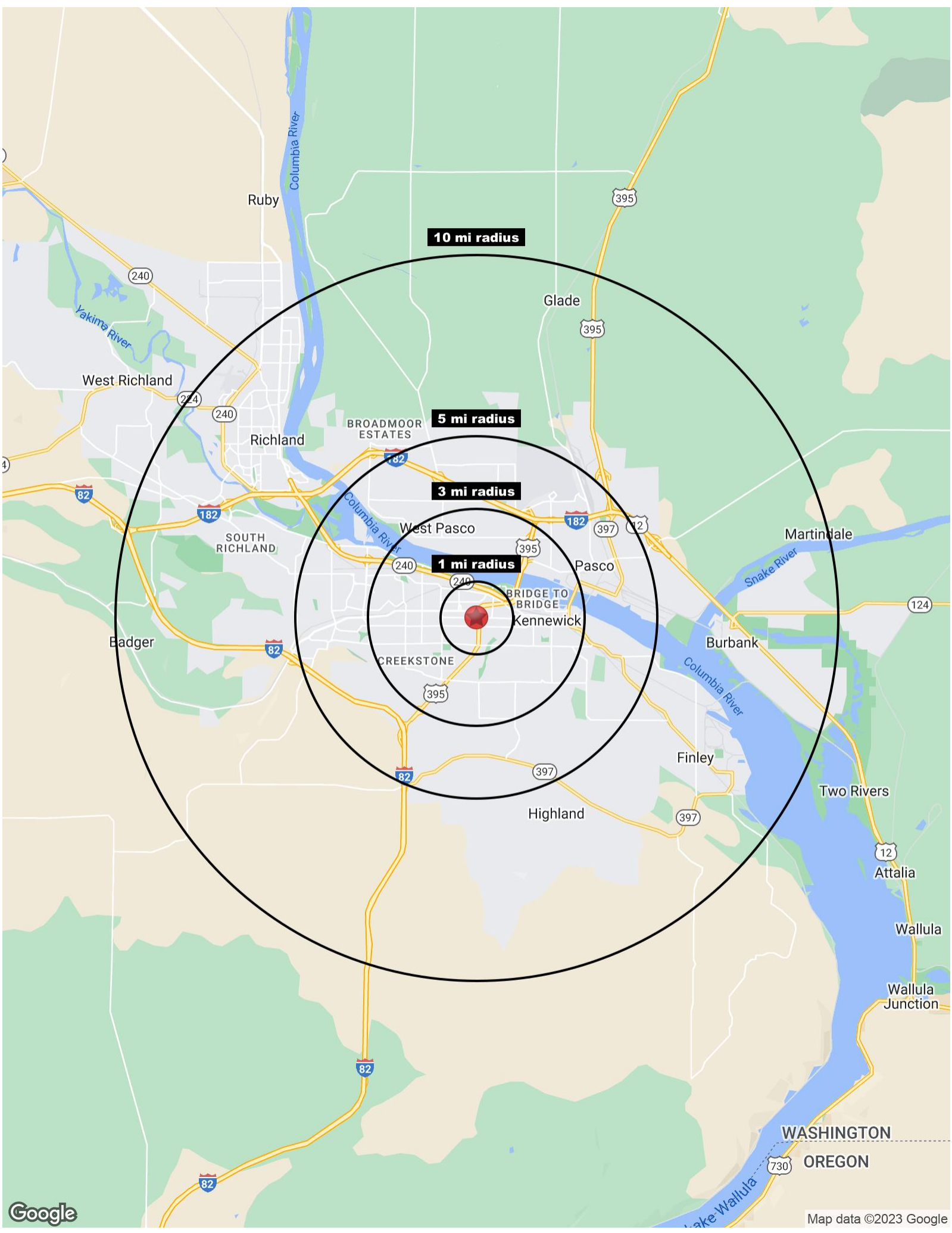


# Complete Profile

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

Lat/Lon: 46.2097/-119.1606

2810 W Kennewick Ave Kennewick, WA 99336		1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2023)</b>					
Total Household Expenditure		\$342.88 M	\$2.22 B	\$4.16 B	\$7.07 B
Total Non-Retail Expenditure		\$181.24 M	\$1.17 B	\$2.2 B	\$3.74 B
Total Retail Expenditure		\$161.64 M	\$1.05 B	\$1.96 B	\$3.33 B
Apparel		\$12.09 M	\$78.99 M	\$148.52 M	\$253.29 M
Contributions		\$11 M	\$73.89 M	\$138.96 M	\$240.94 M
Education		\$10.12 M	\$69.95 M	\$131.83 M	\$230.93 M
Entertainment		\$19.22 M	\$126.55 M	\$238.13 M	\$407.83 M
Food and Beverages		\$50.72 M	\$325.51 M	\$610.18 M	\$1.03 B
Furnishings and Equipment		\$11.92 M	\$78.38 M	\$147.43 M	\$252.31 M
Gifts		\$8.27 M	\$56.02 M	\$105.2 M	\$183.01 M
Health Care		\$28.96 M	\$184.66 M	\$345.35 M	\$582.68 M
Household Operations		\$13.38 M	\$87.65 M	\$164.59 M	\$281.58 M
Miscellaneous Expenses		\$6.45 M	\$41.91 M	\$78.64 M	\$134.08 M
Personal Care		\$4.59 M	\$29.72 M	\$55.76 M	\$94.74 M
Personal Insurance		\$2.35 M	\$15.93 M	\$30.06 M	\$52.19 M
Reading		\$744.58 K	\$4.84 M	\$9.07 M	\$15.48 M
Shelter		\$72.94 M	\$468.16 M	\$876.08 M	\$1.49 B
Tobacco		\$2.16 M	\$12.88 M	\$23.8 M	\$38.76 M
Transportation		\$62.37 M	\$402.76 M	\$756.9 M	\$1.28 B
Utilities		\$25.58 M	\$160.68 M	\$300.04 M	\$501.69 M
<b>Monthly Household Consumer Expenditure (2023)</b>					
Total Household Expenditure		\$4,994	\$5,751	\$5,921	\$6,420
Total Non-Retail Expenditure		\$2,640 52.9%	\$3,042 52.9%	\$3,129 52.9%	\$3,397 52.9%
Total Retail Expenditures		\$2,354 47.1%	\$2,709 47.1%	\$2,792 47.1%	\$3,023 47.1%
Apparel		\$176 3.5%	\$205 3.6%	\$211 3.6%	\$230 3.6%
Contributions		\$160 3.2%	\$192 3.3%	\$198 3.3%	\$219 3.4%
Education		\$147 3.0%	\$181 3.2%	\$188 3.2%	\$210 3.3%
Entertainment		\$280 5.6%	\$328 5.7%	\$339 5.7%	\$370 5.8%
Food and Beverages		\$739 14.8%	\$844 14.7%	\$868 14.7%	\$936 14.6%
Furnishings and Equipment		\$174 3.5%	\$203 3.5%	\$210 3.5%	\$229 3.6%
Gifts		\$121 2.4%	\$145 2.5%	\$150 2.5%	\$166 2.6%
Health Care		\$422 8.4%	\$479 8.3%	\$491 8.3%	\$529 8.2%
Household Operations		\$195 3.9%	\$227 4.0%	\$234 4.0%	\$256 4.0%
Miscellaneous Expenses		\$94 1.9%	\$109 1.9%	\$112 1.9%	\$122 1.9%
Personal Care		\$67 1.3%	\$77 1.3%	\$79 1.3%	\$86 1.3%
Personal Insurance		\$34 0.7%	\$41 0.7%	\$43 0.7%	\$47 0.7%
Reading		\$11 0.2%	\$13 0.2%	\$13 0.2%	\$14 0.2%
Shelter		\$1,062 21.3%	\$1,214 21.1%	\$1,247 21.1%	\$1,349 21.0%
Tobacco		\$32 0.6%	\$33 0.6%	\$34 0.6%	\$35 0.5%
Transportation		\$908 18.2%	\$1,044 18.2%	\$1,077 18.2%	\$1,166 18.2%
Utilities		\$373 7.5%	\$417 7.2%	\$427 7.2%	\$456 7.1%



10 mi radius

5 mi radius

3 mi radius

1 mi radius

WASHINGTON

OREGON