

OFFICE BUILDING FOR LEASE | MLS 271040  
6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336

**NATri-Cities**



**Todd Sternfeld**  
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89 Gage Blvd  
Richland, WA 99352  
509.943.5200 | [naitri-cities.com](http://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.



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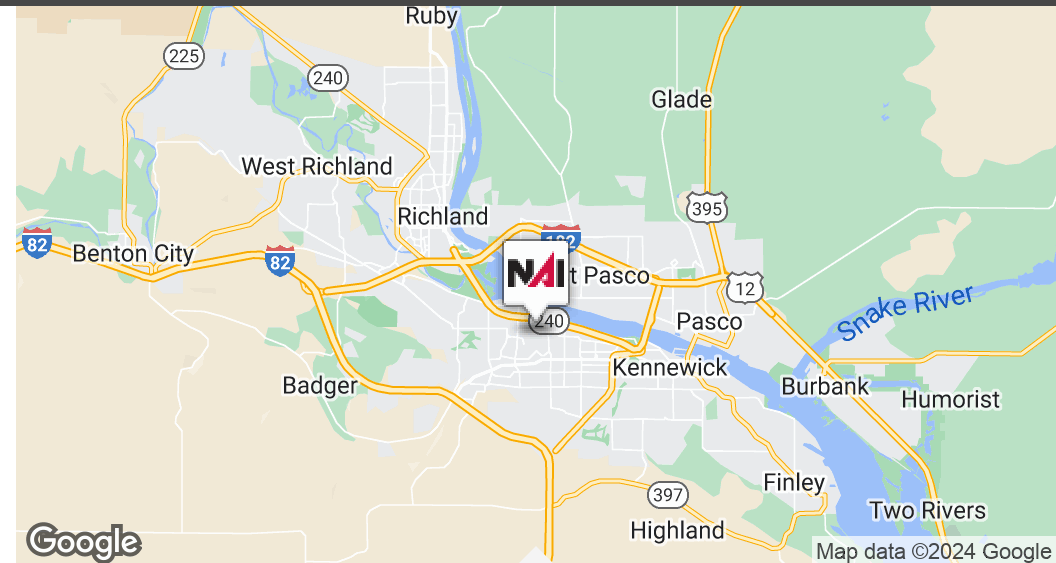


Building Name	6802 W Rio Grande Ave - Ste C
Property Type	Office
Property Subtype	Office Building
APN	132991030000012
Building Size	±10,764 SF
Lot Size	±1.47 Acres
Building Class	B
Year Built	2011
Number of Floors	2
Number of Buildings	1

MLS 271040 - Leasing opportunity in a prime business location in the heart of Kennewick! Vista Fields is a mixed-use development consisting of professional offices, retail and residential.

Ownership will provide the property in vanilla shell condition that will allow you to customize the space to suit your specific needs.

Two suites (totaling ±4,370 SF) available and able to be leased together or separately.



- ±3,300 SF Available | \$22 PSF + NNN (\$7.00)
- Existing pediatric office in the heart of Kennewick
- Independent entry and exit
- Wired for Fiber Optics - IT room ready
- Space includes 1 fully functional bathroom
- Multiple locations plumbing ready
- Great opportunity to customize to suit your business
- TI's negotiable based on term
- Street sign available
- Ample parking
- ±25K VPD

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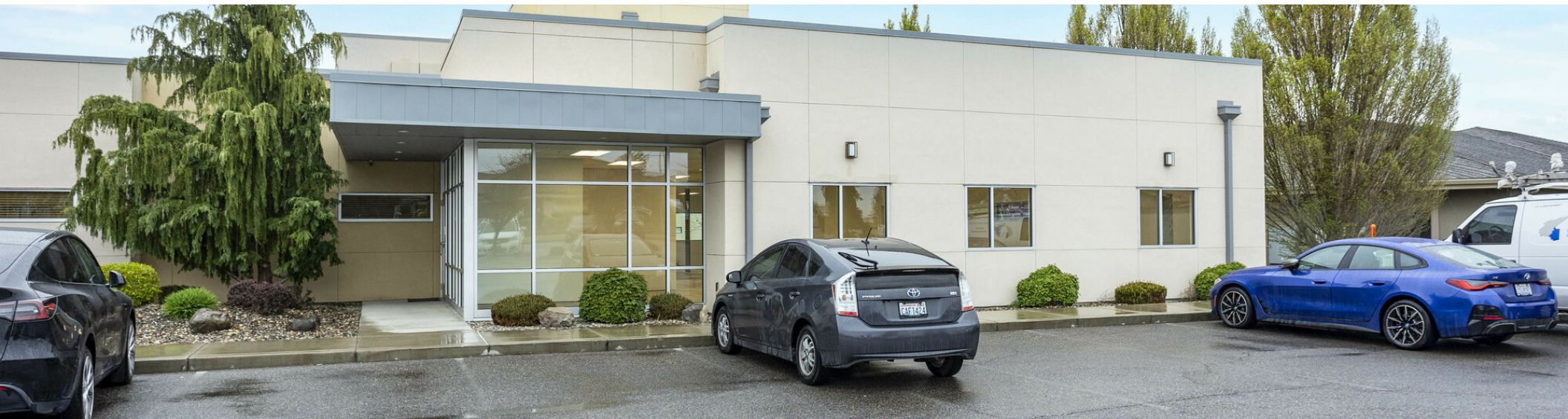
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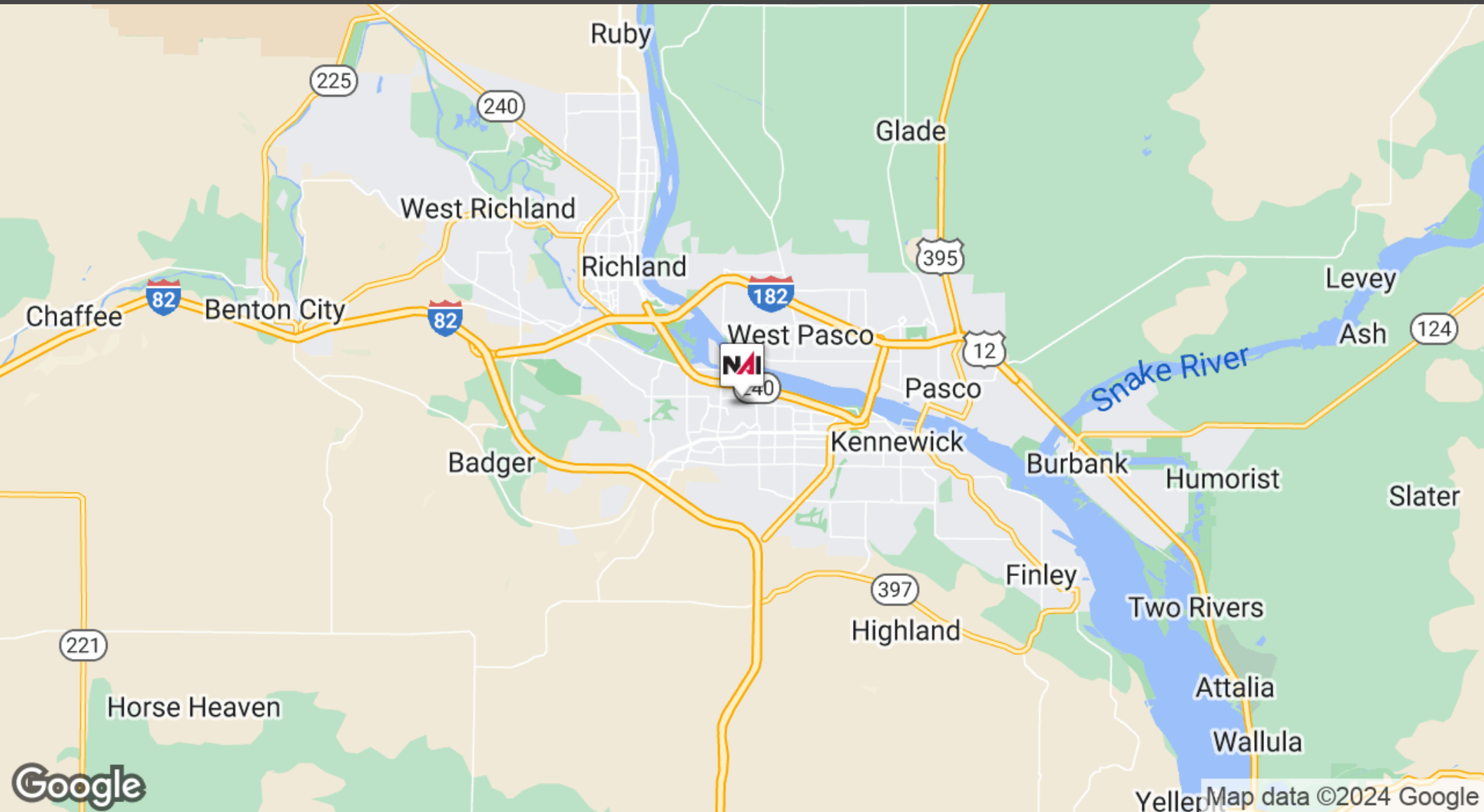
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# Discover the Treasures of the Tri-Cities

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!

<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: 46.2221/-119.2114

6802 W Rio Grande Ave Kennewick, WA 99336	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2023)	5,409		66,498		170,591		273,464	
Projected Population (2028)	5,699		70,235		180,452		292,642	
Census Population (2020)	4,929		64,452		165,297		264,066	
Census Population (2010)	4,697		54,730		135,431		217,431	
Projected Annual Growth (2023-2028)	290	1.1%	3,736	1.1%	9,861	1.2%	19,178	1.4%
Historical Annual Growth (2020-2023)	480	3.2%	2,046	1.1%	5,294	1.1%	9,398	1.2%
Historical Annual Growth (2010-2020)	232	0.5%	9,722	1.8%	29,866	2.2%	46,635	2.1%
Estimated Population Density (2023)	1,723	psm	2,353	psm	2,173	psm	871	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
<b>Households</b>								
Estimated Households (2023)	2,069		26,238		62,027		97,714	
Projected Households (2028)	2,244		28,465		67,689		107,700	
Census Households (2020)	1,839		25,103		59,302		93,116	
Census Households (2010)	1,669		21,462		48,970		77,289	
Projected Annual Growth (2023-2028)	174	1.7%	2,227	1.7%	5,662	1.8%	9,986	2.0%
Historical Annual Change (2010-2023)	401	1.8%	4,775	1.7%	13,056	2.1%	20,425	2.0%
<b>Average Household Income</b>								
Estimated Average Household Income (2023)	\$113,516		\$112,948		\$115,271		\$115,810	
Projected Average Household Income (2028)	\$111,484		\$111,008		\$112,732		\$112,087	
Census Average Household Income (2010)	\$62,273		\$69,867		\$66,569		\$66,577	
Census Average Household Income (2000)	\$57,260		\$61,526		\$57,651		\$56,847	
Projected Annual Change (2023-2028)	-\$2,032	-0.4%	-\$1,940	-0.3%	-\$2,538	-0.4%	-\$3,723	-0.6%
Historical Annual Change (2000-2023)	\$56,255	4.3%	\$51,422	3.6%	\$57,620	4.3%	\$58,963	4.5%
<b>Median Household Income</b>								
Estimated Median Household Income (2023)	\$76,595		\$89,588		\$92,092		\$92,540	
Projected Median Household Income (2028)	\$77,353		\$91,549		\$94,330		\$94,926	
Census Median Household Income (2010)	\$55,291		\$60,751		\$58,687		\$58,394	
Census Median Household Income (2000)	\$42,942		\$52,024		\$49,167		\$48,474	
Projected Annual Change (2023-2028)	\$759	0.2%	\$1,962	0.4%	\$2,238	0.5%	\$2,386	0.5%
Historical Annual Change (2000-2023)	\$33,653	3.4%	\$37,564	3.1%	\$42,925	3.8%	\$44,065	4.0%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2023)	\$45,796		\$44,787		\$42,045		\$41,510	
Projected Per Capita Income (2028)	\$46,138		\$45,200		\$42,412		\$41,372	
Census Per Capita Income (2010)	\$22,131		\$27,394		\$24,070		\$23,667	
Census Per Capita Income (2000)	\$20,896		\$23,834		\$21,270		\$20,475	
Projected Annual Change (2023-2028)	\$342	0.1%	\$413	0.2%	\$367	0.2%	-\$138	-
Historical Annual Change (2000-2023)	\$24,901	5.2%	\$20,953	3.8%	\$20,775	4.2%	\$21,035	4.5%
Estimated Average Household Net Worth (2023)	\$966,622		\$1.11 M		\$1.1 M		\$1.07 M	



# Complete Profile

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

Lat/Lon: 46.2221/-119.2114

6802 W Rio Grande Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>									
Total Population (2023)		5,409		66,498		170,591		273,464	
White (2023)		3,691	68.2%	47,283	71.1%	111,440	65.3%	179,830	65.8%
Black or African American (2023)		414	7.7%	1,884	2.8%	4,945	2.9%	6,968	2.5%
American Indian or Alaska Native (2023)		62	1.2%	596	0.9%	1,503	0.9%	2,559	0.9%
Asian (2023)		150	2.8%	2,409	3.6%	6,210	3.6%	9,422	3.4%
Hawaiian or Pacific Islander (2023)		12	0.2%	197	0.3%	538	0.3%	718	0.3%
Other Race (2023)		540	10.0%	6,944	10.4%	24,879	14.6%	41,226	15.1%
Two or More Races (2023)		540	10.0%	7,186	10.8%	21,077	12.4%	32,742	12.0%
Population < 18 (2023)		1,188	22.0%	16,751	25.2%	48,074	28.2%	76,883	28.1%
White Not Hispanic		570	48.0%	8,559	51.1%	21,006	43.7%	34,272	44.6%
Black or African American		45	3.8%	531	3.2%	1,592	3.3%	2,124	2.8%
Asian		31	2.6%	570	3.4%	1,682	3.5%	2,423	3.2%
Other Race Not Hispanic		71	6.0%	1,009	6.0%	2,483	5.2%	3,740	4.9%
Hispanic		471	39.7%	6,082	36.3%	21,312	44.3%	34,323	44.6%
Not Hispanic or Latino Population (2023)		4,093	75.7%	49,808	74.9%	115,440	67.7%	185,055	67.7%
Not Hispanic White		3,353	81.9%	43,332	87.0%	99,139	85.9%	160,568	86.8%
Not Hispanic Black or African American		387	9.4%	1,716	3.4%	4,447	3.9%	6,207	3.4%
Not Hispanic American Indian or Alaska Native		22	0.5%	211	0.4%	477	0.4%	812	0.4%
Not Hispanic Asian		145	3.6%	2,335	4.7%	6,023	5.2%	9,148	4.9%
Not Hispanic Hawaiian or Pacific Islander		8	0.2%	109	0.2%	341	0.3%	456	0.2%
Not Hispanic Other Race		5	0.1%	116	0.2%	312	0.3%	482	0.3%
Not Hispanic Two or More Races		173	4.2%	1,989	4.0%	4,701	4.1%	7,383	4.0%
Hispanic or Latino Population (2023)		1,316	24.3%	16,690	25.1%	55,151	32.3%	88,409	32.3%
Hispanic White		337	25.6%	3,951	23.7%	12,301	22.3%	19,262	21.8%
Hispanic Black or African American		27	2.1%	168	1.0%	498	0.9%	761	0.9%
Hispanic American Indian or Alaska Native		41	3.1%	385	2.3%	1,026	1.9%	1,747	2.0%
Hispanic Asian		5	0.4%	74	0.4%	186	0.3%	274	0.3%
Hispanic Hawaiian or Pacific Islander		4	0.3%	87	0.5%	197	0.4%	262	0.3%
Hispanic Other Race		535	40.7%	6,828	40.9%	24,567	44.5%	40,744	46.1%
Hispanic Two or More Races		367	27.9%	5,197	31.1%	16,376	29.7%	25,359	28.7%
Not Hispanic or Latino Population (2020)		3,707	75.2%	49,164	76.3%	113,261	68.5%	178,336	67.5%
Hispanic or Latino Population (2020)		1,223	24.8%	15,288	23.7%	52,036	31.5%	85,730	32.5%
Not Hispanic or Latino Population (2010)		3,872	82.4%	45,476	83.1%	100,589	74.3%	157,797	72.6%
Hispanic or Latino Population (2010)		825	17.6%	9,254	16.9%	34,842	25.7%	59,634	27.4%
Not Hispanic or Latino Population (2028)		4,281	75.1%	52,583	74.9%	122,108	67.7%	198,362	67.8%
Hispanic or Latino Population (2028)		1,418	24.9%	17,651	25.1%	58,344	32.3%	94,280	32.2%
Projected Annual Growth (2023-2028)		101	1.5%	961	1.2%	3,193	1.2%	5,871	1.3%
Historical Annual Growth (2010-2020)		398	4.8%	6,034	6.5%	17,194	4.9%	26,096	4.4%

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<b>Total Age Distribution (2023)</b>									
Total Population		5,409		66,498		170,591		273,464	
Age Under 5 Years		321	5.9%	4,354	6.5%	12,415	7.3%	19,234	7.0%
Age 5 to 9 Years		311	5.8%	4,794	7.2%	13,647	8.0%	21,659	7.9%
Age 10 to 14 Years		347	6.4%	4,781	7.2%	14,106	8.3%	22,833	8.3%
Age 15 to 19 Years		366	6.8%	4,242	6.4%	11,336	6.6%	18,876	6.9%
Age 20 to 24 Years		462	8.5%	4,489	6.8%	11,136	6.5%	17,374	6.4%
Age 25 to 29 Years		508	9.4%	4,891	7.4%	12,365	7.2%	19,073	7.0%
Age 30 to 34 Years		440	8.1%	4,658	7.0%	12,539	7.4%	19,684	7.2%
Age 35 to 39 Years		377	7.0%	4,599	6.9%	12,578	7.4%	19,812	7.2%
Age 40 to 44 Years		289	5.3%	4,048	6.1%	10,927	6.4%	17,891	6.5%
Age 45 to 49 Years		271	5.0%	3,517	5.3%	9,153	5.4%	15,058	5.5%
Age 50 to 54 Years		294	5.4%	3,685	5.5%	9,109	5.3%	14,999	5.5%
Age 55 to 59 Years		273	5.0%	3,744	5.6%	8,875	5.2%	14,647	5.4%
Age 60 to 64 Years		278	5.1%	3,954	5.9%	9,086	5.3%	14,726	5.4%
Age 65 to 69 Years		261	4.8%	3,597	5.4%	8,136	4.8%	13,105	4.8%
Age 70 to 74 Years		200	3.7%	3,014	4.5%	6,465	3.8%	10,477	3.8%
Age 75 to 79 Years		130	2.4%	1,895	2.8%	4,080	2.4%	6,625	2.4%
Age 80 to 84 Years		135	2.5%	1,244	1.9%	2,558	1.5%	4,109	1.5%
Age 85 Years or Over		146	2.7%	992	1.5%	2,080	1.2%	3,284	1.2%
Median Age		34.0		36.0		34.1		34.3	
Age 19 Years or Less		1,345	24.9%	18,171	27.3%	51,503	30.2%	82,601	30.2%
Age 20 to 64 Years		3,191	59.0%	37,586	56.5%	95,769	56.1%	153,263	56.0%
Age 65 Years or Over		873	16.1%	10,742	16.2%	23,319	13.7%	37,600	13.7%
<b>Female Age Distribution (2023)</b>									
Female Population		2,520	46.6%	33,298	50.1%	85,196	49.9%	135,941	49.7%
Age Under 5 Years		166	6.6%	2,172	6.5%	6,074	7.1%	9,442	6.9%
Age 5 to 9 Years		131	5.2%	2,391	7.2%	6,767	7.9%	10,727	7.9%
Age 10 to 14 Years		175	6.9%	2,349	7.1%	6,902	8.1%	11,125	8.2%
Age 15 to 19 Years		146	5.8%	2,198	6.6%	5,999	7.0%	9,826	7.2%
Age 20 to 24 Years		208	8.2%	2,182	6.6%	5,413	6.4%	8,398	6.2%
Age 25 to 29 Years		218	8.6%	2,357	7.1%	6,073	7.1%	9,309	6.8%
Age 30 to 34 Years		189	7.5%	2,269	6.8%	6,093	7.2%	9,595	7.1%
Age 35 to 39 Years		167	6.6%	2,172	6.5%	5,968	7.0%	9,522	7.0%
Age 40 to 44 Years		130	5.2%	1,967	5.9%	5,228	6.1%	8,600	6.3%
Age 45 to 49 Years		125	5.0%	1,686	5.1%	4,487	5.3%	7,336	5.4%
Age 50 to 54 Years		125	5.0%	1,785	5.4%	4,439	5.2%	7,306	5.4%
Age 55 to 59 Years		129	5.1%	1,928	5.8%	4,542	5.3%	7,322	5.4%
Age 60 to 64 Years		124	4.9%	2,019	6.1%	4,613	5.4%	7,432	5.5%
Age 65 to 69 Years		143	5.7%	1,850	5.6%	4,181	4.9%	6,682	4.9%
Age 70 to 74 Years		89	3.5%	1,625	4.9%	3,433	4.0%	5,444	4.0%
Age 75 to 79 Years		69	2.7%	1,019	3.1%	2,221	2.6%	3,558	2.6%
Age 80 to 84 Years		81	3.2%	697	2.1%	1,437	1.7%	2,256	1.7%
Age 85 Years or Over		104	4.1%	633	1.9%	1,326	1.6%	2,062	1.5%
Female Median Age		36.4		36.6		34.5		34.5	
Age 19 Years or Less		619	24.5%	9,109	27.4%	25,742	30.2%	41,119	30.2%
Age 20 to 64 Years		1,416	56.2%	18,365	55.2%	46,855	55.0%	74,820	55.0%
Age 65 Years or Over		486	19.3%	5,824	17.5%	12,599	14.8%	20,002	14.7%



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<b>Male Age Distribution (2023)</b>									
Male Population	2,889	53.4%	33,201	49.9%	85,395	50.1%	137,523	50.3%	
Age Under 5 Years	154	5.3%	2,182	6.6%	6,341	7.4%	9,792	7.1%	
Age 5 to 9 Years	180	6.2%	2,404	7.2%	6,880	8.1%	10,932	7.9%	
Age 10 to 14 Years	172	5.9%	2,432	7.3%	7,204	8.4%	11,708	8.5%	
Age 15 to 19 Years	220	7.6%	2,044	6.2%	5,337	6.2%	9,050	6.6%	
Age 20 to 24 Years	254	8.8%	2,308	7.0%	5,723	6.7%	8,976	6.5%	
Age 25 to 29 Years	291	10.1%	2,533	7.6%	6,292	7.4%	9,764	7.1%	
Age 30 to 34 Years	250	8.7%	2,389	7.2%	6,445	7.5%	10,088	7.3%	
Age 35 to 39 Years	210	7.3%	2,427	7.3%	6,611	7.7%	10,290	7.5%	
Age 40 to 44 Years	158	5.5%	2,082	6.3%	5,700	6.7%	9,290	6.8%	
Age 45 to 49 Years	145	5.0%	1,831	5.5%	4,666	5.5%	7,722	5.6%	
Age 50 to 54 Years	169	5.8%	1,900	5.7%	4,670	5.5%	7,693	5.6%	
Age 55 to 59 Years	144	5.0%	1,816	5.5%	4,334	5.1%	7,325	5.3%	
Age 60 to 64 Years	154	5.3%	1,935	5.8%	4,473	5.2%	7,294	5.3%	
Age 65 to 69 Years	118	4.1%	1,746	5.3%	3,955	4.6%	6,424	4.7%	
Age 70 to 74 Years	111	3.8%	1,390	4.2%	3,033	3.6%	5,033	3.7%	
Age 75 to 79 Years	62	2.1%	876	2.6%	1,858	2.2%	3,067	2.2%	
Age 80 to 84 Years	54	1.9%	547	1.6%	1,120	1.3%	1,854	1.3%	
Age 85 Years or Over	42	1.5%	359	1.1%	754	0.9%	1,221	0.9%	
Male Median Age	32.8		35.4		33.7		34.0		
Age 19 Years or Less	727	25.2%	9,062	27.3%	25,762	30.2%	41,482	30.2%	
Age 20 to 64 Years	1,775	61.5%	19,221	57.9%	48,914	57.3%	78,442	57.0%	
Age 65 Years or Over	387	13.4%	4,918	14.8%	10,720	12.6%	17,598	12.8%	
<b>Males per 100 Females (2023)</b>									
Overall Comparison	115		100		100		101		
Age Under 5 Years	93	48.1%	100	50.1%	104	51.1%	104	50.9%	
Age 5 to 9 Years	138	57.9%	101	50.1%	102	50.4%	102	50.5%	
Age 10 to 14 Years	98	49.6%	104	50.9%	104	51.1%	105	51.3%	
Age 15 to 19 Years	150	60.1%	93	48.2%	89	47.1%	92	47.9%	
Age 20 to 24 Years	122	55.0%	106	51.4%	106	51.4%	107	51.7%	
Age 25 to 29 Years	134	57.2%	107	51.8%	104	50.9%	105	51.2%	
Age 30 to 34 Years	132	56.9%	105	51.3%	106	51.4%	105	51.3%	
Age 35 to 39 Years	126	55.7%	112	52.8%	111	52.6%	108	51.9%	
Age 40 to 44 Years	122	54.9%	106	51.4%	109	52.2%	108	51.9%	
Age 45 to 49 Years	116	53.7%	109	52.1%	104	51.0%	105	51.3%	
Age 50 to 54 Years	135	57.4%	106	51.6%	105	51.3%	105	51.3%	
Age 55 to 59 Years	111	52.7%	94	48.5%	95	48.8%	100	50.0%	
Age 60 to 64 Years	124	55.4%	96	48.9%	97	49.2%	98	49.5%	
Age 65 to 69 Years	83	45.3%	94	48.6%	95	48.6%	96	49.0%	
Age 70 to 74 Years	124	55.4%	86	46.1%	88	46.9%	92	48.0%	
Age 75 to 79 Years	89	47.2%	86	46.2%	84	45.6%	86	46.3%	
Age 80 to 84 Years	67	40.2%	79	44.0%	78	43.8%	82	45.1%	
Age 85 Years or Over	40	28.7%	57	36.2%	57	36.2%	59	37.2%	
Age 19 Years or Less	117	54.0%	99	49.9%	100	50.0%	101	50.2%	
Age 20 to 39 Years	129	56.2%	108	51.8%	106	51.6%	106	51.5%	
Age 40 to 64 Years	122	54.9%	102	50.5%	102	50.6%	103	50.9%	
Age 65 Years or Over	80	44.3%	84	45.8%	85	46.0%	88	46.8%	

# Complete Profile

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

Lat/Lon: 46.2221/-119.2114

6802 W Rio Grande Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2023)</b>									
Total Households		2,069		26,238		62,027		97,714	
Households with Children		674	32.6%	7,873	30.0%	23,194	37.4%	37,324	38.2%
Average Household Size		2.4		2.5		2.7		2.8	
Household Density per Square Mile		659		928		790		311	
Population Family		3,959	73.2%	55,214	83.0%	147,127	86.2%	237,396	86.8%
Population Non-Family		978	18.1%	10,705	16.1%	22,370	13.1%	34,323	12.6%
Population Group Quarters		472	8.7%	579	0.9%	1,094	0.6%	1,745	0.6%
Family Households		1,269	61.3%	17,625	67.2%	44,541	71.8%	71,008	72.7%
Married Couple Households		928	73.1%	12,926	73.3%	33,325	74.8%	53,155	74.9%
Other Family Households with Children		341	26.9%	4,699	26.7%	11,216	25.2%	17,853	25.1%
Family Households with Children		673	53.1%	7,861	44.6%	23,141	52.0%	37,237	52.4%
Married Couple with Children		441	65.5%	5,590	71.1%	16,222	70.1%	25,861	69.4%
Other Family Households with Children		232	34.5%	2,271	28.9%	6,919	29.9%	11,377	30.6%
Family Households No Children		596	46.9%	9,764	55.4%	21,400	48.0%	33,771	47.6%
Married Couple No Children		487	81.7%	7,336	75.1%	17,103	79.9%	27,294	80.8%
Other Family Households No Children		109	18.3%	2,428	24.9%	4,296	20.1%	6,476	19.2%
Non-Family Households		801	38.7%	8,613	32.8%	17,486	28.2%	26,706	27.3%
Non-Family Households with Children		1	0.2%	12	0.1%	53	0.3%	86	0.3%
Non-Family Households No Children		799	99.8%	8,601	99.9%	17,433	99.7%	26,619	99.7%
Average Family Household Size		3.1		3.1		3.3		3.3	
Average Family Income		\$130,881		\$132,927		\$132,694		\$129,991	
Median Family Income		\$111,072		\$114,726		\$112,696		\$110,162	
Average Non-Family Household Size		1.2		1.2		1.3		1.3	
<b>Marital Status (2023)</b>									
Population Age 15 Years or Over		4,430		52,569		130,423		209,738	
Never Married		1,571	35.5%	16,626	31.6%	43,129	33.1%	71,486	34.1%
Currently Married		1,569	35.4%	24,979	47.5%	62,793	48.1%	98,776	47.1%
Previously Married		1,289	29.1%	10,965	20.9%	24,502	18.8%	39,476	18.8%
Separated		311	24.1%	1,689	15.4%	4,193	17.1%	7,136	18.1%
Widowed		265	20.6%	2,476	22.6%	5,423	22.1%	8,774	22.2%
Divorced		713	55.3%	6,800	62.0%	14,886	60.8%	23,566	59.7%
<b>Educational Attainment (2023)</b>									
Adult Population Age 25 Years or Over		3,602		43,838		107,951		173,488	
Elementary (Grade Level 0 to 8)		148	4.1%	1,908	4.4%	6,779	6.3%	12,529	7.2%
Some High School (Grade Level 9 to 11)		162	4.5%	2,003	4.6%	5,697	5.3%	9,058	5.2%
High School Graduate		1,250	34.7%	10,409	23.7%	25,062	23.2%	39,734	22.9%
Some College		927	25.7%	10,400	23.7%	24,307	22.5%	39,050	22.5%
Associate Degree Only		424	11.8%	4,472	10.2%	11,594	10.7%	18,055	10.4%
Bachelor Degree Only		505	14.0%	8,719	19.9%	20,770	19.2%	33,304	19.2%
Graduate Degree		185	5.1%	5,927	13.5%	13,743	12.7%	21,758	12.5%
Any College (Some College or Higher)		2,042	56.7%	29,518	67.3%	70,414	65.2%	112,167	64.7%
College Degree + (Bachelor Degree or Higher)		690	19.2%	14,646	33.4%	34,513	32.0%	55,062	31.7%



# Complete Profile

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

Lat/Lon: 46.2221/-119.2114

6802 W Rio Grande Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>									
Total Housing Units (2023)		2,241		27,767		64,880		102,484	
Total Housing Units (2020)		1,979		26,407		61,682		96,968	
Historical Annual Growth (2020-2023)		263	4.4%	1,360	1.7%	3,197	1.7%	5,516	1.9%
Housing Units Occupied (2023)		2,069		26,238		62,027		97,714	
Housing Units Owner-Occupied		1,230		17,294		42,867		68,197	
Housing Units Renter-Occupied		839		8,943		19,160		29,517	
Housing Units Vacant (2023)		172		1,530		2,853		4,770	
<b>Household Size (2023)</b>									
Total Households		2,069		26,238		62,027		97,714	
1 Person Households		662	32.0%	7,045	26.9%	13,996	22.6%	21,433	21.9%
2 Person Households		703	34.0%	9,565	36.5%	21,402	34.5%	33,539	34.3%
3 Person Households		290	14.0%	3,914	14.9%	9,827	15.8%	15,505	15.9%
4 Person Households		226	10.9%	3,245	12.4%	8,807	14.2%	13,937	14.3%
5 Person Households		109	5.3%	1,471	5.6%	4,582	7.4%	7,517	7.7%
6 Person Households		42	2.0%	638	2.4%	2,163	3.5%	3,553	3.6%
7 or More Person Households		37	1.8%	359	1.4%	1,250	2.0%	2,230	2.3%
<b>Household Income Distribution (2023)</b>									
HH Income \$200,000 or More		268	13.0%	3,935	15.0%	9,049	14.6%	13,656	14.0%
HH Income \$150,000 to \$199,999		98	4.7%	2,327	8.9%	5,942	9.6%	10,038	10.3%
HH Income \$125,000 to \$149,999		229	11.1%	2,066	7.9%	4,752	7.7%	7,629	7.8%
HH Income \$100,000 to \$124,999		85	4.1%	2,531	9.6%	6,889	11.1%	10,944	11.2%
HH Income \$75,000 to \$99,999		355	17.2%	3,240	12.3%	7,668	12.4%	12,046	12.3%
HH Income \$50,000 to \$74,999		329	15.9%	4,327	16.5%	9,616	15.5%	15,580	15.9%
HH Income \$35,000 to \$49,999		155	7.5%	2,513	9.6%	5,919	9.5%	9,457	9.7%
HH Income \$25,000 to \$34,999		155	7.5%	1,803	6.9%	4,206	6.8%	6,540	6.7%
HH Income \$15,000 to \$24,999		109	5.3%	1,138	4.3%	3,227	5.2%	4,962	5.1%
HH Income \$10,000 to \$14,999		85	4.1%	843	3.2%	1,869	3.0%	2,672	2.7%
HH Income Under \$10,000		200	9.7%	1,515	5.8%	2,891	4.7%	4,191	4.3%
<b>Household Vehicles (2023)</b>									
Households 0 Vehicles Available		156	7.5%	1,592	6.1%	3,166	5.1%	4,429	4.5%
Households 1 Vehicle Available		626	30.2%	8,532	32.5%	17,427	28.1%	26,104	26.7%
Households 2 Vehicles Available		645	31.2%	9,143	34.8%	22,718	36.6%	35,878	36.7%
Households 3 or More Vehicles Available		642	31.0%	6,970	26.6%	18,716	30.2%	31,303	32.0%
Total Vehicles Available		4,209		51,449		129,225		208,282	
Average Vehicles per Household		2.0		2.0		2.1		2.1	
Owner-Occupied Household Vehicles		3,048		39,434		101,850		163,362	
Average Vehicles per Owner-Occupied Household		2.5		2.3		2.4		2.4	
Renter-Occupied Household Vehicles		1,160		12,015		27,375		44,919	
Average Vehicles per Renter-Occupied Household		1.4		1.3		1.4		1.5	
<b>Travel Time (2023)</b>									
Worker Base Age 16 years or Over		2,203		29,235		72,777		118,513	
Travel to Work in 14 Minutes or Less		842	38.2%	9,615	32.9%	20,367	28.0%	31,708	26.8%
Travel to Work in 15 to 29 Minutes		787	35.7%	10,687	36.6%	30,243	41.6%	47,970	40.5%
Travel to Work in 30 to 59 Minutes		270	12.3%	4,485	15.3%	12,019	16.5%	21,101	17.8%
Travel to Work in 60 Minutes or More		195	8.9%	1,464	5.0%	3,312	4.6%	5,475	4.6%
Work at Home		108	4.9%	2,984	10.2%	6,835	9.4%	12,259	10.3%
Average Minutes Travel to Work		16.3		17.0		17.9		18.8	

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
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Lat/Lon: 46.2221/-119.2114

6802 W Rio Grande 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	2,203		29,235		72,777		118,513	
Drive to Work Alone	1,865	84.7%	22,849	78.2%	57,549	79.1%	91,370	77.1%
Drive to Work in Carpool	182	8.3%	2,818	9.6%	6,872	9.4%	12,264	10.3%
Travel to Work by Public Transportation	21	0.9%	159	0.5%	361	0.5%	705	0.6%
Drive to Work on Motorcycle	9	0.4%	51	0.2%	67	-	183	0.2%
Bicycle to Work	2	-	63	0.2%	109	0.1%	204	0.2%
Walk to Work	13	0.6%	165	0.6%	448	0.6%	692	0.6%
Other Means	3	0.2%	146	0.5%	536	0.7%	836	0.7%
Work at Home	108	4.9%	2,984	10.2%	6,835	9.4%	12,259	10.3%
<b>Daytime Demographics (2023)</b>								
Total Businesses	1,008		3,058		5,864		8,750	
Total Employees	9,526		23,003		45,996		82,402	
Company Headquarter Businesses	34	3.4%	82	2.7%	162	2.8%	244	2.8%
Company Headquarter Employees	850	8.9%	1,873	8.1%	3,667	8.0%	10,054	12.2%
Employee Population per Business	9.5 to 1		7.5 to 1		7.8 to 1		9.4 to 1	
Residential Population per Business	5.4 to 1		21.7 to 1		29.1 to 1		31.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	11,683		45,353		100,768		168,919	
<b>Labor Force</b>								
Labor Population Age 16 Years or Over (2023)	4,360		51,618		127,666		205,207	
Labor Force Total Males (2023)	2,342	53.7%	25,711	49.8%	63,547	49.8%	102,765	50.1%
Male Civilian Employed	1,214	51.8%	15,601	60.7%	39,777	62.6%	64,646	62.9%
Male Civilian Unemployed	39	1.7%	979	3.8%	2,831	4.5%	4,938	4.8%
Males in Armed Forces	-	-	33	0.1%	116	0.2%	176	0.2%
Males Not in Labor Force	1,089	46.5%	9,099	35.4%	20,823	32.8%	33,004	32.1%
Labor Force Total Females (2023)	2,018	46.3%	25,907	50.2%	64,119	50.2%	102,442	49.9%
Female Civilian Employed	989	49.0%	13,635	52.6%	33,001	51.5%	53,868	52.6%
Female Civilian Unemployed	82	4.1%	814	3.1%	2,078	3.2%	3,735	3.6%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	947	46.9%	11,458	44.2%	29,040	45.3%	44,839	43.8%
Unemployment Rate	121	2.8%	1,793	3.5%	4,909	3.8%	8,674	4.2%
<b>Occupation (2023)</b>								
Occupation Population Age 16 Years or Over	2,203		29,235		72,777		118,513	
Occupation Total Males	1,214	55.1%	15,601	53.4%	39,777	54.7%	64,646	54.5%
Occupation Total Females	989	44.9%	13,634	46.6%	33,000	45.3%	53,867	45.5%
Management, Business, Financial Operations	273	12.4%	4,139	14.2%	10,287	14.1%	16,165	13.6%
Professional, Related	424	19.3%	7,371	25.2%	16,482	22.6%	27,289	23.0%
Service	419	19.0%	4,813	16.5%	12,820	17.6%	20,640	17.4%
Sales, Office	431	19.6%	5,899	20.2%	13,550	18.6%	21,766	18.4%
Farming, Fishing, Forestry	90	4.1%	1,008	3.4%	2,575	3.5%	5,244	4.4%
Construction, Extraction, Maintenance	176	8.0%	2,324	7.9%	6,349	8.7%	9,890	8.3%
Production, Transport, Material Moving	390	17.7%	3,681	12.6%	10,714	14.7%	17,518	14.8%
White Collar Workers	1,128	51.2%	17,409	59.5%	40,318	55.4%	65,221	55.0%
Blue Collar Workers	1,074	48.8%	11,826	40.5%	32,459	44.6%	53,292	45.0%



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Lat/Lon: 46.2221/-119.2114

6802 W Rio Grande Ave Kennewick, WA 99336		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Units In Structure (2023)</b>									
Total Units	2,069		26,238		62,027		97,714		
1 Detached Unit	1,151	55.6%	15,757	60.1%	41,382	66.7%	65,380	66.9%	
1 Attached Unit	37	1.8%	598	2.3%	1,770	2.9%	3,301	3.4%	
2 Units	119	5.7%	874	3.3%	1,660	2.7%	2,526	2.6%	
3 to 4 Units	82	4.0%	1,155	4.4%	2,516	4.1%	3,570	3.7%	
5 to 9 Units	199	9.6%	1,574	6.0%	2,713	4.4%	3,745	3.8%	
10 to 19 Units	135	6.5%	1,555	5.9%	3,012	4.9%	3,940	4.0%	
20 to 49 Units	83	4.0%	840	3.2%	1,741	2.8%	2,657	2.7%	
50 or More Units	159	7.7%	1,885	7.2%	3,405	5.5%	4,582	4.7%	
Mobile Home or Trailer	98	4.7%	1,932	7.4%	3,716	6.0%	7,841	8.0%	
Other Structure	8	0.4%	66	0.3%	112	0.2%	171	0.2%	
<b>Homes Built By Year (2023)</b>									
Homes Built 2020 or later	19	0.8%	308	1.1%	863	1.3%	1,491	1.5%	
Homes Built 2010 to 2019	201	9.0%	3,469	12.5%	10,090	15.6%	15,788	15.4%	
Homes Built 2000 to 2009	328	14.7%	5,491	19.8%	14,854	22.9%	20,967	20.5%	
Homes Built 1990 to 1999	133	5.9%	3,498	12.6%	7,810	12.0%	12,067	11.8%	
Homes Built 1980 to 1989	127	5.7%	1,858	6.7%	3,852	5.9%	5,998	5.9%	
Homes Built 1970 to 1979	551	24.6%	6,158	22.2%	10,714	16.5%	16,196	15.8%	
Homes Built 1960 to 1969	285	12.7%	2,542	9.2%	5,383	8.3%	8,059	7.9%	
Homes Built 1950 to 1959	367	16.4%	1,825	6.6%	4,289	6.6%	7,011	6.8%	
Homes Built 1940 to 1949	40	1.8%	858	3.1%	3,067	4.7%	7,672	7.5%	
Homes Built Before 1939	19	0.8%	230	0.8%	1,104	1.7%	2,463	2.4%	
Median Age of Homes	44.9 yrs		38.2 yrs		36.9 yrs		38.9 yrs		
<b>Home Values (2023)</b>									
Owner Specified Housing Units	1,230		17,294		42,867		68,197		
Home Values \$1,000,000 or More	4	0.4%	147	0.9%	440	1.0%	730	1.1%	
Home Values \$750,000 to \$999,999	34	2.8%	467	2.7%	1,211	2.8%	2,083	3.1%	
Home Values \$500,000 to \$749,999	81	6.6%	2,170	12.5%	5,594	13.0%	9,910	14.5%	
Home Values \$400,000 to \$499,999	149	12.2%	2,594	15.0%	5,559	13.0%	8,732	12.8%	
Home Values \$300,000 to \$399,999	409	33.2%	5,713	33.0%	12,677	29.6%	19,304	28.3%	
Home Values \$250,000 to \$299,999	174	14.2%	2,250	13.0%	6,164	14.4%	8,780	12.9%	
Home Values \$200,000 to \$249,999	173	14.0%	1,620	9.4%	4,750	11.1%	7,160	10.5%	
Home Values \$175,000 to \$199,999	38	3.1%	385	2.2%	1,153	2.7%	1,756	2.6%	
Home Values \$150,000 to \$174,999	10	0.8%	313	1.8%	1,258	2.9%	2,064	3.0%	
Home Values \$125,000 to \$149,999	13	1.0%	193	1.1%	723	1.7%	1,334	2.0%	
Home Values \$100,000 to \$124,999	9	0.7%	171	1.0%	589	1.4%	1,142	1.7%	
Home Values \$90,000 to \$99,999	2	0.2%	27	0.2%	203	0.5%	476	0.7%	
Home Values \$80,000 to \$89,999	3	0.2%	37	0.2%	192	0.4%	298	0.4%	
Home Values \$70,000 to \$79,999	-	-	47	0.3%	75	0.2%	221	0.3%	
Home Values \$60,000 to \$69,999	-	-	36	0.2%	75	0.2%	170	0.2%	
Home Values \$50,000 to \$59,999	3	0.2%	99	0.6%	149	0.3%	409	0.6%	
Home Values \$35,000 to \$49,999	15	1.2%	189	1.1%	312	0.7%	601	0.9%	
Home Values \$25,000 to \$34,999	36	3.0%	374	2.2%	570	1.3%	1,080	1.6%	
Home Values \$10,000 to \$24,999	10	0.8%	252	1.5%	590	1.4%	1,038	1.5%	
Home Values Under \$10,000	65	5.3%	209	1.2%	583	1.4%	908	1.3%	
Owner-Occupied Median Home Value	\$311,644		\$340,260		\$339,759		\$339,129		
Renter-Occupied Median Rent	\$1,003		\$978		\$974		\$956		

# Complete Profile

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

Lat/Lon: 46.2221/-119.2114

6802 W Rio Grande 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		\$157.67 M	\$2 B	\$4.81 B	\$7.61 B
Total Non-Retail Expenditure		\$83.61 M	\$1.06 B	\$2.55 B	\$4.03 B
Total Retail Expenditure		\$74.07 M	\$937.58 M	\$2.26 B	\$3.58 B
Apparel		\$5.59 M	\$71.26 M	\$172.4 M	\$272.72 M
Contributions		\$5.29 M	\$68.49 M	\$164.74 M	\$259.99 M
Education		\$5.01 M	\$65.53 M	\$158.61 M	\$249.74 M
Entertainment		\$8.95 M	\$114.88 M	\$277.67 M	\$439.44 M
Food and Beverages		\$23.11 M	\$290.49 M	\$700.12 M	\$1.11 B
Furnishings and Equipment		\$5.56 M	\$71.15 M	\$171.72 M	\$271.83 M
Gifts		\$4.14 M	\$52.5 M	\$125.53 M	\$197.5 M
Health Care		\$13.11 M	\$164.8 M	\$395.22 M	\$626.03 M
Household Operations		\$6.22 M	\$79.62 M	\$191.81 M	\$303.26 M
Miscellaneous Expenses		\$2.98 M	\$37.94 M	\$91.21 M	\$144.32 M
Personal Care		\$2.12 M	\$26.75 M	\$64.42 M	\$101.95 M
Personal Insurance		\$1.13 M	\$14.71 M	\$35.62 M	\$56.36 M
Reading		\$344.66 K	\$4.39 M	\$10.54 M	\$16.67 M
Shelter		\$33.4 M	\$419.73 M	\$1.01 B	\$1.6 B
Tobacco		\$924.59 K	\$10.98 M	\$26.13 M	\$41.37 M
Transportation		\$28.4 M	\$360.62 M	\$871.35 M	\$1.38 B
Utilities		\$11.4 M	\$141.52 M	\$339.8 M	\$538.14 M
<b>Monthly Household Consumer Expenditure (2023)</b>					
Total Household Expenditure		\$6,350	\$6,338	\$6,458	\$6,487
Total Non-Retail Expenditure		\$3,367 53.0%	\$3,360 53.0%	\$3,420 53.0%	\$3,433 52.9%
Total Retail Expenditures		\$2,983 47.0%	\$2,978 47.0%	\$3,038 47.0%	\$3,054 47.1%
Apparel		\$225 3.5%	\$226 3.6%	\$232 3.6%	\$233 3.6%
Contributions		\$213 3.4%	\$218 3.4%	\$221 3.4%	\$222 3.4%
Education		\$202 3.2%	\$208 3.3%	\$213 3.3%	\$213 3.3%
Entertainment		\$360 5.7%	\$365 5.8%	\$373 5.8%	\$375 5.8%
Food and Beverages		\$931 14.7%	\$923 14.6%	\$941 14.6%	\$945 14.6%
Furnishings and Equipment		\$224 3.5%	\$226 3.6%	\$231 3.6%	\$232 3.6%
Gifts		\$167 2.6%	\$167 2.6%	\$169 2.6%	\$168 2.6%
Health Care		\$528 8.3%	\$523 8.3%	\$531 8.2%	\$534 8.2%
Household Operations		\$251 3.9%	\$253 4.0%	\$258 4.0%	\$259 4.0%
Miscellaneous Expenses		\$120 1.9%	\$121 1.9%	\$123 1.9%	\$123 1.9%
Personal Care		\$85 1.3%	\$85 1.3%	\$87 1.3%	\$87 1.3%
Personal Insurance		\$45 0.7%	\$47 0.7%	\$48 0.7%	\$48 0.7%
Reading		\$14 0.2%	\$14 0.2%	\$14 0.2%	\$14 0.2%
Shelter		\$1,345 21.2%	\$1,333 21.0%	\$1,357 21.0%	\$1,363 21.0%
Tobacco		\$37 0.6%	\$35 0.6%	\$35 0.5%	\$35 0.5%
Transportation		\$1,144 18.0%	\$1,145 18.1%	\$1,171 18.1%	\$1,178 18.2%
Utilities		\$459 7.2%	\$449 7.1%	\$457 7.1%	\$459 7.1%

