

We're at  
the center  
of it all!



## POPULATION

|                       | <u>2000 Census</u> | <u>2010 Census</u> | <u>2018 Estimate</u> |
|-----------------------|--------------------|--------------------|----------------------|
| Tri-Cities, MSA ..... | 191,822            | 253,340            | 289,960              |
| Benton County.....    | 142,475            | 175,177            | 197,420              |
| Kennewick.....        | 54,751             | 73,917             | 81,850               |
| Richland.....         | 38,708             | 48,058             | 55,320               |
| West Richland.....    | 8,385              | 11,811             | 15,320               |
| Franklin County ..... | 49,347             | 78,163             | 92,540               |
| Pasco.....            | 32,066             | 59,781             | 73,590               |

Source: U.S. Census and WA Office of Financial Management Forecasting Division, July 2018



## WORKFORCE

|                                 |         |
|---------------------------------|---------|
| Labor Force.....                | 139,939 |
| Employment.....                 | 134,193 |
| Unemployment .....              | 5,746   |
| Unemployment Rate.....          | 4.1%    |
| WA State Unemployment Rate..... | 3.9%    |

Source: September 2018 Data, Washington State Employment Security Department



Three Rivers. Four Cities. Unlimited Possibilities.

**Kennewick • Pasco • Richland • West Richland**

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!

**TRI-CITIES**  
WASHINGTON

UPDATED OCTOBER 2018

Need More  
INFORMATION



7130 W. Grandridge Blvd. Ste. A  
Kennewick, WA 99336



(509) 735-1000



[www.TryTri-Cities.org](http://www.TryTri-Cities.org)

# Employment

## Nonfarm Employment

|   | <u>Employees</u> |
|---|------------------|
| Total Nonfarm.....                      | 116,400          |
| Total Private.....                      | 97,700           |
| Goods Producing.....                    | 18,100           |
| Construction.....                       | 9,700            |
| Manufacturing.....                      | 8,400            |
| Service-Providing.....                  | 98,300           |
| Private Service Providing.....          | 79,600           |
| Trade, Transportation, Utilities.....   | 20,300           |
| Retail.....                             | 13,900           |
| Financial Activities.....               | 4,000            |
| Professional and Business Services..... | 22,100           |
| Education and Health Services.....      | 16,600           |
| Leisure and Hospitality.....            | 12,100           |
| Government.....                         | 18,700           |

Source: September 2018 Data, WA State Employment Security Department

## Top 15 Employers

| <u>Company</u>                                    | <u>Industry</u>               | <u>Employees</u> |
|---|-------------------------------|------------------|
| Battelle/Pacific Northwest<br>National Laboratory | R&D                           | 4,500            |
| Kadlec Regional Medical Ctr.                      | Health Care                   | 3,734            |
| Lamb Weston                                       | Food Processing               | 3,400            |
| Washington River<br>Protection Solutions          | Environmental<br>Remediation  | 2,325            |
| Kennewick School District                         | Education                     | 2,514            |
| Pasco School District                             | Education                     | 2,200            |
| Mission Support Alliance                          | Support Services<br>DOE Site  | 1,918            |
| Richland School District                          | Education                     | 1,800            |
| CH2M  | Environmental Remediation     | 1,500            |
| Tyson Foods                                       | Food Processing               | 1,400            |
| Bechtel National                                  | Engineering &<br>Construction | 1,230            |
| Broetje Orchards                                  | Food Processing               | 1,200            |
| Energy Northwest                                  | Utilities                     | 1,100            |
| Trios Health                                      | Health Care                   | 1,000            |
| Lourdes Health Network                            | Health Care                   | 921              |



# Infrastructure

## Utility Providers

|                  | <u>Kennewick</u>       | <u>Pasco</u>        | <u>Richland</u>        | <u>West Richland</u>    |
|------------------|------------------------|---------------------|------------------------|-------------------------|
| Electricity..... | Benton PUD.....        | Franklin PUD.....   | City of Richland ..... | Benton REA .....        |
| Natural Gas..... | Cascade.....           | Cascade.....        | Cascade.....           | Cascade.....            |
| Solid Waste..... | Natural Gas .....      | Natural Gas .....   | Natural Gas .....      | Natural Gas .....       |
| Cable TV.....    | Waste Mgmt.....        | Basin Disposal..... | City of Richland ..... | Ed's Disposal .....     |
|                  | Charter.....           | Charter.....        | Charter.....           | Charter.....            |
|                  | DIRECTV.....           | DIRECTV.....        | DIRECTV.....           | DIRECTV.....            |
|                  | Dish Network.....      | Dish Network.....   | Dish Network.....      | Dish Network.....       |
| Phone .....      | Charter, Frontier..... | Charter....         | Charter, Frontier .... | Charter, Frontier ..... |
|                  |                        | Century Link        |                        |                         |

## Capacities

|                                     | <u>Kennewick</u> | <u>Pasco</u> | <u>Richland</u> | <u>West Richland</u> |
|-------------------------------------|------------------|--------------|-----------------|----------------------|
| Water Service (mgd)                 |                  |              |                 |                      |
| Capacity .....                      | 30.0.....        | 35.0.....    | 36.0.....       | 8.3.....             |
| Average Daily Use .....             | 10.2.....        | 12.5.....    | 15.3.....       | 2.9.....             |
| Peak Daily Use .....                | 20.7.....        | 23.3.....    | 32.7.....       | 5.8.....             |
| Waste Water Treatment Service (mgd) |                  |              |                 |                      |
| Capacity .....                      | 10.2.....        | 6.5.....     | 11.4.....       | 1.5.....             |
| Average Daily Use .....             | 5.5.....         | 4.0.....     | 5.9.....        | 0.757.....           |

## Public Services

|  | <u>Kennewick</u> | <u>Pasco</u> | <u>Richland</u> | <u>West Richland</u> |
|--|------------------|--------------|-----------------|----------------------|
| Firefighters.....                      | 79.....          | 72.....      | 61.....         | 15.....              |
| Fire Ins. Rating.....                  | 4.....           | 5.....       | 4.....          | 4.....               |
| Police Officers.....                   | 105.....         | 78.....      | 57.....         | 18.....              |
| Benton County Sheriff's Office.....    |                  |              |                 | 57.....              |
| Franklin County Sheriff's Office ..... |                  |              |                 | 74.....              |

## Transportation

|                           |  |
|---------------------------|--|
| Interstate Highways ..... | I-82, I-182  |
| Federal Highways.....     | US-12, US-395  |
| State Highways.....       | SR-14, SR-17, SR-22, SR-24, SR-221, SR-225, SR-240, SR-260, SR-263   |
| Rail Service .....        | BNSF, UP, Tri-City & Olympia   |
| Barge Service .....       | Snake River, Columbia River  |
| Local Airports.....       | 3  |
| Flights Per Day.....      | 36   |
| Air Transportation .....  | Alaska Airlines, Allegiant Air, Delta Connection/Sky West<br>United Express/Sky West   |
| Direct Flights.....       | Mesa/Phoenix, AZ; Los Angeles, CA; San Francisco, CA; Denver, CO;<br>Minneapolis, MN; Las Vegas, NV; Portland, OR; Salt Lake City, UT; Seattle, WA |
| Runways.....              | Up to 7,700 feet   |

Visit [www.TryTriCitiesSites.org](http://www.TryTriCitiesSites.org)  
to Locate Your Ideal Location in  
Tri-Cities, WA!



# Health Care

## Hospitals

|                                     | <u>Beds</u> | <u>Staff Physicians</u> |
|-------------------------------------|-------------|-------------------------|
| Kadlec Regional Medical Center..... | 270         | 750                     |
| Trios Health.....                   | 111         | 369                     |
| Lourdes Medical Center.....         | 35          | 32                      |
| Prosser Memorial.....               | 26          | 33                      |

## Health Care Providers

|                    |     |
|--------------------|-----|
| Physicians.....    | 650 |
| Dentists.....      | 177 |
| Chiropractors..... | 88  |
| Optometrists.....  | 67  |

# Education

## Teacher/Student Ratio

|                |      |
|----------------|------|
| Kennewick..... | 1:18 |
| Pasco.....     | 1:17 |
| Richland.....  | 1:20 |

## SAT Scores

|                       | <u>Reading</u> | <u>Writing</u> | <u>Math</u> |
|-----------------------|----------------|----------------|-------------|
| Kennewick.....        | 490            | 458            | 489         |
| Pasco.....            | 438            | 422            | 447         |
| Richland.....         | 530            | 498            | 550         |
| State Average.....    | 515            | 495            | 525         |
| National Average..... | 533            | 533            | 520         |

## Educational Attainment (Population 25 Years and Above)

|                              | <u>Benton County</u> | <u>Franklin County</u> |
|------------------------------|----------------------|------------------------|
| High School Graduate.....    | 24.29%               | 27.35%                 |
| Some College, No Degree..... | 23.85%               | 20.63%                 |
| Associate Degree.....        | 10.62%               | 9.56%                  |
| Bachelor Degree.....         | 18.98%               | 11.00%                 |
| Graduate Degree.....         | 11.58%               | 5.71%                  |

## Post Secondary Institutions Enrollment

|   |       |
|---|-------|
| Washington State University Tri-Cities..... | 1,600 |
| Columbia Basin College.....                 | 7,275 |

*Students have the ability to attend Tri-Tech Skills Center (vocational high school) and DELTA High School (STEM high school). Faith based education is also available throughout the community.*

# Household

## Median Household Income

|                            |          |
|----------------------------|----------|
| City of Kennewick.....     | \$59,153 |
| City of Pasco.....         | \$64,019 |
| City of Richland.....      | \$79,021 |
| City of West Richland..... | \$89,708 |

## Average Household Expenditures

|                            |          |
|----------------------------|----------|
| City of Kennewick.....     | \$58,813 |
| City of Pasco.....         | \$59,113 |
| City of Richland.....      | \$72,994 |
| City of West Richland..... | \$71,419 |

## Housing

|  |           |
|--|-----------|
| Average Sold Price (SFR, September 2018).....        | \$299,100 |
| Median Sold Price (SFR, September 2018).....         | \$274,000 |
| Number of Active Listings (SFR, September 2018)..... | 685       |
| Average Apartment Rent (2 Bedroom, 2 Bath).....      | \$914     |

*According to Smart Asset's 2017 Report, WA State is one of the Top 10 Healthiest Housing Markets in the Nation. The Tri-Cities Ranks #1 for WA State.*

## Property Tax (Per \$1,000 Assessed Value)

|   |         |
|---|---------|
| Benton County Average Property Tax.....   | \$11.60 |
| Franklin County Average Property Tax..... | \$12.43 |
| Statewide Average Property Tax.....       | \$11.47 |

## Sales Tax

|  |      |
|--|------|
| Benton County Sales Tax (State 6.5% and Local 2.1%).....   | 8.6% |
| Franklin County Sales Tax (State 6.5% and Local 2.1%)..... | 8.6% |

*Washington has no personal or corporate income and inventory tax. Businesses do not pay tax on interest, dividends or capital gains.*

## Cost of Living Index

|                     | <u>Index</u> | <u>Housing</u> | <u>Utilities</u> | <u>Transportation</u> |
|---------------------|--------------|----------------|------------------|-----------------------|
| Tri-Cities, WA..... | 97.6         | 99.1           | 96.0             | 115.2                 |
| Yakima, WA.....     | 93.4         | 75.4           | 84.8             | 115.6                 |
| Wenatchee, WA.....  | 110.3        | 121.8          | 77.8             | 114.8                 |
| Seattle, WA.....    | 152.2        | 210.1          | 111.9            | 133.5                 |
| Knoxville, TN.....  | 81.1         | 66.5           | 94.9             | 86.6                  |
| Portland, OR.....   | 130.1        | 179.8          | 87.4             | 120.8                 |
| Boise, ID.....      | 97.3         | 89.5           | 87.2             | 114.8                 |
| Stockton, CA.....   | 152.2        | 220.6          | 122.2            | 131.0                 |
| Yuma, AZ.....       | 92.3         | 79.4           | 125.6            | 96.5                  |

*Source: ACCRA Cost of Living Index, 2018 Second Quarter Data, Published August 2018*

**50 Most Popular  
Mid-Size City to  
Relocate—#11  
Pasco**  
MoveBuddha.com,

**Top 10 Safest Cities  
in Washington**  
Safehome.com, 2017

**Fastest Growing  
Job Market in  
Washington State**  
WA State ESD,  
2017

**Best Small Cities  
to Make a Living**  
MoneyGeek.com,  
2016

**Top 20 Mid-Size Cities  
for Year-Over-Year  
Growth**  
Area Development,  
2015



# LIFE IN THE TRI-CITIES



Live your life  
a whole lot  
**bolder,  
brighter,  
louder!**



**300**  
Restaurants



**200+**  
Wineries &  
Breweries Within  
60 Minutes



**24**  
Museums &  
Art Galleries



**6**  
Community &  
Performing Arts  
Theaters



**12**  
Public Libraries



**125**  
Public Parks



**10**  
Golf Courses



**2**  
Sports Teams



January Avg High.....41° F  
January Avg Low.....28° F  
July Avg High .....88° F  
July Avg Low .....59° F  
Days of Sunshine.....300



Average Annual  
Precipitation .....8.3 Inches  
Average Annual  
Snowfall .....6.0 Inches