

We're at
the center
of it all!



POPULATION

	2000 Census	2010 Census	2019 Estimate
Tri-Cities, MSA	191,822.....	253,340	296,480
Benton County.....	142,475.....	175,177	201,800
Kennewick.....	54,751.....	73,917	83,670
Richland.....	38,708.....	48,058	56,850
West Richland.....	8,385.....	11,811	15,340
Franklin County	49,347.....	78,163	94,680
Pasco.....	32,066.....	59,781	75,290

Source: U.S. Census and WA Office of Financial Management Forecasting Division, July 2019



WORKFORCE

Labor Force.....	147,420
Employment.....	138,665
Unemployment	8,755
Unemployment Rate.....	5.9%
WA State Unemployment Rate.....	3.9%

Source: December 2019 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

Need More
INFORMATION



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



(509) 735-1000



www.TRIDEC.org

UPDATED FEBRUARY 2020

EMPLOYMENT

Nonfarm Employment

	<u>Employees</u>
Total Nonfarm.....	119,100
Total Private.....	99,600
Goods Producing.....	17,900
Construction.....	10,100
Manufacturing.....	7,800
Service-Providing.....	101,200
Private Service Providing.....	81,700
Trade, Transportation, Utilities.....	20,100
Retail.....	13,700
Financial Activities.....	4,200
Professional and Business Services.....	22,200
Education and Health Services.....	18,600
Leisure and Hospitality.....	12,100
Government.....	19,500

Source: December 2019 Data, WA State Employment Security Department

Top 15 Employers

<u>Company</u>	<u>Industry</u>	<u>Employees</u>
Battelle/Pacific Northwest National Laboratory	R&D	4,700
Kadlec Regional Medical Ctr.	Health Care	3,674
Kennewick School District	Education	3,000
Lamb Weston	Food Processing	3,000
Washington River Protection Solutions	Environmental Remediation	2,971
Mission Support Alliance	Support Services DOE Site	2,240
Pasco School District	Education	2,288
Richland School District	Education	1,900
CH2M	Environmental Remediation	1,688
Bechtel National	Engineering & Construction	1,450
Tyson Foods	Food Processing	1,350
First Fruits Farms	Food Processing	1,200
Energy Northwest	Utilities	1,049
Trios Health	Health Care	900
Lourdes Health Network	Health Care	837



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.....
	Natural Gas	Natural Gas	Natural Gas	Natural Gas
Solid Waste.....	Waste Mgmt.....	Basin Disposal.....	City of Richland.....	Ed's Disposal.....
Cable TV.....	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.....	94.....	80.....	61.....	15.....
Fire Ins. Rating.....	4.....	5.....	4.....	4.....
Police Officers.....	109.....	88.....	65.....	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 United Express/Sky West
Direct Flights.....	Mesa/Phoenix, AZ; Los Angeles, CA; San Francisco, CA; Denver, CO; Minneapolis, MN; Las Vegas, NV; Portland, OR; Salt Lake City, UT; Seattle, WA
Runways.....	Up to 7,700 feet

Visit www.LocateTriCities.com to
Find 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.....	553
Dentists.....	170
Chiropractors.....	77
Optometrists.....	65

EDUCATION

Educational Attainment (Population 25 Years and Above)

	<u>Tri-Cities MSA</u>	<u>Benton County</u>	<u>Franklin County</u>
High School Graduate.....	24.69%.....	24.01%.....	26.33%
Some College, No Degree.....	23.82%.....	24.56%.....	22.04%
Associate Degree.....	10.38%.....	10.70%.....	9.62%
Bachelor Degree.....	16.66%.....	19.01%.....	11.05%
Graduate Degree.....	10.17%.....	11.88%.....	6.10%

Post Secondary Institutions Enrollment

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

Teacher/Student Ratio

Kennewick.....	1:17
Pasco.....	1:16
Richland.....	1:20

Per Pupil Expenditure

Kennewick.....	\$11,747
Pasco.....	\$12,497
Richland.....	\$11,530

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.....	\$62,203
City of Pasco.....	\$66,735
City of Richland.....	\$78,798
City of West Richland.....	\$93,837

Median Household Expenditures

City of Kennewick.....	\$58,277
City of Pasco.....	\$58,669
City of Richland.....	\$69,036
City of West Richland.....	\$72,419

Housing

Average Sold Price (SFR, January 2020).....	\$313,200
Median Sold Price (SFR, January 2020).....	\$299,900
Number of Active Listings (SFR, January 2020).....	464
Average Apartment Rent (2 Bedroom, 2 Bath).....	\$964

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.....	97.8.....	99.7.....	92.1.....	112.2
Yakima, WA.....	96.1.....	80.7.....	83.3.....	114.5
Spokane, WA.....	100.3.....	99.3.....	97.5.....	108.5
Seattle, WA.....	156.7.....	225.0.....	108.1.....	137.6
Provo-Orem, UT.....	97.8.....	95.0.....	84.8.....	100.5
Knoxville, TN.....	83.1.....	69.7.....	94.2.....	83.7
Portland, OR.....	134.0.....	184.3.....	87.2.....	130.8
Boise, ID.....	98.4.....	96.5.....	82.0.....	108.3
Stockton, CA.....	118.1.....	134.5.....	111.5.....	130.2

Source: ACCRA Cost of Living Index, 2019 Annual Average, Published January 2020

**50 Most Popular
Mid-Size City to
Relocate—#11 Pasco**
MoveBuddha.com, 2018

**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



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



4
Sports Teams



January Avg High..... 42° F
January Avg Low..... 29° F
July Avg High..... 90° F
July Avg Low..... 62° F
Days of Sunshine..... 300



Average Annual
Precipitation..... 7.7 Inches
Average Annual
Snowfall 6.0 Inches