TRI-CITIES WASHINGTON

2022 FACT SHEET

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!

312,050 Population	**152,900** Labor Force	**4.0%** Unemployment Rate

Updated October 2022

TRI-CITIES COMMUNITY

POPULATION

	2000 Census	2010 Census	2020 Census	2022 Estimate
Tri-Cities, MSA	191,822	253,340	303,622	312,050
Benton County	142,475	175,177	206,873	212,300
Kennewick	54,751	73,917	83,921	85,320
Richland	38,708	48,058	60,560	62,220
West Richland	8,385	11,811	16,295	17,410
Franklin County	49,347	78,163	96,749	98,350
Pasco	32,066	59,781	77,108	80,180

Source: U.S. Census and WA Office of Financial Management Forecasting Division, July 2022

HEALTH CARE

	Beds	Staff Physicians
Kadlec Regional Medical Center	337	750
Trios Health	111	369
Lourdes Medical Center	35	29
Prosser Memorial	25	42

Health Care Providers

Physicians	434
Dentists	178
Chiropractors	90
Optometrists	66

EDUCATION

K-12 Teacher/Student Ratio

Kennewick School District	1:16
Pasco School District	1:15
Richland School District	1:18

K-12 Per Pupil Expenditure

Kennewick School District	$13,296
Pasco School District	$16,767
Richland School District	$12,988

High school 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.

Post Secondary Institutions Enrollment

Washington State University Tri-Cities	1,716
Columbia Basin College	7,280

Educational Attainment *(Population 25 Years and Above)*

	Tri-Cities, MSA	Benton County	Franklin County
High School Graduate	24.93%	24.55%	25.82%
Some College	23.43%	24.00%	22.09%
Associate Degree	9.90%	10.14%	9.32%
Bachelor Degree	17.03%	19.27%	11.76%
Graduate Degree	10.81%	12.55%	6.72%

WORKFORCE DEMOGRAPHICS

152,900 Labor Force

146,810 Employment

6,090 Unemployment

4.0% Unemployment Rate

3.6% Unemployment Rate WA State

Source: September 2022 Data, Washington State Employment Security Department

Nonfarm Employment

	Employees
Total Nonfarm	124,000
Total Private	105,600
Goods Producing	19,700
Construction	11,100
Manufacturing	8,600
Service-Providing	104,300
Private Service Providing	85,900
Trade, Transportation, Utilities	21,100
Retail	14,300
Financial Activities	4,300
Professional and Business Services	22,600
Education and Health Services	20,000
Leisure and Hospitality	13,300
Government	18,400

Source: September 2022 Data, WA State Employment Security Department

Top 15 Employers

Company	Industry	Employees
PNNL	R&D/National Laboratory	5,300
Kadlec Regional Medical Center	Health Care	3,800
Kennewick School District	Education	3,043
Lamb Weston	Food Processing	3,000
WRPS	Environmental Remediation	2,800
Pasco School District	Education	2,700
First Fruits Farms	Food Processing	2,200
Richland School District	Education	2,200
CPCCo	Environmental Remediation	2,100
Bechtel National	Engineering & Construction	2,000
HMIS	Support Services (DOE Site)	1,884
Tyson Foods	Food Processing	1,400
Columbia Basin College (CBC)	Education	1,244
Trios Health	Health Care	1,100
Energy Northwest	Utilities	1,000

COST OF **LIVING**

Property Tax *(Per $1,000 Assessed Value)*

Benton County Average	$10.87
Franklin County Average	$9.91
Washington State Average	$10.48

Sales Tax

Benton County *(State 6.5% and Local 2.1%)*	8.7%
Franklin County *(State 6.5% and Local 2.2%)*	8.7%

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

	Index	Housing	Utilities	Transportation
Tri-Cities, WA	98.8	98.1	92.6	108.6
Yakima, WA	98.0	92.6	82.6	114.8
Spokane, WA	103.5	103.6	93.8	109.6
Seattle, WA	152.2	217.8	102.4	129.8
Provo-Orem, UT	103.0	107.0	88.6	110.3
Knoxville, TN	85.4	74.2	99.5	96.4
Portland, OR	122.2	156.1	91.3	125.1
Boise, ID	105.4	119.5	77.7	116.4
Stockton, CA	121.6	140.9	134.1	126.3

Source: ACCRA Cost of Living Index, 2022 Third Quarter Data, Published October 2022

Median Household Income

Tri-Cities, MSA	$72,538
Kennewick	$66,176
Pasco	$68,054
Richland	$85,735
West Richland	$101,808

Average Household Expenditures

Tri-Cities, MSA	$65,625
Kennewick	$59,929
Pasco	$60,689
Richland	$72,630
West Richland	$74,230

Housing

Average Sold Price (SFR, September 2022)	$471,300
Median Sold Price (SFR, September 2022)	$440,000
Number of Active Listings (SFR, September 2022)	614
Average Apartment Rent (2 Bedroom, 2 Bath)	$979

INFRA**STRUCTURE**

Utility Providers

	Electricity	Solid Waste
Kennewick	Benton PUD	Waste Management
Pasco	Franklin PUD	Basin Disposal
Richland	City of Richland	City of Richland
West Richland	Benton REA	Ed's Disposal

Natural Gas Provider	Cascade Natural Gas
Cable TV Providers	DIRECTV, Dish Network, Spectrum
Internet Providers	Century Link, Spectrum, Ziply Fiber
Telephone Providers	Century Link, Spectrum

Capacities

	Kennewick	Pasco	Richland	West Richland
Water Service (mgd)				
Capacity	24.0	35.0	51.0	10.7
Average Daily Use	11.7	10.0	20.0	3.1
Peak Daily Use	19.8	24.0	36.0	6.4
Waste Water Treatment Service (mgd)				
Capacity	10.0	6.5	11.4	1.5
Average Daily Use	5.6	5.4	7.0	0.757

Public Service

	Kennewick	Pasco	Richland	West Richland
Firefighters	93	66	75	BCFD #4
Fire Ins. Rating	3	5	3	4
Police Officers	107	82	68	19
Benton County Fire District				15
Franklin County Fire District				6
Benton County Sheriff's Office				80
Franklin County Sheriff's Office				18

Transportation

Highways	I-82, I-182, US-12, US-395, 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	Columbia River (Port of Benton), Snake River (Port of Pasco)
Local Airports	3
Flights Per Day	25
Air Transportation	Alaska, Delta, United, aha!, Allegiant, Avelo
Direct Flights	Mesa/Phoenix, AZ; Burbank, CA; Los Angeles, CA; San Francisco, CA; San Diego, CA; Denver, CO; Minneapolis, MN; Las Vegas, NV; Reno, NV; Salt Lake City, UT; Seattle, WA
Runways	Up to 7,700 Feet

GLOBAL **ACCESS**

The Tri-Cities has numerous locations capable of supporting your business needs, including large sites with up to 500 contiguous acres.

With direct access to interstate highways, two national mainline railroads (BNSF and UP), extensive commercial barge transportation with river access to the Pacific Ocean, and airports with service to major metros across the nation, the Tri-Cities is a gateway to the world.

Visit www.TryTriCitiesSites.org to find your perfect site!

LIFE IN THE TRI-CITIES

300 Restaurants

24 Museums & Art Galleries

200+ Wineries & Breweries

6 Performing Arts Theaters

12 Public Libraries

125 Public Parks

10 Golf Courses

3 Sports Teams

January Average High/Low	41° F / 28° F
July Average High/Low	90° F / 61° F
Days of Sunshine	300
Average Annual Precipitation	8.0 Inches
Average Annual Snowfall	3.8 Inches

ABOUT **TRIDEC**

As the economic development organization for the Tri-Cities MSA, TRIDEC represents Benton and Franklin Counties and the major cities of Kennewick, Pasco, Richland, and West Richland.

Contact us today to learn how TRIDEC can help grow your business!

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TRIDEC
Tri-City Development Council