



2023 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!



316,600
Population



151,800
Labor Force



3.6%
Unemployment Rate

TRI-CITIES COMMUNITY

POPULATION

	2000 Census	2010 Census	2020 Census	2023 Estimate
Tri-Cities, MSA	191,822	253,340	303,622	316,600
Benton County	142,475	175,177	206,873	215,500
Kennewick	54,751	73,917	83,921	86,470
Richland	38,708	48,058	60,560	63,320
West Richland	8,385	11,811	16,295	17,840
Franklin County	49,347	78,163	96,749	101,100
Pasco	32,066	59,781	77,108	81,280

Source: U.S. Census and WA Office of Financial Management Forecasting Division, July 2023

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

WORKFORCE DEMOGRAPHICS

151,800
Labor Force

146,403
Employment

5,397
Unemployment

3.6%
Unemployment
Rate

3.3%
Unemployment
Rate WA State

Source: May 2023 Data, Washington State Employment Security Department

Nonfarm Employment

	Employees
Total Nonfarm	125,200
Total Private	105,900
Goods Producing	19,600
Construction	11,100
Manufacturing	8,500
Service-Providing	105,600
Private Service Providing	86,300
Trade, Transportation, Utilities	21,300
Retail	14,400
Financial Activities	4,200
Professional and Business Services	22,600
Education and Health Services	20,700
Leisure and Hospitality	12,900
Government	19,300

Source: May 2023 Data, WA State Employment Security Department

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	23.72%	23.07%	25.30%
Some College	22.38%	23.12%	20.62%
Associate Degree	10.44%	10.76%	9.66%
Bachelor Degree	18.25%	20.31%	13.31%
Graduate Degree	11.94%	13.55%	8.05%

Top 15 Employers

Company	Industry	Employees
PNNL	R&D/National Laboratory	5,700
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
HMS	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	\$10.58
Franklin County Average	\$8.90
Washington State Average	\$9.87

Sales Tax

Benton County (State 6.5% and Local 2.2%)	8.7%
Franklin County (State 6.5% and Local 2.4%)	8.9%

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	97.6	95.4	88.4	109.8
Yakima, WA	98.4	87.8	90.5	109.8
Spokane, WA	101.2	96.0	93.9	104.5
Seattle, WA	144.5	210.1	102.0	125.6
Provo-Orem, UT	102.3	110.8	90.1	103.9
Knoxville, TN	86.5	72.8	95.9	90.5
Portland, OR	120.7	152.6	93.5	122.8
Boise, ID	106.1	113.8	84.6	109.7
Stockton, CA	119.0	135.2	140.0	123.0

Source: ACCRA Cost of Living Index, 2023 First Quarter Data, Published May 2023

Median Household Income

Tri-Cities, MSA	\$83,632
Kennewick	\$73,189
Pasco	\$77,826
Richland	\$97,712
West Richland	\$118,661

Average Household Expenditures

Tri-Cities, MSA	\$76,974
Kennewick	\$70,524
Pasco	\$70,903
Richland	\$85,610
West Richland	\$89,578

Housing

Average Sold Price (SFR, June 2023)	\$459,500
Median Sold Price (SFR, June 2023)	\$430,000
Number of Active Listings (SFR, June 2023)	619
Average Apartment Rent (2 Bedroom, 2 Bath)	\$1,043

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.

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

INFRASTRUCTURE

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, Allegiant, Avelo
Direct Flights	Phoenix-Mesa, AZ; Burbank, CA; Los Angeles, CA; San Diego, CA; San Francisco, CA; Denver, CO; Minneapolis, MN; Las Vegas, NV; Salt Lake City, UT; Seattle, WA
Runways	Up to 7,700 Feet





LIFE IN THE TRI-CITIES



300
Restaurants



24
Museums &
Art Galleries



6
Performing Arts
Theaters



200+
Wineries &
Breweries



12
Public
Libraries



10
Golf Courses



125
Public Parks



600
Miles of
Trails



3
Sports
Teams



January Average High/Low 40° F / 27° F
July Average High/Low 90° F / 59° F
Days of Sunshine 300
Average Annual Precipitation 9.0 Inches
Average Annual Snowfall 5.0 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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60 YEARS
Tri-City Development Council
1963-2023

