









THREE RIVERS. FOUR CITIES. UNLIMITED POSSIBILITIES.

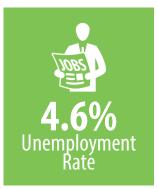
The Tri-Cities, WA, is a vibrant and rapidly growing region located at the confluence of the Columbia, Snake, and Yakima Rivers in the heart of the Pacific Northwest.

Powered by a strong energy sector, advanced research, and worldclass food and beverage manufacturing, the Tri-Cities is where innovation meets opportunity.

With a skilled workforce, faster permitting, affordable living, and unmatched quality of life, the Tri-Cities is the ideal place for your business to start, expand, and thrive.









POPULATION

	2000	2010	2020	2025
	Census	Census	Census	Estimate
Tri-Cities, MSA	. 1 <u>91,822</u>	2 53,340 .	303,622.	322,875
Benton County	142,475.	175,177.	206,873.	219,625
Kennewick	54,751.	73,917 .	83,921.	87,790
Richland	38,708.	48,058.	60,560.	64,930
West Richland.	8,385 .	11,811 .	16,295.	18,430
Franklin County	49,347 .	78,163 .	96,749.	103,250
Pasco				

HEALTH CARE

	<u>cilipioyees</u>	<u>beus</u>	<u> Stail Pilysicialis</u>
Kadlec Regional Medical Center.	4,275.	337	
Trios Health	1,100 .		
Lourdes Medical Center			
Prosser Memorial			
Health Care Providers			
Physicians			469
Dentists			
Chiropractors			
Optometrists			

EDUCATION

1:17
1:16
1:18
\$16,351
\$16,977 \$

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	1,609
Columbia Basin College (CBĆ)	8,234

Educational Attainment (Population 25 Years and Above)

	<u>Tri-Cities, MSA</u>	Benton County	<u>Franklin County</u>
High School Graduate	24.00% .	23.14% .	26.10%
Some College			
Associate Degree			
Bachelor Degree			
Graduate Degree			

WORKFORCE DEMOGRAPHICS

150,357 Labor Force

143,383 Employment

6,992 Unemployment

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4.6% Unemployment Rate 4.7%
Unemployment
Rate WA

Source: August 2025 Data, WA State Employment Security Department

Nonfarm Employment

	<u>Employees</u>
Total Nonfarm	127,800
Total Private	108,700
Goods Producing	20,600
Construction	
Manufacturing	8,600
Service-Providing	
Private Service Providing	
Trade, Transportation, Utilities	
Retail	
Financial Activities	
Professional and Business Services	
Education and Health Services	
Leisure and Hospitality	
Government	
Source: August 2025 Data, WA State Employment Security Department	,

Top 15 Employers

<u>Company</u>	IndustryR&D/National Laboratory	<u>Employees</u>
PNNL	R&D/National Laboratory	6,437
	er Healthcare	
Lamb Weston	Food Processing	3,000
	Environmental Remediati	
First Fruits Farms	Food Processing	2,500
	Education	
	Education	
	Engineering & Construction	
	Support Services (DOE Sit	
	Distribution/Logistics	
	Education	
	Environmental Remediati	
	Utilities	
	Healthcare	
	Education	

COST OF **LIVING**

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

Benton County Average	\$8.81
Franklin County Average	\$7.79
Washington State Average	\$8.93
Sales Tax Benton County (State 6.5% and Local 2.2%) Franklin County (State 6.5% and Local 2.4%)	8.7% 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

	<u>Index</u>	<u>Housing</u>	<u>Utilities</u>	Transportation
Tri-Cities, WA	96.0	85.7	82.0 .	118.4
Yakima, WA	101.4		113.5 .	116.8
Spokane, WA	97.8	85.4	100.5 .	117.3
Seattle, WA	143.4	205.0	100.4 .	
Moses Lake, WA	101.8	95.9	74.7 .	
Provo-Orem, UT	97.6	104.0	80.1.	103.6
Knoxville, TN	86.2	76.6	86.6.	86.9
Portland, OR	115.5	138.3	95.6 .	124.3
Boise, ID	102.7	103.7	73.7 .	107.2
Colorado Springs, CO				
. •				

Source: ACCRA Cost of Living Index, 2025 Third Quarter Data, Published October 2025

Average Household Income

Tri-Cities, MSA	\$122,000
Kennewick	\$105,910
Pasco	\$111,672
Richland	\$139,216
West Richland	
	-

Average Household Expenditures

ri-Cities, MSA	•	\$110,760
Kennewick		\$102,916
Pasco		\$108,030
West Richland		\$130,192

Housing

Housing	
Average Sold Price (SFR, July 2025)	\$471,600
Median Sold Price (SFR, Julý 2025)	\$429,900
Number of Active Listings (SFR, July 2025)	
Average Apartment Rent (2 Bedroom, 2 Bath)	

GLOBAL ACCESS

The Tri-Cities has numerous locations to support your business needs, including large sites with up to 500 contiquous 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!

INFRA**STRUCTURE**

Utility Providers

	<u>Electricity</u>	<u> 30110 Waste</u>
Kennewick	Benton PUĎ	. Waste Management
Pasco	Franklin PUD	Basin Ďisposal
Richland	City of Richland	City of Richland
City of West Richland		
Natural Gas		

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Capacities

	<u>Kennewick</u>	<u>Pasco</u>	<u>Richland</u>	West Richland
Water (mgd) Capacity	.24.0.	35.0 .	51.0.	10.7
Average Daily Use		10.0 .	20.0 .	3.1
Peak Daily Use		24.0 .	36.0.	7.8
Waste Water Treatment Se	rvice (mgd) . 10.0.	6.5 .	11.4.	1.5
Average Daily Use	5.6.	5.4 .	7.0.	0.9

Public Service

	Kennewick	Pasco	Richland	West Richland	Benton County	Franklin County
Firefighters	93.	66	75	BCFD#4	15	6
Fire Ins. Rating						
Police Officers	107.	82	68	22	60	16

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

Direct Flight Destinations. 10 (AZ: Phoenix-Mesa, Phoenix-Sky Harbor; CA: Burbank, Los Angeles, San Francisco; CO: Denver; MN: Minneapolis;

Vancouver, BC

























24 Museums & Art Galleries



Tri-Cities Climate (Annual Averages)

January High/Low ... 40°F/28°F Precipitation ... 9 Inches July High/Low 89°F/61°F Snowfall 5 Inches Days of Sunshine 300

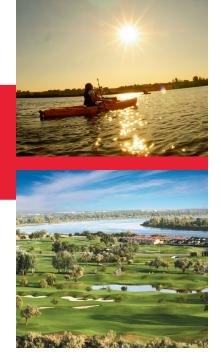
ABOUT TRIDEC

As the leading 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.

Our mission is to strengthen the region's economy by driving diversification, creating quality jobs, supporting local business, attracting new enterprises, and advancing priorities that ensure long-term stability.

Serving as the unifying voice of the Tri-Cities, TRIDEC is dedicated to fostering sustainable growth and shared prosperity for all.

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





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