



FASTEST GROWING
POPULATION

3RD HIGHEST
RETAIL SALES



DISCOVER
TRI-CITIES
WASHINGTON

WWW.TRIDEC.ORG/ICSC



THREE RIVERS. FOUR CITIES. UNLIMITED POSSIBILITIES.

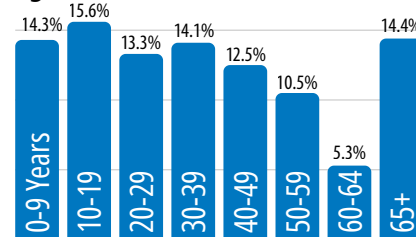
KENNEWICK PASCO RICHLAND WEST RICHLAND



COMMUNITY PROFILE

Population	2000 Census	2010 Census	2020 Census	2025 Estimate
Tri-Cities, MSA	191,822	253,340	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	32,066	59,781	77,108	82,990

Age Distribution



322,875
Population

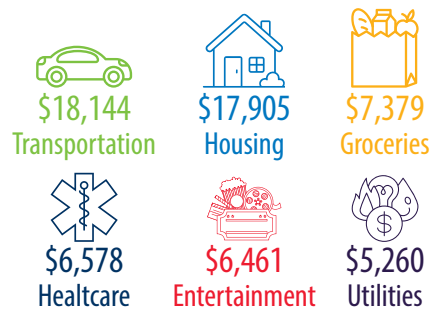
Average Household Income

Tri-Cities, MSA	\$122,895
Kennewick	\$106,634
Pasco	\$112,825
Richland	\$140,574
West Richland	\$153,396

Average Household Expenditures

Tri-Cities, MSA	\$112,352
Kennewick	\$105,598
Pasco	\$110,112
Richland	\$116,099
West Richland	\$127,641

Per Household Average Expenditures



34
Median Age

41%
Associates Degree or Higher

RETAIL SALES (2024 Annual Taxable Retail Sales)

Seattle	\$34,281,375,315	Vancouver	\$6,540,361,336
Bellevue	\$10,135,646,821	Bellingham	\$3,831,119,342
Tri-Cities, MSA	\$9,011,259,963	Spokane Valley	\$3,626,573,692
Tacoma	\$7,204,084,173	Lynnwood	\$3,464,379,388
Spokane	\$7,202,066,306	Yakima	\$2,619,634,012

51% Male
49% Female

WORKFORCE DEMOGRAPHICS



Source: March 2026 Data, WA State Employment Security Department

Nonfarm Employment

	Employees
Total Nonfarm	128,900
Total Private	108,200
Goods Producing	19,200
Construction	11,000
Manufacturing	8,200
Service-Providing	109,700
Private Service Providing	89,000
Trade, Transportation, Utilities	22,700
Retail	13,700
Financial Activities	4,200
Professional and Business Services	24,200
Education and Health Services	21,800
Leisure and Hospitality	11,700
Government	20,700

Source: March 2026 Data, WA State Employment Security Department

\$21.47
Average Hourly Retail Rate

\$17.13
WA State Hourly Minimum Wage

COST OF LIVING

Cost of Living Index

	Index	Housing	Utilities	Transportation
Tri-Cities, WA	96.0	83.8	82.2	120.4
Yakima, WA	101.9	86.5	115.3	118.3
Spokane, WA	98.8	86.9	100.0	119.6
Seattle, WA	144.6	203.6	100.6	134.8
Moses Lake, WA	102.7	97.9	74.7	127.6
Provo-Orem, UT	97.5	103.4	80.2	104.8
Knoxville, TN	86.0	76.8	87.8	87.5
Portland, OR	116.3	135.8	98.1	126.2
Boise, ID	103.2	105.4	73.0	107.2
Colorado Springs, CO	100.9	102.3	79.5	99.7

Source: ACCRA Cost of Living Index, 2025 Annual Average Data, Published January 2026

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

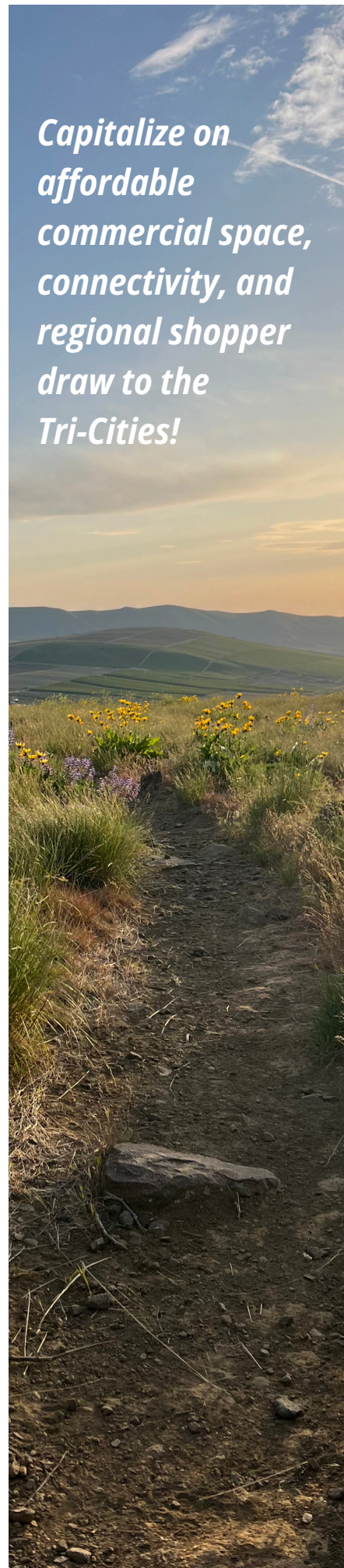
Benton County Average	\$8.81
Franklin County Average	\$7.79
Washington State Average	\$8.93

Sales Tax

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

96.0
Lowest Cost of Living in Washington State

1M+
Population within 100 mile radius of Tri-Cities



Capitalize on affordable commercial space, connectivity, and regional shopper draw to the Tri-Cities!

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

NATIONAL RETAILERS

IN TRI-CITIES



AUTO PARTS

AutoZone
Napa Auto Parts
O'Reilly Auto Parts

BOOKSTORE

Barnes & Noble

CHILDREN'S CLOTHING

Carter's
Journeys Kidz
OshKosh B'Gosh

CLOTHING

Aerie
Aeropostale
American Eagle
Buckle
Chico's
Garage
Hollister
Hot Topic
Loft
Lucky Brand
Maurices
Men's Wearhouse
Old Navy
Pink Victoria's Secret
Tilly's
Torrid
Victoria's Secret
Windsor
Zumiez

CRAFT & HOBBY

Craft Warehouse
Hobby Lobby
Michaels

DEPARTMENT STORE

Burlington
JCPenney
Kohl's
Macy's
Marshalls
Nordstrom Rack
Ross Dress for Less
Target
T.J. Maxx

DISCOUNT STORE

Dollar General
Dollar Tree
Five Below
Goodwill
Plato's Closet

DISTRIBUTION CENTER

Amazon
AutoZone
Ferguson

ELECTRONICS

Best Buy
GameStop

FITNESS

Anytime Fitness
Gold's Gym
Orangetheory Fitness
Planet Fitness

FOOD & DRINK

Applebee's
Arby's
Auntie Anne's
Pretzels

A&W Restaurant
Bruchi's
Buffalo Wild Wings
Burger King
Burgerville
Carl's Jr.
Chick-fil-A
Chipotle Mexican Grill
Chuck E. Cheese
Cinnabon
Costa Vida
Crispy Cones
Crumbl Cookies
Dairy Queen
Dave & Buster's
Del Taco
Denny's
Dickey's Barbeque Pit
Dog Haus
Domino's Pizza
Dutch Bros Coffee
Firehouse Subs
Five Guys
Gregorys Coffee
Honey Baked Ham
Hops n Drops
IHOP
Jack in the Box
Jersey Mike's
Jimmy John's
KFC
Krispy Kreme
Little Caesars
McDonald's
Mod Pizza

Nothing Bundt Cakes
Olive Garden
Outback Steak House
Panda Express
Panera Bread
Papa Johns
Papa Murphy's
Pizza Hut
Popeye's
Red Lobster
Red Robin
Round Table Pizza
Ruby Thai
Sbarro
Skippers Seafood 'n Chowder
Starbucks
Subway
Taco Bell
Taco John's
Taco Time
Texas Roadhouse
The Burger Den
The Habit Burger Grill
The Melt Down
The Original Pancake House
Trailer Birds Hot Chicken
Wendy's
Wingstop

FURNITURE & MATTRESS

Aaron's
Ashley Home Store
Denver Mattress

Furniture Row
Macy's Furniture
Mor Furniture
Sleep Number

GROCERY

Costco
Fred Meyer
Grocery Outlet
Natural Grocers
Safeway
URM Cash & Carry
Wal-Mart
WinCo Foods
Yokes

HEALTH, BATH & BEAUTY

Bath & Body Works | White Barn
Bee & Co
MAC Cosmetics
Perfumania
Sally Beauty
Sephora
Ulta Beauty

HOME FURNISHINGS

At Home
HomeGoods

HOME IMPROVEMENT

Ace Hardware
Lowe's

Harbor Freight
The Home Depot
True Value Hardware & Furniture
Windsor Plywood

JEWELRY

Attic Salt
Banter
Claire's Accessories
Harry Ritchie Jewelers
Icing
Kay Jewelers
Lovisa
Pandora
Weisfield Jewelers
Zales Jewelers

OFFICE SUPPLY

Office Depot

PET SUPPLY
PetCo
PetSmart

PHARMACY

CVS
Walgreens

SHOES & FOOTWEAR

Boot Barn
DSW
Famous Footwear
Foot Locker

Journeys
Journeys Kidz
Vans

SPECIALTY SHOP

BoxLunch
Build-A-Bear Workshop
Lids
Spencer Gifts

SPORTING GOODS & ATHLETIC WEAR

Big 5 Sporting Goods
Champs Sports
Dick's Sporting Goods
JD Sports
Just Sports
Lululemon-Pop Up REI
Sportsman's Warehouse

SUNGLASSES, OPTICAL & EYEWEAR

LensCrafters
Sunglass Hut

REGIONAL ACCESS

Strategically located in the heart of the Pacific Northwest, the Tri-Cities serves as a thriving regional shopping destination with access to more than 1 million consumers within a 100-mile radius. As one of the fastest-growing areas in Washington State, the region continues to attract new residents, businesses, and investment while ranking 3rd in the state for per capita retail sales—a testament to its strong economy, expanding customer base, and vibrant commercial market.

www.TryTriCitiesSites.org | www.TRIDEC.org/ICSC
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