

EXPAND IN! KENNEWICK!

At the heart of Washington Wine Country in sun-kissed Southeastern Washington, the thriving city of Kennewick is a retail opportunity mecca.

Residents and visitors are starving for shopping, dining and entertainment variety, and expansion is affordable.



Dining & Entertainment



Wine & Art

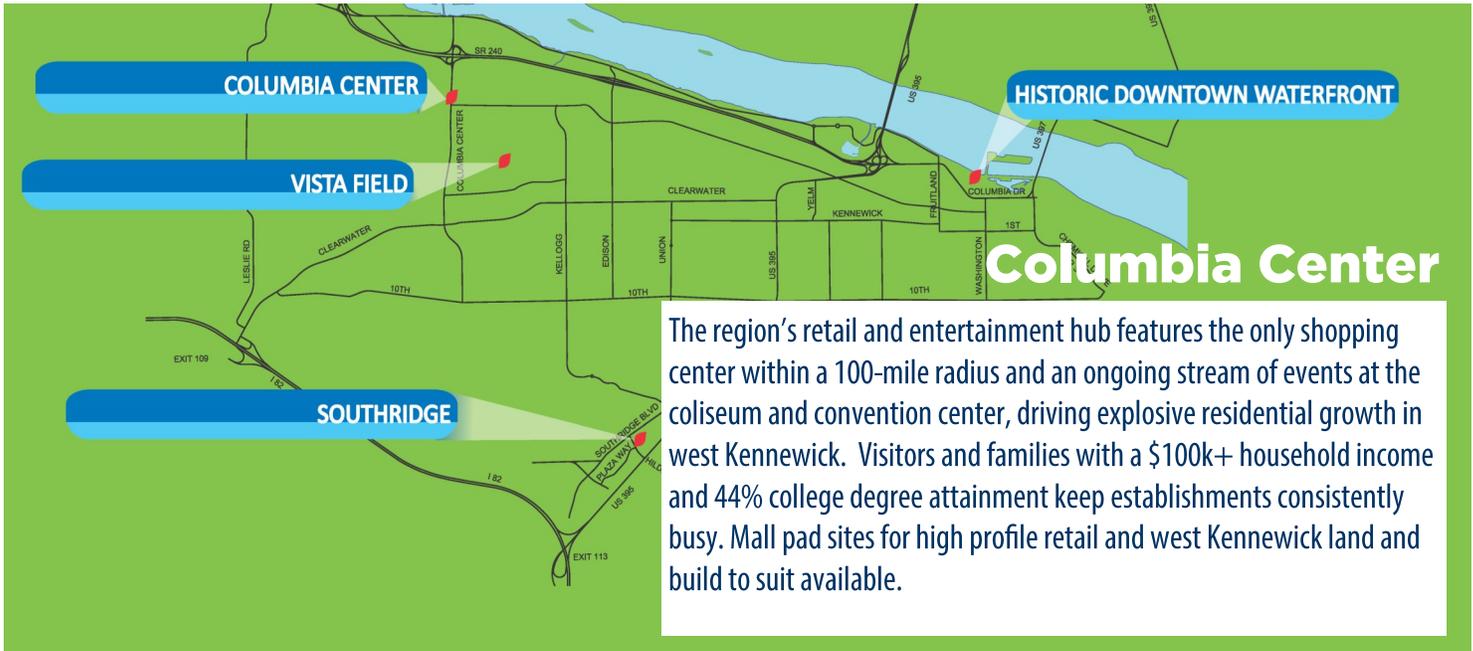


Shopping & Recreation



www.Go2Kennewick.com/Business





The region's retail and entertainment hub features the only shopping center within a 100-mile radius and an ongoing stream of events at the coliseum and convention center, driving explosive residential growth in west Kennewick. Visitors and families with a \$100k+ household income and 44% college degree attainment keep establishments consistently busy. Mall pad sites for high profile retail and west Kennewick land and build to suit available.



Southridge

Booming with ongoing residential construction, schools and a new hospital, residents in this southern gateway entrance to Kennewick enjoy easy interstate access and a savvy selection of nearby shops and dining. The 52 acre state-of-the-art multi-use sports and events complex attracts more than 100,000 visitors yearly. Retail appealing to households with \$100k+ income, 35% with college degree for land, build to suit and existing sites opportunities.

Vista Field

Master planning to redevelop a 113-acre former airfield at the heart of the region's commercial center, centrally located just east of Columbia Center retail and entertainment district, is underway. Currently, light industrial buildings and commercial offices surround the site, which is envisioned to serve as a hub for arts, entertainment, and civic gathering space, supported by commercial and residential mixed use. Land owned by Port of Kennewick.

Historic Downtown Waterfront

From high-traffic entrances at Hwy 395/Hwy 240 in the west and Hwy 397 in the east, tourists and locals find easy access to waterfront dining, public art, a marina and hotel amenities at Clover Island. Island pad sites and property near the Urban Wine and Artisan Village (under construction) are available from the Port of Kennewick. A few blocks south, specialty shops, spirits, goodies and galleries reflect the unique character and nostalgic charm of historic downtown.





- Solid Economy
- Affordable Properties
- Supportive Business Climate
- Retail Demand
- Stellar Quality of Life



2013 WASHINGTON STATE RETAIL SURVEY

Tri-Cities MSA \$2,465,497

Spokane Valley....\$1,289,956	Renton.....\$1,370,210
Everett.....\$1,447,655	Vancouver.....\$1,473,604
Bellingham.....\$1,540,109	Lynnwood.....\$1,609,770
Spokane.....\$2,336,602	Tacoma.....\$2,551,705
Bellevue.....\$3,112,740	Seattle.....\$8,041,002



Demographics, affordability and an unparalleled quality of life make Kennewick an attractive location to expand.

Benefiting from a talented labor force, steady job market and low cost of living, Kennewick is a thriving city with an attractive demographic of residents, tourism and a reputation for family fun.

The pursuit of happiness stretches 27 square miles and features a variety of sports and recreational activities, entertainment, the region's retail shopping hub and a casual, easy-living vibe. Nestled in the heart of Washington wine country, Kennewick citizens and visitors enjoy 27 parks, 4 fantastic golf courses, and more than 160 wineries within a 50 mile radius.

More than 300 days of sunshine and its location along the Columbia River provide a variety of recreational pursuits including world-class fishing, birding, bike trails and parks.



Kennewick Demographics 2015

3-mile radius

Population (2015)		
	West	Southridge
	54,227	53,439

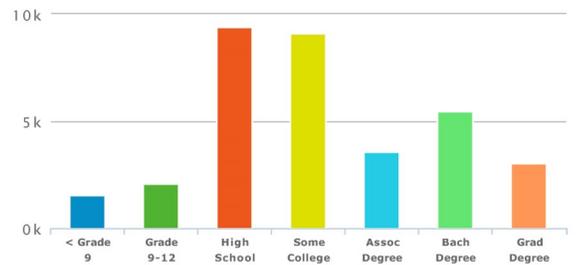
Labor Force Status (2015)		
	West	Southridge
Labor Force	26,870	26,448
Employed	25,307 (94.1%)	25,153 (95.1%)
Unemployed	1,523 (5.6%)	1,265 (4.7%)
In Armed Forces	40	30
Not in Labor Force	15,561	14,377

■ Employed
■ Unemployed



Total Households (2015)		
	West	Southridge
Households	21,569	20,205
Families	13,908	13,941

Education Attainment (2015)		
	West	Southridge
Population Age 25+ < Grade 9	1,359 (3.8%)	1,577 (4.6%)
Grade 9-12	1,722 (4.8%)	2,104 (6.1%)
High School	7,920 (22.4%)	9,414 (27.5%)
Some College	8,792 (24.9%)	9,125 (26.6%)
Assoc Degree	3,889 (11.0%)	3,542 (10.3%)
Bach Degree	7,051 (19.9%)	5,474 (16.0%)
Grad Degree	4,533 (12.8%)	3,007 (8.8%)



Total Number of Housing (2015)		
	West	Southridge
Total Dwellings	22,155	20,696
Owner-Occupied Dwellings	13,292 (61.6%)	13,639 (67.5%)
Renter-Occupied Dwellings	8,277 (38.3%)	6,566 (32.5%)
Housing Units Occupied	21,569 (97.3%)	20,205 (97.6%)

Household Income Distribution (2015)		
	West	Southridge
< \$10K	1,119 (5.2%)	1,107 (5.5%)
\$10-\$20K	1,911 (8.8%)	1,869 (9.2%)
\$20-\$30K	2,224 (10.3%)	2,356 (11.6%)
\$30-\$40K	1,848 (8.6%)	1,789 (8.9%)
\$40-\$50K	1,757 (8.1%)	1,850 (9.2%)
\$50-\$60K	1,640 (7.6%)	1,527 (7.6%)
\$60-\$75K	1,959 (9.1%)	1,844 (9.1%)
\$75-\$100K	3,202 (14.9%)	3,198 (15.8%)
> \$100K	5,909 (27.4%)	4,665 (23.1%)

Current and additional demographics (including age, gender, race, and household size) at

www.Go2Kennewick.com/Business



#5

Top 5 "Best Places to Invest in Real Estate in WA State"

-Nerd Wallet, March 2015

#12

Best Place to Find a New Job

-Time, September 2014

#7

Top State for Business

-CNBC, June 2014

#2

Cities on the Rise

-Estately List, April 2014

#28

Happiest & Healthiest Cities in America

-Gallup Well Being Index,

#8

MSA with Most Contented Workers

-Gallup, April 2014

EXPANSION & STARTUP SUPPORT

- Business-friendly climate and streamlined permitting and licensing to expedite new location startup
- Positive working relationships with ancillary agencies to facilitate operations
- Willingness to support local promotions of benefit to citizens and visitors
- Coordination with industry associations, tourism organizations and regional affiliates to stimulate expansion and growth



KENNEWICK
WASHINGTON

The economic development team in Kennewick is eager to provide personalized data on key business factors to assist your site selection efforts. Please contact us for site-specific demographics, workforce resources, incentive evaluation, real estate search, customized visits, and strategic partnerships with business & community leaders.

(509) 585-4258
emily.estes-cross@ci.kennewick.wa.us
www.Go2Kennewick.com/Business
210 W. 6th Ave.
Kennewick, WA 99336



**LIVE YOUR LIFE A WHOLE LOT
BOLDER, BRIGHTER, LOUDER!**



CLIMATE

January Average High40 F
January Average Low28 F
July Average High89 F
July Average Low61 F

7.7
Inches
Average Annual
Precipitation

6.8
Inches
Average Annual
Snowfall

300
Average Number of
Sunny Days



Courtesy of Visit Tri-Cities



Courtesy of Visit Tri-Cities



Courtesy of Visit Tri-Cities



2015 FACT SHEET



POPULATION

	2000 Census	2010 Census	2015 Estimate
Tri-Cities, MSA	191,822	253,340	275,740
Benton County.....	142,475	175,177	188,590
Kennewick.....	54,751	73,917	78,290
Richland.....	38,708	48,058	53,080
West Richland.....	8,385	11,811	13,960
Franklin County	49,347	78,163	87,150
Pasco	32,066	59,781	68,240

Source: U.S. Census and Washington Office of Financial Management Forecasting Division, July 2015



WORKFORCE

Labor Force.....	127,615
Employment.....	119,167
Unemployment	8,448
Unemployment Rate	6.8%

Source: September 2015 Data, Washington State Employment Security Department



COST OF LIVING

	Composite Index	Housing	Utilities	Transportation
Tri-Cities, WA	98.3	100.1	89.4	114.4
Seattle, WA	145.5	187.3	116.8	122.0
Spokane, WA.....	97.5	94.7	81.7	113.0
Yakima, WA.....	98.2	85.3	84.0	113.1
Knoxville, TN	86.4	80.6	90.3	87.2
Portland, OR.....	126.7	160.9	72.9	120.1
Raleigh, NC.....	89.0	70.2	98.7	85.6
Twin Falls, ID.....	88.7	77.5	93.0	94.6
Stockton, CA.....	111.2	117.6	111.5	122.0
Yuma, AZ.....	96.7	87.4	109.5	101.4

Source: ACCRA Cost of Living Index, 3rd Quarter 2015 Data, Published October 2015

We're at the center of it all.

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!



KENNEWICK!

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