



# 911 S Washington St

Medical/Office for Sale | \$3,200,000

MLS 281151

**Property Type**

<b>Property Subtype</b>	Medical
<b>APN</b>	106803110001026
<b>Building Size</b>	12,448 SF
<b>Lot Size</b>	0.8 Acres
<b>Building Class</b>	B
<b>Year Built</b>	1994
<b>Number of Floors</b>	2
<b>Number of Buildings</b>	1

Introducing a prime investment opportunity in Kennewick, WA! This impressive ±12,448 SF building, constructed in 1994, features two units with versatile potential for office or medical use.

Boasting a sought-after KENNEWICK zoning, this property offers a strategic location in the heart of Kennewick, WA. With its spacious layout, and strategic positioning, this property presents an enticing opportunity for investors seeking a high-potential commercial space in a thriving area.

Nearby ±0.4 AC lot negotiable for offsite parking | MLS 274450



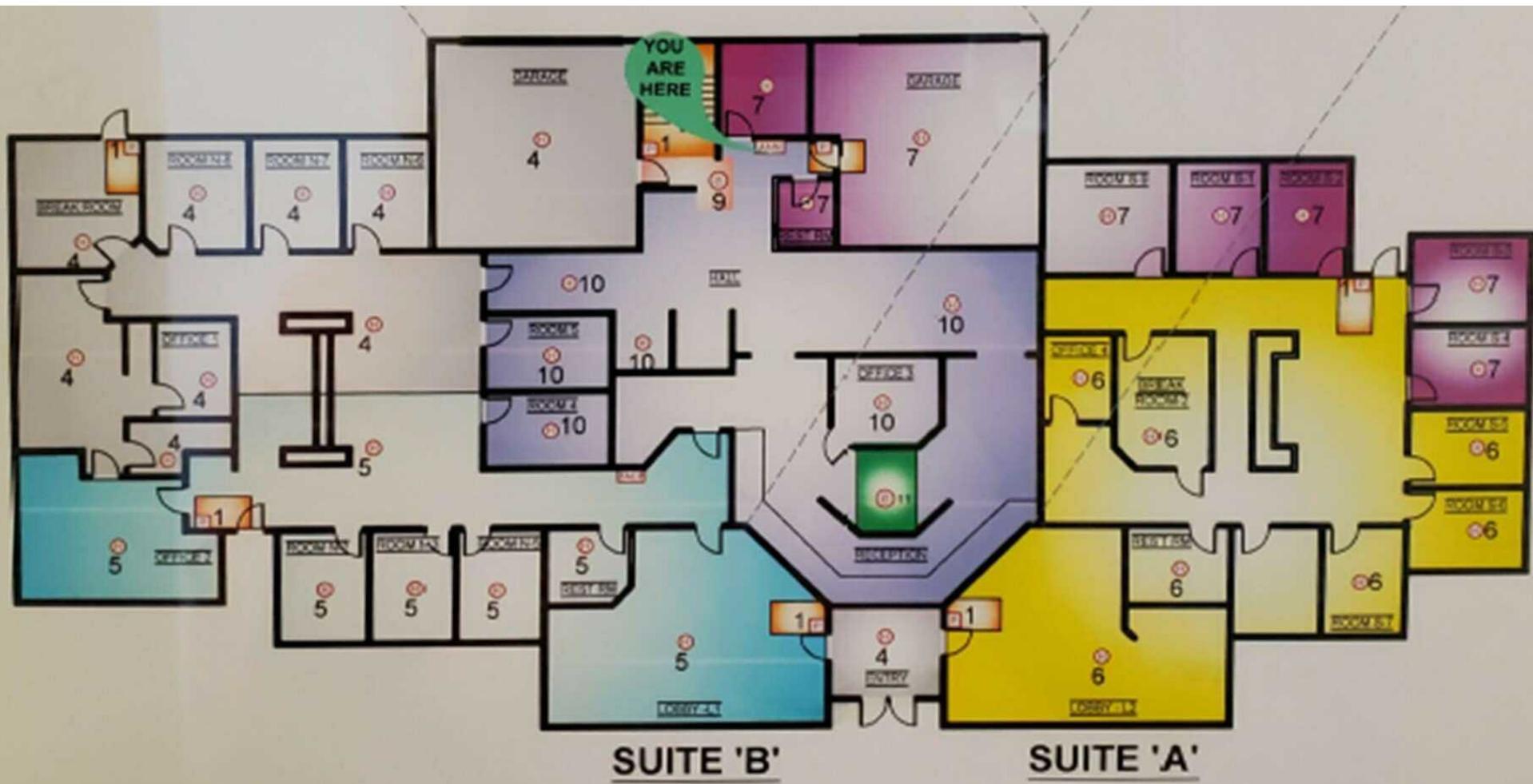
- Ideal for medical owners/users seeking move-in-ready space.
- Features two units with versatile potential for office or medical use.
- Flexible layout - use one space and lease out the other.
- 16 exam rooms, X-ray room and co-ed restrooms.
- Downtown location with ample parking.
- Lease listing | MLS 277850



**FLYER** | 911 S Washington St Kennewick, WA 99336

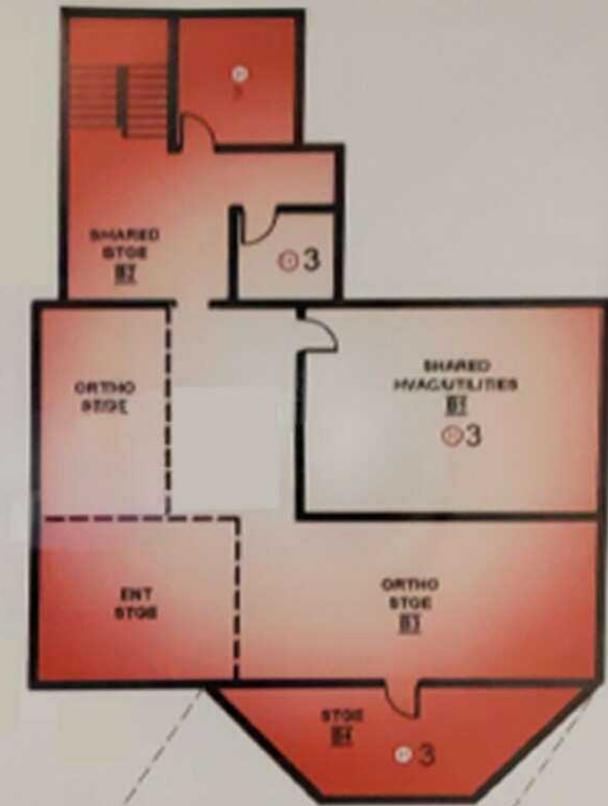
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**UPPER LEVEL**



**LOWER LEVEL**



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# Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
Estimated Population (2024)	14,348	70,588	131,537	224,477
Projected Population (2029)	14,660	72,900	136,452	232,648
Census Population (2020)	14,291	68,910	127,377	217,141
Census Population (2010)	14,287	65,977	114,839	181,026
Projected Annual Growth (2024-2029)	312 0.4%	2,312 0.7%	4,915 0.7%	8,171 0.7%
Historical Annual Growth (2020-2024)	57 -	1,677 -	4,160 0.8%	7,336 0.8%
Historical Annual Growth (2010-2020)	4 -	2,934 0.4%	12,538 1.1%	36,115 2.0%
Estimated Population Density (2024)	4,569 psm	2,498 psm	1,675 psm	715 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	314.0 sq mi
<b>Households</b>				
Estimated Households (2024)	5,059	24,699	45,156	79,395
Projected Households (2029)	5,281	26,174	48,114	84,615
Census Households (2020)	4,830	23,433	42,583	75,018
Census Households (2010)	4,857	22,523	38,506	62,873
Projected Annual Growth (2024-2029)	222 0.9%	1,475 1.2%	2,958 1.3%	5,220 1.3%
Historical Annual Change (2010-2024)	202 0.3%	2,176 0.7%	6,650 1.2%	16,521 1.9%
<b>Average Household Income</b>				
Estimated Average Household Income (2024)	\$74,714	\$93,626	\$102,205	\$120,921
Projected Average Household Income (2029)	\$76,372	\$95,849	\$105,520	\$126,276
Census Average Household Income (2010)	\$36,869	\$50,750	\$54,760	\$64,464
Census Average Household Income (2000)	\$40,017	\$49,156	\$50,514	\$55,222
Projected Annual Change (2024-2029)	\$1,657 0.4%	\$2,224 0.5%	\$3,314 0.6%	\$5,355 0.9%
Historical Annual Change (2000-2024)	\$34,697 3.6%	\$44,470 3.8%	\$51,691 4.3%	\$65,700 5.0%
<b>Median Household Income</b>				
Estimated Median Household Income (2024)	\$58,047	\$71,551	\$78,384	\$91,824
Projected Median Household Income (2029)	\$57,704	\$72,308	\$79,716	\$94,452
Census Median Household Income (2010)	\$31,904	\$46,110	\$48,050	\$56,640
Census Median Household Income (2000)	\$31,927	\$40,197	\$41,825	\$46,809
Projected Annual Change (2024-2029)	-\$343 -0.1%	\$757 0.2%	\$1,332 0.3%	\$2,627 0.6%
Historical Annual Change (2000-2024)	\$26,120 3.4%	\$31,354 3.3%	\$36,560 3.6%	\$45,015 4.0%
<b>Per Capita Income</b>				
Estimated Per Capita Income (2024)	\$26,385	\$32,844	\$35,175	\$42,840
Projected Per Capita Income (2029)	\$27,550	\$34,496	\$37,293	\$45,996
Census Per Capita Income (2010)	\$12,535	\$17,325	\$18,360	\$22,389
Census Per Capita Income (2000)	\$14,317	\$17,239	\$17,453	\$19,428
Projected Annual Change (2024-2029)	\$1,166 0.9%	\$1,651 1.0%	\$2,118 1.2%	\$3,156 1.5%
Historical Annual Change (2000-2024)	\$12,067 3.5%	\$15,605 3.8%	\$17,722 4.2%	\$23,412 5.0%
Estimated Average Household Net Worth (2024)	\$544,093	\$823,981	\$922,172	\$1.06 M

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 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Race and Ethnicity</b>				
Total Population (2024)	14,348	70,588	131,537	224,477
White (2024)	8,843 61.6%	43,911 62.2%	79,193 60.2%	142,394 63.4%
Black or African American (2024)	441 3.1%	1,571 2.2%	3,089 2.3%	5,176 2.3%
American Indian or Alaska Native (2024)	146 1.0%	840 1.2%	1,485 1.1%	2,292 1.0%
Asian (2024)	557 3.9%	1,715 2.4%	3,431 2.6%	7,366 3.3%
Hawaiian or Pacific Islander (2024)	92 0.6%	243 0.3%	380 0.3%	608 0.3%
Other Race (2024)	2,670 18.6%	13,588 19.2%	26,978 20.5%	37,753 16.8%
Two or More Races (2024)	1,598 11.1%	8,721 12.4%	16,981 12.9%	28,889 12.9%
Population < 18 (2024)	4,058 28.3%	19,334 27.4%	36,725 27.9%	62,330 27.8%
White Not Hispanic	1,532 37.8%	7,527 38.9%	13,568 36.9%	25,624 41.1%
Black or African American	164 4.0%	541 2.8%	1,054 2.9%	1,693 2.7%
Asian	212 5.2%	457 2.4%	908 2.5%	1,945 3.1%
Other Race Not Hispanic	176 4.3%	823 4.3%	1,504 4.1%	2,769 4.4%
Hispanic	1,974 48.6%	9,986 51.7%	19,692 53.6%	30,299 48.6%
Not Hispanic or Latino Population (2024)	9,140 63.7%	43,730 62.0%	78,648 59.8%	143,032 63.7%
Not Hispanic White	7,760 84.9%	38,553 88.2%	68,825 87.5%	124,284 86.9%
Not Hispanic Black or African American	364 4.0%	1,341 3.1%	2,592 3.3%	4,567 3.2%
Not Hispanic American Indian or Alaska Native	51 0.6%	268 0.6%	454 0.6%	670 0.5%
Not Hispanic Asian	542 5.9%	1,609 3.7%	3,239 4.1%	7,120 5.0%
Not Hispanic Hawaiian or Pacific Islander	82 0.9%	193 0.4%	265 0.3%	381 0.3%
Not Hispanic Other Race	33 0.4%	129 0.3%	246 0.3%	376 0.3%
Not Hispanic Two or More Races	307 3.4%	1,637 3.7%	3,028 3.8%	5,634 3.9%
Hispanic or Latino Population (2024)	5,208 36.3%	26,858 38.0%	52,889 40.2%	81,445 36.3%
Hispanic White	1,084 20.8%	5,358 19.9%	10,368 19.6%	18,109 22.2%
Hispanic Black or African American	77 1.5%	230 0.9%	498 0.9%	608 0.7%
Hispanic American Indian or Alaska Native	95 1.8%	571 2.1%	1,031 1.9%	1,622 2.0%
Hispanic Asian	15 0.3%	106 0.4%	192 0.4%	246 0.3%
Hispanic Hawaiian or Pacific Islander	10 0.2%	50 0.2%	115 0.2%	228 0.3%
Hispanic Other Race	2,637 50.6%	13,459 50.1%	26,732 50.5%	37,377 45.9%
Hispanic Two or More Races	1,290 24.8%	7,083 26.4%	13,954 26.4%	23,255 28.6%
Not Hispanic or Latino Population (2020)	6,452 45.2%	37,137 53.9%	68,083 53.4%	137,575 63.4%
Hispanic or Latino Population (2020)	7,839 54.8%	31,774 46.1%	59,294 46.6%	79,566 36.6%
Not Hispanic or Latino Population (2010)	7,588 53.1%	39,833 60.4%	68,158 59.4%	123,866 68.4%
Hispanic or Latino Population (2010)	6,699 46.9%	26,144 39.6%	46,682 40.6%	57,160 31.6%
Not Hispanic or Latino Population (2029)	9,807 66.9%	45,528 62.5%	81,998 60.1%	146,828 63.1%
Hispanic or Latino Population (2029)	4,853 33.1%	27,371 37.5%	54,453 39.9%	85,820 36.9%
Projected Annual Growth (2024-2029)	-355 -1.4%	513 0.4%	1,565 0.6%	4,374 1.1%
Historical Annual Growth (2010-2020)	1,140 1.7%	5,630 2.2%	12,613 2.7%	22,406 3.9%

# Complete Profile

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911 S Washington St Kennewick, WA 99336	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Household Type (2024)</b>				
Total Households	5,059	24,699	45,156	79,395
Households with Children	2,190 43.3%	9,883 40.0%	17,870 39.6%	29,664 37.4%
Average Household Size	2.8	2.8	2.9	2.8
Household Density per Square Mile	1,611	874	575	253
Population Family	12,712 88.6%	61,525 87.2%	112,956 85.9%	189,106 84.2%
Population Non-Family	1,606 11.2%	8,617 12.2%	17,520 13.3%	33,985 15.1%
Population Group Quarters	30 0.2%	446 0.6%	1,061 0.8%	1,386 0.6%
Family Households	3,786 74.8%	18,147 73.5%	32,215 71.3%	54,427 68.6%
Married Couple Households	2,197 58.0%	11,695 64.4%	21,503 66.7%	38,872 71.4%
Other Family Households with Children	1,589 42.0%	6,452 35.6%	10,712 33.3%	15,555 28.6%
Family Households with Children	2,185 57.7%	9,856 54.3%	17,820 55.3%	29,587 54.4%
Married Couple with Children	1,111 50.9%	5,804 58.9%	11,120 62.4%	20,015 67.6%
Other Family Households with Children	1,073 49.1%	4,052 41.1%	6,700 37.6%	9,573 32.4%
Family Households No Children	1,601 42.3%	8,292 45.7%	14,395 44.7%	24,840 45.6%
Married Couple No Children	1,086 67.8%	5,891 71.1%	10,382 72.1%	18,858 75.9%
Other Family Households No Children	516 32.2%	2,400 28.9%	4,012 27.9%	5,982 24.1%
Non-Family Households	1,273 25.2%	6,552 26.5%	12,941 28.7%	24,968 31.4%
Non-Family Households with Children	6 0.4%	27 0.4%	49 0.4%	76 0.3%
Non-Family Households No Children	1,268 99.6%	6,525 99.6%	12,891 99.6%	24,891 99.7%
Average Family Household Size	3.4	3.4	3.5	3.5
Average Family Income	\$82,597	\$103,785	\$113,314	\$136,988
Median Family Income	\$67,906	\$84,207	\$90,769	\$107,334
Average Non-Family Household Size	1.3	1.3	1.4	1.4
<b>Marital Status (2024)</b>				
Population Age 15 Years or Over	10,992	54,621	101,181	172,870
Never Married	4,899 44.6%	21,210 38.8%	38,062 37.6%	59,487 34.4%
Currently Married	3,482 31.7%	22,178 40.6%	42,508 42.0%	80,419 46.5%
Previously Married	2,610 23.7%	11,233 20.6%	20,610 20.4%	32,965 19.1%
Separated	501 19.2%	2,461 21.9%	4,004 19.4%	6,180 18.7%
Widowed	661 25.3%	2,329 20.7%	4,413 21.4%	7,280 22.1%
Divorced	1,448 55.5%	6,443 57.4%	12,193 59.2%	19,504 59.2%
<b>Educational Attainment (2024)</b>				
Adult Population Age 25 Years or Over	8,607	43,767	81,000	140,766
Elementary (Grade Level 0 to 8)	907 10.5%	5,128 11.7%	8,913 11.0%	11,526 8.2%
Some High School (Grade Level 9 to 11)	828 9.6%	3,460 7.9%	6,198 7.7%	8,316 5.9%
High School Graduate	2,607 30.3%	11,965 27.3%	22,087 27.3%	33,806 24.0%
Some College	1,919 22.3%	9,658 22.1%	17,922 22.1%	31,085 22.1%
Associate Degree Only	772 9.0%	4,542 10.4%	7,645 9.4%	13,916 9.9%
Bachelor Degree Only	1,086 12.6%	5,928 13.5%	11,457 14.1%	25,188 17.9%
Graduate Degree	489 5.7%	3,085 7.0%	6,778 8.4%	16,929 12.0%
Any College (Some College or Higher)	4,266 49.6%	23,214 53.0%	43,803 54.1%	87,118 61.9%
College Degree + (Bachelor Degree or Higher)	1,575 18.3%	9,013 20.6%	18,235 22.5%	42,117 29.9%

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Lat/Lon: 46.1987/-119.1165

911 S Washington St Kennewick, WA 99336	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Transportation To Work (2024)</b>				
Worker Base Age 16 years or Over	5,448	29,271	55,798	96,762
Drive to Work Alone	3,660 67.2%	20,886 71.4%	40,794 73.1%	71,169 73.6%
Drive to Work in Carpool	963 17.7%	4,658 15.9%	8,501 15.2%	12,924 13.4%
Travel to Work by Public Transportation	166 3.0%	403 1.4%	703 1.3%	979 1.0%
Drive to Work on Motorcycle	3 -	28 -	73 0.1%	123 0.1%
Bicycle to Work	4 -	8 -	26 -	61 -
Walk to Work	56 1.0%	287 1.0%	576 1.0%	1,058 1.1%
Other Means	25 0.5%	161 0.5%	336 0.6%	637 0.7%
Work at Home	571 10.5%	2,840 9.7%	4,789 8.6%	9,812 10.1%
<b>Daytime Demographics (2024)</b>				
Total Businesses	452	2,168	4,005	7,679
Total Employees	3,803	18,367	35,531	66,587
Company Headquarter Businesses	8 1.8%	53 2.4%	109 2.7%	223 2.9%
Company Headquarter Employees	202 5.3%	2,357 12.8%	4,834 13.6%	9,193 13.8%
Employee Population per Business	8.4 to 1	8.5 to 1	8.9 to 1	8.7 to 1
Residential Population per Business	31.8 to 1	32.6 to 1	32.8 to 1	29.2 to 1
Adj. Daytime Demographics Age 16 Years or Over	9,157	42,592	79,112	138,850
<b>Labor Force</b>				
Labor Population Age 16 Years or Over (2024)	10,753	53,452	99,046	169,259
Labor Force Total Males (2024)	5,235 48.7%	26,716 50.0%	49,574 50.1%	84,123 49.7%
Male Civilian Employed	3,229 61.7%	16,185 60.6%	30,220 61.0%	52,497 62.4%
Male Civilian Unemployed	370 7.1%	1,341 5.0%	2,384 4.8%	3,595 4.3%
Males in Armed Forces	25 0.5%	57 0.2%	145 0.3%	215 0.3%
Males Not in Labor Force	1,611 30.8%	9,133 34.2%	16,826 33.9%	27,816 33.1%
Labor Force Total Females (2024)	5,518 51.3%	26,736 50.0%	49,471 49.9%	85,136 50.3%
Female Civilian Employed	2,145 38.9%	12,904 48.3%	25,003 50.5%	44,187 51.9%
Female Civilian Unemployed	213 3.9%	1,242 4.6%	2,291 4.6%	3,157 3.7%
Females in Armed Forces	- -	82 0.3%	97 0.2%	97 0.1%
Females Not in Labor Force	3,159 57.3%	12,509 46.8%	22,081 44.6%	37,695 44.3%
Unemployment Rate	583 5.4%	2,582 4.8%	4,675 4.7%	6,751 4.0%
<b>Occupation (2024)</b>				
Occupation Population Age 16 Years or Over	5,448	29,271	55,798	96,762
Occupation Total Males	3,269 60.0%	16,273 55.6%	30,513 54.7%	52,495 54.3%
Occupation Total Females	2,179 40.0%	12,997 44.4%	25,285 45.3%	44,268 45.7%
Management, Business, Financial Operations	372 6.8%	3,288 11.2%	7,143 12.8%	14,804 15.3%
Professional, Related	736 13.5%	5,210 17.8%	10,328 18.5%	21,745 22.5%
Service	1,127 20.7%	5,533 18.9%	10,280 18.4%	16,666 17.2%
Sales, Office	1,174 21.6%	5,611 19.2%	10,063 18.0%	16,063 16.6%
Farming, Fishing, Forestry	325 6.0%	1,446 4.9%	3,138 5.6%	4,252 4.4%
Construction, Extraction, Maintenance	627 11.5%	3,277 11.2%	6,053 10.8%	9,731 10.1%
Production, Transport, Material Moving	1,087 20.0%	4,906 16.8%	8,791 15.8%	13,500 14.0%
White Collar Workers	2,282 41.9%	14,108 48.2%	27,535 49.3%	52,612 54.4%
Blue Collar Workers	3,166 58.1%	15,163 51.8%	28,263 50.7%	44,150 45.6%

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<b>Total Annual Consumer Expenditure (2024)</b>				
Total Household Expenditure	\$279.68 M	\$1.64 B	\$3.12 B	\$6.19 B
Total Non-Retail Expenditure	\$147.93 M	\$867.07 M	\$1.65 B	\$3.28 B
Total Retail Expenditure	\$131.75 M	\$774.6 M	\$1.47 B	\$2.91 B
Apparel	\$9.85 M	\$58.06 M	\$110.75 M	\$220.89 M
Contributions	\$8.84 M	\$53.94 M	\$104.17 M	\$212.38 M
Education	\$8.14 M	\$49.89 M	\$97.07 M	\$201.11 M
Entertainment	\$15.56 M	\$93.26 M	\$178.17 M	\$357.08 M
Food and Beverages	\$41.55 M	\$241.5 M	\$457.65 M	\$901.09 M
Furnishings and Equipment	\$9.68 M	\$57.93 M	\$110.56 M	\$221.3 M
Gifts	\$6.71 M	\$40.57 M	\$78.87 M	\$161.73 M
Health Care	\$23.7 M	\$138.16 M	\$261.12 M	\$512 M
Household Operations	\$10.86 M	\$64.56 M	\$123.29 M	\$246.71 M
Miscellaneous Expenses	\$5.22 M	\$30.95 M	\$59.01 M	\$117.6 M
Personal Care	\$3.75 M	\$22.03 M	\$41.86 M	\$83.04 M
Personal Insurance	\$1.89 M	\$11.66 M	\$22.46 M	\$45.71 M
Reading	\$603.2 K	\$3.59 M	\$6.84 M	\$13.64 M
Shelter	\$59.77 M	\$346.58 M	\$658.15 M	\$1.3 B
Tobacco	\$1.81 M	\$9.76 M	\$18.08 M	\$33.89 M
Transportation	\$50.69 M	\$299.06 M	\$567.46 M	\$1.12 B
Utilities	\$21.06 M	\$120.15 M	\$226.1 M	\$438.54 M
<b>Monthly Household Consumer Expenditure (2024)</b>				
Total Household Expenditure	\$4,607	\$5,539	\$5,761	\$6,498
Total Non-Retail Expenditure	\$2,437 52.9%	\$2,925 52.8%	\$3,046 52.9%	\$3,442 53.0%
Total Retail Expenditures	\$2,170 47.1%	\$2,613 47.2%	\$2,715 47.1%	\$3,057 47.0%
Apparel	\$162 3.5%	\$196 3.5%	\$204 3.5%	\$232 3.6%
Contributions	\$146 3.2%	\$182 3.3%	\$192 3.3%	\$223 3.4%
Education	\$134 2.9%	\$168 3.0%	\$179 3.1%	\$211 3.2%
Entertainment	\$256 5.6%	\$315 5.7%	\$329 5.7%	\$375 5.8%
Food and Beverages	\$684 14.9%	\$815 14.7%	\$845 14.7%	\$946 14.6%
Furnishings and Equipment	\$159 3.5%	\$195 3.5%	\$204 3.5%	\$232 3.6%
Gifts	\$111 2.4%	\$137 2.5%	\$146 2.5%	\$170 2.6%
Health Care	\$390 8.5%	\$466 8.4%	\$482 8.4%	\$537 8.3%
Household Operations	\$179 3.9%	\$218 3.9%	\$228 3.9%	\$259 4.0%
Miscellaneous Expenses	\$86 1.9%	\$104 1.9%	\$109 1.9%	\$123 1.9%
Personal Care	\$62 1.3%	\$74 1.3%	\$77 1.3%	\$87 1.3%
Personal Insurance	\$31 0.7%	\$39 0.7%	\$41 0.7%	\$48 0.7%
Reading	\$10 0.2%	\$12 0.2%	\$13 0.2%	\$14 0.2%
Shelter	\$984 21.4%	\$1,169 21.1%	\$1,215 21.1%	\$1,367 21.0%
Tobacco	\$30 0.6%	\$33 0.6%	\$33 0.6%	\$36 0.5%
Transportation	\$835 18.1%	\$1,009 18.2%	\$1,047 18.2%	\$1,178 18.1%
Utilities	\$347 7.5%	\$405 7.3%	\$417 7.2%	\$460 7.1%