



..... OFFERING MEMORANDUM .....

# MAXEY'S MHP

3807 W Clearwater Avenue, Kennewick, WA 99336

Marcus & Millichap

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Activity ID #ZAG0050616

Marcus & Millichap

3807 W CLEARWATER AVENUE

# BROKER OF RECORD

## **JOEL DEIS**

Broker of Record

401 Union St., 32nd Floor

Seattle, WA 98101

Lic #: 25469 | Firm License #: 397

CBA Office No. 974500


P: 206-826-5700

[joel.deis@marcusmillichap.com](mailto:joel.deis@marcusmillichap.com)

  
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# TABLE OF CONTENTS

|           |                             |
|-----------|-----------------------------|
| <b>5</b>  | <b>EXECUTIVE SUMMARY</b>    |
| <b>8</b>  | <b>PROPERTY INFORMATION</b> |
| <b>13</b> | <b>FINANCIAL ANALYSIS</b>   |
| <b>19</b> | <b>RENT COMPARABLES</b>     |
| <b>26</b> | <b>MARKET OVERVIEW</b>      |



# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

3807 W CLEARWATER AVENUE



Listing Price  
**\$3,750,000**



Cap Rate  
**5.25%**



# of Spaces  
**57**

## FINANCIAL

|               |                    |
|---------------|--------------------|
| Listing Price | \$3,750,000        |
| Down Payment  | 100% / \$3,750,000 |
| NOI           | \$196,984          |
| Cap Rate      | 5.25%              |
| Total Return  | 5.25%              |
| Price/Space   | \$65,789           |
| GRM           | 9.59               |

## OPERATIONAL

|             |                         |
|-------------|-------------------------|
| # of Spaces | 57                      |
| Spaces/Acre | 9                       |
| Lot Size    | 6.45 Acres (280,962 SF) |
| Occupancy   | 100%                    |
| Year Built  | 1960                    |



# MAXEY'S MHP

3807 W Clearwater Avenue, Kennewick, WA 99336

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## INVESTMENT OVERVIEW

Maxey's MHP is a fully occupied, all TOH property located in the heart of downtown Kennewick, Washington. The property consists of 57 total income-producing spaces, including 33 manufacturing home sites, 22 RV sites, one-3bd 2ba house, and a ground lease to a drive-through coffee kiosk fronting on West Clearwater Avenue. Current ownership reports an average occupancy exceeding 98 percent over the past nine years, demonstrating the property's long-term stability and consistent demand.

Conveniently situated near shopping, restaurants, medical, dental facilities, and many other businesses and services, the location of Maxey's cannot be overstated. Located on West Clearwater Avenue, a major four-lane thoroughfare, this property enjoys excellent visibility and easy access from both directions. Kennewick is part of the Tri-Cities area of Pasco and Richland which lies in the Columbia River Valley wine country, with close proximity to over 100 wineries. Moreover, the property is a ten minute drive to the Pasco International Airport.

Utilities are all included in the rent except electric which is paid by the tenants directly. Currently, there is a completely new water system being installed throughout the entire property including all new main 2" lines, 1 ¼" transfer lines, and all brand new ¾" feeder lines to each trailer with all new shut-off valves on each unit. There has also been major replacements of sections of the sewer lines as well. The combination of full occupancy, diversified income streams, extensive infrastructure upgrades, and a prime Tri-Cities location positions Maxey's MHP as a compelling manufactured housing and RV investment opportunity.

## INVESTMENT HIGHLIGHTS

- Located in the Heart of Downtown Kennewick, WA — Part of the Tri-Cities
- 100 Percent Occupied with a Great History of Stability
- Rents Below Market Providing Consistence Future Upside
- Located in the Columbia River Valley Wine Country, with Close Proximity to Over 100 Wineries
- Strong On-Site Experienced Management
- Many Long Term Residents with Several Residing over 10+ years
- Strong Market Fundamentals: Positive Population Growth, Limited Affordable Housing in a Tight Housing Market

SECTION 2

# 02

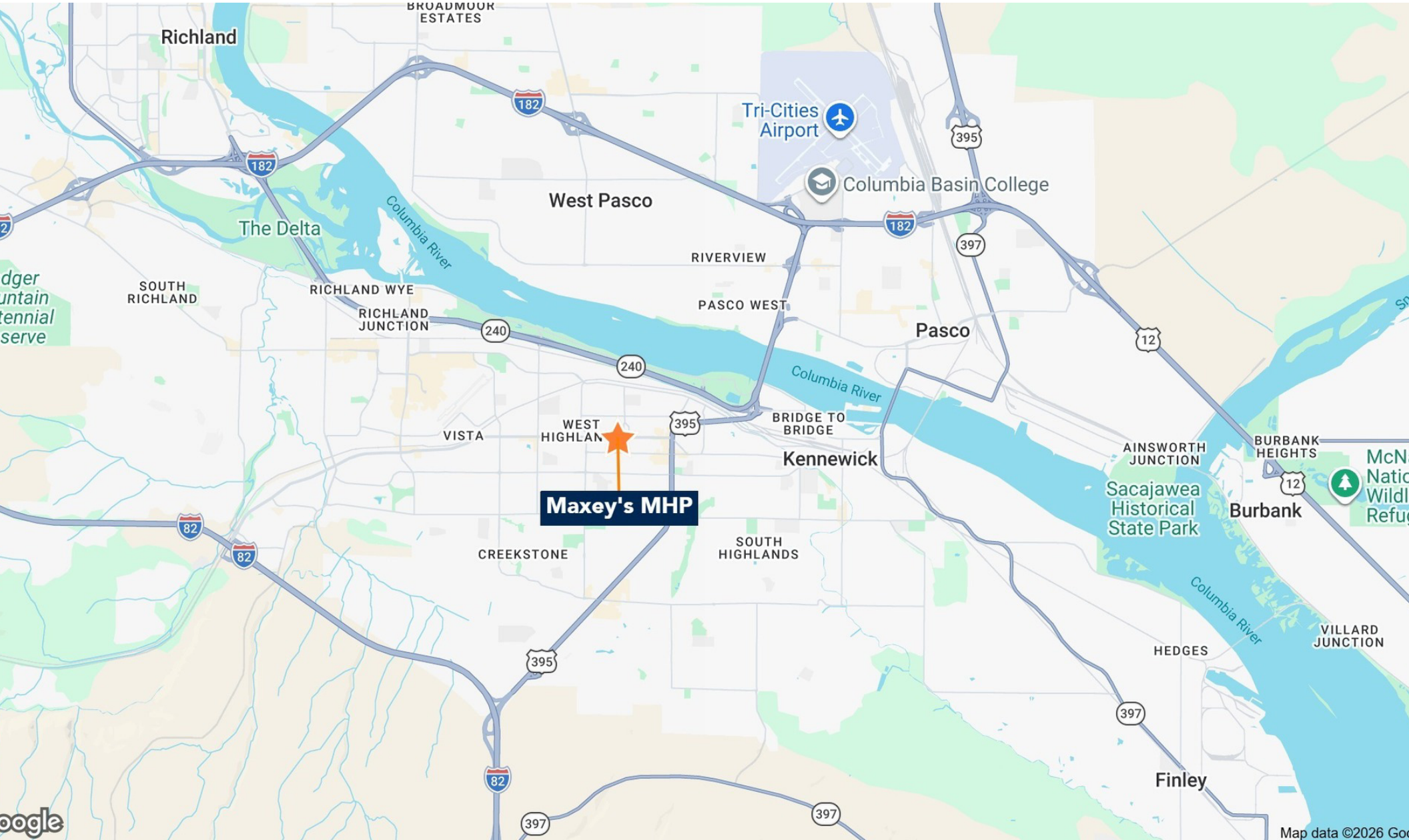
## PROPERTY INFORMATION

Regional Map  
Local Map  
Retailer Map  
Additional Photo

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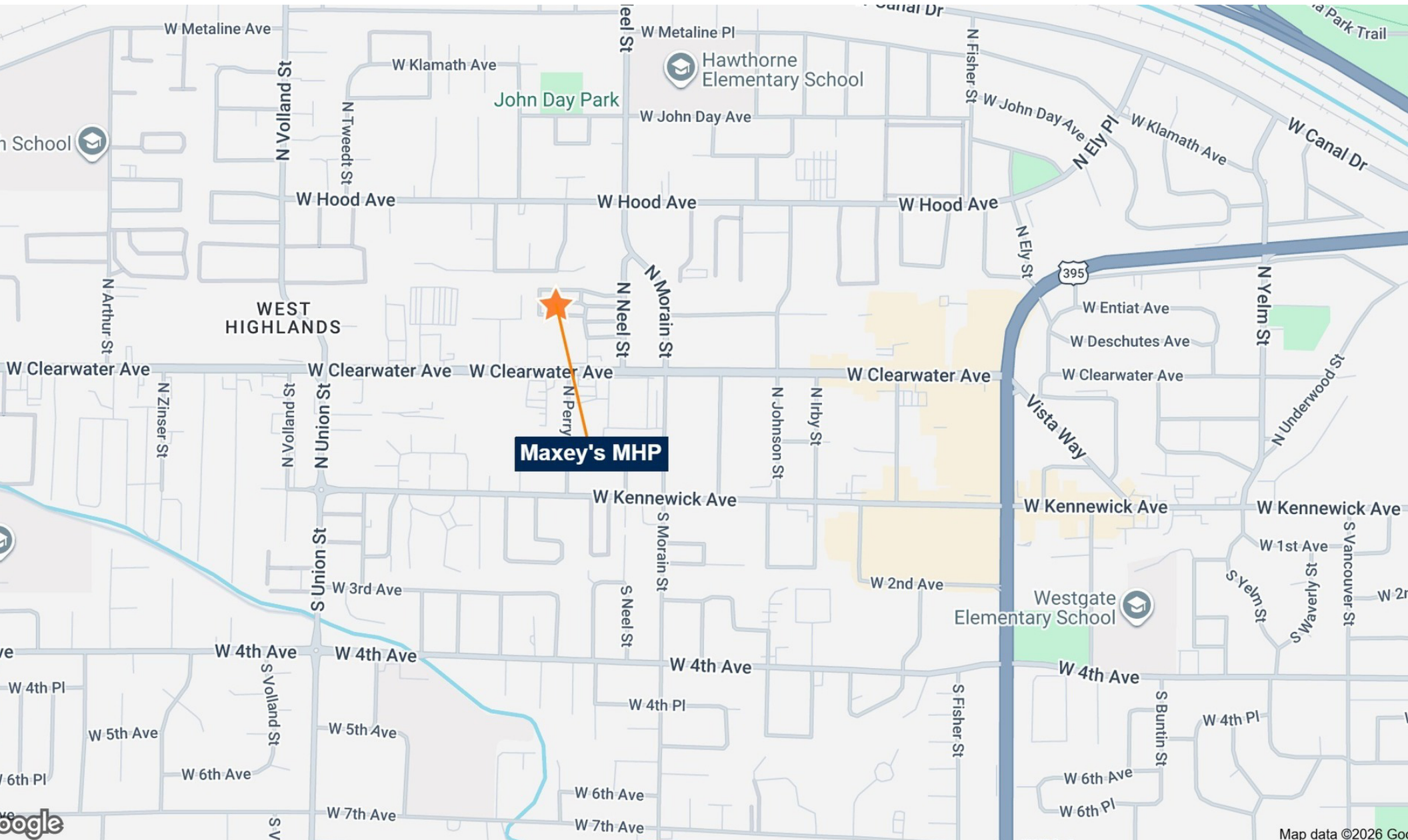
# MAXEY'S MHP

REGIONAL MAP



# MAXEY'S MHP

LOCAL MAP



# MAXEY'S MHP

RETAILER MAP



# MAXEY'S MHP

ADDITIONAL PHOTO



SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

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# MAXEY'S MHP

## FINANCIAL DETAILS

As of September,2026

| SPACE | SPACE TYPE                | CURRENT<br>RENT / MONTH | TOTAL CURRENT<br>RENT / MONTH | NEXT YEAR<br>RENT / MONTH | TOTAL NEXT YEAR<br>RENT / MONTH |
|-------|---------------------------|-------------------------|-------------------------------|---------------------------|---------------------------------|
| 1     | RV - RV Park              | \$540                   | \$540                         | \$565                     | \$565                           |
| 2     | RV - RV Park              | \$540                   | \$540                         | \$565                     | \$565                           |
| 3     | RV - RV Park              | \$540                   | \$540                         | \$565                     | \$565                           |
| 4     | RV - RV Park              | \$540                   | \$540                         | \$565                     | \$565                           |
| 5     | RV - RV Park              | \$540                   | \$540                         | \$565                     | \$565                           |
| 6     | Single Wide - Mobile Home | \$555                   | \$555                         | \$555                     | \$555                           |
| 7     | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 8     | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 9     | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 10    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 11    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 12    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 13    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 14    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 15    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 16    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 17    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 18    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 19    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 20    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 21    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 22    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 23    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 24    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |
| 25    | RV - RV Park              | \$540                   | \$540                         | \$565                     | \$565                           |
| 26    | Single Wide - Mobile Home | \$555                   | \$555                         | \$580                     | \$580                           |

# MAXEY'S MHP

## FINANCIAL DETAILS

As of September,2026

| SPACE        | SPACE TYPE                      | CURRENT<br>RENT / MONTH | TOTAL CURRENT<br>RENT / MONTH | NEXT YEAR<br>RENT / MONTH | TOTAL NEXT YEAR<br>RENT / MONTH |
|--------------|---------------------------------|-------------------------|-------------------------------|---------------------------|---------------------------------|
| 27           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 28           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 29           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 30           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 31           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 32           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 33           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 34           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 35           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 36           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 37           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$555                     | \$555                           |
| 38           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 39           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 40           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 41           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 42           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 43           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 44           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 45           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 46           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 47           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 48           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 49           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 50           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 51           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 52           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 53           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 54           | RV - RV Park                    | \$540                   | \$540                         | \$565                     | \$565                           |
| 55           | Single Wide - Mobile Home       | \$555                   | \$555                         | \$580                     | \$580                           |
| 56           | House - House                   | \$975                   | \$975                         | \$1,000                   | \$1,000                         |
| 57           | Ground Lease - Firehouse Coffee | \$1,400                 | \$1,400                       | \$1,425                   | \$1,425                         |
| <b>Total</b> |                                 | <b>\$32,570</b>         | <b>\$32,570</b>               | <b>\$33,945</b>           | <b>\$33,945</b>                 |

# MAXEY'S MHP

## FINANCIAL DETAILS

As of September, 2026

| SPACE TYPE                      | # OF SPACES | RENTAL RANGE      | CURRENT      |                | 2nd 12 MONTHS |                |
|---------------------------------|-------------|-------------------|--------------|----------------|---------------|----------------|
|                                 |             |                   | AVERAGE RENT | MONTHLY INCOME | AVERAGE RENT  | MONTHLY INCOME |
| Single Wide - Mobile Home       | 33          | \$555 - \$555     | \$555        | \$18,315       | \$578         | \$19,090       |
| RV - RV Park                    | 22          | \$540 - \$540     | \$540        | \$11,880       | \$565         | \$12,430       |
| House - House                   | 1           | \$975 - \$975     | \$975        | \$975          | \$1,000       | \$1,000        |
| Ground Lease - Firehouse Coffee | 1           | \$1,400 - \$1,400 | \$1,400      | \$1,400        | \$1,425       | \$1,425        |
| Gross Annualized Rents          |             |                   | \$390,840    |                | \$407,340     |                |

# MAXEY'S MHP

## FINANCIAL DETAILS

| INCOME                 | Current   |      | Year 1    |      | PER SPACE |
|------------------------|-----------|------|-----------|------|-----------|
| Rent                   | 390,840   |      | 407,340   |      | 7,146     |
| Physical Vacancy       | (7,817)   | 2.0% | (8,147)   | 2.0% | (143)     |
| Effective Gross Income | \$383,023 |      | \$399,193 |      | \$7,003   |

| EXPENSES                    | Current   |      | Year 1    |      | PER SPACE |
|-----------------------------|-----------|------|-----------|------|-----------|
| Real Estate Taxes           | 15,275    |      | 15,886    |      | 279       |
| Insurance                   | 6,280     |      | 6,531     |      | 115       |
| Utilities                   | 92,685    |      | 96,392    |      | 1,691     |
| Auto                        | 3,673     |      | 3,820     |      | 67        |
| Legal and Professional Fees | 9,323     |      | 5,000     |      | 88        |
| License & Registration      | 300       |      | 300       |      | 5         |
| OffSite Management Fees     | 19,176    |      | 20,145    |      | 353       |
| Maintenance & Repairs       | 23,346    |      | 24,280    |      | 426       |
| Other Professional Fees     | 656       |      | -         |      | 0         |
| Security                    | 877       |      | 600       |      | 11        |
| OnSite Management Fee       | 14,448    | 3.8% | 15,234    | 3.8% | 267       |
| Total Expenses              | \$186,039 |      | \$188,188 |      | \$3,302   |
| Expenses as % of EGI        | 48.6%     |      | 47.1%     |      |           |
| Net Operating Income        | \$196,984 |      | \$211,005 |      | \$3,702   |

# MAXEY'S MHP

## FINANCIAL DETAILS

### SUMMARY

|                  |             |      |
|------------------|-------------|------|
| Price            | \$3,750,000 |      |
| Down Payment     | \$3,750,000 | 100% |
| Number of Spaces | 57          |      |
| Price Per Space  | \$65,789    |      |
| Spaces/Acre      | 9           |      |
| Lot Size         | 6.45 Acres  |      |
| Year Built       | 1960        |      |
| Occupancy        | 98%         |      |

### RETURNS

|              | Current | Year 1 |
|--------------|---------|--------|
| CAP Rate     | 5.25%   | 5.63%  |
| GRM          | 9.59    | 9.21   |
| Cash-on-Cash | 5.25%   | 5.63%  |

| # OF SPACES | SPACE TYPE   | CURRENT RENTS | MARKET RENTS |
|-------------|--------------|---------------|--------------|
| 33          | Single Wide  | \$555         | \$578        |
| 22          | RV           | \$540         | \$565        |
| 1           | House        | \$975         | \$1,000      |
| 1           | Ground Lease | \$1,400       | \$1,425      |

### OPERATING DATA

| INCOME                        |       | Current   |       | Year 1    |
|-------------------------------|-------|-----------|-------|-----------|
| Total Effective Rental Income |       | \$390,840 |       | \$407,340 |
| Less: Total Vacancy           | 2.0%  | \$7,817   | 2.0%  | \$8,147   |
| Net Rental Income             |       | \$383,023 |       | \$399,193 |
| Effective Gross Income        |       | \$383,023 |       | \$399,193 |
| Less: Expenses                | 48.6% | \$186,039 | 47.1% | \$188,188 |
| Net Operating Income          |       | \$196,984 |       | \$211,005 |
| Net Cash Flow                 | 5.25% | \$196,984 | 5.63% | \$211,005 |
| Total Return                  | 5.25% | \$196,984 | 5.63% | \$211,005 |

| EXPENSES              |        | Current   |        | Year 1    |
|-----------------------|--------|-----------|--------|-----------|
| Controllable Expenses |        | \$57,351  |        | \$54,145  |
| Utilities             |        | \$92,685  |        | \$96,392  |
| Real Estate Taxes     |        | \$15,275  |        | \$15,886  |
| Insurance             |        | \$6,280   |        | \$6,531   |
| Management            |        | \$14,448  |        | \$15,234  |
| Total Expenses        | 48.57% | \$186,039 | 47.14% | \$188,188 |
| Expenses/Space        |        | \$3,264   |        | \$3,302   |

SECTION 4

# 04

## RENT COMPARABLES

Rent Comps Map  
Rent Comps Summary  
Rent Comps

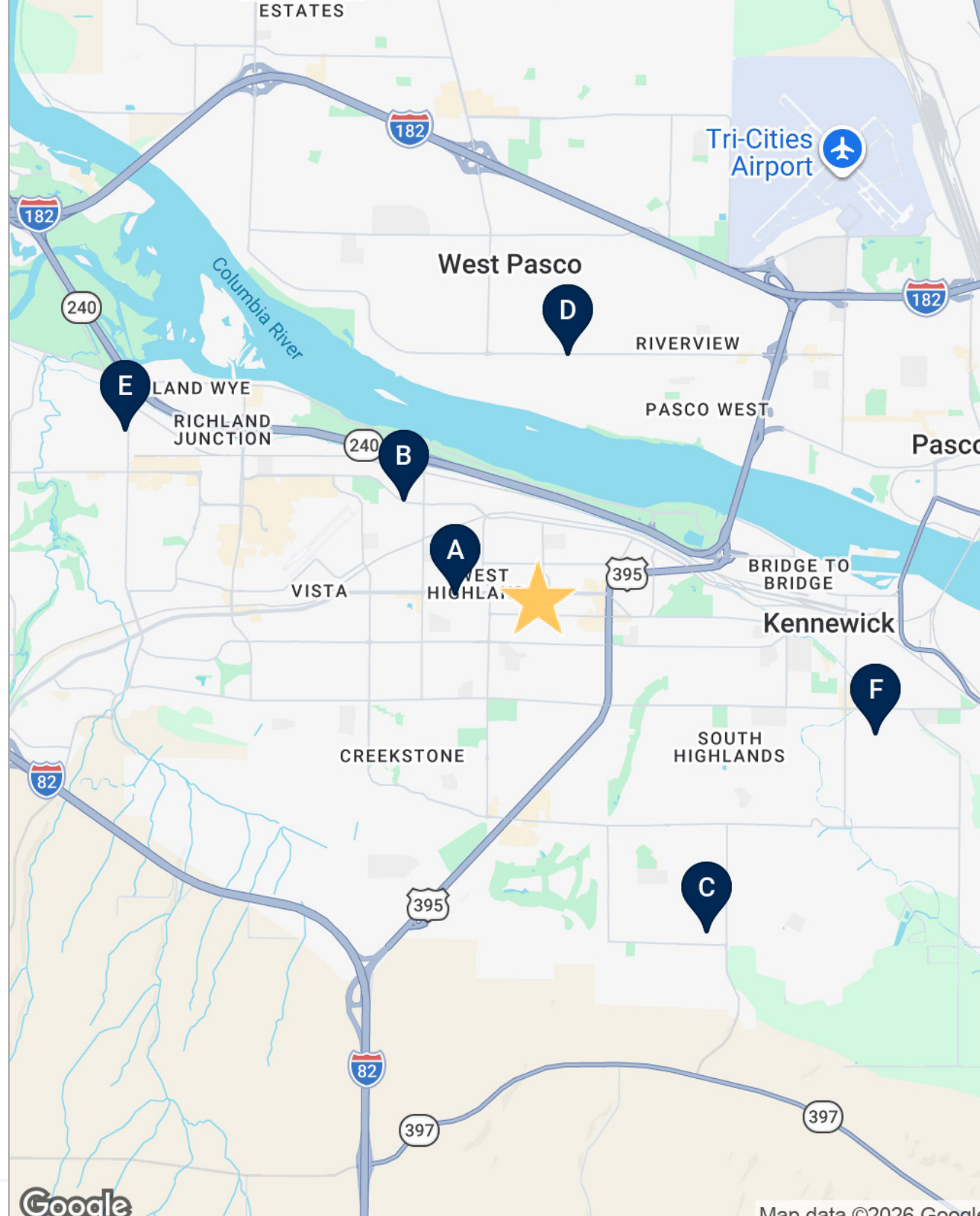
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# MAXEY'S MHP

RENT COMPS MAP








## RENT COMPS MAP

- ★ Maxey's RV and MHP
- A Columbia Mobile Village
- B Sun City Center
- C Chinook MHP
- D Lakeview MHP
- E Santiago Sunset Estates
- F Metz Community & RV



# MAXEY'S RV AND MHP

## RENT COMPS SUMMARY

|   | SUBJECT PROPERTY  | # OF SITES | OCCUPANCY  | AVERAGE RENT | UTILITIES INCLUDED                       |
|---|---|------------|------------|--------------|--|
|    | <b>Maxey's RV and MHP</b><br>3807 W Clearwater Avenue<br>Kennewick, WA 99336      | 57         | 100%       | \$555        | W, S, T - Included in Rent               |
|   | RENT COMPARABLES  | # OF SITES | OCCUPANCY  | AVERAGE RENT | UTILITIES INCLUDED                       |
|    | <b>Columbia Mobile Village</b><br>4827 W Clearwater Avenue<br>Kennewick, WA 99336 | 188        | 98%        | \$625        | W, S, T - Included in Rent               |
|    | <b>Sun City Center</b><br>5505 W Canal Drive<br>Kennewick, WA 99336               | 40         | 100%       | \$690        | Tenants Pay \$89, in Addition to Water   |
|    | <b>Chinook MHP</b><br>1724 W 45th Avenue<br>Kennewick, WA 99337                   | 62         | 100%       | \$600        | W, S, T - Included in Rent               |
|   | <b>Lakeview MHP</b><br>5706 W Court Street<br>Pasco, WA 99301                     | 221        | 96%        | \$625        | W, S, T - Included in Rent               |
|  | <b>Santiago Sunset Estates</b><br>2105 N Steptoe Street<br>Kennewick, WA 99336    | 169        | 98%        | \$700        | W, S, T - Not Included. Billed to Tenant |
|  | <b>Metz Community &amp; RV</b><br>1421 S Cedar Street<br>Kennewick, WA 99337      | 80         | 100%       | \$650        | W, S, T - Included in Rent               |
|   | <b>AVERAGES</b>   | <b>127</b> | <b>99%</b> | <b>\$648</b> | -  |

# MAXEY'S RV AND MHP

RENT COMPS

**★ Maxey's RV And MHP**  
3807 W Clearwater Avenue, Kennewick, WA 99336

 100% Total Occupancy |  Year Built 1960



## PROPERTY INFORMATION

Lot Size: 6.45 Acres

Utilities Included: W, S, T - Included in Rent

| # SPACES  | RENT         |
|-----------|--------------|
| 33        | \$555        |
| 22        | \$540        |
| 1         | \$975        |
| 1         | \$1,400      |
| <b>57</b> | <b>\$555</b> |

**A Columbia Mobile Village**  
4827 W Clearwater Avenue, Kennewick, WA 99336



## PROPERTY INFORMATION

Utilities Included: W, S, T - Included in Rent

| # SITES  | RENT         |
|----------|--------------|
| 1        | \$625        |
| <b>1</b> | <b>\$625</b> |

# MAXEY'S RV AND MHP

RENT COMPS

**B** Sun City Center  
5505 W Canal Drive, Kennewick, WA 99336



## PROPERTY INFORMATION

Utilities Included:

Tenants Pay \$89, in Addition to Water

| # SITES | RENT  |
|---------|-------|
| 1       | \$690 |
| 1       | \$690 |

**C** Chinook MHP  
1724 W 45th Avenue, Kennewick, WA 99337



## PROPERTY INFORMATION

Utilities Included:

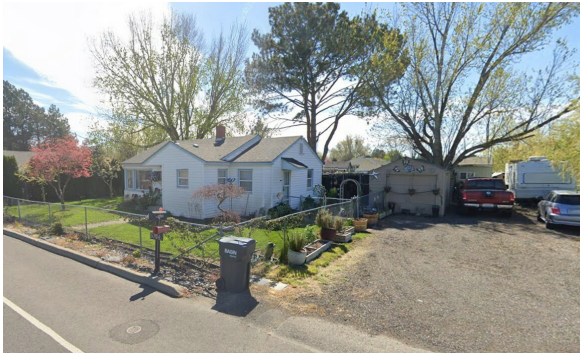
W, S, T - Included in Rent

| # SITES | RENT  |
|---------|-------|
| 1       | \$600 |
| 1       | \$600 |

# MAXEY'S RV AND MHP

RENT COMPS

**D** **Lakeview MHP**  
5706 W Court Street, Pasco, WA 99301



## PROPERTY INFORMATION

Utilities Included: W, S, T - Included in Rent

| # SITES | RENT  |
|---------|-------|
| 1       | \$625 |
| 1       | \$625 |

**E** **Santiago Sunset Estates**  
2105 N Steptoe Street, Kennewick, WA 99336



## PROPERTY INFORMATION

Utilities Included: W, S, T - Not Included. Billed to Tenant

| # SITES | RENT  |
|---------|-------|
| 1       | \$700 |
| 1       | \$700 |

# MAXEY'S RV AND MHP

RENT COMPS



**Metz Community & RV**  
1421 S Cedar Street, Kennewick, WA 99337



## PROPERTY INFORMATION

Utilities Included:

W, S, T - Included in Rent

| # SITES | RENT  |
|---------|-------|
| 1       | \$650 |
| 1       | \$650 |

SECTION 5

05

# MARKET OVERVIEW

Market Overview  
Demographics  
Broker of Record

Marcus & Millichap

# MAXEY'S MHP

## MARKET OVERVIEW

### TRI-CITIES, WA

Located in the southwestern portion of Washington state, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland. The metro is composed of Benton and Franklin counties. Favorable demographics aid economic activity in the region, which include a median household income above the United States average and expected population growth of more than 13,000 people over the next five years. The Columbia, Yakima and Snake rivers also offer an array of recreational activities amid the area's pleasant climate, adding to the quality of life.

### ECONOMY

- The Department of Energy, together with partners and contractors — including Battelle, Bechtel National, Washington River Protection Solutions and Mission Support Alliance — provide roughly 13,000 jobs here.
- Kadlec Regional Medical Center, Trios Health, Lourdes Medical Center and Prosser Memorial make up the vital health care sector, employing thousands of workers.
- Plenty of sunny days and a natural landscape that includes rivers and forests lure outdoor enthusiasts to a wide variety of recreational activities. Miles of trails also attract joggers and bicyclists, while the region's vineyards and microbreweries draw tourists.

### QUICK FACTS



POPULATION

**316K**

Growth 2024-2029\*  
**4.2%**



HOUSEHOLDS

**112K**

Growth 2024-2029\*  
**4.6%**



MEDIAN AGE

**35.0**

U.S. Median:  
**39.0**

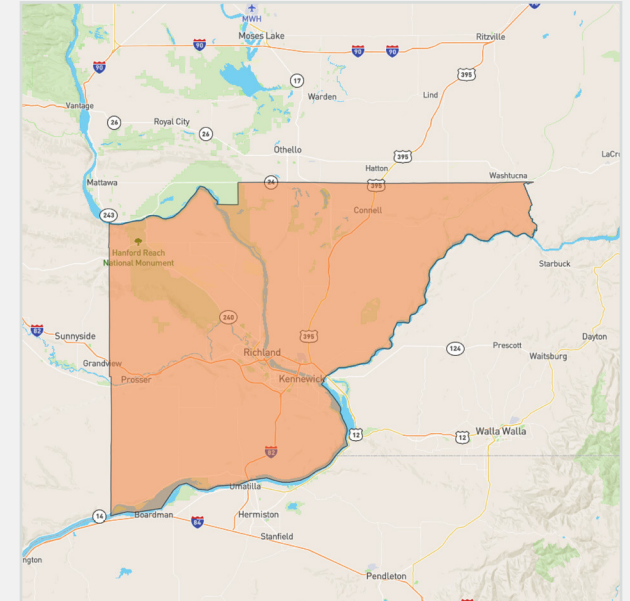


MEDIAN HOUSEHOLD INCOME

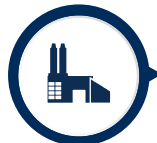
**\$90,800**

U.S. Median:  
**\$76,100**

\* Forecast



### METRO HIGHLIGHTS



#### DEPARTMENT OF ENERGY (DOE)

The DOE's vast Hanford Site, Pacific Northwest National Laboratory and other affiliated programs attract highly skilled engineers, scientists and researchers.



#### LARGE AGRICULTURAL SECTOR

Crops — such as wheat, potatoes, apples and grapes — thrive in the conducive weather. Major employers include Lamb Weston, Tyson Foods and FirstFruits Farms.



#### INSTITUTIONS OF HIGHER LEARNING

Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center and Charter College help provide an educated workforce.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# MAXEY'S MHP

## DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2030 Projection</b>        |        |         |         |
| Total Population              | 16,510 | 85,315  | 183,015 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Population              | 16,214 | 82,906  | 176,939 |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 16,461 | 81,119  | 170,599 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 15,418 | 72,946  | 145,377 |
| <b>Daytime Population</b>     |        |         |         |
| 2025 Estimate                 | 14,427 | 86,221  | 162,012 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2030 Projection</b>        |        |         |         |
| Total Households              | 6,819  | 32,847  | 66,667  |
| <b>2025 Estimate</b>          |        |         |         |
| Total Households              | 6,682  | 31,751  | 64,170  |
| Average (Mean) Household Size | 2.4    | 2.7     | 2.8     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 6,420  | 29,653  | 59,399  |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 6,221  | 26,996  | 50,834  |

| HOUSEHOLDS BY INCOME     | 1 Mile   | 3 Miles  | 5 Miles   |
|--------------------------|----------|----------|-----------|
| <b>2025 Estimate</b>     |          |          |           |
| \$250,000 or More        | 2.3%     | 6.0%     | 6.6%      |
| \$200,000-\$249,999      | 1.2%     | 2.8%     | 3.1%      |
| \$150,000-\$199,999      | 4.1%     | 7.8%     | 8.9%      |
| \$125,000-\$149,999      | 4.0%     | 7.5%     | 7.9%      |
| \$100,000-\$124,999      | 6.3%     | 9.4%     | 11.3%     |
| \$75,000-\$99,999        | 16.2%    | 14.8%    | 15.1%     |
| \$50,000-\$74,999        | 22.3%    | 17.1%    | 16.6%     |
| \$35,000-\$49,999        | 11.9%    | 9.6%     | 9.7%      |
| \$25,000-\$34,999        | 11.0%    | 8.7%     | 7.3%      |
| \$15,000-\$24,999        | 8.2%     | 6.8%     | 5.9%      |
| Under \$15,000           | 12.6%    | 9.5%     | 7.6%      |
| Average Household Income | \$71,399 | \$97,014 | \$102,680 |
| Median Household Income  | \$59,275 | \$78,104 | \$83,006  |
| Per Capita Income        | \$28,980 | \$36,597 | \$37,296  |

| POPULATION PROFILE       | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| <b>Population By Age</b> |        |         |         |
| 2025 Estimate            | 16,214 | 82,906  | 176,939 |
| 0 to 4 Years             | 8.0%   | 6.8%    | 7.0%    |
| 5 to 14 Years            | 15.2%  | 15.3%   | 16.0%   |
| 15 to 17 Years           | 3.8%   | 4.5%    | 4.8%    |
| 18 to 19 Years           | 2.7%   | 2.7%    | 2.9%    |
| 20 to 24 Years           | 8.4%   | 7.0%    | 7.0%    |
| 25 to 29 Years           | 9.3%   | 7.2%    | 7.1%    |
| 30 to 34 Years           | 8.6%   | 7.3%    | 7.4%    |
| 35 to 39 Years           | 6.8%   | 6.7%    | 6.9%    |
| 40 to 49 Years           | 10.9%  | 11.7%   | 12.1%   |
| 50 to 59 Years           | 9.0%   | 9.9%    | 9.8%    |
| 60 to 64 Years           | 4.8%   | 5.3%    | 5.0%    |
| 65 to 69 Years           | 4.2%   | 5.0%    | 4.6%    |
| 70 to 74 Years           | 3.0%   | 4.1%    | 3.8%    |
| 75 to 79 Years           | 2.0%   | 2.9%    | 2.6%    |
| 80 to 84 Years           | 1.7%   | 1.9%    | 1.7%    |
| Age 85+                  | 1.6%   | 1.7%    | 1.4%    |
| Median Age               | 32.0   | 35.0    | 34.0    |

| POPULATION PROFILE                       | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| <b>Population 25+ by Education Level</b> |        |         |         |
| 2025 Estimate Population Age 25+         | 10,037 | 52,743  | 110,282 |
| Elementary (0-8)                         | 9.2%   | 7.9%    | 8.9%    |
| Some High School (9-11)                  | 7.8%   | 6.7%    | 7.2%    |
| High School Graduate (12)                | 30.1%  | 27.2%   | 25.2%   |
| Some College (13-15)                     | 26.4%  | 24.3%   | 22.7%   |
| Associate Degree Only                    | 9.2%   | 10.0%   | 9.8%    |
| Bachelor's Degree Only                   | 10.8%  | 15.7%   | 16.5%   |
| Graduate Degree                          | 6.5%   | 8.2%    | 9.9%    |
| <b>HOUSING UNITS</b>                     |        |         |         |
| <b>Occupied Units</b>                    |        |         |         |
| 2030 Projection                          | 7,199  | 34,319  | 69,446  |
| 2025 Estimate                            | 7,054  | 33,175  | 66,841  |
| Owner Occupied                           | 2,881  | 19,271  | 41,718  |
| Renter Occupied                          | 3,798  | 12,350  | 22,437  |
| Vacant                                   | 372    | 1,423   | 2,670   |
| <b>Persons in Units</b>                  |        |         |         |
| 2025 Estimate Total Occupied Units       | 6,682  | 31,751  | 64,170  |
| 1 Person Units                           | 36.2%  | 28.2%   | 24.6%   |
| 2 Person Units                           | 27.9%  | 31.6%   | 31.3%   |
| 3 Person Units                           | 13.5%  | 13.7%   | 14.6%   |
| 4 Person Units                           | 11.1%  | 13.1%   | 14.4%   |
| 5 Person Units                           | 6.8%   | 7.7%    | 8.5%    |
| 6+ Person Units                          | 4.5%   | 5.7%    | 6.6%    |

# MAXEY'S MHP

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 176,939. The population has changed by 21.71 percent since 2010. It is estimated that the population in your area will be 183,015 five years from now, which represents a change of 3.4 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,246 people per square mile.



### HOUSEHOLDS

There are currently 64,170 households in your selected geography. The number of households has changed by 26.23 percent since 2010. It is estimated that the number of households in your area will be 66,667 five years from now, which represents a change of 3.9 percent from the current year. The average household size in your area is 2.8 people.



### INCOME

In 2025, the median household income for your selected geography is \$83,006, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 50.46 percent since 2010. It is estimated that the median household income in your area will be \$95,778 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is \$37,296, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$102,680, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 80,715 people in your selected area were employed. The 2010 Census revealed that 52 percent of employees are in white-collar occupations in this geography, and 25 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



### HOUSING

The median housing value in your area was \$371,560 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 32,638.00 owner-occupied housing units and 18,196.00 renter-occupied housing units in your area.



### EDUCATION

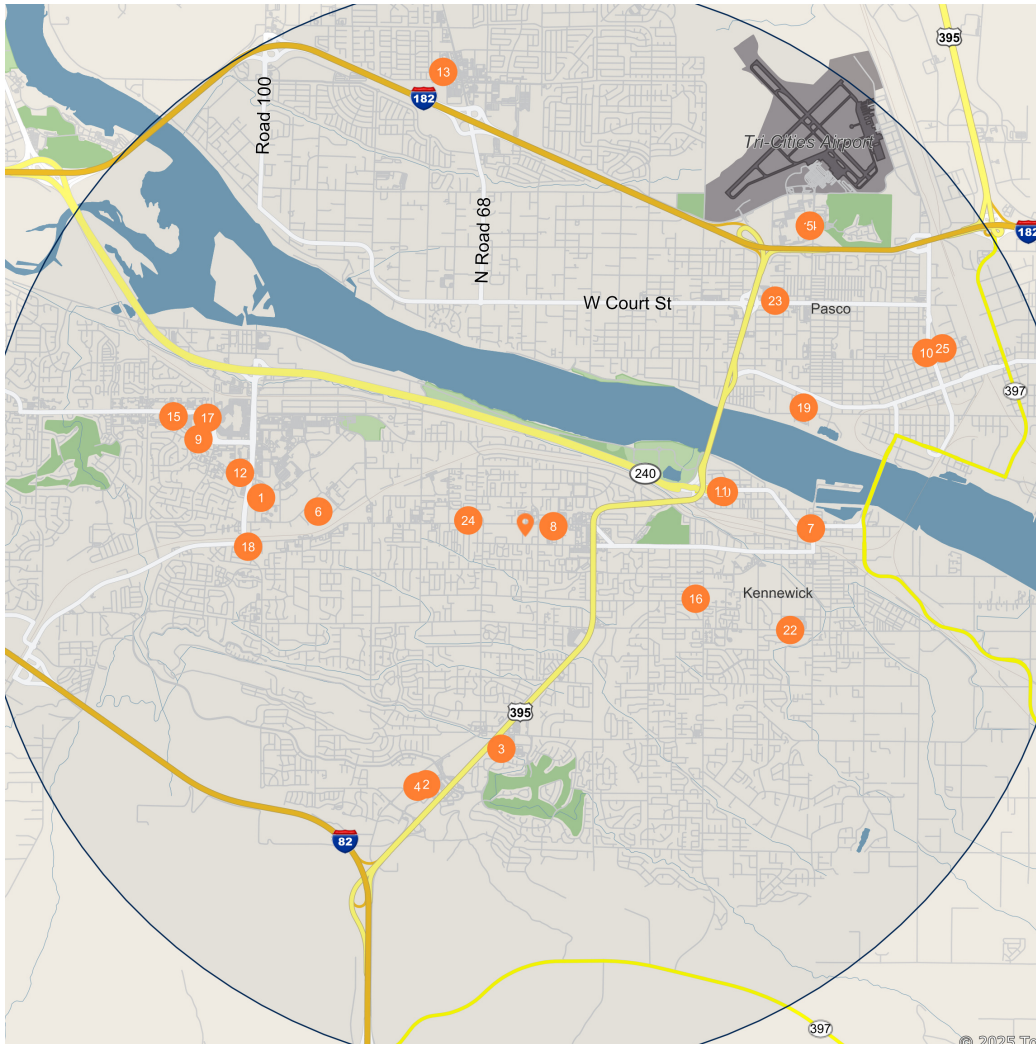
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 24.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.5 percent in the selected area compared with the 19.6 percent in the U.S.

# MAXEY'S MHP

## DEMOGRAPHICS



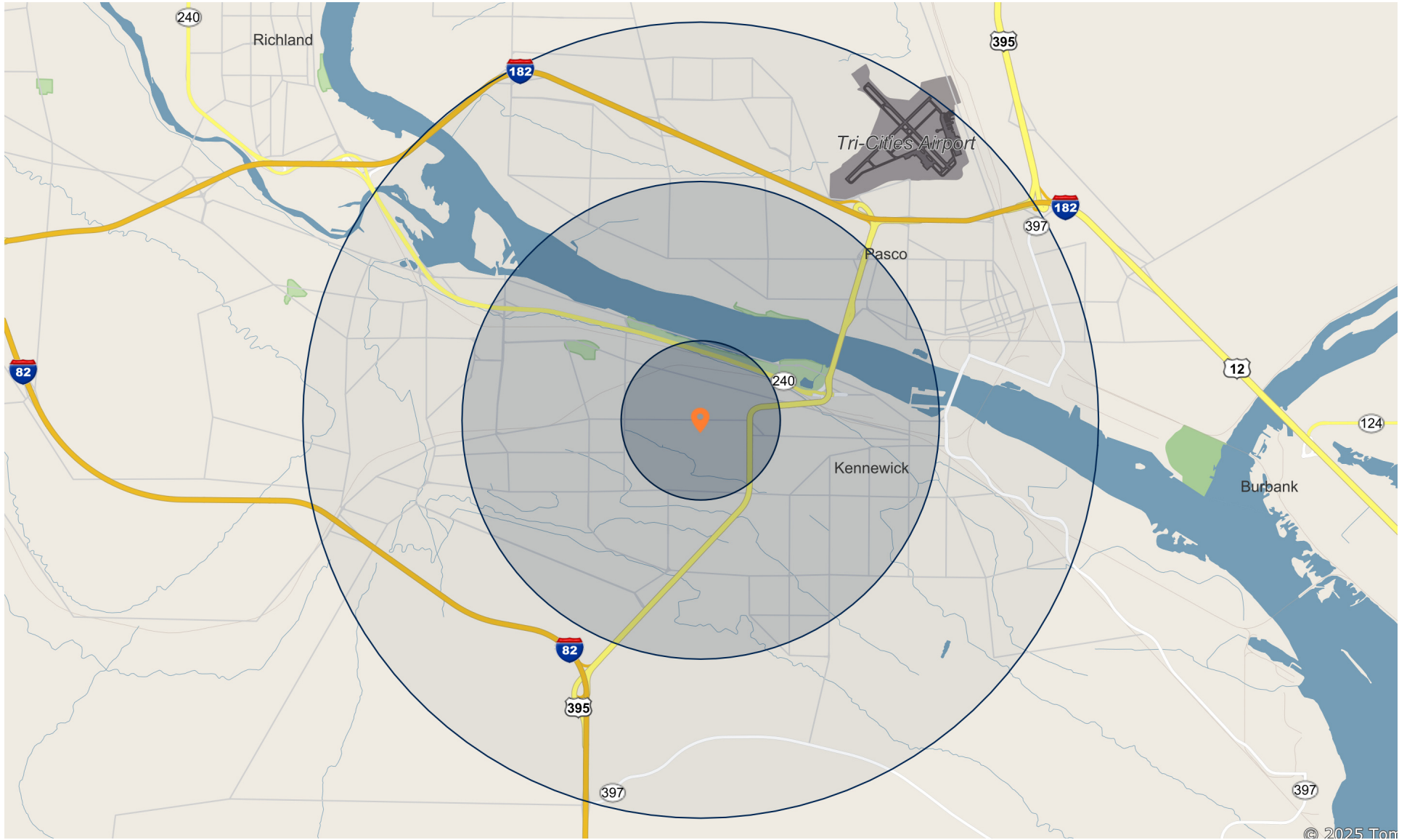
### Major Employers

### Employees

|    |   |       |
|----|---|-------|
| 1  | Favorite Hlthcare Staffing Inc-                             | 1,078 |
| 2  | Rch Trios Health LLC-                                       | 900   |
| 3  | Walmart Inc-Walmart   | 860   |
| 4  | Kennewick Public Hospital Dst-Kennewick General Hospital    | 540   |
| 5  | Columbia Basin College-Columbia Bsin Cmnty Cllege Bks       | 500   |
| 6  | Bruker Nano Inc-  | 500   |
| 7  | Dutch Bros Inc-   | 478   |
| 8  | Chesterfield Services Inc-                                  | 460   |
| 9  | HI Tech Solutions LLC-HI Tech Solutions & Con               | 450   |
| 10 | Our Lady Lourdes Hosp At Pasco-                             | 430   |
| 11 | Apollo Sheet Metal Inc-Apollo                               | 424   |
| 12 | Texas Roadhouse Inc-Texas Roadhouse                         | 402   |
| 13 | Walmart Inc-Walmart   | 381   |
| 14 | Columbia Bsin Cllege Foundation-                            | 329   |
| 15 | Lamb Weston Inc-  | 310   |
| 16 | Life Care Centers America Inc-Life Care Center of Kennewick | 307   |
| 17 | Gmri Inc-Olive Garden                                       | 303   |
| 18 | Charter Media Company-                                      | 265   |
| 19 | Crazy Moose Casino Inc-Crazy Moose Casino                   | 263   |
| 20 | Apollo Inc-Apollo Contractors                               | 250   |
| 21 | Lamb Weston Sales Inc-                                      | 250   |
| 22 | Trios Health-   | 237   |
| 23 | Beye Realty Corporation-Arbys                               | 224   |
| 24 | Winco Foods LLC-Waremart 2                                  | 220   |
| 25 | City of Pasco-  | 200   |

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DEMOGRAPHICS



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3807 W CLEARWATER AVENUE

# BROKER OF RECORD

## **JOEL DEIS**

Broker of Record

401 Union St., 32nd Floor

Seattle, WA 98101

Lic #: 25469 | Firm License #: 397

CBA Office No. 974500

P: 206-826-5700

[joel.deis@marcusmillichap.com](mailto:joel.deis@marcusmillichap.com)

  
Marcus & Millichap