



STATISTICAL PROFILE ON KIRKLAND

City Information, 425.587.3000

DEMOGRAPHICS

2000 Census Population

Current Population in 2005	45,740
Population, 2000 Census	45,090
Estimated Population 2022	56,507
Population Growth, 1980-1990	113%
Population Growth, 1990-2000	12%

2000 Census Age Structure

17 and under	18.5%
18 to 64	71.3%
65 and over	10.2%

Median Age..... 32

2000 Census Race and Ethnic Categories

Non-Hispanic White	85.3%
Black or African American	1.6%
Asian and Pacific Islander.....	8.0%
Native American and other	0.5%
Hispanic or Latino*	4.1%
Other/Two or more ethnicities	1.7%

The City of Kirkland has a total land area of 7,000 gross acres and 5,200 net acres.

The city incorporated in 1905. Kirkland absorbed Houghton in 1968 and annexed Juanita and Rose Hill in 1988.

In 2004, Kirkland's population ranks 8th in size in King County and 18th in Washington.

Sources:

- ARCH
- City of Kirkland Community Profile, 2004
- City of Kirkland Finance Department
- City of Kirkland Planning Department
- Municipal Research Services Center
- Puget Sound Regional Council
- Rentonmarket.com/select/comparisons.htm
- Seattle-Everett Real Estate Reports
- Suburban Cities Association of King County
- Washington State Employment Security Department

EMPLOYMENT

2004 Major Businesses and Employers

Evergreen Hosp.	2188
Lake Washington School District.....	617
City of Kirkland.....	428
Kenworth Truck Co. (PACCAR)	397
Costco Wholesale	380
Univar.....	301
Lake Washington Technical College.....	200
Fred Meyer #391	188
IBM Corporation.....	175
Lake View Gardens	170

2000 Census People Working/Living in Kirkland

6,211 or 23.0%	
2003 Total Workforce	30,865
Construction and Resources	2,316/7.5%
Education	1,314/1.9%
Finance/Insurance/Real Estate.....	2,156/7.0%
Government.....	3,267/10.6%
Manufacturing	1,902/6.2%
Retail.....	4,164/13.5%
Services	13,656/44.2%
Wholesale Trade/Transportation/ Communications/Utilities	2,090/6.8%

Employment Target

Additional jobs by 2022.....	8,880
Total jobs by 2022	41,184

2000 Number of Business Units .. 2,208

Services	981
Retail Trade	342
Finance, Insurance & Real Estate	237
Wholesale Trade.....	233
Construction	208
Manufacturing.....	79
Transportation, Communication, Utilities ...	46
Other (includes Agriculture, Fishing, etc)....	46
Government and Education	35
Agricultural Production	1

HOUSING

2000 Census Housing Unit Count.....22,577

Single Family	11,314
Multifamily.....	11,263
Households, 2000 Census.....	20,736
Average Household Size, 2000 Census	2.13
Household Growth Target Range 1992-2012.....	5,328 - 6,346

Housing Unit Growth Target Total.....26,800

2001-2022 Additional Units.....	5,480
Housing Capacity.....	27,974

INCOME

1990 Census Median Income (adjusted for inflation)	\$51,636
2000 Census Median Income	\$60,332
1990 Census Person at Poverty Level	2,220/5.7%
2000 Census Persons at Poverty Level.....	2,337/5.3%
2003 Average Single-Family Home Price:	\$363,935
2003 Average Apartment Rent	\$1,142

DEVELOPMENT ACTIVITY

2004 Total New Residential Permits Issued..... 447

**Single-family	170
ADUs.....	4
Multi-family.....	31
Residential Units Demolished.....	102

2004 Total Building Permit Valuation.. \$181,702,628

2003 Land Use Inventory Acreage by Use (not including right-of-way)

Single-family	3,018	Industrial	150
Multi-family.....	708	Utilities	91
Commercial.....	399	Institutions.....	540
Office	358	Parks	424
Vacant.....	281		