



# CITY PROFILE

**CITY OF TUALATIN, OREGON**  
"Dedicated to quality service for our citizens."

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# WELCOME TO TUALATIN!

The City of Tualatin takes pride in being known as a warm and welcoming community for new businesses, retail shoppers, and residents alike. The community values a high QUALITY OF LIFE and promotes LOCAL PRIDE and a sense of OWNERSHIP, INVOLVEMENT, and BELONGING.

## LOCATION

Tualatin is a southern suburb of Portland, Oregon. It is located along Interstate-5 between Interstate-205, Highway 99W, and Highway 217. In addition, the Westside Express Service (WES) commuter rail provides Tualatin residents and visitors access to the greater Portland Metropolitan region. Collectively, these major transportation facilities provide accessible, affordable, and easy movement of goods and people to, from, and within the region.



## DEMOGRAPHICS

Throughout the last 20 years, the City of Tualatin has been one of the fastest growing cities in Oregon. Unlike many other sprawling regions, Tualatin continues to maintain a high standard of living, yet remains an affordable place to locate a family. Tualatin is also part of a large educated and skilled regional workshed.

### DISTANCE FROM TUALATIN

Destination	Miles
<b>Cities</b>	
Portland, OR	13
Salem, OR	35
Eugene, OR	100
Seattle, WA	185
Boise, ID	440
San Francisco, CA	625
<b>Airports, Rail Stations, Shipyards</b>	
Portland International Airport	24
Aurora State Airport	10
Hillsboro Airport	21
Portland Union Station	14
Portland Shipyards	17
<b>Recreational Areas</b>	
Oregon Coast	85
Mt. Hood Ski Areas	65
<b>Public Universities</b>	
Oregon Institute of Technology (Metro)	8
Portland State	12
Oregon State University	75
University of Oregon	100

### LOCAL ATTRIBUTES 2021

- Median Age: **37.0**
- Hispanic or Latino: **21.5%**
- Median Household Income: **\$97,931**
- High School Graduate or Higher: **94.2%**
- Bachelor's Degree or Higher: **45.3%**

### REGIONAL WORKFORCE ATTRIBUTES 2020

- Bachelor degree and higher: **42.2%**
- K-12 graduation rate: **93.1%**
- Regional workforce: **1.3 Million**
- Median household income: **\$83,943**
- Largest Employer: **Intel**

### POPULATION GROWTH

	2021 Population	2010 Population	% Growth
City of Tualatin	27,537	26,054	6%
Portland Region	2,510,696	2,453,168	2%
State of Oregon	4,256,301	3,831,074	11%





## TUALATIN'S ECONOMY

The City of Tualatin recognizes that a fundamental element to the overall quality of life is the health of the local economy. Businesses provide jobs, a strong tax base to support high quality services, and inject wealth into the community. Furthermore, businesses contribute significantly to local charities and sponsor community events. As a result of long-range planning and thoughtful policy-making, Tualatin is evenly split between residential land and commercial/industrial land. Tualatin is home to a vibrant destination retail lifestyle center and state of the art manufacturing and wholesale trade companies.

### KEY INDUSTRY CLUSTERS

There are five key industry clusters in Tualatin that provide the majority of employment opportunities and contribute significantly to the local economy. Combined, these clusters represent 47% of local employment and a direct impact of over \$1.8 billion in annual output. Taken together, the average income among jobs in these clusters is \$75,000 compared to a total average of \$58,000.

### TUALATIN CLUSTERS



#### Transportation & Logistics

Employment: 3,486  
Percent Employment: 11%  
Ave. Wage: \$63,000



#### Advanced Manufacturing

Employment: 3,940  
Percent Employment: 13%  
Ave. Wage: \$60,000



#### Corporate & Financial

Direct Jobs: 1,502  
Percent Employment: 5%  
Ave. Wage: \$84,000



#### Software & Technology

Direct Jobs: 3,991  
Percent Employment: 13%  
Ave. Wage: \$111,000



#### Health & Wellness

Direct Jobs: 3,676  
Percent Employment: 12%  
Ave. Wage: \$66,000

## BY THE NUMBERS

### BUSINESS & EMPLOYEES

**1,799**

*Number of OED Businesses*

**30,491**

*Number of Employees in Tualatin*

**\$2 BILLION**

*Total Payroll in Tualatin*

**2.6%**

*Local Unemployment Rate*

**Lam Research**

*Largest Employer*

### BUILDING INVENTORY

**12.2 MILLION**

*Total sq.ft Industrial Space*

**1.3 MILLION**

*Total sq.ft office space*

### INDUSTRY CLUSTERS

**54%**

*Local jobs in key industry clusters*

**\$76,000**

*Average wage among industry clusters*

**\$66,000**

*Average wage in Tualatin among all industries*



**92% OF TUALATIN  
RESIDENTS RATED  
THE QUALITY OF  
LIFE IN TUALATIN AS  
“EXCELLENT” OR “GOOD.”**



## QUALITY OF LIFE

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### DOWNTOWN TUALATIN

Downtown Tualatin is not only the center for local commerce and businesses, it also functions as the central meeting place and the community living room. Thus, it is known locally as the Tualatin Commons. The central aspect of the Tualatin Commons is a lake and public plaza. The lake is surrounded by a mix of high-quality residential dwellings, retail, and professional service employment opportunities.

### SHOPPING

Tualatin is home to one of the premier destination shopping centers in Oregon. Bridgeport Village is an upscale life-style shopping center that includes over 90 retail stores, diverse restaurants, and an IMAX cinema.

### SCHOOLS

The public school system in Tualatin is part of the Tigard-Tualatin School District. District wide, student achievement in math, science, and reading consistently outpaces the rest of the State of Oregon. In 2023, NICHE ranked the school district 7th in the State of Oregon.

### PARKS

There are over 200 acres of well-maintained community parks, trails, and natural areas within the City of Tualatin. Park amenities include sports complexes, shelters, boat docks along the Tualatin River, and vast areas of open space.

### RECREATION

The City of Tualatin and other community groups organize regular recreational opportunities that range from canoe rentals and trips to world class festivals. In 2009, the Giant Pumpkin Regatta on the Lake at the Commons was named the best festival in Oregon. Tualatin is also the home of the nation's oldest Crawfish Festival west of the Mississippi River. In addition to these signature festivals, numerous other events are held each year including weekly summer concerts and a local farmers market.